

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.

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.

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.

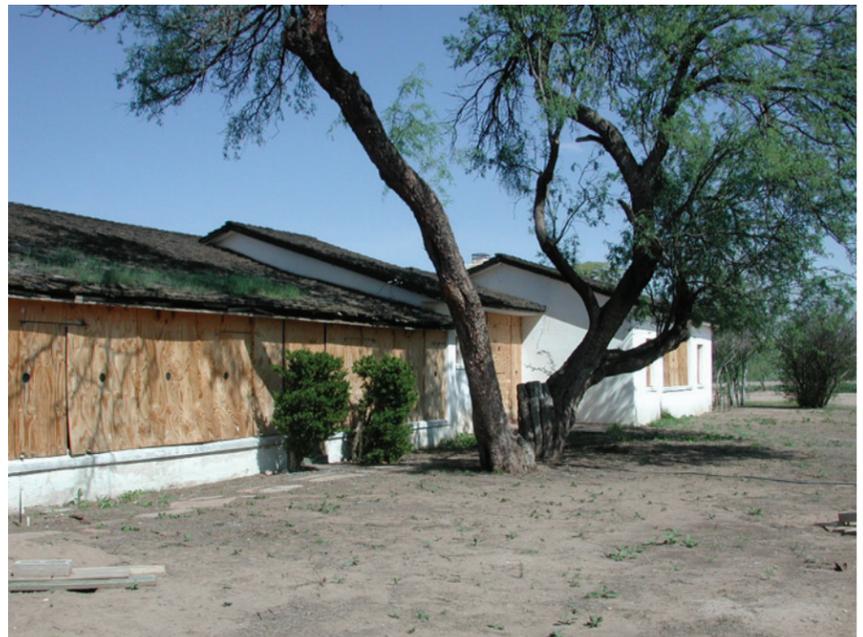
Building descriptions included in this report were borrowed from the National Register Nomination prepared by Scott O'Mack and

Literature Cited in the Architectural Resources Section

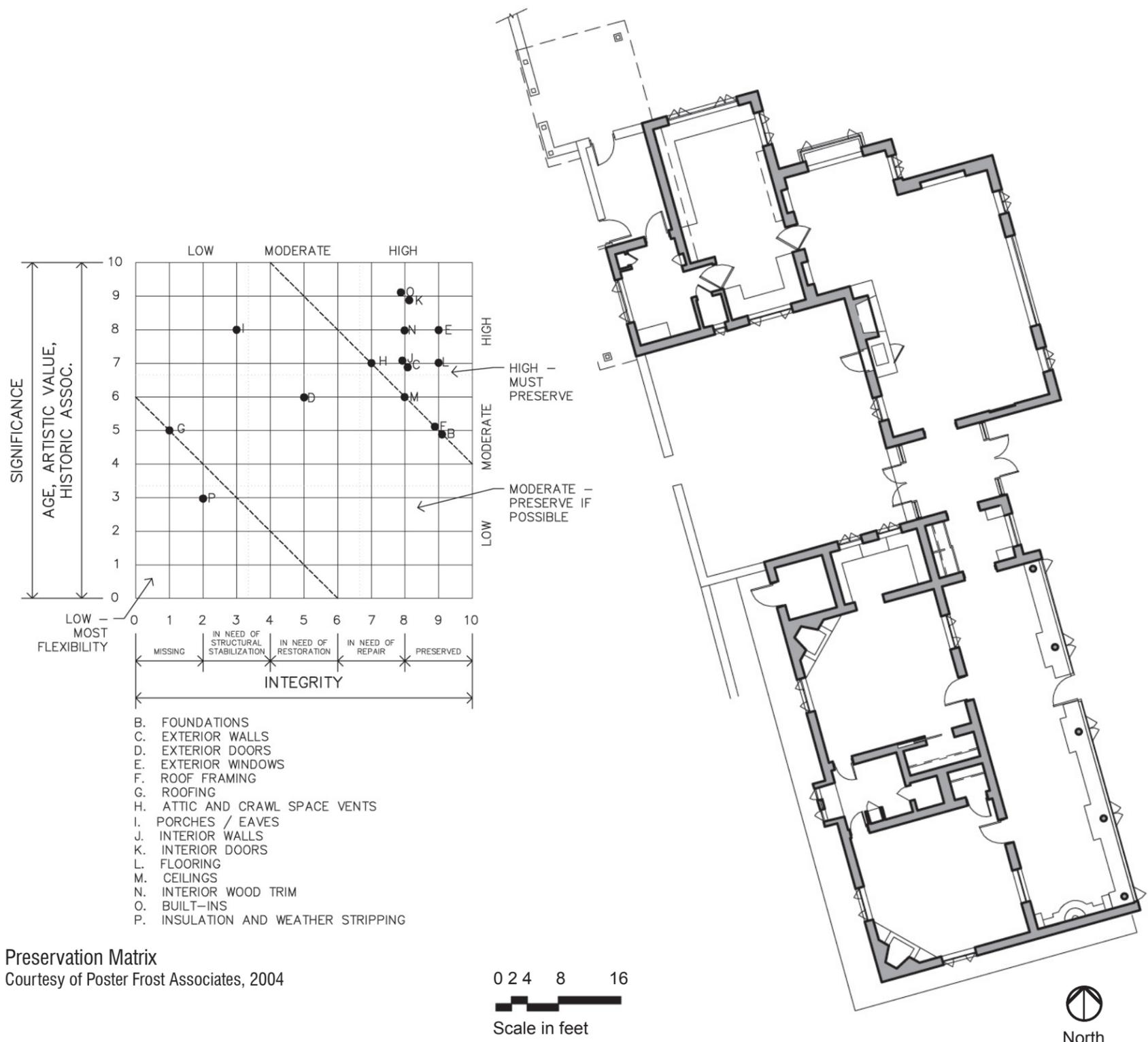
2003 National Register of Historic Places Registration for Canoa Ranch (AZ DD:4:74 [ASM]). Scott O'Mack and Janet Parkhurst. Prepared for Pima County Archaeology and Historic Preservation Department, Tucson.
 2004 Building Assessment Reports for 10 Buildings at Canoa Ranch. Poster Frost Associates. Prepared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

Building 104 Howell Manning Jr. House

This residence is a single-story, compound-plan dwelling located at the west end of the owners' residential zone. Formed from an original bedroom wing to which communal, food preparation, and utility spaces were later added around an enclosed courtyard, this rambling residence has stuccoed adobe walls and wood shake-clad gabled roofs of different heights that abut in three distinct sections. Eaves are boxed and stucco-clad and there are stuccoed chimneys for the three fireplaces inside. At present, the window and door openings are boarded up on the exterior and can only be examined from inside the building. This home was built in two phases. It is known that the two sons of Howell Manning, Sr., occupied the rectangular plan, gable-roofed, two-bedroom, one-bath building that is now incorporated into this dwelling as its south wing. This unit does appear on the 1936 aerial, and the simple bedrooms with their high-quality, durable materials and corner fireplaces appear to be the work of a trained designer. An early photograph shows that this original structure had a shed-roofed east porch supported by rustic tree posts. According to Deezie Manning-Catron, in 1948 a second wing designed by John W. Smith was added to create a completely functional residence for herself and her new husband, Howell Manning, Jr. The second wing included a breezeway connection, a living room/dining room, a kitchen and a utility room. The former porch was enclosed to create a sunroom as well as an indoor passageway from the bedrooms to the new, more public zones of the house. In addition, a dressing room and outdoor storage space were added adjacent to the north bedroom. The new construction



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



Building 104 Howell Manning Jr. House

was configured to enclose a west courtyard. Interior partitions were largely adobe. For example, the partition between the kitchen and dining room is 18 inches thick.

Today's residence has an elongated Ranch-style appearance on its principal, northeast facade. Walls are white-painted stucco and match those of the Big House. This facade steps by means of setbacks to differentiate the bedroom/sunroom wing, the breezeway, and the living room. Deeper steps are the faces of the dining room corner and the north kitchen corner. The gable ridge is lowest over the bedroom wing and steps up 2–3 feet for each section to the north. The majority of spaces on this facade feature picture windows, and the large expanses of glazing are currently boarded up. A cross gable is introduced over the dining room, the south part of the kitchen, and the utility room to the west. On the north facade, the dining room corner, capped by the eave end of the cross gable, features a box bay window with a shake-clad hipped roof. The kitchen is a front gable wing. The west facade presents an interesting view, as its courtyard is integrated into one of the adobe site walls. This, too, is a shingled, side-gable and white-stucco-dominated view with setbacks, although the utility room has a frontal gable wall. The foundations of the original and newer wings are concrete stem walls. The foundation forms a visible plinth on the west bedroom and south sunroom walls. The finished floor level averages approximately 8 inches above grade, and all floors are slab on grade. The stuccoed mud adobe walls have concrete window sills. The main entry is into the narrow breezeway, which features matching door assemblies on the east and west walls, the latter of which is accessed from the courtyard. Each door assembly consists of a pair of double doors, custom made on the ranch by Frank Robles (according to Deezie Manning-Catron), with an upper and lower glass panel and wood spindles built inside the glass, and flanking sidelights. There is a tri-part transom above. Windows are steel sash and include picture, casement, and bay types. The original bedroom wing consists of two nearly identical, square rooms with plastered walls, ceilings and corner fireplaces. The north bedroom is the former master bedroom, and the south bedroom is that of the Mannings' daughters.

The fireplaces have a raised hearth, approximately 1 foot 6 inches high, and built in plastered benches. According to Deezie Manning-Catron, the fireplaces were the only source of heat in these rooms. The floors are gray painted concrete with carefully executed 2-foot-2-inch-square scores. There is a 5-by-¾-inch scored plaster base. The original closets are small, but that of the children's room is even smaller to make space for a shower in the shared bathroom. The original exterior casement windows remain on the east wall, now providing a view into the sunroom. The dressing room addition for the master bedroom has three of its walls lined with painted custom built-ins. Sliding plank-panel doors enclose shoe racks and other clothes-storage areas. There are many drawers plus a vanity with a mirror. The shared bathroom has white ceramic tile on the floor and up four feet on the walls. The built-in lavatory base is also tile-clad. The fixtures are white, probably vitreous china. The sunroom, formerly an open porch with stripped-tree-trunk posts that still remain, was enclosed by a custom-built window wall in 1948 (new stripped-tree-trunk posts were installed the same year, according to Deezie Manning-Catron). This room features materials characteristic of the Southwest. Its floor is flagstone mortared in a random pattern. The use of regionally quarried flagstone as an attractive paving material has long been a common practice of Tucson architects. The ceiling slopes and has substantial 4×4 wood rafters. The tree trunks are set into a built-in flagstone feature that serves as a bench and planter. There is also a flagstone fountain on the south wall. The west wall, the original exterior bedroom wall with its casement windows and doors, is plastered. The breezeway addition is a connector between the original wing and the living room. It is partitioned into two spaces.

The purpose of the narrow, light-filled space to the north is to provide the main entry from the east and west and circulation between the wings. As described, the doors were custom built on the ranch. They lend a southwestern appearance to the space and match the wood elsewhere in the 1948 addition. In the south breezeway chamber is a built-in, wood telephone desk flanked by cabinets, a central path, and a wood-lined coat closet with plank panel doors. The living/dining room comprises a roomy living space with view windows to the east and a large central fireplace on its west wall plus a squared dining space on the northwest corner. The white painted adobe walls are plastered and have rounded edges. Wood trim in these spaces includes a 5-inch-by-½-inch stained wood base with half round that curves around wall radii and 2-inch-thick matching windowsills. A large rectangular niche is located on the south wall. This once held a picture painted by George M. D. Lewis, the father of Deezie Manning-Catron, who gave the artwork as a wedding gift to the young couple. In addition, there is a niche in the north living room wall with built-in stained wood shelves. An exposed diagonal beam spans between corners of the living room and dining room walls and there are exposed, heavy, rough-sawn, ceiling framing members in both spaces. According to Deezie Manning-Catron, these timbers are pine from Mt. Lemmon, north of Tucson. As elsewhere, the floor is scored, polished concrete. The living room fireplace is contemporary, eye-catching, and built of 1–2½-inch flagstone slabs. It features a built-in planter, a wood box, and a 3-inch-high flagstone hearth. The dining space is noteworthy for its north facing box bay window that incorporates a planter. Two niches with stained wood shelving flank the custom-built plank door to the kitchen. This door has a single light with glazing and spindles. The kitchen is an elongated rectangular space with a small toilet room located on the southwest corner. Built-in cabinetry with work surfaces almost completely lines the four walls. Like the rest of the house, this room has scored concrete floors. The cabinets are unique and, according to Deezie Manning-Catron, constructed of Mexican cedar. These cabinets feature plank doors with wooden knobs. The countertops and backsplashes are also built of wood planks. One interesting custom feature is a pull-out table incorporated into the west cabinet bank. There is no space for a dishwasher, and the range and oven are missing. Suspended from the ceiling is a custom designed light fixture, a bronzed metal chandelier with uplights.

Accessible from the kitchen is the utility room to the west where the washing machine was once located adjacent to the utility sink on the south wall. There is also an ironing closet in this room. The back door accesses a small outdoor court adjacent to a yard with clotheslines. The large central courtyard to the west, flanked by the bedroom and kitchen wings, has a stuccoed adobe west wall with an opening to the dirt drive outside. This adobe wall is linked to the compound walls that define the owners' residential zone. The courtyard probably served as a planting area. (Description from National Register of Historic Places Registration for Canoa Ranch prepared by Scott O'Mack and Janet Parkhurst.)



View of Howell Manning, Jr. Residence before 1947 addition
Photo courtesy of Deezie Manning-Catron