

NATIONAL REGISTER NOMINATION SUMMARY SHEET

Property: Arizona Daily Star Building

Location: 30 N. Church Avenue, Tucson
Pima County, Arizona

Ownership: private

Nomination Prepared By: Janet Parkhurst, preservation consultant

Description: The Arizona Daily Star Building is located in downtown Tucson. Built in 1884, it is a two-story brick commercial building with Italianate detailing including tall, narrow, wood double-hung windows at the second story with segmental arches and projecting sills. The building also has an elaborate entablature and cornice and decorative brackets. The first-story storefront has been somewhat modified over time; however, the ornamented cast iron columns remain in place.

Significance: The Arizona Daily Star Building was designed and built in 1884 by architect A.P. Petit. Possibly the only remaining commercial building in Arizona designed by Petit, it clearly represents the San Francisco influence brought to Arizona soon after the arrival of the Southern Pacific Railroad.

Suggested Level of Significance: Criterion C at the local level of significance.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 2/19/02 THROUGH
2/22/02

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference
Number, NHL, Action, Date, Multiple Name

ARIZONA, PIMA COUNTY, Arizona Daily Star Building, 30 N. Church Ave.,
Tucson, 02000033, LISTED, 2/22/02

ARIZONA, PIMA COUNTY, El Encanto Estates Residential Historic District,
Roughly bounded by Country Club Rd., Broadway Blvd., Fifth St., & Jones St.,
Tucson, 87002284, ADDITIONAL DOCUMENTATION APPROVED, 2/22/02

ARKANSAS, PULASKI COUNTY, Argenta Historic District (Boundary Increase),
616 Orange St., 116 W. 7th St., 206 W. 7th St., 212 W. 7th St., 220 W. 7th St.,
616 Maple St., and 620 Maple St., North Little Rock, 02000076, LISTED, 2/22/02

United States Department of the Interior
National Park Service

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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 Arizona Daily Star Building

historical name Arizona Daily Star Building

other names/site number _____

=====

2. Location

street & number 30 N. Church Avenue not for publication _____
city or town Tucson vicinity _____
state Arizona code AZ county Pima code 019 zip code 85701

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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 W. Gorman ASHPD 8 JANUARY 2002
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

FINAL
JUNE 2011
FROM SHPO

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register _____
 ___ See continuation sheet.
- determined eligible for the _____
 National Register
- ___ See continuation sheet.
- determined not eligible for the _____
 National Register
- removed from the National Register _____

- other (explain): _____

Signature of 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 N/A

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

 N/A

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

- | | |
|--------------------------------|--------------------------|
| Cat: <u> commerce/trade </u> | Sub: <u> business </u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Current Functions (Enter categories from instructions)

Cat: vacant/not in use Sub: _____

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Late Victorian/ Italianate

Materials (Enter categories from instructions)

foundation stone
roof asphalt
walls plaster brick
other wood, glass

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)

commerce
architecture

Period of Significance 1883-1917

Significant Dates 1883,

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

Cultural Affiliation N/A

Architect/Builder Alexander P. Petit

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 UA College of Architecture Archives
- Other

Name of repository: Arizona Historical Society Library

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10. Geographical Data
=====

Acreage of Property less than one acre.

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

Zone Easting	Northing	Zone Easting	Northing
1 <u>12 502630</u>	<u>3565050</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 Janet H. Parkhurst

organization Janet H. Strittmatter Inc. date November 27, 2001

street & number 3834 E. Calle Cortez telephone 520-320-9043

city or town Tucson state AZ zip code 85716

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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 Bob Schwartz

street & number P.O. Box 85957 telephone _____

city or town Tucson state AZ zip code 85754

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Arizona Daily Star Building
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Summary

The Arizona Daily Star Building, located at 30 N. Church Avenue, in the heart of Tucson's central business district, is a two-story, brick commercial building with Italianate detailing. Built in the summer of 1883, it may be the only remaining commercial building of that vintage in the downtown area. Designed and built by architect A. P. Petit, for more than three decades the building housed the offices and presses of the *Arizona Daily Star*, one of the early newspapers (still in publication today) printed in the rapidly-growing community at that time. Having practiced first in the San Francisco area where the Italianate style from the East was flourishing, architect Petit came to Tucson with the arrival of the Southern Pacific Railroad in 1880. Possibly the only remaining commercial building in Arizona designed by this architect, the Arizona Daily Star Building is a styled version of a typical "Main Street" type known as the "two-part commercial block" featuring a public, street-level commercial zone and a private, second-story office zone. The façade, the most important distinguishing feature of this row-building type, allows for individual architectural expression. The Arizona Daily Star building clearly represents the San Francisco influence, especially in the form of Italianate and other high Victorian styles, brought into Arizona after the arrival of the Southern Pacific Railroad.

The Two-Part Commercial Block

The "two-part commercial block" is the most common type of façade composition found in small and moderate-sized, contiguous-walled, zero-lot-line, historic commercial buildings throughout the United States. Generally limited to two or four stories in height, this type features a horizontal division of two distinct zones which reflect differences in interior use. The first-story, street-level zone indicates public uses such as retail stores, printing shops or hotel lobbies. The upper zone, usually made to appear taller by a false-front parapet where a sign might be applied, indicates more private uses, including offices, hotel rooms or meeting halls. The upper zone has smaller openings and, in most cases, is of masonry construction. The lower, more public zone has large, glazed storefront openings and, to allow for this openness, might be constructed of thin, cast-iron columns supporting an iron beam plus the wall above. Victorian versions of this

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type, most popular from the 1850s through the 1870s, tend to be ornate and "styled." The cornice is accentuated as an elaborate building terminus and windows are frequently embellished by decorative surrounds or caps. (Technological developments of the time, such as wood cutting and iron casting, facilitated widespread adoption of adornments.) (See Section 8.)

The Italianate Style

The Italianate style originated in England as part of the Picturesque movement and was very popular in the United States from 1840 to 1885. Introduced to San Francisco, this national style flourished there from 1846 to 1876 where it took on two forms. One was residential and related to the Italian Villa and the other was commercial (Commercial Palatial) and related to fifteenth- and sixteenth-century Italian commercial buildings (see Section 8). Italianate buildings are characterized by wide projecting cornices with styled brackets. Other principle areas of elaboration are windows, porches, and doorways. Typical projecting cornices include such features as curvilinear brackets, cornice line dentils (or other repetitive ornaments) and frieze panels, commonly placed on an elaborated trim band. Windows may have arches, often segmental, flattened or full in shape. The sashes usually have one- or two-pane glazing. Windows are commonly framed and hoods usually appear on full-arch and segmental-arch shapes.

Current Setting

The Arizona Daily Star Building is located on "parcel 2-A" of lot 9, Block 196, City of Tucson, on the south part of the block facing Church Avenue. It is opposite the high-rise Superior Court Building to the west. Block 196 is bordered by Pennington Street to the north, Stone Avenue to the east, Congress Street to the south, and Church Avenue to the west. According to a recent Alta/ACSM Land Title Survey (see excerpt, additional documentation), parcel 2-A measures approximately 2,483 square feet. The owner also owns adjacent property to the north on lot 8 and part of lot 9, parcel 1-A (measuring approximately 2,089 square feet) and parcel 1-B (measuring approximately 1,714 square feet). Until

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recently, two wood frame buildings, dating before 1900, stood on parcels 1-A and 1-B. In deteriorating condition, this summer they were destroyed by fire caused by faulty wiring. A scraped lot is all that remains of the two buildings, the last reminders of the historic setting of the Arizona Daily Star Building.

Since the post-War development era, Tucson's historic commercial core, like that of most cities in the United States, has undergone major alterations either by large-scale demolition and replacement (often with high-rise buildings) or by remodeling through façade cover-ups. Block 196 is no exception to this trend. According to information gleaned from downtown surveys undertaken for the Tucson-Pima County Historical Commission, there is only one additional building on this block which retains historic integrity. That is the vacant, Art Deco style Fox Theater, 27 to 33 W. Congress Street, built in 1930 and currently being rehabilitated. The two-story commercial building, 21 to 47 W. Congress Street, dates back to 1905, but has been remodeled many times. Another 1905-vintage building, 1 W. Congress Street, remodeled in 1923, 1939 and 1964, occupies the northwest corner of Congress Street and Stone Avenue. Adjacent to and south of the Star Building, occupying the northeast corner of Church Avenue and Congress Street, is a stucco-walled, two-story commercial/office building built in 1955. Dominating the entire block, on the northeast corner of Stone Avenue and Pennington Street is the diagonally-sited, 22-story, modern commercial plaza, today's Bank of America Tower Plaza, built in the late 1970s. At the street level, these buildings on Block 196 feature mostly food-related and other commercial ventures which cater to a daytime market generated by Tucson's nearby government complex to the west.

Current Appearance

Front Façade: Divided into four bays, the west-facing, plastered façade of the vacant Arizona Daily Star Building has the characteristic dual-zone appearance of its type. The ground level features four very tall, store-front openings divided by ornamented cast iron columns with square bases and elaborated capitals. A mezzanine addition behind a non-significant horizontal spandrel and ledge has left the original openings clear to read. The storefront windows are large-pane, metal sash ones and the transom windows are multi-pane steel casements (with

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two operable and two fixed leaves each set). The current 4'-0"-wide entry is in the second bay (from south to north). The door is missing and a steel pipe column has replaced the original iron column. There is also a non-significant, stone planter and stepped ledge along the base of the building.

The second-story is of masonry construction. Above a belt course where an early frame porch was once attached, there are four rectangular recessed panels. The second story office zone is divided by four original, tall, narrow, 3'-4" x 7'-10" one-over-one, double-hung windows of redwood. Typical of Italianate style detailing, the windows are surrounded by plastered brick frames with segmental arched hoods and projecting sills. The building has an elaborate cap comprising a parapet and entablature. The symmetrical, stepped parapet is the characteristic "false front" type, higher than the side walls of the building to make the building appear taller and more impressive from the street. It supports a typical Italianate style brick entablature (see illustration, additional documentation) with a projecting bracketed cornice. The five ornamental, curvilinear brackets are visually supported on a belt course three-spaced-bricks apart. Between the brackets, in the brick frieze, are cornice line dentils and recessed rectangular panels.

Side and Rear Elevations: Owing to the recent fire which destroyed the two contiguous-walled, single-story wood frame buildings to the north, it is now possible to see the full plastered north façade of the Arizona Daily Star Building. The second-story wall face still retains most of its plaster but the first-story face, where the adjacent building was attached, has large patches of completely exposed, deteriorating brick. From these patches it is possible to determine the wall structure and bond (see following). Two ground floor door openings (a former connection with the adjacent building) have been filled with block or brick. The partially-plastered east (rear) façade shows the location of a former single-story addition now demolished. Higher than the side walls, a simple, symmetrical parapet with a central step caps the east façade. The first floor opening, which clearly served the loading zone of the building, has been boarded. The second story features the four original, redwood, two-over-two double-hung windows, directly opposite those of the front façade. The window openings are spanned by segmental arches with simple projecting sills below. On this façade, they lack the ornamental brick frames with arched hoods found on the street façade.

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Roof: According to the Assessor's archival building record card, the roof is flat and clad with laid composition roofing. Early aerial photographs, however, show that it may be pitched, at least to the north. (It has not been observed for this study.) There are three roof-level vents on the west and east parapets. Downspouts on the north façade and on the south corner of the west façade show that the building is drained to the street.

Plan: The Arizona Daily Star Building has a rectangular plan 29'-6" wide by approximately 60'-0" feet long. (The Alta/ACSM Land Title Survey indicates that the building walls are not at perfect right angles.) The full-width addition once attached to the rear of the building had a slightly trapezoidal plan which, according to the record card, was approximately 23'-0" along the north wall and 22'-4" along the south wall.

Interior: The building is tall and measures approximately 30'-4" from the ground floor finished floor elevation to the second floor ceiling level. Entry from the Church Avenue sidewalk is through a door opening (currently secured only by a wrought iron screen door), down a short concrete ramp, into a lobby created by the non-original mezzanine. The lobby has a concrete floor approximately 13'-2" wide and walls clad with wood paneling of recent application. Along the base of the south and north walls of the lobby is a concrete ledge which undoubtedly supported a wood floor at one time. (The concrete floor was a later addition). The ceiling height in this zone is 8'-10".

Down a 6" concrete step at the east edge of the lobby is the principal hall of the building, a spacious room with a concrete floor and floor-to-ceiling height of approximately 17'-0". In the northwest corner is the staircase which gives access to both the mezzanine and second story above. At this level, the stairs are wrought iron with concrete treads, a recent addition. To the rear (east end) of this hall is a 2'-3"-wide, raised loading platform of concrete. Along the base of the north and south walls of the hall space is a 7"- to 8"-wide raised ledge, undoubtedly also meant to support a former wood floor.

The north and south walls are plastered and there is a wainscot band of wood paneling. Along these walls, which are the bearing walls for the building, are plastered brick pilasters 2'-3" wide. Spaced at regular intervals, these buttresses

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project 4 1/2" from the face of the wall and extend all the way up through the second story. The east wall, above the former loading platform, has one large, framed opening divided into three sections by plastered, bracketed columns. The entire opening is now boarded up with the exception of two doors in the central division. Down the center of the hall, three strategically located 14"-circumference iron pipe columns support a longitudinal beam for the structure of the second floor above. This beam, which can be seen through a hole in the ceiling, is a heavy wood assembly comprising a built-up I-section. (The pipe column at the east end of the lobby has been clad and is used to support the lobby floor as well as the beam above.) Several fluorescent light fixtures hang from the plastered ceiling.

Partially up the staircase to the second floor is the mezzanine which is naturally lit by the transom-level steel casement windows of the west façade. The mezzanine also overlooks the ample hall beyond. Wrought iron railing secures part of this mezzanine but the south half is not protected. The flooring appears to be plywood covered with moisture-resistant paper. The floor to ceiling height of this mezzanine space is a short 6'-9".

The full-size second story, containing a large room 12'-1" high, is accessed from a mezzanine landing in the northwest corner by a 3'-8"-wide flight of wooden stairs, the stringers of which appear to be the original redwood. There is also a small bathroom in the northeast corner which is naturally illuminated by the northernmost rear double-hung window. The walls and ceiling of the ample, second-story space are plastered and this room is well illuminated from east and west by the tall double-hung windows. The flooring is the original 2 1/4" oak tongue-and-groove with a 1/2" x 6" plus quarter-round baseboard assembly. As below, the pilasters along the walls project 4" and are spaced at strategic intervals.

Construction Materials and Technology: The foundation of the Arizona Daily Star Building is stone and the walls are brick. The typical construction practice of the era was to use inferior quality brick for the side and rear walls of a contiguous-walled commercial building, saving the best (or face) quality brick for the façade. As evident from deteriorating patches on the north façade, the side walls of this building are 8 1/2" thick, double-wythe, common (or American) bond with every

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sixth course of stretcher bond a header course. For lateral stability the pilasters visible on the inner faces of the walls obviously provide buttressing. The walls are further stabilized by the diaphragm created by the second-story floor and roof structures. (The presence of the customary iron tie bars has not been ascertained.) The structure of the storefront is cast iron columns supporting a concealed iron beam, possibly a channel section, adequate to carry the load of the brick wall of the second story above. Small holes in the floor and ceiling of the second-story room allow one to view the floor and roof framing members. The second story floor is structured by 1 ¾" by 11" joists running in a north-south direction at approximately 18 ½" on center. These joists evidently frame from pockets in the walls into the central, longitudinal, wood I-beam supported by pipe columns below. The thickness of the mezzanine floor measures approximately 12" from its finished surfaces.

Historic Setting

After the arrival of the railroad, Congress Street, the east-west link between the railroad terminus and downtown, became Tucson's "Main Street" and Church, Stone and other north-south avenues comprised lateral, side-street expansion off the principle commercial spine. There are many historic photographs of Congress Street but two views, one dating around 1874 and one around 1885 (see additional documentation), show clearly how single-story, zero-lot-line, adobe residential buildings of the Hispanic tradition were being replaced by Anglo American, zero-lot-line, one- and two-story false front, "Main Street" commercial buildings (see Section 8), just around the time of the construction of the Arizona Daily Star Building. Subsequent views of Congress Street, around 1900 and later showed dense development of two- or more-story brick buildings lining both sides of the street, a complete transformation.

The early development of Block 196, containing the Arizona Daily Star Building, is most interesting. As late as the first decade of the twentieth century, it was a block still "in transition" from Hispanic to Anglo forms. On the 1883 Sanborn Map, the block was bordered on the south by Maiden Lane, forming a "wedge" of land between it and Congress Street. (See additional documentation for copies of all Sanborn maps mentioned.) The wedge was razed in 1902 to allow for a

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widening of Congress Street. The lot where the Arizona Daily Star Building would soon stand (probably in the summer or early autumn of 1883) was a "ruin," and the rest of the block had zero-lot line adobe construction, mostly residential, lodging or vacant buildings along the streets with large walled yards. The 1886 Sanborn Map depicted the addition of the Arizona Daily Star Building (with no indication of a front porch at that time) but otherwise little change since 1883 in the adobe construction or yards of Block 196. There was, however, some change of use from residential (or vacant) to commercial. By 1909, however, the block had changed dramatically in terms of development and function. The Sanborn map of that year showed that the block was completely developed and nearly all functions were commercial or office-related. (The map also indicated that a porch had been added to the Arizona Daily Star Building.) An undertaker was located directly to the south, while a "job room" abutted the building to the north, probably for the use of the *Star* staff.

An oblique aerial photograph of buildings along Church Avenue (see additional documentation) was said to have been shot sometime around 1900. It gives an excellent indication of a commercial block "in transition." Steinfeld's Department Store, a large, two-story brick commercial building takes up much of the northeast corner while one- and two-story, contiguous-walled brick buildings line Congress Street. Along the southern part of Church Avenue, the Arizona Daily Star Building (without porch) abuts single-story, false front commercial buildings to either side. The northwest corner of the block, however, comprises office buildings in the "transitional tradition," a combination of Hispanic adobe walling and building emplacement with Anglo-American pitched roof forms.

Historic Appearance

An historic photograph of the Arizona Daily Star Building in 1902 (see additional documentation) shows a three-quarter view of the west façade with members of the staff posing outside. At this time there is no adjacent building to the south. The face brick on the second story is exposed. Clearly visible is the intricate masonry detailing of the Italianate-style arches and framing around the windows, the frieze panels and the spaced-brick belt course. There are capped parapet posts at each building end as well as what appears to be a chimney. A

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prominent sign with the words "Arizona Daily Star" around a five-pointed star is attached to the central step of the parapet.

The storefront zone, divided into four bays by the cast iron columns, features a series of two-light double doors, paneled at the bottom with ample glazing. Above each pair of doors is a single transom. A sign announcing "Daily & Weekly Arizona Star" is located just above the transom. At the second floor level, there is an attached porch on wood posts to shade the storefront below. With a simple wood balustrade this porch looks like a balcony but it is accessed only through second-story windows. Sanborn maps and historic photographs show that the porch was added sometime between 1886 and 1896 and then removed at an early date.

Condition

The currently vacant Arizona Daily Star Building is in deteriorating condition. Fortunately, damage to this building from the recent fire was minimal. Removal of the debris, however, revealed brick missing and in otherwise poor repair on the north wall. In addition, glass is broken or missing from window panes and there is no front door, exposing the interior to the elements. The old cornice and window frames are in need of repair. The current owner is very interested in the preservation of this valuable historic building and hopes to rehabilitate it for use as leased office space.

Integrity

The building has been altered by the non-significant mezzanine addition and thin application of plaster which have not compromised the overall composition, details and character of the façade. Characteristic of an American Italianate style two-part commercial block are significant features such as the four-bay rhythm of tall store-front openings defined by ornamented cast iron columns, large segmental arched hooded windows, brick belt courses and bracketed cornice.

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Summary

The Arizona Daily Star Building is significant under Criterion A as the home of the commercial offices and presses of the *Arizona Daily Star* from 1883 to 1917. In publication since 1877, the *Star* has long been Tucson's leading daily newspaper. The building is also significant under Criterion C as a rare example of early 1880s post-railroad commercial architecture in Tucson, Arizona. Other early commercial buildings in the central business district, which has replaced much of its historic stock, date back to the 1890s or early 1900s. Classified as a type known as the "two-part commercial block," this Italianate style building is also the only known remaining commercial building in Arizona designed by architect Alexander P. Petit. Originally from Pennsylvania, young Petit resided in San Francisco during the early 1860s when enthusiasm for the national Italianate style was among the most notable phenomena of the post-Gold Rush era. The San Francisco-influenced architect arrived in Tucson at the time of the arrival of the Southern Pacific Railroad. The railroad link to San Francisco, America's "gateway to the Orient" and transcontinental railroad terminus, was Tucson's major contact with the outside world and it revolutionized the community. With respect to architecture, the railroad rapidly imposed American mainstream modern industrial technology and historic "styles" upon a community with a previously established, traditional, vernacular Hispanic adobe building mode.

Criterion A: The Arizona Daily Star

Operating a newspaper was a precarious business in Territorial Arizona. Although relatively easy to start, newspapers survived or died on the outcome of a single election, the life of a mine or the shift of a population. Between 1863 and 1912 more than two hundred newspapers were published in sixty towns in Arizona. Of these, relatively few survive today (Burton 1977: 8). Arizona's pioneer journalists, operating from such communities as Yuma, Prescott, Phoenix, Florence, Tombstone and Tucson, were a colorful, contentious lot embroiled in heated political rivalries and life-or-death competition for economic survival. Editors cherished their independence yet lived in fear of financial ruin and political domination (Lyon 1990: 279). In this uncertain setting of freewheeling frontier journalism, the *Arizona Daily Star*, owned and operated

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from 1877-1907 by crusading Democratic editor Louis C. Hughes, grew to become one of the leading newspapers of the Territory, particularly in the 1880s and 1890s, and it thrives today as the largest newsgathering operation in southern Arizona.

Louis C. Hughes

Louis C. Hughes was born in 1842 in Pennsylvania and, orphaned at the age of 2, raised in a Presbyterian orphanage until he was ten, when he was placed with the family of a Pennsylvania farmer. He served as a Union soldier during the Civil War. Intensely ambitious, after the war Hughes worked as a machinist by day and studied law by night. In Pittsburgh the young reformist joined the Machinists and Blacksmiths Union and agitated for the eight-hour workday and consumer cooperative stores. For health reasons, in 1871 he moved to Tucson where he set up a law practice. His wife, Josephine, was closely associated with her husband in many of his reforms. A strong advocate for temperance and women's suffrage, causes her husband adopted as editor, Josephine was also the first female public school teacher in Arizona. Louis Hughes became not only a publicist but a prominent Democratic leader, appointed territorial attorney-general by Governor Anson P. K. Safford and later territorial governor by President Cleveland in 1893. In spite of several absences from the paper when pursuing his legal and political careers, Louis C. Hughes was owner and editor, for all practical purposes, for the Star's first thirty years. He urged upon his fellow editors and politicians moral improvement, espousing the social and political reforms of the day. Hughes was, in fact, a true precursor of Progressivism (Lyon 1983: 171). Mr. Hughes retired from the newspaper business in 1907 and died in 1915.

From 1877 to 1917

At the age of thirty-five, in association with printer Charles Tully, adopted son of Tucson pioneer freighter Pinckney R. Tully, Hughes decided to start a newspaper. The future *Arizona Daily Star* grew out of the *Tucson Daily Bulletin*. On March 1, 1877, the first copies of this daily newspaper were printed on a

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hand-operated press in a small print shop. Typical of the bumpy starts characteristic of this business, the *Bulletin* ceased publication after twenty-eight days. It was resurrected as the *Arizona Tri-Weekly Star* in April 1877. Two months later it became the *Arizona Weekly Star*. Published in cramped quarters near the corner of Meyer Avenue and Congress Street, the *Weekly Star* reported in small print and headlines the latest local gunfight and stagecoach arrivals and was connected to the outside world by the telegraph between Tucson and San Diego. On January 12, 1879, the paper produced a daily publication known as the *Arizona Daily Star* and by June 1879 moved into new quarters on Maiden Lane, Tucson's saloon and prostitution district. Not pleased with this unsavory location which he felt threatened his young male employees, editor Hughes moved his paper in 1881 to a new, two-story building at the southwest corner of Congress Street and Church Street (now Church Avenue).

To paraphrase the 1881 Tucson City Directory, the community of Tucson supported four newspapers that year. The daily and weekly *Citizen* was an evening paper, Republican in politics, and the oldest in Tucson having been founded by Colonel John Wasson as a weekly October 15, 1870. Under the proprietorship of John P. Clum, the paper moved to Florence in 1878, then back to Tucson in 1880. The *Arizona* daily and weekly *Star*, Democratic in politics, was published under the proprietorship of editor L. C. Hughes, Esq. Having secured a "large and increasing patronage," in 1881 the *Star* was considered to be influential and prosperous. Its circulation included the adjoining territories, California, Sonora, states in the East as well as Arizona. According to the City Directory, "its various stages of successive growth may be considered as a reflex of the constantly increasing business activity and wonderful growth of this section of Arizona." At that time, a new building on the corner of Congress and Convent "which will be one of the most imposing in the city" was being erected for the *Star*. Another newspaper, entitled the *Daily Journal*, independent in politics, was founded January 1, 1881. This same office also issued the *Weekly Mining Journal*, devoted to mining interests. *El Fronterizo*, edited by its proprietor Don Carlos I. Velasco, was a seven-column weekly newspaper published in Spanish. (Barter 1881: 38-39.)

In 1883 the *Arizona Daily Star* relocated once again to 30 North Church Street, the red brick building with Italianate detailing designed and built by architect A. P.

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Petit and the subject of this nomination. (The newspaper remained in this building for the next thirty three years until 1917.) In the early 1900s Hughes political influence declined and in 1907 he sold the paper to George H. Kelly and his son, W. B. Kelly, owners of a chain of newspapers, who operated under the name of the State Consolidated Publishing Company. Probably due to financial over-extension, the chain fell apart by 1910. The Kelly interest sold its holdings to Dr. James Douglas, president of the Copper Queen Consolidated Mining Company which in 1917 was taken over as the Copper Queen branch of the Phelps-Dodge Corporation.

During the years from 1910 to 1924 the paper reputedly "wore a copper collar," and was thought to have become an organ for mining interests. Two personalities stand out during this era. Folsom "Jack" Moore, originally from Arkansas, served as de facto editor and publisher. In 1914 Alexander McKay Parker, a Southern gentleman from Alabama and a scholar of the English language, became editor of the *Star*. While under the proprietorship of Phelps Dodge, in December 1917 the *Star* again moved, setting up shop at 33 W. Congress Street (adjacent to the location of the later Fox Theater).

Post 1917

On November 1, 1924, partners William R. Mathews and Ralph E. Ellinwood, both thirty-year old men, purchased the *Arizona Daily Star* from Phelps Dodge. Ralph Ellinwood, the son of Phelps Dodge's general counsel, E. E. Ellinwood, was a graduate of Columbia School of Journalism. E. E. Ellinwood, in search of a business partner for his son, persuaded William R. Mathews to relocate from Santa Barbara where he worked for the *Morning Press*. Ellinwood was to run the newsroom and Mathews the business end of the paper. Ellinwood's career ended abruptly when he died of a heart attack at the age of 36 launching Mathews into the position of editor and publisher until his death several decades later on October 25, 1969. (Ellinwood's widow, Clare, continued to own forty nine percent of the *Star*.) William R. Mathews was "blustery, egotistical, demanding" and he become one of the most powerful people in the state (Henry 1992: 187). Politically the paper was to champion the "ideals of a free society for which Jefferson stood." The publishers supported the Democratic party when its

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candidates adhered to those principles and broke with the party when it departed from those principles. Mathews was a conservative Democrat who eventually opposed Roosevelt and the New Deal. The publishers' aim was to print the news impartially and to earn a moderate return on the investment. The *Star* was to remain constantly devoted to the interests of Tucson and Arizona (Star 1949).

A significant development came in 1940 when Mathews and the publisher of the *Tucson Daily Citizen*, William A Small Sr., agreed to create a common production agency called Tucson Newspapers Inc. (TNI). This joint operating agreement, still in effect today, provided for combining business and mechanical functions for the two papers but kept editorial and newsroom functions separate and independent. Both papers operated from a spacious new plant, originally built for the *Star*, at 208 N. Stone. (Ferguson 1965.) In January 1965, Mathews and Mrs. Ellinwood sold the *Star* to the William A. Small family although Mathews continued to serve as editor until his death. On April 8, 1971, the *Star* was sold to the Pulitzer Publishing Company, publisher of the *St. Louis Post-Dispatch*, and Michael E. Pulitzer came to Tucson to serve as editor and publisher. The *Star* along with the *Citizen* and T.N.I. moved into new offices on South Park Avenue in August 1973.

Arizona Daily Star Today

The *Arizona Daily Star* is the largest news gathering operation in southern Arizona and the second largest newspaper in the state, the largest being Phoenix's *Arizona Republic*. The *Star* covers Santa Cruz County, Pinal County, Pima County and Sonora, Mexico; from Ajo to New Mexico and south of Casa Grande. Owned by the Pulitzer Publishing Company, it is circulated in the morning and is published every day including Sunday. Its current weekday circulation is 103,651 subscribers and its Sunday circulation is 179,853 subscribers. Tucson is one of less than a dozen cities in the United States that produces a competing newspaper. Even more rare is the joint operating agreement still in effect which allows the competing papers to operate from the same physical plant at 4850 S. Park Avenue. Tucson's next largest daily newspaper is the *Tucson Citizen*, published every day except Sunday. Owned

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by Gannett Newspapers, it is the evening paper and has 41,118 subscribers.
(Star Library Staff).

Criterion C: Architecture

Tucson's Hispanic Era (1730's-1854): the Sonoran Building Mode

In spite of earlier colonization attempts, it was not until the late seventeenth century that significant Spanish occupation, through a system of Catholic missions protected by military garrisons, began to extend into that part of the imperial domain which included today's southern Arizona. This settlement, which never probed farther north than Tucson, was confined to the Santa Cruz valley and very minimally along the San Pedro River. Rigorous Apache resistance prevented colonial expansion to the Gila River and points further north. In 1821, after the Wars of Independence, the former colony of Spain fell under the jurisdiction of the Republic of Mexico.

Several types of settlement were associated with Spanish and Mexican colonizing activities in southern Arizona. Among these were missions and *presidios* (garrisons). Founded to protect the nearby mission settlement later known as San Xavier del Bac from Apache depredations, Tucson presidio was an agro-pastoral community supporting a military and civilian population. Sited for defense and near the Santa Cruz River, this community developed as a massive-walled enclosure in close proximity to cultivated fields which were irrigated by *acequias* (ditches). Though today little remains of the presidio, archaeologists and historians have constructed a likely description of the settlement. Based upon the traditional Hispanic courtyard principle, the structure was enclosed by adobe walls three feet thick at the base which rose ten to twelve feet high around a quadrangle approximately three hundred yards on each side. The main gate opened on the Camino Real, now Main Street in Tucson's central business district.

The Sonoran Building Mode: The mode employed to build the presidial walls and living quarters of early Tucson residents was a hybrid which developed regionally

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through cultural interaction between Spaniards and Native Americans. The "Sonoran Tradition" is the label assigned by historic architect Harris Sobin (1977) and others for this hybrid building mode. The arid desert climate, necessity for defense, scarcity of building materials, and the presence of indigenous cultures gave rise to this technology which was a synthesis of Spanish sun-dried, adobe-masonry walling and earth-clad timber roofing of regional native peoples. The Spaniards learned adobe technology from their cultural affiliation with the Moors who entered the Iberian peninsula in the eighth century. The regional indigenous roof system constructed by the Pima and other closely-related tribal groups was found on *jacales* (huts) and *ramadas* (sun shelters). In these structures a simple, crotched-post and lintel frame made from trees supported a roof assemblage of cottonwood or mesquite rafters, twigs, reeds, grass and a final layer of earth.

The Hispanic Link to San Francisco: An early link between southern Arizona and the community later known as San Francisco occurred in 1775-1776 when Spanish colonists traveled from Tubac presidio (south of Tucson presidio) under the leadership of comandante, Juan Bautista de Anza. De Anza was granted permission to lead an expedition of settlers from communities in Sonora and Sinaloa to the Colorado River and beyond into Alta California (Officer 1987: 21). The settlement founded in northern California was named Yerba Buena for the sweet-smelling, flowering little plant on the hills near the bay shore. A thick walled presidio was built and a mission church, San Francisco de Asis, often called Dolores Mission, was founded in 1776. As in Tubac and Tucson most of the inhabitants of this frontier community lived in sparsely furnished, adobe dwellings lining the inner presidial wall about an open plaza. (Baird 1962: 1-3).

Tucson After Acquisition by the United States (1854 +)

By 1846, when the war between the United States and Mexico took place, in a vast area of Native American occupancy, a few hundred Mexicans lived primarily in the Santa Cruz Valley region, with Tucson the main population center. In May 1846, President James Polk declared war on Mexico hoping to secure more territory and, especially, California. At the end of the war, the Treaty of Guadalupe Hidalgo, signed on February 2, 1848, transferred Arizona north of the Gila River to the United States and the Gadsden Purchase of six years later

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established the present boundary, including what is now southern Arizona and the tiny community of Tucson. At first, when hostilities between Anglos and Arizona's Native Americans were sporadic and not sustained, a few Anglo merchants and artisans drifted into Tucson, at that time a Mexican village in every sense of the word. With the gradual arrival of more Anglos, Tucson became a truly bicultural community, gaining importance as a center for trade and transportation, being a way station en route to California. Several large mercantile firms kept wagon caravans on the road linking Tucson with Santa Fe and San Francisco, giving the isolated community some link with the outside world.

Tucson grew from the presidial hub, the extent of legislated Hispanic planning, which was roughly bounded by today's Pennington, Church, Washington and Main Streets. Its early growth appears to have been determined by a blend of Mexican and Anglo capitalism, Anglo townsite imposition, ethnic inequality, and Mexican cultural patterns. Early Tucson did not have an orderly grid plan originating from a central plaza and apparently little public control governed the street pattern, an irregular, non-rectilinear network (Giebner & Sobin 1972: 24). Three plazas in close proximity developed during these early decades. The Plaza Militar and Plaza de las Armas, created by the bisection of the original presidio, were located to the north of the Plaza de la Mesilla, later known as the Church Plaza. In 1871, the Anglo-controlled town council petitioned Congress to grant Tucson a townsite patent, which included the site of the original presidio. In 1877 the City of Tucson was incorporated with an engineered plat. This townsite plat, which included early Tucson's former irregular lots and blocks plus its plazas, also added a regular, typically Anglo grid to the undeveloped land which set the stage for the rampant real estate speculation which followed in this pattern.

Early Tucson's individual, irregularly-shaped blocks were ringed with a commercial and residential mix of mud adobe structures built up to the front property line. Zero-lot line building placement was a typical Hispanic trait. Tucson's Sonoran Tradition buildings were rectilinear-plan, visually wall-dominant, flat-façade, flat-roofed, adobe, detached or row house types. Exemplifying the courtyard principle at the urban block level, the arrangement of

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structure at the perimeter left an open area for communal use in the center of the block. Tucson's first Anglo settlers also built in the Sonoran Tradition.

Arrival of the Southern Pacific Railroad

The Southern Pacific Railroad Co. was set up by four Sacramento shopkeepers; Charles Crocker, a dry-goods merchant, Leland Stanford, a grocer, and Mark Hopkins and Collis P. Huntington, partners in a hardware store. Neither railroad men nor wealthy San Francisco capitalists, after the success of their earlier Central Pacific Railroad, they became known as the "Big Four," railroad barons who set out to monopolize rail transport at first in California. By acquiring their competitors, they consolidated their control over San Francisco, America's gateway to the Orient and terminus of the transcontinental railroad. Then they created the Southern Pacific Railroad Company to link San Francisco to San Diego. Pushing southward down California's Central Valley, in 1877 the Southern Pacific reached Yuma, Arizona (Sheridan 1995: 114-115). Overcoming major legal, political and economic obstacles, from Yuma the Southern Pacific finally branched into southern Arizona and it reached Tucson on March 20, 1880.

The day the Southern Pacific Railroad arrived was a high point in the life of R. N. Leatherwood, mayor of Tucson. Having helped dispose of the \$10,000 in municipal bonds issued in 1879 for the depot and yards demanded by the Southern Pacific, Leatherwood took office January 1, 1880. The mayor was immediately caught up in the preparations for welcoming the iron horse and appointed eight reception committees involving "everybody who was anybody in Tucson." According to the 1881 City Directory, the "celebration of the connection of S. P. R. R. with Tucson (was) by a banquet and the grandest display ever witnessed in the city up to that time" (Barter 1881: 21). At this time, a subject much on peoples' minds was the "Excursion." With the inception of regular railroad service, Southern Pacific had offered a round trip to San Francisco at special rates. Ninety-six people paid fifty dollars apiece for the round trip to San Francisco which departed Tucson March 24, 1880. (Sonnichsen 1987: 102-105.)

Undoubtedly the "Excursion" reinforced the link between Tucson and San Francisco. At this time San Francisco was an important, industrialized trading

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and manufacturing center flourishing from its overseas and rail commerce (especially after completion of the transcontinental railroad in 1869). Its commerce and local industries were firmly founded upon the rich natural resources of central and northern California. Maritime enterprises included sardine and shrimp fishing, whaling and shipbuilding. Food processing, meat packing, flour milling, lumber milling, woolen textile, tanning, iron foundries and implement manufacturing establishments abounded. Sugar refining, smelting, refining of minerals and a wide variety of fabricating industries were also well developed. Beautiful brick commercial buildings of three to five stories in height, built by the latest technology with cast iron storefronts, elaborate row houses and detached mansions all decorated in High Victorian styles such as Italianate, lined the hilly streets of the city.

The Impact of the Railroad: The arrival of the railroad drastically altered the technology of a formerly remote and isolated region, such as that of southern Arizona. Although by that time contact with San Francisco had been made earlier by telegraph and freighters, the railroad made it possible to import prefabricated components. The introduction of new tools and the flood of goods from an industrialized community like San Francisco radically affected architecture. In Tucson, as elsewhere in the Southwest, this meant a striking departure from the Spanish/Native American tradition so long unchallenged. San Francisco was a community immersed in the modern, industrialized building process, a post-Civil War phenomenon common throughout the rapidly-expanding United States. This process was characterized by an increasing specialization in trades and in the number and complexity of building types, plus new building technology. In the nineteenth century this process was facilitated by a developing distribution and communication system, the invention and patenting of a great number of machines and manufacturing methods, and the development of mills and factories to produce building products. The industrialized building process was seen in the use of commercial, machine-made materials like dimensioned lumber, prefabricated lumber millwork (windows, doors, trim, and moldings), hardwood for floors or fancy woodwork, standard-size bricks, cement and plaster, corrugated iron roofing, large panes of glass, manufactured hardware, and fittings like doorknobs, hinges, and ventilating louvers assembled into buildings. For commercial buildings there were cast iron columns for store fronts, in fact, pressed metal cornices and

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window heads (even entire facades) which, when painted, resembled costly carved stone. Other new components included stoves, gas fixtures and plumbing fixtures.

According to Sonnichsen, once the railroad reached Tucson, no one doubted that "wealth and prosperity" were inevitable. Orders to the West Coast could be transmitted in minutes by telegraph and received in days by train. Prices went down putting the old freighters, who couldn't compete, out of business. The railroad precipitated an era of rapid growth and change. The population increased dramatically, the commercial district expanded southward and new residences appeared at the edges. Warehouses and shops appeared along the tracks, three quarters of a mile northeast of the business district. Congress Street, a link between the railroad terminus and downtown, began to develop as the first east-west thoroughfare to break the old northwest pattern. A demographic pattern of ethnic enclavement, caused by political and economic inequality, had already begun to develop in the early years of ethnic interaction. While Anglos and a few of the Mexican elite moved into the presidial district, Tucson's commercial and residential hub, most Mexicans built their homes south of this center, the initial stages of the development of major Hispanic enclaves or barrios. By the 1880s this Mexican area south of town was known as the Barrio Libre (Sheridan 1986: 79).

Life in Tucson In 1881

The Tucson City Directory for the year 1881 provides an interesting glimpse of life in Tucson just after the arrival of the Southern Pacific Railroad when, among the comprehensive list of inhabitants, an architect who once lived in San Francisco named A. P. Petit set up residence at 21 Jackson Street. Under "Tucson of the Present - a Plain View," it was reported that the city had an estimated population of 10,000 souls (not verified), mostly Mexican and English speaking people. Besides this number, there was a "floating population of people" who "come and go," and another class of semi-citizens who arrived from the surrounding mountains periodically to make the community their "point of connection with civilization" for a few weeks at a time (Barter 1881: 13). Important recent events included the payment and cancellation of railroad bonds,

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proposals asked for numbering of houses and naming of streets, the progress of the city water works, the introduction of the telephone and progress on street and sidewalk improvements. Tucson's streets were said to be mostly narrow "like those in Mexican cities" in the original part of the patented townsite, but "most spacious and promising" in the newer portion.

At that time, Tucson had eight schools with a total attendance of 804 pupils. Most were private Roman Catholic schools for boys, girls, and novitiates. Tucson's first public school, a long row of single-story adobe buildings on Congress Street, featured eight grades with addition of a high school department contemplated for the future. Churches in operation at that time included St. Augustine Roman Catholic Church, located on "Church Plaza" in an "expensive" edifice begun in 1866 and completed in 1869, the Baptist Church (with services held in the County Courthouse), First Presbyterian Church, in a large adobe building begun in 1879 on the west side of the Courthouse Plaza, and the Methodist Episcopal Church, soon to be housed in a brick building under construction at the corner of Pennington Street and Stone Avenue. There were also a number of societies, such as the Odd Fellows, Knights of Pythias and the Brotherhood of Locomotive Engineers, banking establishments, merchantile establishments, photographers and numerous commercial establishments.

Architects Practicing in Tucson in the 1880s

At present, information is very sketchy regarding architects who practiced in Tucson in the 1880s just after the arrival of the railroad. It is also not known how many among them, other than A. P. Petit, may have immigrated from San Francisco, an obvious connection at that time. To complicate matters, early practitioners of this art did not always list or advertise themselves as architects. Involved in construction-related practices, a number of these early designers were sometimes listed in city directories as builders, contractors, surveyors and draftsmen. The following few names of known or likely practitioners appeared in the city directories and newspapers of the 1880s. The 1881 City Directory listed a firm, Evans & Company, (John Evans and J. F. Topliff) architects, builders, etc., with a business address at 202 Congress Street. Mr. Evans of the same company resided at 222 Convent Street.

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The 1881 City Directory also listed A. W. Pattiani, a Draftsman Public Surveys, U. S. Surveyor-General's office, with a residence at 422 Main Street. The *Arizona Weekly Star* of August 10, 1882, mentioned an "architect Pattiani" who just completed the drawings and designs of a new opera house which "from appearances ...will be a credit to our growing city." The article did, however, criticize the fact that the floor was level, not inclined "the same as in the theaters of the larger cities...(giving) a good view of the stage from every portion of the house." According to Sonnichsen, an opera house, financed by Thomas Fitch, a dynamic New Yorker interested in theater, opened October 30, 1882. Built on the southwest corner of Sixth and Congress, its location was felt to be too far from the center of town and the theater was not a model for provincial opera houses. Mr. Fitch left town and in 1883 the theater became a skating rink. "Fortunately," according to the *Star*, the opera house burnt down in 1884 (Sonnichsen 1987: 140).

Also mentioned in the 1881 City Directory was Alex. P. Petit (see following), architect, of 21 Jackson Street. In the 1883/1884 directory, Petit had moved to a new address with an office and residence at 212 and 214 Camp Street. In the same directory, among the names beginning with "Pr" appeared the name of Antoniodo, (possibly Preciado), architect, at 202 Simpson Street. (The 1899 City Directory listed Antonio Preciado, a stone mason, at 174 Convent Street, near 202 Simpson and possibly the same man.) The same year, Thomas Stovell, architect, had an address of 3 Pearl, on the corner of Alameda Street. (His name did not appear in the 1883/1884 directory).

In the city directories of the 1880s, the following names appeared as contractors, builders, carpenters etc. In the 1881 Directory, R. D. Robertson was listed as an engineer (not with the Southern Pacific Railroad) residing at 218 Camp Street. In 1881, another engineer, not affiliated with the railroad, was T. H. Williams who resided at 503 Stone Avenue. Mathew Gratto, a contractor and carpenter, had an address at 16 Church. William O. Sullivan, 504 Stone Avenue, appeared as a carpenter. The same year, M. T. Walker was listed as a carpenter and builder residing at 12 Church Street. In the 1883 Directory, J. M. Creighton was listed as a contractor with a residence on 8th Street between Stone and Church. Likewise in the 1883 Directory were the Prince Brothers, L. M., W. H. and John Prince, carpenters located at 215 Camp Street. M. J. Sullivan was listed as a carpenter

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and lumber dealer at doing business and residing at 1 Pearl Street, on the corner of Alameda.

Alexander P. Petit

Much of the following information has been provided by Bob Frankeberger, architect with the State Historic Preservation Office, who has been researching this relatively unknown yet prominent early Arizona architect. Alexander P. Petit was born in Philadelphia, Pennsylvania. As a young man he went to California in the Gold Rush. He is known to have lived in Sacramento around 1848 and was also listed as a resident architect in early 1860s San Francisco city directories. Petit was married and had one daughter. The architect arrived in Arizona from California with the railroad, stopping in Phoenix before settling in Tucson when the rail line reached there the following year. While in Phoenix, he built Phoenix's first brick building and initiated rail shipments of building supplies from San Francisco, including millwork doors, windows, porch columns and moldings, etc. His wife and daughter joined him in Tucson where they built a boarding house.

Petit ran an add in the 1883/1884 City Directory (see additional documentation) promoting himself as an architect and practical builder offering services for the "preparation of accurate designs, plans, specifications and drawings for buildings of every description, and to superintend the erection thereof." According to notices published in the early papers, from 1880 through 1883 Petit designed a number of buildings, some of which were "commercial blocks" and none of which stand today. Among these were Welisch's store, the Odd Fellow's Hall, the Tucson Gas Company building, the J. P. Culver block and drugstore on the corner of Court and Congress Street, The Pearson's Block on Congress Street, the Leo Goldschmidt Store, the City Hall, Engine House and Jail and a High School on Block 101. In 1882 Petit also designed the building (called the Jacobs Block on its photograph) for the studio of photographer Henry Buehman (see additional documentation). [In the early part of 1881 Buehman had purchased a tract of land where he built a \$10,000 structure equipped with a skylight and multiple windows on the top floor. (Cooper 1989: 253-255).] Buehman's Photograph Gallery was located at 30 W. Congress Street. Petit was

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undoubtedly well-acquainted with his client (who later became mayor of Tucson). Petit's photograph, that of a serious, bookish gentleman with wire glasses (see additional documentation), is part of the Henry and Albert Buehman Memorial Photo Collection at the Arizona Historical Society.

Identification of Petit as the architect of the Arizona Daily Star Building was published in the *Arizona Weekly Star* in the summer of 1883. On July 12, 1883 the following notice appeared: "Attention Carpenters and Contractors... Sealed proposals will be received by the undersigned until Monday July 9th, until 2 p.m., for furnishing the materials and doing the carpentry work on the Star building opposite the Grand Central Hotel in this city as per specifications, work to be completed on or before the fifteenth day of August. The right to reject any or all bids is hereby reserved. A. P. PETIT, architect." One of the services traditionally performed by an architect for a client is the reading of sealed bids. In this case, Petit was acting in the capacity of a design/building seeking subcontractors for this job. For this building Petit undoubtedly ordered from San Francisco prefabricated items such as the redwood double-hung windows and the cast iron columns for the storefront.

When the Thirteenth Arizona Legislature in 1885 voted to place territorial institutions, Tucson was awarded the territorial university and Phoenix the insane asylum. Apparently while still residing in Tucson, Petit submitted his plans for the insane asylum building. These were rejected in favor of those of a California firm (Unknown Periodical). However, by that time Petit was in the process of relocating to Phoenix where he had orders to design several residences. A very important residential commission was a house for Dr. R. L. Rosson, located at 139 North Sixth Street, built in 1892. The only remaining Petit building in Phoenix, the large, elaborate, red brick, Eastlake Victorian mansion is a familiar landmark.

An article announcing the death of Arizona pioneer, A. P. Petit, appeared in the *Arizona Daily Star*, March 30, 1895. Apparently the architect had been in poor health for the previous five years. "Grief over the death of his wife, which occurred some time ago, hurried him to an early grave." This article stated that in California Petit had gained the reputation of being a first-class architect. It added that the deceased had also spent some time in Tombstone. A prominent

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Odd Fellow, he had been a member of the first Grand Lodge of the Territory. The funeral took place at the Phoenix Oddfellows Lodge No. 2. Alexander P. Petit was buried in the Pioneer's Cemetery in Phoenix.

The Arizona Daily Star Building: Subsequent Tenants, Type and Style

Subsequent Tenants:

According to the city directory the Arizona Daily Star Building was vacant in 1918 after the Phelps Dodge operated paper moved out in December 1917. The 1919 Sanborn Map shows an auto repair shop in the Arizona Daily Star Building. There was no mention of tenants in 1920 and 1921 city directories. The address 30 N. Church Avenue was listed as vacant in 1930. By 1936, Robles Electric occupied 32 N. Church Avenue, the adjacent building to the north, and 30 N. Church Avenue was still vacant. In 1946, the Latin American Club occupied 30 North Church Avenue. When inventoried in 1982, the Arizona Daily Star Building and the two buildings to its north were owned by the Fernando Robles family.

The Two-Part Commercial Block

The development of distinctive architectural forms for commercial purposes is a recent phenomenon. Not until the early 19th century did strictly commercial buildings join the rank of architectural building types. By the end of that century, precincts filled with commercial buildings became primary urban features in advanced industrial nations. The growth of commercial architecture was nowhere more intense than in the United States. Private enterprise was the principal generator of the nation's development and commercial architecture played a central role in defining the character of its settlements. The size and extent of a community's commercial buildings reflected its achievement and its potential. Businesses were clustered in central districts, giving a town its identity and a focus for its activities. "Main Street" became America's version of the Italian piazza (Longstreath 1987: 12-14).

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The essential spine of the central commercial district was the street, often one primary route. Increases in population and commercial facilities prompted lateral expansion along side streets and parallel arteries as well. The street was the anchor and contiguous-walled buildings along it abutted the sidewalk, filling as much land as possible. A major departure from earlier commercial landscapes was the wide, linear space the street created and the fact that commercial functions dominated land use, rather than sharing it with residential development. Also, a distinction grew between commercial precincts and others. Increasingly, public, institutional and religious buildings were designed as freestanding objects. Also, as the freestanding house, surrounded by a landscaped yard, became the nation's ideal, residential districts with dwellings set back from the street differed greatly from the concentrated commercial zone (Longstreth 1987: 14).

Between the early 19th and mid-20th centuries, most commercial buildings were designed to be seen from the front, not as freestanding objects. Because these buildings filled most if not all of their respective lots, lot configuration was the most important determinant of form. Most lots were rectangular with 25 by 100 feet being a common size. Since the front of contiguous-walled commercial buildings was what can be seen, Richard Longstreth has developed an identification system for commercial buildings based upon the composition of the façade. Decorative details and "style" are secondary characteristics that may relate to but are also separate from the basic compositional arrangements. (Longstreth 1987: 20, 21). Basically, style, such as the Italianate described below, is superficial ornament.

The "two-part commercial block" is the most common type of composition found among Main Street Commercial buildings. Featuring a horizontal division of two distinct zones which reflect differences in interior use, the street-level lower zone indicates public spaces the second- (third- and fourth-) story upper zone indicates more private uses. Prevalent from the 1850s to the 1950s, the two-part commercial block became a distinct type during the first half of the 19th century. Its origins date back to Roman antiquity when urban buildings contained shops at the street level and living quarters above.

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The Italianate (Italian Villa or Commercial Palatial) Style (1840-1885)

This style, along with Gothic Revival, originated in England as part of the Picturesque movement. A reaction to formal classical ideals in art and architecture that had been fashionable for about two hundred years and found primarily in residential architecture, this style was originally inspired by the rambling, anonymous "vernacular" farmhouse architecture of the Italian countryside. The asymmetry or "irregularity" of this building type, with its characteristic square towers, appealed to devotees of the Picturesque. (Whiffen 1992: 71). The American adaptation thereof evolved into a truly indigenous style. Used largely for townhouses, the style was also employed for other types of buildings such as city halls and commercial buildings. It was especially popular in the burgeoning community of San Francisco from 1846 to 1876.

San Francisco Italianate: San Francisco's enthusiasm for Italianate architecture was a very notable phenomenon of the post-Gold Rush era and its adaptation of this style took on two forms. One was residential and related to the Italian Villa and the other was commercial (Commercial Palatial) and related to fifteenth- and sixteenth-century Italian surface ornamentation found on commercial buildings. Due to lot limitations, San Francisco's buildings needed to be high and narrow. The high, narrow door and window openings and interiors with high ceilings ideally suited Italianate design. Undoubtedly, too, this sophisticated type of commercial architecture, subconsciously connected to sixteenth century Italian mercantilism, appealed to businessmen (see additional information). The result was an almost fantastic proliferation of Italianate buildings in the growing town (Baird 1962: 19). Virtually every major hotel, almost every major public building and every important new bank building were executed in this manner from the early 1850s, through the 1860s, and into the 1870s. (Baird 1962: 17-19.)

The quality of some of this early architecture was surprisingly high. In the commercial zone, it had to be of brick construction due to an ordinance of 1853. In addition, well-trained architects had been among those who had come from all over the world to San Francisco in the Gold Rush. Like others, they had turned to their past occupations when they became disillusioned with mining. The abilities of some of these architects, together with the inherent qualities of the prevailing ornamental treatments of the period, produced a number of fine old

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buildings and a few handsome groupings of buildings along the more important streets (Corbett 1979: 25). Unfortunately very little of this early Commercial Palatial architecture survived the devastating earthquake and fire of 1906.

Conclusion

The vacant Arizona Daily Star building stands today in its greatly altered setting on N. Church Avenue. In the midst of multi-story buildings of recent vintage or historic ones modified beyond recognition from commercial pressures, this property is unique. The Arizona Daily Star building is significant as the only known example of early 1880s post-railroad commercial architecture remaining in Tucson, Arizona. This very rare Italianate style building, of a sort commonly found elsewhere in the United States, is likewise the only known surviving commercial building in Arizona by architect Alexander P. Petit, a Pennsylvanian who came to Tucson from San Francisco along with the Southern Pacific Railroad. The rail link to San Francisco, bringing building materials, goods and people like Petit with American mainstream ideas, revolutionized the small, largely Hispanic, adobe community of Tucson. Substantial, styled brick buildings such as this were needed to house the many businesses which burgeoned in Tucson after the arrival of the railroad. Among the most influential of these businesses was the *Arizona Daily Star*, a newspaper espousing progressive reformist ideas then current in America, which grew substantially under the thirty-year direction of owner-editor, Louis C. Hughes. The publication long since outgrew its small two-story building on N. Church Avenue as it became southern Arizona's leading daily newspaper.

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Consultations

Bob Frankeberger, Architect, Arizona State Historic Preservation Office, Phoenix, Arizona; identification of building's architect and biographical information, technical and stylistic information about building, nomination guidelines

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Bob Schwartz, Owner, Arizona Daily Star Building, Tucson, Arizona; photographs, current information; survey information

R. Brooks Jeffrey, curator College of Architecture, University of Arizona Tucson, Arizona; archival information about early Tucson architects

James Ayres, historian, Tucson, Arizona; information about early Tucson architects

Additional Information

Arizona State Historical Society Library
Sanborn Fire Insurance Maps, 1883, 1886, 1909, 1919
Arizona Daily Star File
Tucson City Directories, 1881, 1883/84 and later
Henry and Albert Buehman Memorial Photo Collection

Arizona Daily Star Library Staff

Ashby Surveying and Drafting Inc., Alta/ACSM Land Title Survey

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BOUNDARY DESCRIPTION

The boundaries of the Arizona Daily Star Building property are drawn and labeled on the Alta/ACSM Land Title Survey Map and are currently known as Parcel 2-A of Block 196. An abbreviated legal description of said parcel is that part of Lot 9 in Block 196 of the City of Tucson (adopted June 26, 1872) beginning at the southwest corner of Lot 9 then northerly along the west boundary of Lot 9 a distance of 29.5 feet to a point; thence easterly and parallel with the south boundary of Lot 9 a distance of 84.58 feet to a point; then southerly a distance of 29.77 feet to a point; then westerly 83 feet more or less to the point of origin.

BOUNDARY JUSTIFICATION

The property boundaries coincide with the south, north and east walls of the Arizona Daily Star Building. Incorporated within these same boundaries is the vacant ground behind the east wall of the building.

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PHOTOGRAPHS

The following information is the same for all photographs:

Photographer: Pam Ensign

Negatives held by Janet Parkhurst

Date: August 1, 2001

- 1) Arizona Daily Star Building; Current Setting
Camera Direction: NE
- 2) Arizona Daily Star Building, 3/4 view
(showing location of demolished adjacent building)
Camera Direction: SE
- 3) Detail, Italianate Cornice and Framed Windows
Camera Direction: up, to SE
- 4) Detail, Ornamental Cast Iron Column
Camera Direction: E
- 5) East (Rear) Elevation
(showing location of demolished addition)
Camera Direction: SW
- 6) Interior, Ground Floor Hall
Camera Direction: NE
- 7) Interior, Staircase to Second Floor
Camera Direction: NE
- 8) Interior, Second Floor Hall
Camera Direction: SE
- 9) Interior, Second Floor, Double Hung Window with Casing
(east wall)
Camera Direction: SE

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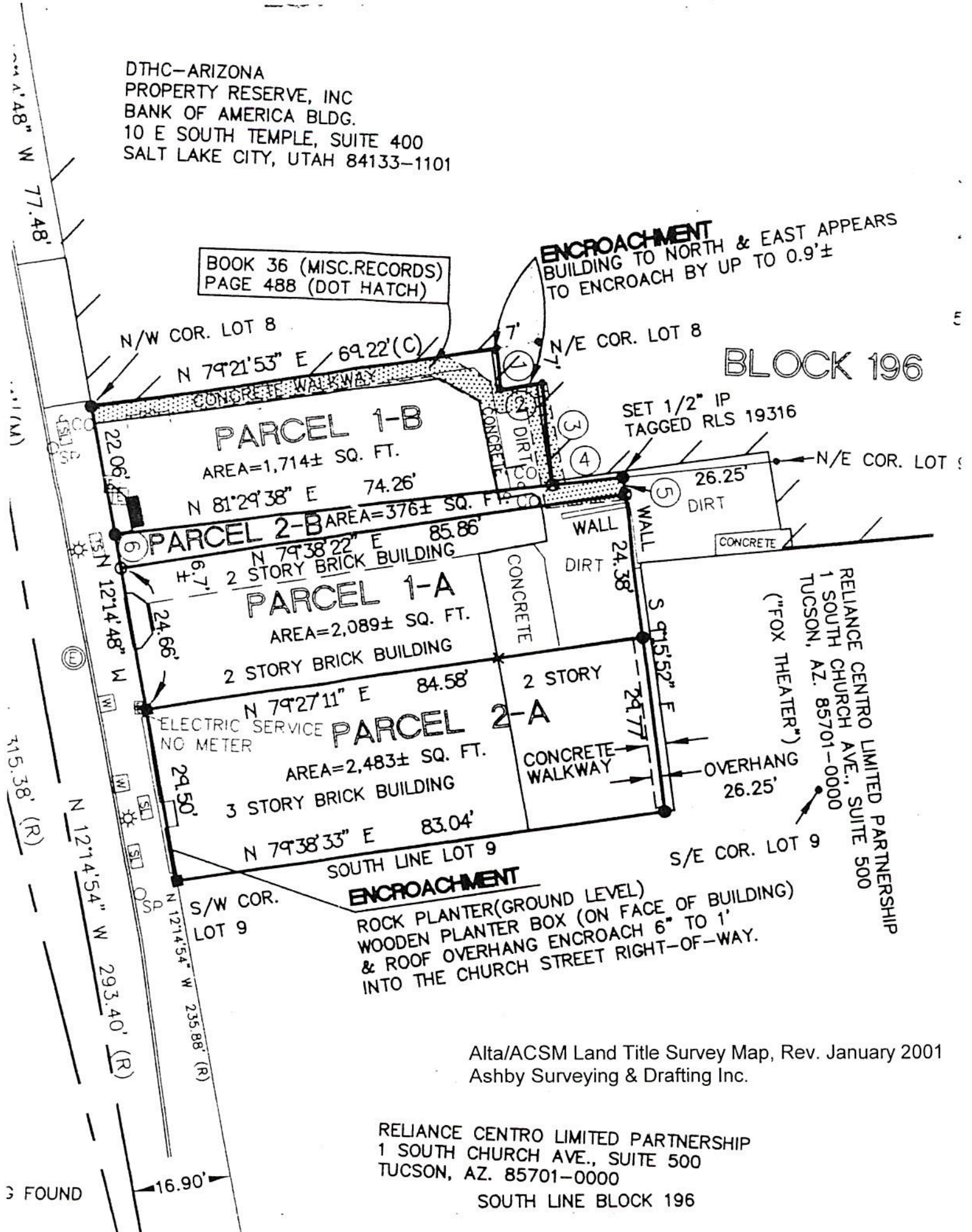
- 10) Common Bond Brick Coursing, North Wall
(showing deterioration)
Camera Direction: S

DTHC-ARIZONA
 PROPERTY RESERVE, INC
 BANK OF AMERICA BLDG.
 10 E SOUTH TEMPLE, SUITE 400
 SALT LAKE CITY, UTAH 84133-1101

BOOK 36 (MISC.RECORDS)
 PAGE 488 (DOT HATCH)

ENCROACHMENT
 BUILDING TO NORTH & EAST APPEARS
 TO ENCR OACH BY UP TO 0.9'±

BLOCK 196



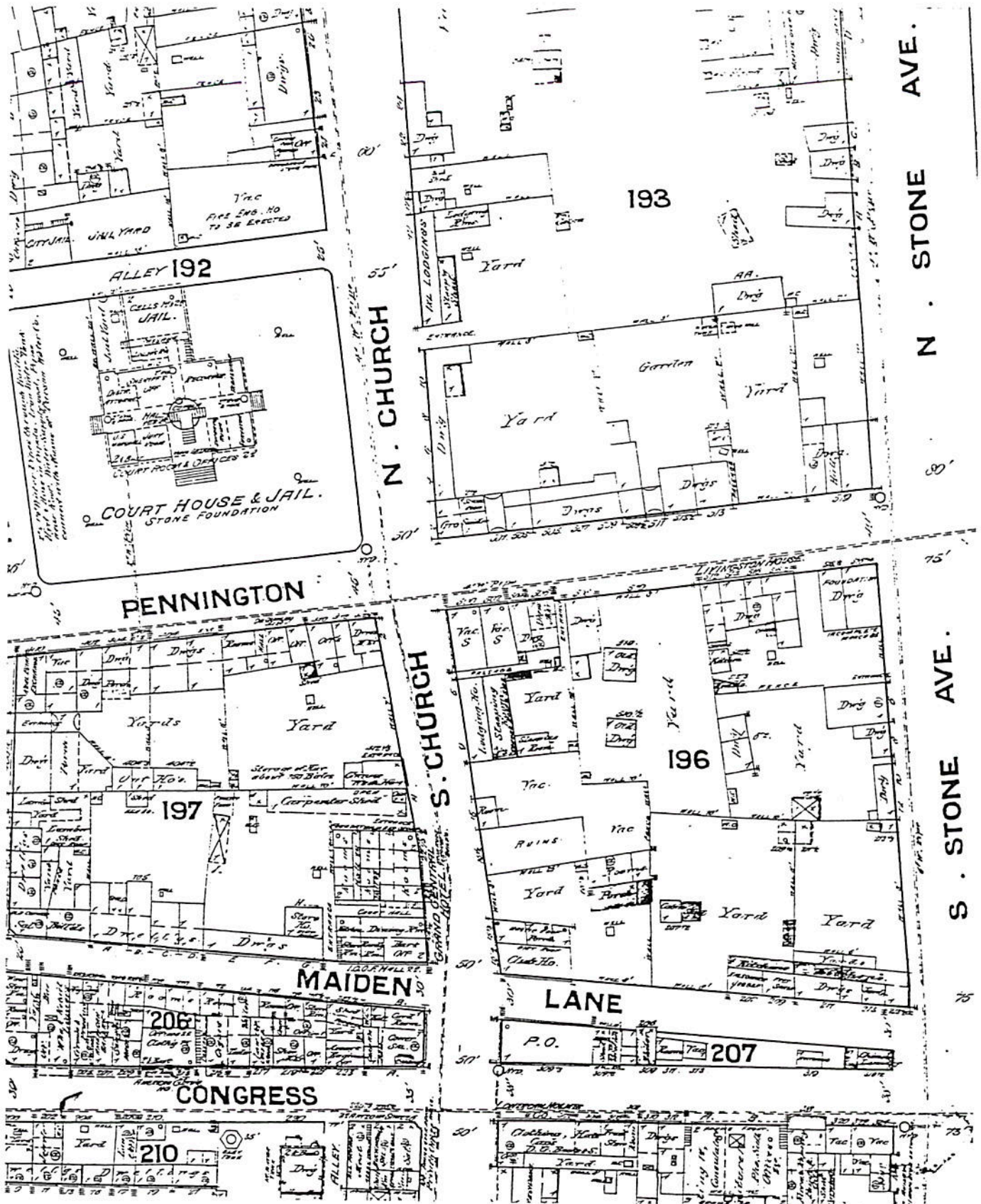
RELIANCE CENTRO LIMITED PARTNERSHIP
 1 SOUTH CHURCH AVE., SUITE 500
 TUCSON, AZ. 85701-0000
 ("FOX THEATER")

Alta/ACSM Land Title Survey Map, Rev. January 2001
 Ashby Surveying & Drafting Inc.

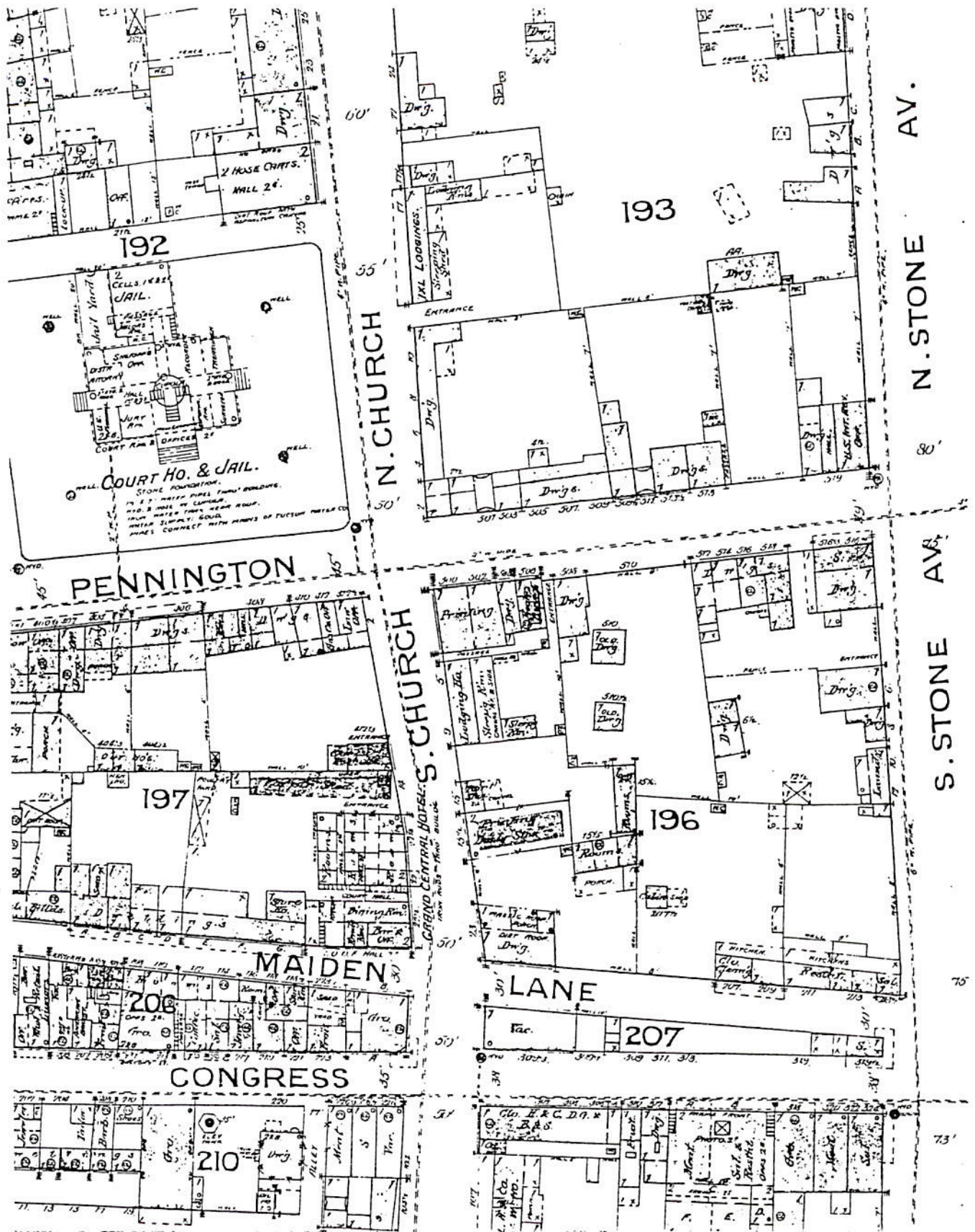
RELIANCE CENTRO LIMITED PARTNERSHIP
 1 SOUTH CHURCH AVE., SUITE 500
 TUCSON, AZ. 85701-0000
 SOUTH LINE BLOCK 196

3 FOUND

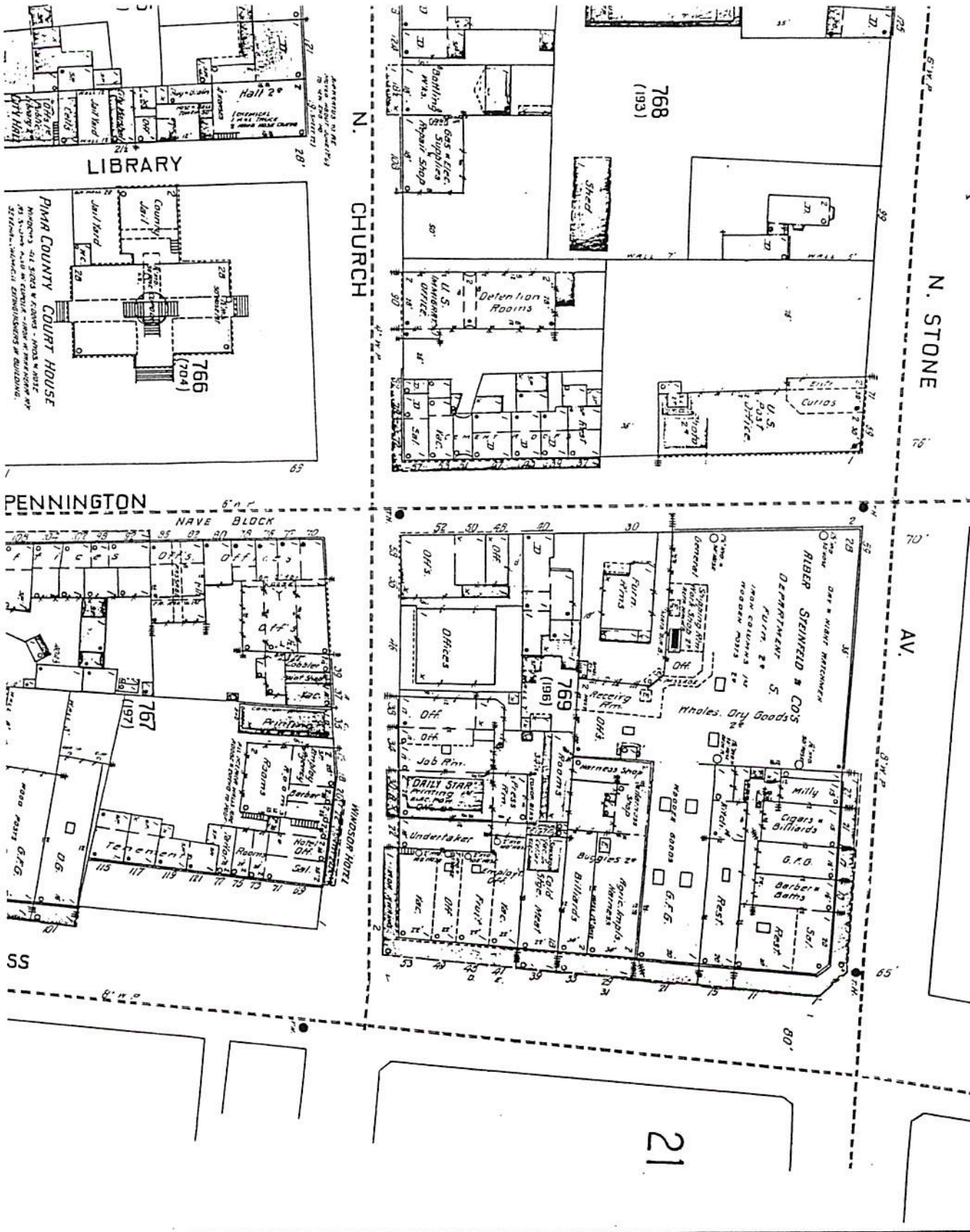
16.90'



1883 Sanborn Map
 Courtesy Arizona Historical Society Library



1886 Sanborn Map
 Courtesy Arizona Historical Society Library



1909 Sanborn Map
 Courtesy Arizona Historical Society Library