

Introduction

HISTORIC PRESERVATION
ARCHITECTURAL SERVICES:
BUILDING CONDITIONS
ASSESSMENT REPORTS AND
CERTAIN CONSTRUCTION
DOCUMENTS
POSTER FROST ASSOCIATES -
WINTER/SPRING 2004



The architectural resources at Canoa Ranch are centered around the Canoa Ranch Headquarters, a collection of buildings and ranch features recently nominated to the National Register of Historic Places. In the great variety of architectural resources present at the Ranch Headquarters, there is a remarkable cohesiveness to the complex based on a uniformity of materials, scale, texture, color and the repetition of architectural features, including shed roofs with tree trunk posts.

In the layout of the site, there is a clear distinction between the Mexican vernacular buildings to the southwest and the architect-designed ranch houses to the northeast. Most of the buildings and site walls are adobe, reflecting the strong Sonoran influence throughout the complex.

For each of the 10 buildings outlined in this report, a preservation matrix is included that illustrates the significance and integrity of the major architectural features of each building. Many of the buildings display a high degree of integrity and possess many original features. At the same time, the condition of several of the buildings is compromised by neglect and lack of maintenance. Currently, several projects are underway to stabilize portions of the complex that are the most compromised. Two buildings, 103 and 105, are scheduled for more extensive rehabilitations later this year. A comprehensive preservation plan, including direction on the periodic maintenance of adobe should be completed with the stabilization plans currently being developed.

Building descriptions included in this report were borrowed from the National Register Nomination prepared by Scott O'Mack and

Janet Parkhurst and building condition assessment reports prepared by Poster Frost Associates. Both resources provide additional descriptions and historical information that are not covered in this report.

Literature Cited in the Architectural Resources Section

2003 National Register of Historic Places Registration for Canoa Ranch (AZ DD:4:74 [ASM]). Scott O'Mack and Janet Parkhurst. Prepared for Pima County Archaeology and Historic Preservation Department, Tucson.
2004 Building Assessment Reports for 10 Buildings at Canoa Ranch. Poster Frost Associates. Prepared for Pima County.

**Building 101
Howell Manning Sr. House**

The Big House is a single-story, compound-plan dwelling located at the east end of the owners' residential zone. This architect-designed, early Ranch-style building was built for Howell Manning, Sr., and his second wife in 1935. (According to Deezie Manning-Catron, the Big House incorporates elements from an earlier dwelling. Whether the Big House resulted from an architect-designed build-out or was built from scratch, it acquired its essential appearance in 1935.) The 1935 date and mention of the architect, John W. Smith, appear in historian Diana Hadley's timeline for the Southwestern Mission Research Center newsletter (Hadley 2000:13). The August 1937 issue of *Architectural Forum* also identifies John W. Smith as the award-winning designer of the Big House (see Additional Documentation). The award was for the creative use of glass in the narrow glazed terrace on the east facade. (*Architectural Forum* 1937:78). The architect John W. "Ginger" Smith was from Tucson, and this early Ranch-style house resembled residences he was designing in Tucson at that time. Possibly around the same time and possibly also designed by Smith, a two-bedroom, one-bath structure was built nearby for the sons of Howell Manning, Sr. (though according to Deezie Manning-Catron, this wing may have been built prior to 1935). This was the first wing of Building #4, enlarged in 1948 to be the residence of newlyweds Deezie and Howell Manning, Jr.

The rambling residence has white-painted, stuccoed adobe walls and wood-shake-clad, gabled roofs. Its compound, massed plan terminates in a master bedroom suite on the north end. The principal facade faces east and is capped by an elongated, side-gable roof with a shed extension that incorporates the entry vestibule and a glazed terrace. At present, window and door openings are boarded. The roof over the main building portion forms a belled gable, with a steeper pitch at the center and lower pitch at the eaves. The master bedroom suite at the north end has a side gable with a cross-gabled dressing room/bathroom to the west. Roof framing is not exposed but boxed by rounded stuccoed eave and rake soffits. A pair of matching, aligned chimneys appears on either gable end of the principal building portion. There are, in addition, chimneys on the eave end of the master bedroom and connected to the living room fireplace. Foundations are concrete, and the floor level is above grade with a crawl space. The main entry is on the south end of the east terrace. There is a west entry on the kitchen end. Other than minor interior modifications and the possible addition of two small rooms near the kitchen on the west facade, the residence has remained essentially unaltered since 1935. The original rooms include today's living room, dining room, kitchen, butler's room, powder room, pantry, breakfast room, two central bedrooms, bathroom, and the master bedroom suite. Possible additions may include a storage room, ramada, and walk-in freezer near the kitchen.



View of east elevation from the southeast
Photo courtesy of Poster Frost Associates, 2004



Historical view of east elevation from the southeast
Photo courtesy of Deezie Manning-Catron, date unknown

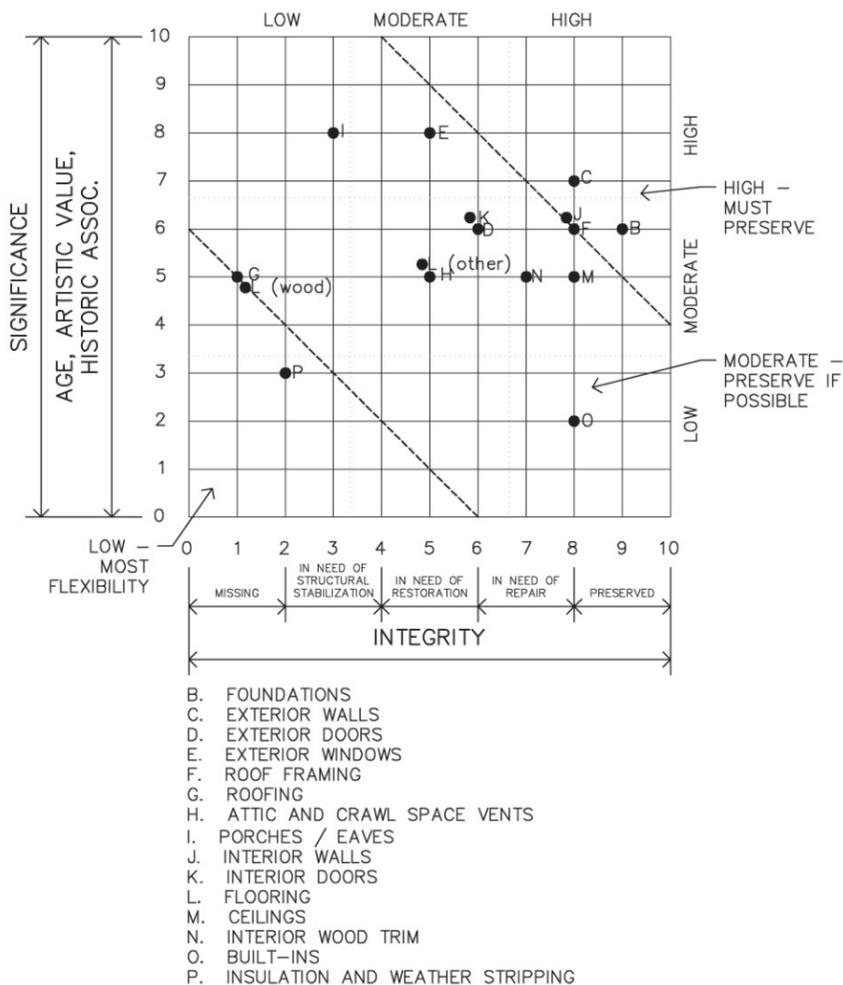


Building 101 Howell Manning Sr. House

Today's wood-shake-shingle-clad roof has intersecting gables. Vents in the gables are formed by groups of four missing adobes. There are four stuccoed chimneys, two of which are located on end walls. The chimneys on the principal south and north gables are battered, slightly off-center from the ridge, and have a rounded cap reveal. The chimney on the east eave end of the master bedroom wall is substantially proportioned with straight sides and a rounded cap. At present there are two outdoor paved areas serving both entries. The west porch for the kitchen entry, between the flanking gabled additions, is paved with 8-by-8-inch red terra-cotta tiles between sunken planting strips. Above, between the projecting additions is a ramada built up of thin slats over 2×3s bolted to 3×4 spanning members. Serving the east entry is an open, paved stoop, paved with terra-cotta tiles. Starting at the edge of this stoop, along the east wall is a series of low concrete planters with six higher-squared elements. The walls are between 4 and 6 inches thick, and the squared elements range from 19 inches to 3 feet above grade which slopes down toward the north. The photograph in the 1937 issue of *Architectural Forum* shows evergreens in the currently weed-filled planters. The main south entry has a pair of tongue-in-groove plank doors. The kitchen entry and breakfast room entries on the west have original 1935 single-panel, single-light doors. The windows are wood frame of the fixed or casement types. Unique, large, single-pane casements flank the dining room fireplace. Also, the series of fixed and 4-light casements that illuminate the breakfast room and adjoining hall make this corner of the house a light-filled space, well remembered by Deezie Manning-Catron and Clare Schnauffer. The terrace is divided into two sections. Large 5-foot-6-inch-high picture windows, separated by 7½-inch wood posts enclose the section adjacent to the entry. The windows are slipped into slots and clipped by trim at the top only. The north section of the terrace features a full-width heavy-frame window wall, one panel of which is a 5-foot-6-inch sliding door. The master bedroom addition windows are fixed and slipped into slots. The master dressing room and bath have boxed windows in which the central panel is fixed and the side panels are operable casements.

The interior of the house is divided into the spaces mentioned above. One possible modification inside may have been the removal of the east living room wall to incorporate the adjacent terrace section. This may have necessitated raising the level of the terrace floor and adding wood flooring to match that of the living room. The result of these alterations may have created the unusual, T-shaped living room of today. Interior features include attractive finishes like tongue and groove hardwood floors, plaster walls, and 5½-inch base with quarter round trim. Ceilings are flat except they slope in the terraces and near the west edge of the service zone where the kitchen is located. The dining room is sunken, three 4-inch step risers down. Ceilings in this room are 10 feet 5 inches high. The main focus is the south wall with its central marble-clad fireplace and flanking casements. Likewise, the living room focus is the central fireplace on the west wall. There are built-in bookcases and seating in this room. A plastered beam before the east addition indicates the location of the former living room wall, where an opening would have been located. The service zone on the west includes a series of rooms related to food preparation and breakfast serving. The floor covering in this area is sheet vinyl. The heart of this zone is the well-equipped kitchen with contemporary, light-colored, wood built-ins on its east and west walls. Cabinets have flush panel, plywood doors. There is a large built-in can cabinet, a gas range, a built-in oven, stainless steel sink, and dishwasher. The adjacent, narrow butler's pantry to the south, lined on two walls by contemporary cabinetry, provides the corridor to the steps down into the dining room. Adjacent to the butler's pantry is the back door hall with a storage room and a toilet room. At the south end of the service zone is a roomy storage pantry with built-in shelving. North of the kitchen is a corner breakfast nook connected to the interior bedroom hallway. The north bedroom of the internal pair, with its marble-clad fireplace, is larger. As shown in *Architectural Forum*, the original east bedroom doors with access to the terrace were glazed French style.

Additional spaces include the master bedroom suite and the main entry and glazed terraces that form a wide, multilevel corridor along most of the east edge of the original building. From the stoop outside, there is one step up into the entry hall and yet another step into the east living room extension. As mentioned, the extension of the living room has created a T-plan space with the T wider than the living room and at the same floor level. According to Clare Schnauffer, at times children slept in this zone. The floor of this extension is also wood tongue-and-groove that does not match the original, and the ceiling slopes down to the east. Adjacent to the north is an enclosed terrace that has a floor 15 inches lower. The floor is nearly at grade here and clad in 12-inch terra-cotta tiles. From this room, there is one step up into the master bedroom. The master bedroom is a large, simple, contemporary-looking space illuminated by natural light on three of its walls. There is a plastered fireplace centrally located between flanking picture windows on the east wall and an oversized mirror on the west wall. There is a door to the dressing room on the west wall. On the north wall of the dressing room is a vanity cabinet boxed in by windows. The south wall of this room contains a cedar closet. The bathroom features a lavatory and base cabinet boxed in by north windows that match those of the dressing room. In addition, there is a custom-built shower and white vitreous china fixtures. Flooring in the master bedroom is hardwood and that of the master bath is white ceramic tile. Possible post-1935 additions include the pair of gable-roofed extensions by the west kitchen entrance. Accessible from the kitchen area is the walk-in refrigerator/freezer—the “cool room,” according to Clare Schnauffer—which includes two chambers. Six-inch-thick, insulated freezer doors of wood with metal trim and heavy latches are used to secure these chambers. The inaccessible second gable-roofed extension has large, boarded-up picture windows. Apparently it was once a utility room and is said to have a cedar closet. (Description from National Register of Historic Places Registration for Canoa Ranch prepared by Scott O'Mack and Janet Parkhurst.)



Preservation Matrix
Courtesy of Poster Frost Associates, 2004