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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
MULTIPLE PROPERTY DOCUMENTATION FORM**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission  Amended Submission

**A. Name of Multiple Property Listing**

Historic Resources of the Tubac Settlement, 1730 to 1920

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- Early Spanish Exploration of Southern Arizona, 1536-1730
- Hispanic Settlement of Tubac and the Upper Santa Cruz River, 1730-1821
- The Mexican Republic Period and the Decline of Tubac, 1821-1854
- Tubac's Re-Birth During the New Mexico Territorial Period, 1854-1863
- Tubac and the Beginning of the Arizona Territorial Period, 1863-1876
- The Tubac Townsite Development Period, 1876-1920

**C. Form Prepared by**

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city or town Tempe state AZ zip code 85281

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (  See continuation sheet for additional comments.)

James Samin AZSAPD 3/15/94  
Signature and title of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Antoniella J. Lee October 17, 1994  
Signature of the Keeper Date

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**Table of Contents for Written Narrative**

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

**Section E**  
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**Section I**  
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**E. Statement of Historic Contexts** (Document historic contexts on one or more continuation sheets. If more than one historic context is documented, present them in sequential order.)

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**F. Associated Property Types** (Provide description, significance, and registration requirements on one or more continuation sheets.)

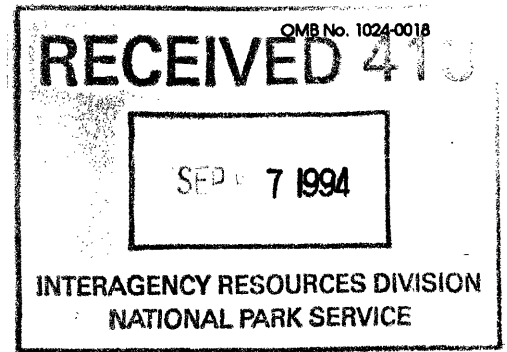
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**E. Statement Of Historic Contexts**

**EARLY SPANISH EXPLORATION OF SOUTHERN ARIZONA, 1536 TO 1730**

The Santa Cruz River Valley has, since the late 1600s, been used as a major exploration and transportation route through northern Sonora and southern Arizona. The region was called the Pimeria Alta, meaning the "land of the upper Pimas." The Santa Cruz River, and the San Pedro River to the east, were the two main waterways through the region.

Jesuit missionaries began working among the Indians in Sinaloa and southern Sonora in 1591 and continued those efforts through most of the 1600s. The Jesuits' entry into what is today southern Arizona began in 1686 with the decision to expand their activities to the northern Sonoran region. Father Eusebio Francisco Kino established the first Jesuit missions in Arizona, having been assigned to head the mission-building efforts in the northern frontier of the Pimeria Alta.

Kino's first entry into Arizona was in 1791 when he visited the Pima village of Tumacacori along the Santa Cruz River Valley. Between 1691 and 1711, Kino and the other Jesuit priests under his charge began to establish what would be a series of missions in the region along the Santa Cruz River. Their efforts resulted in the beginning of the Santa Cruz River Valley's use as a major exploration and transportation route through the Pimeria Alta and central Arizona.

The establishment of a mission church at Tumacacori in 1691 was followed by similar work at Guevavi and San Xavier del Bac in 1701. These missions, as well as the one at Santa Maria Soamca in northern Sonora, Mexico, were intended to be the base of operations for the Jesuits in the region. Other Indian villages and settlements were designated as vistas (visiting places) and rancherias (mission farms) served by the priests at the main missions. Arivaca, Sonoita, and Calabasos were established as visitas during the early decades of the 1700s. The Pima village of Tubaca, sometimes called Tchoowaka, became a mission farm and visitas of the main mission of Tumacacori, beginning in the late 1690s. Father Agustin de Campos, successor to Kino, noted the first reference to "Tubac" in 1726 where he was asked to baptize a child.

The Jesuit missionization efforts between 1686 and 1730s were marginally successful and, for a period, the missions did not thrive. A long era of Indian uprisings and the dwindling number of Jesuit priests in the region contributed to the contraction of the missionary work in most of the Santa Cruz River Valley after 1710. In fact, no resident priests or missionaries were in the area again until the early 1730s.

**HISPANIC OCCUPATION AND SETTLEMENT OF TUBAC AND THE UPPER SANTA CRUZ RIVER VALLEY, 1730 TO 1821**

The first non-Indian occupation of the Tubac settlement occurred during the late Spanish Colonial period. In 1732, a renewed effort to install additional missionaries in the Pimeria Alta resulted in the assignment of priests at San Xavier del Bac, Guevavi and Santa Maria Soamca. Tumacacori then became a visita of Guevavi as did the village of Tubac. Hispanic settlement of Tubac and the Pimeria Alta began in earnest after 1736 when silver was discovered near Arizonac, a small settlement approximately 30 miles south of Tubac in what is now northern Sonora, Mexico. The discovery brought a large number of

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prospectors to the region, many of whom explored and eventually settled in the surrounding areas.

Although populated primarily by Indians, Spaniards began to settle in Tubac as early as 1732. During the 1730s, the village was being served regularly by a series of Jesuit missionaries from the main mission at Guevavi. Evidence of permanent Hispanic settlement of Tubac includes the first recorded baptism of a Spaniard in 1741. Reports in 1751 indicate a church and home of a Jesuit missionary existed in Tubac.

As the most important stimulus to settlement of the Primeria Alta, the silver discoveries at Arizonac also contributed significantly to the increased antagonism between regional Native Americans and the Spanish colonizers and settlers. Those colonization efforts heightened Indian fears of a Spanish invasion, contributing to regular Indian raids on Spanish settlements during the 1740s and eventually to the Pima Revolt of 1751. As a result, from the 1730s through the remainder of the Spanish Colonial Period, Tubac can best be described as an intermittent or interrupted settlement, with periods of occupation and abandonment, due primarily to the lack of adequate protection from hostile Indians. The village burned in 1732 and endured four epidemics between 1744 and 1751.

The seriousness of the Indian raids on Spanish settlements was addressed by the government of New Spain in 1741. Spanish authorities established the most northerly presidio in what is now Arizona to protect the northern frontier. It was located at Terrenate, 30 miles south east of the Guevavi mission, and about 50 miles from Tubac. Although symbolic of the beginning of Spanish military protection of the area, the Terrenate presidio was virtually ineffective in controlling hostile Indian activities in the vast northern frontier.

So problematic were the Indian raids on Spanish settlements and missionaries that by 1750 the Native Americans were in a position to challenge the Spanish for the control of their northern frontier. In fact, the Indians did succeed in preventing any successful settlement and development of the Primeria Alta. The Spanish clearly lacked the manpower to establish military control of the region and the government offered no consistent policy on the issue of the Indians.

The Pima revolt of 1751 was the culmination of resistance by factions of the northern Pima Indians to the Spanish and missionary permeation of the area. The uprising, led by Pima rebel Luis Oacpicagigua was brief, but was devastating to the Hispanics along the upper Santa Cruz Valley. Between November 1751 and March 1752, about 100 settlers and ranchers were killed, the missions at Guevavi and Bac were damaged and, according to military reports, the "church and home of the father" at Tubac were burned. The village of Tubac was abandoned following the uprising. By the spring of 1752, Spanish forces were sent to the region to deal with the uprising and effect the surrender of Luis Oacpicagigua. Spanish troops camped at the abandoned village of Tubac and accepted the surrender of the rebel leader in March 1752.

The Pima Revolt forced the Spanish to consider creating additional forts to protect the missions. In June 1752, the Spanish government announced the establishment of a permanent presidio at Tubac. It was manned by troops from the garrison at Terrenate and was officially designated as the Presidio de San Ignacio de Tubac. Tubac became the first permanent Spanish settlement in Arizona.

From 1752 until the mid 1770s, the Tubac presidio provided the Spanish with a base of protection at the farthest limits of their

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northern frontier. A central location along the upper Santa Cruz River Valley and good farming and pasture lands provided the primary reasons for Tubac's selection as the site for the northernmost presidio of the empire. The first commander at Tubac was Captain Juan Tomas Baldarrain. Before his death in 1759, he supervised building several structures. The largest and most prominently located was the captains quarters.

The establishment of the Tubac presidio in turn attracted additional Hispanic settlers to the area . By 1757 a population of 411 was reported living in the area surrounding Tubac. In 1767, the Hispanic population in southern Arizona was almost all located at Tubac. A census that year enumerated over 500 persons, 200 of them civilians. That number represented the largest population for Tubac during the remainder of the Spanish Colonial period as well as the Mexican Republic period.

Following Captain Belderrian's death, the garrison at Tubac was in the command of Captain Juan Bautista de Anza III. Anza became the most important military and political figure of the Sonoran frontier during the 1770s. Between the mid 1760s and 1776, Anza embarked on an aggressive policy of northern advancement, and reoccupation of the abandoned settlements and missions of the Santa Cruz Valley. Indian raids and depredations continued during the decade, and Anza's Indian expeditions were frequent, keeping him away from the Tubac presidio much of the time.

With the Tubac garrison the center of military activity, the settlement witnessed its greatest period of prosperity and expansion. The irrigated farm lands were divided among the Spanish settlers, possibly into as many as 64 plots. A number of cattle ranches, including several developed by Anza, were established in the area. During this period, the village had a northern barrio with 15 buildings plus the military buildings. This barrio was separated from one to the south by a wash. The southern barrio contained 47 buildings.

A 1766 map of Tubac and vicinity prepared by cartographer Joseph de Urrutia of Inspector Marques de Rubi described what appears to have been the first permanent church at Tubac. Named Santa Gertudis de Tubac, the church was described as a "cruciform building begun at the captain's expense." It was probably completed in 1767.

The Urrutia map also indicated a system of roadways through Tubac, further reinforcing the settlement's significance as a major point along the transportation corridor of the Spanish Colonial frontier. Tubac was shown at the crossroads of four roads. One led south to Tumacacori and along the Santa Cruz River Valley towards the mission at Santa Maria Soamca and the Terrenate presidio. The road north from Tubac led to San Xavier del Bac along the upper Santa Cruz River and eventually to the Gila River. Camino del Sonoitac extended east from Tubac to the village of Sonoita. The westward road from Tubac was called Camino del Altar and led to the village of Arivaca and to the Altar Valley east of the Baboquivari Mountains. The Altar River in western Sonora Mexico extends southward toward the Altar presidio and was frequently used route to the northern region and to Tubac.

The Sonoran mission system changed significantly in 1767 when the Jesuit Missionaries were expelled from New Spain. The Spanish policy of missionization and treaties with the Pimas and Apaches had been ineffective in the Jesuits' near century-long domination on the northern frontier. The Jesuits were replaced by the Franciscan Order, who took over the existing missions and implemented reorganization of the system. In 1773, the mission headquarters for the Pimeria Alta was moved from Guevavi to Tumacacori, and Guevavi was abandoned. Tubac remained a visita of the main mission at Tumacacori.

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The 1770s was an important decade for expansion of Spanish colonization efforts westward into California. In 1774, Juan Bautista de Anza, still Captain of the garrison at Tubac, was called upon to lead an expedition that would establish a land route from northern Sonora to California. The starting point for that nearly year long expedition was the Tubac presidio. In 1775 Anza led another expedition to California, this time to establish a colony at Monterey and a presidio at San Francisco. The expedition's staging area was again Tubac. The expedition included 240 colonists from the northern provinces, 63 of them Tubac residents.

The 1770s also brought changes to the military presence in the Spanish Colonial frontier. The changes were significant to Tubac and were the result of a redefinition of military policy by the Spanish government relative to the Indians. The previous scenario of missionization and subjugation of the Indians with the military in a protective role gave way to a predominantly military solution involving outright force against rebellious Pimas and Apaches. The frontier military system was redefined when the Royal Regulations of 1772 were issued. In general, the regulations called for a realignment of the presidios in the Sonoran frontier to be more responsive to offensive and defensive actions against the Indians. As a result, in 1775 the military authorities decided to move the garrison at Tubac to Tucson.

The transfer of troops from Tubac to Tucson occurred in 1776 and left Tubac virtually unprotected from Apache raids. Many Hispanic settlers moved from Tubac, and the population dwindled by the end of the 1770s. Those Spanish and Indian residents who remained through the balance of the decades were constantly harassed by the Apaches and suffered many casualties. By 1779, only a few Spaniards remained, as the importance of the settlement in the northern frontier decreased dramatically. By 1783, no Hispanics and only a few Indians were residing in Tubac.

A period of rejuvenation and prosperity at Tubac arrived during the last 40 years of Spanish rule. As a result of another change in Indian policies, Tubac was once again reoccupied and enjoyed a modest importance as a frontier settlement, making contributions to the region's agricultural and economic development.

In 1787, the Spanish government issued new policies relative to controlling the Indians in the colonial frontier. The policy, best described as "purchased peace," involved the concepts of alliance with friendly Indian groups and transculturation of those groups. The key to the success of the policy was the relocation of the Indians on reservation-like settings near existing settlements, with the promise of maintaining their livelihood. The purpose was not only to "buy" the submission of the Apaches with provisions and supplies in an effort to keep the peace, but also to divide the Indians into adversarial factions, thus weakening their unity and strength.

As a part of this general policy, Tubac was regarrisoned in 1787. The presidio was occupied by a company of Pima soldiers and Spanish officers; 80 troops in all. The soldiers were members of the San Rafael de Buenavista Company, and the presidio at Tubac was renamed San Rafael de Tubac. The reestablishment of the Tubac presidio encouraged a few Spanish settlers to return to the area and contributed significantly to the increased settlement and population of the area after 1790.

The deteriorated condition of the Tubac village resulting from its virtual abandonment between 1776 and 1787 was noted during the 1790s. It also appears that significant rebuilding efforts were underway during that decade. In 1791, for example, the church at Tubac was described as "constructed of adobe covered with grass," but by 1796, a Franciscan Padre in residence at Tubac described the church as "completed." This suggests that during the 1790s, the original 1767 Santa Gertrudis Church

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was repaired or completely rebuilt. Other repairs to buildings in Tubac occurred during the 1790s, as did some possible new construction.

By the turn-of-the-century, Tubac witnessed some economic prosperity in agriculture and ranching. Annual harvests of corn and wheat were among the highest in the region, providing surpluses for exportation. Cattle and sheep raising were also dominant, and a small wool industry emerged in Tubac, providing woolen blankets and clothing to a regional market.

By the time of the formation of the Mexican Republic in 1821, the population of Tubac numbered between 200 and 300 persons, including military personnel. As witness to the relative prosperity at Tubac, a census in 1831 listed several Hispanic families residing in Tubac who were associated with the settlement's return to prominence in the late 1700s. Among them were the Don Atanasio Otero family, including Patriarch Toribio Otero, who in 1778-1780 had settled on Arizona's first presidial land grant at Tubac. Other successful families included those of Don Tomas Ortiz and Don Pedro Quijada. Another resident, Leon Herreros, was also a land grantee and owner of the San Jose de Sonoita Ranch. The Juan Elias family, immigrants from Tucson in the 1820s, and the Rafael Jacome family were also prominent residents of Tubac by the time of Mexico's independence from Spain.

**THE MEXICAN REPUBLIC PERIOD AND THE DECLINE OF TUBAC, 1821 TO 1856**

Tubac became a Mexican presidio in 1821 when Mexico won its independence from Spain. Changes in the Primeria Alta frontier of the new nation were slow and the first significant change did not occur until the late 1820s. The Franciscan missionaries were expelled from Mexico in 1827, and in 1829 the Mexican government secularized the missions. After that year, the Church of Santa Gertrudis de Tubac was never again used for worship.

Changes in military affairs were also slow, but had a more significant effect during the 1820s and 1830s. The fledging Mexican government was unprepared in terms of manpower and funding to continue the level of operations that existed along the frontier prior to 1821. Troop reductions at Tubac and elsewhere precipitated a significant change in the region and signalled the beginning of Tubac's population decline.

The combination of systematic troop reductions and increased Indian hostilities were the two most important contributing factors to Tubac's demise. By 1846, the Mexican government's lack of funds and disorganization led to the discontinuance of the earlier Spanish policy of providing supplies to the Apaches in order to keep the peace. This led to renewed Apache raiding and depredations throughout the 1840s and 1850s. The steady reduction of troops in the presidios created and overall weakness in Mexico's northern frontier. From 1821 to 1843, the number of Mexican soldiers stationed at Tubac dwindled to 30 troops. By the end of 1846, when Lieutenant Colonel Cook's Mormon Battalion arrived in the area, all troops had been withdrawn from Tucson and Tubac. Without adequate military protection, the number of residences at Tubac declined.

Another factor that accentuated the inability of the Tubac settlement to survive was the increasing competition for Santa Cruz River water of agriculture. During the 1840s, growing populations at Tumacacori and Calabasas resulted in the expansion of their agricultural activities, which in turn increased the amount of water diverted upstream from Tubac.

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The closing years of the 1840s signalled an end to Tubac's regional prominence as an important location on the Pimeria Alta frontier. The settlement would never again attain the status it enjoyed as a presidio of the Spanish Colonial successes of 1751 and 1776 and of 1787 to 1821. Tubac was once again abandoned in 1849 when its residents fled to Tucson following a major attack by Apaches.

Events of the late 1840s and 1850s continued to keep Tubac "on the Map," despite its de-occupation and physical condition. The California Gold Rush of 1849 brought a large number of Americans through southern Arizona for the first time. Tubac's location along the northern Sonora overland route to California provided a stopping point for Forty-Niners. The first record of Gold Rush emigres to pass through Tubac was in 1849, shortly after the settlement was abandoned. For the California-bound travellers of 1849 and 1850, Tubac functioned as an oasis on the trail west, with available water, fruit orchards, and an array of shelters.

In the waning years of Mexican control of southern Arizona, the government decided to establish a military garrison at Tubac. In 1851, the settlement was re-occupied by Mexican garrison soldiers and peaceful Apaches.

The re-occupation of Tubac was noted in 1852 when J. R. Bartlett, surveyor for the Boundary Commission, arrived at the settlement. He described Tubac as "another presidio...consisting of a collection of dilapidated buildings and huts, about half...tenant-less." He also described an "equally ruinous church," referring to Santa Gertrudis de Tubac.

The first American attempt to settle at Tubac occurred briefly in 1851. A party of Mormon colonists were persuaded to stay and settle at Tubac by the Mexican military. They were offered land by the Mexican authorities if they would cultivate it. Severe drought conditions that year, however, forced the Mormons to abandon their plans, and they continued to California.

International political events between 1848 and 1856 signalled the end of the Mexican Republic period in Tubac's history. In 1848, the Treaty of Guadalupe-Hidalgo between the United States and Mexico provided for the transfer of portions of Sonora and Chihuahua to New Mexico in the United States. In 1853, Tubac was included in the Gadsden Purchase, which transferred lands south of the Gila River in Arizona to the United States. That year the Mexican government ended its colonization efforts northward. After learning about the Gadsden Purchase in September of 1854, the Mexican soldiers stationed at Tubac left the garrison. A few Mexican settlers remained in Tubac by the time the lands of the Gadsden Purchase were officially turned over to the United States.

**TUBAC'S RE-BIRTH DURING THE NEW MEXICO TERRITORIAL PERIOD, 1854 TO 1863**

A brief but significant period in Tubac's post-Mexican Republic era occurred between 1854 and 1863. A combination of events over that nine-year period once again made Tubac, albeit briefly, the focal point of settlement activity in southern Arizona. After the U. S. gained control of the region, which was made a part of the Territory of New Mexico, increased American exploration and settlement began. That activity was precipitated by the re-migration of Forty-Niners eastward from California to portions of western and southern Arizona. Other events included the establishment of U.S. Mail routes through Arizona, and the deployment of the U.S. military in the region to protect both the mail transportation routes and mining exploration activities. The culmination to Tubac's boom period was the outbreak of the Civil War and its effect on the military presence



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in southern Arizona.

This period in Tubac's history, often called the "Poston Period," revolved around the fairly successful mining interests in the area and the re-occupation of Tubac, initiated by Charles D. Poston and his associates. Poston's entry into southern Arizona occurred in mid-1854 when he and fellow Forty-Niner, Herman Ehrenberg, began mining explorations in the mountains surrounding Tubac. Charles Poston had been in San Francisco since 1851 where he was employed as a Customs official. Ehrenberg was a German-born mining engineer who had been lured to California by the Gold Rush.

The potential mineral wealth in the Tubac region encouraged Poston and Ehrenberg to seek financing for a more comprehensive mining exploration of the area. With the help of an associate, Major Samuel Heintzelman, one-time post commander at Fort Yuma, they successfully persuaded several Cincinnati businessmen to form the Sonora Exploration and Mining Company. The investors included William Wrightson, his three brothers, and Edgar Conkling. The company named Samuel Heintzelman president, William Wrightson secretary, and Charles Poston as managing agent.

In the summer of 1856, Poston returned to Tubac with the mining expedition, which included German mining engineers Guido Kuestel, Charles Schuchard, and eventually Ehrenberg. They settled in Tubac at the presidio headquarters. With a certain amount of protection afforded by Poston and the mining expedition, the settlement and surrounding area began to be re-populated. Some former Tubac residents returned, along with a few Mexicans that once were soldiers at the presidio. A number of Mexicans also immigrated to the area to work in mining or to farm the adjacent agricultural lands.

The success of the re-occupation of Tubac was also bolstered by the presence of four companies of U.S. Army troops at Fort Buchanan. The garrison, located 25 miles east of Tubac, was established to control raiding Apaches and protect the mining activities and transportation routes.

Between 1856 and 1859, mining activities expanded, new companies were formed, and Poston and his associates diversified their interests to include ranching and farming. Poston purchased the Arivaca Ranch in December 1856 from Tomas and Ignacio Ortiz, early Mexican land grantees. The Santa Rita Silver Mining Company was formed in 1857 to develop a mine in the Cerro Colorado west of Tubac. Discovered by Frederick Brunkow, the mine is sometimes referred to as the Cerro Colorado Mine, or the Heintzelman Mine, due to the latter's financial interest in the venture. The Sonora Exploration and Mining Company evolved as well in the brief period between 1856 and 1859. As a result of recapitalization efforts, Samuel Colt the arms manufacturer, became president of the reorganized company in 1859. Heintzelman's brother-in-law, S.H. Lathrop, became manager of the company, and Charles Poston left the area in early 1859.

The heightened exploration activities and resultant mining rush in the Tubac area created a somewhat instant prominence to the region. By December 1856, Tubac's population was estimated at 1,000 people. The settlement served as the focal point for regional commerce due to its location along the north-south Santa Cruz Valley transportation corridor and as a point along the Butterfield Stage Route. Tubac became the logical shipping point and distribution center for southern Arizona, receiving supplies from Guaymas, and transporting ore south to that Mexican seaport.

Although Poston's stay in the Tubac area was relatively brief, his prominence as a pioneer mining entrepreneur led to a long

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career in Arizona politics. While at Tubac, he was appointed deputy clerk of Dona Ana County, the New Mexico Territory jurisdiction in which Tubac was located. When Arizona became a territory in 1863, Poston was appointed Superintendent of Indian Affairs. In 1864, he was elected the first delegate to Congress from Arizona. Later he was appointed Registrar for the U.S. Land Office in Arizona. He was also district enumerator for the 1880 census.

Significant events associated with Tubac and Arizona occurred during the Poston era, most notably the establishment of the first newspaper in Arizona. The Wrightson brothers, original investors in the Sonora Exploration and Mining Company, were publishers of the Cincinnati-based Railroad Record, promoting the construction of transcontinental railroads. William Wrightson, appointed secretary of the mining company, arrived in Tubac in early 1859 with a hand printing press and two newspaper reporters in his party. The press was set up in Tubac and used to publish America's first newspaper on March 3, 1859. The Weekly Arizonian was published at Tubac through August of that year when the press was moved to Tucson. A building was constructed to house the operations of the newspaper and was variously known as the Arizonian Building and the Wrightson Building. It remained standing in Tubac through the 1920s.

The arrival of the newspaper and the construction of its building were the first significant development efforts aimed at creating an "American" town from the Hispanic settlement structures that existed in Tubac. That effort was continued with the construction of the Arizona House Hotel in March 1859, and the Miners Hotel, built in 1860. Also, in 1859, a grist mill was established and at least one store was in operation. By 1860, Tubac and the surrounding area maintained a steady population of about 300 persons. Tubac was named the County Seat of the newly created Arizona County of the New Mexico Territory in January 1860. The first formal school was also started in 1860 by Antonio and Gerada Urdangarin.

TUBAC AND THE BEGINNING OF THE ARIZONA TERRITORIAL PERIOD, 1863 TO 1876

The beginning of the Civil War created dramatic changes in southern Arizona and Tubac. U.S. Army troops were withdrawn from the area and sent east to the Rio Grande River in 1861. Mining activities were curtailed significantly and many Tubac residents abandoned the settlement.

By August 1861, rebel troops from Texas formally claimed possession of Arizona in the name of the Confederate States of America. In mid-1862, however, Union troops under General Carleton repossessed Arizona and declared it territory of the United States. On July 20, 1862, General Carleton established a post at Tubac with Troop "D" of the First California Cavalry. Populated by only a few settlers and the U.S. Cavalry, Tubac was finally abandoned in late 1863 when Carleton's Cavalry troop was removed from "Camp Tubac."

The period of prosperity driven primarily by mining activity that Tubac enjoyed in the 1850s did not return following the Civil War. Instead, Tubac was regulated to use as an intermittent Army posts through the rest of the decade. Tubac's role as a convenient, somewhat strategic Army post continued after initial abandonment by Carleton's troops in the fall of 1863. Tubac remained abandoned from late 1863 to July 1864 when 100 soldiers of the First California Cavalry were regarrisoned at Tubac.

Between 1864 and 1867, much military activity occurred in the vicinity of Tubac, principally expeditions against hostile Apaches. Raids and depredations by the Indians had increased steadily throughout the 1850s and 1860s. By 1867, the Tubac

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post numbered 237 enlisted men. Expansion of the system of military camps in southern Arizona was begun shortly after the Civil War. In 1867, Camp Crittenden was established near the old site of Fort Buchanan and was intended to be primary military post for the region. U.S. troops stationed at Tubac were removed to Camp Crittenden beginning in February 1867, and by March 1868, the U.S. Army had completely abandoned Tubac.

There was a modest civilian population at Tubac during the U.S. Army occupation of the town between 1864 and 1867. Despite continuing Apache depredations, some settlers returned to the area, mainly to undertake ranching and farming activities or in some other aspect of Tubac's local economy. During that period, about 30 adobe houses existed in the town. Many of them were leased to the Army as troop quarters, offices, and the post hospital. Early pioneer settlers and merchants who returned to Tubac included store owner Estevan Ochoa and family, Louis Quesse and family, Pedro Herreras, who was Tubac postmaster in 1866, and Thomas M. Yerkes, a wholesale and retail merchant. The Elias Green Pennington family was also living in Tubac in 1864. In 1867, there were 211 registered voters in the Tubac Precinct.

The lack of military protection at Tubac after the U.S. Army left in 1868 forced the eventual abandonment of the settlement by 1871. During the five year period between 1871 and 1876, there was virtually no activity in Tubac. During the same period, modest ranching activity continued in the Santa Cruz River Valley and new agricultural efforts were undertaken. The Otero family still held ranching interests adjacent to Tubac. Other ranchers on the scene included John T. Smith, Pete Kitchen, and Maish and Driscoll.

**THE TUBAC TOWNSITE DEVELOPMENT PERIOD, 1876 TO 1920**

The years 1876 to 1920 encompassed a period in the history of Tubac most associated with its townsite development. The period of significance begins with Tubac's final re-occupation in 1876 by Tucson businessmen who opened a hotel and store in the settlement. A school district was formed the same year. Significant to Tubac's development during this period were efforts to establish a townsite at the settlement. The process, begun in 1882, culminated in the approval of the Tubac townsite plat in 1884. The 160 acre townsite was divided into 58 blocks in a strictly American townsite grid plan. Efforts of the local citizens to establish the townsite were motivated by the economic advantages of promoting the settlement as a townsite with the appeal of an "American" community especially given the competitive nature of the growing economy of the region and the other fledging townsites.

Tubac's townsite development period is seen in the context of the increased settlement of southern Arizona, significant local mining activity, increased transportation systems and a broadened economy that, in addition to mining, include ranching, farming, and shipping by rail. Major events included the discovery of rich silver ore at Tombstone, leading to Arizona's first significant mining boom in the 1880s; the construction of a transcontinental railroad through southern Arizona; and the establishment of other towns in southern Arizona to serve ranching, mining, and rail transportation needs of the growing region.

While these events were significant to southern Arizona, and influenced directly the creation of the Tubac townsite, most of the events were detrimental to Tubac's economy. In fact, they were the cause of its diminished regional role as a modest ranching community, a role it would never outgrow or overcome. The mining boom at Tombstone which was the spark for significant immigration to Arizona occurred in southeastern Arizona, drawing attention away from Tubac.

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The transcontinental railroad line bypassed Tubac, and the founding of Nogales on the Mexican border in 1880 drew away from Tubac's role as a north-south shipping point. A rail line connecting Nogales to the main line extended to Benson to the east, instead of north along the Santa Cruz River Valley, further damaging Tubac's economic potential. When a spur line was built from Tucson to Nogales in 1910 via the Santa Cruz, it was too late to have any significant impact on Tubac.

By the beginning of the twentieth century, Tubac was a relatively small community in southern Arizona, competing for recognition with such towns as Bisbee, Douglas, Benson, Willcox, Nogales, and of course, Tucson.

Local events that demonstrate the development of the Tubac townsite during this period include construction of the first school house in 1885, construction of a store and post office, establishment of the U.S. Border patrol in the town, construction of a Catholic Church in 1912, enlargement of the schoolhouse in 1914, construction of a social hall in 1916, and the opening of a second store in 1920. The Tubac Townsite period is characterized as a time when the community stabilized as a modest town supported by local trade and regional ranching activity.

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**F. Associated Property Types**

**I. Name of Property Type:** The Adobe Row House of the Pimeria Alta

**II. Description**

The physical characteristics of this property type embody two major elements. The first is the use of adobe as the primary construction material. The second is the basic format of the structure in plan.

Adobe, a sun-dried mixture of sand, clay and water was the most economical building material indigenous to the regions of northern Mexico and the southwestern United States. Limitations of the material played an important role in how structures were built and what form they assumed. Although considered a plastic material, adobe was also susceptible to erosion from wind and water. Its weight also limits the height of buildings almost exclusively to a single story. Because of these factors, most nineteenth century row houses are a single story in height and will almost always show signs of repair or rebuilding throughout the life of the structure.

The use of adobe as a construction material also influenced the shape and form of the structures, particularly residential buildings. The lineal arrangement of rooms of this property type can be partly attributed to the inability to build upward to two stories or more. The sizes of the individual rooms as well, were influenced by the use of adobe, because long walls unbraced by intersecting walls tended to be unstable. The inability to efficiently span long distances with roof structural members also tended to dictate the size of rooms and buildings of this property type.

The most inherent characteristics of this property type in terms of building form and plan is the tradition of "additive" construction. The evolution of a row house over time will almost always show building phases consisting of multiple room additions as needs and economy dictated. The basic "building block" to this house format was a one or two room "core" building, each usually with its own exterior doorway. Additions may take a variety of forms: lineal along the facade axis in single pile form; double pile rooms resulting from additions along the rear of the building; and ell or "U" shaped formats creating rear courtyards or enclosures. In some cases, no additions are ever made to the building, but the basic concepts of the structure as a property type remain the same.

Traditional plans of the adobe row house also included the use of a century entry hall, or pass-thru, often called a "zaguan." This traditional house form had its roots in European architecture, and hence, American as well as Spanish Colonial architecture. A typical fully developed plan will have a central hall flanked symmetrically with double pile rooms, each with a door to the hall and most likely a door to the outside as well.

The evolution of the property type over the course of a settlement's history can be divided into three phases. The first, designated as the Rustic Row House, embodies rudimentary use of the building materials at hand. These include non-uniform adobe block sizes, use of unhewn timber for roof beams, and composite roofs of branches or other similar sized material covered with adobe or dirt. Windows and doorways were extremely simple with log lintels, rough hewn frames, and small openings with wooden shutters or doors. The characteristics of this construction type are mostly associated with the Spanish Colonial

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period settlement of the Pimeria Alta frontier.

The second construction type of the adobe row house is somewhat more refined, but lacking in the areas of craftsmanship or advancements in construction technology. House form and facades could be more formal in appearance, with more uniformity to the adobe wall construction. Peeled log roof beams, referred to as "vigas," as well as peeled log porch or veranda framing was common. The composition of the roofing materials using branches, or "latillas," then straw or fiber covered with earth, continued to be used. Muslin cloth was sometimes used in the roof composition. Windows had hewn lumber lintels, simple frames, and wood sash with glazing. Associative characteristics of this construction type are mostly related to the Mexican Republic and early American settlement periods, dating roughly from the 1820s to the 1870s.

The third construction type in the evolution of the adobe row house can be classified as the Anglo-transitional type. Its association relates to the period of American settlement and occupation of the Pimeria Alta and the influence of the Anglo culture on this traditional Hispanic architecture. Also contributing to the transitional type is the availability of dressed and milled lumber and advanced construction technology.

The transitional row house shows refinements in wood detailing and construction. More sophisticated window sash, including double-hung and casements, were typical. Often the flat roofs of earlier adobes were rebuilt with dimensional lumber or over-roofed with similar construction. The introduction of hipped and gabled roof framing was also common, and is one of the most obvious character defining elements of the transitional type. Other characteristics include the introduction of wood floors, milled panel doors, and shed roof verandas constructed of dimensioned lumber. In addition, the adobe walls were often plastered on the exterior with mud or a mud-lime composite.

### **III. Significance**

The adobe row house property type is significant as the most common form of domestic architecture in the Pimeria Alta during the eighteenth and nineteenth centuries. The property type embodies the Spanish Colonial traditions of residential architecture which evolved over the course of at least 200 years. The property type is associated with early settlement of the region by Hispanics, its adaptation by early American settlers, and its evolution in the early twentieth century as the most preferred traditional form of regional residential, as well as commercial architecture.

### **IV. Registration Requirements**

The architectural integrity that should be present as a requirement for listing in the National Register includes the use of original materials and methods of construction, the retention of original house plan and form, and door and window elements. Location on the site is also an important characteristic. Adobe row houses tended to utilize most of the site with facades built to the property line, and buildings extending to the length of the site.

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**I. Name of Property type:** Colonial Revival Architecture of the Tubac Townsite Development Period, 1884 to 1920

**II. Description**

The property type is distinguished by the almost exclusive use of the Colonial Revival Style in design and setting. While the adobe row house property type took a distinctive lineal form, maximizing the use of individual sites and creating a composite streetscape of closely adjoining buildings, the Colonial Revival archetype emphasized discrete placement of the building on the site, set back from the street property line.

Distinguishing physical characteristics relate primarily to the building's stylistic reference. As with most buildings patterned after American Colonial architecture, including Georgian, Federal or Greek styles, the emphasis is on symmetry. That design concept is illustrated not only in plan, but in facade treatment and overall massing as well. Typical features include a steeply pitched hip or gable roof over a basically rectangular plan. Protrusions through the roof such as chimneys tend also to be symmetrical. The facades of this property type are focused on a centrally located doorway. If windows exist on the facade, they are symmetrical about the central door. Windows are also discretely and evenly placed along other walls.

If gabled roofs are used, some articulation at the gable wall is employed, usually an attic ventilator of square, half-round or diamond shape. Eave treatments employ enclosed or boxed eaves with some classical trim such as crown molding at the eave fascia. Hipped roof forms are simple, often employing a gable at the ridge ends. Porches and verandas, when used, are constructed in relationship to the symmetry of the primary facade. Most extend the length of the street-facing side of the building.

The property type's design and detailing was facilitated to a great extent by the availability of milled lumber, and pre-built panel doors, window sash, frames and casings. This availability was due to the advent of rail transportation through Arizona after 1880, making importation of such materials common throughout most of the territory.

While stylistic differences distinguish this property type from those of previous periods, adobe as the primary structural material continued to be used. Its economy and availability made the material the preferred choice for construction efforts well into the 1920s.

**III. Significance**

This property type is exclusively associated with the period of development of the Tubac Townsite from 1884 through 1920. It is significant for its association with that time period in the settlement's history and is readily distinguishable from the architecture of earlier periods. The property type is illustrative of the American influence in the composition of the community's physical environment and demonstrates a distinctive change in the character of building type, design, and workmanship.

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**IV. Registration Requirements**

The elements of architectural integrity for this property type that should be retained in order for it to convey its historic identity relate to materials of construction, setting, and design. Good representatives of this property type should retain the setting or discrete placement of the building on its site or lot, including distinguishable front and side yard setbacks. The image of stylistic influence should also be retained. These distinctive features include a sense of symmetry about the facade, the use of a simple hipped or gabled roof form, and simple verandas or porches when used originally. Wood detailing, including original panel doors, window sash, and other crafted elements at the eave or gable walls, should also be retained.

**I. Name of Property Type:** Archaeological Sites of the Spanish Colonial Through American Settlement Periods

**II. Description**

A great deal of archaeological and historic research has already been conducted through the Center for Spanish Colonial Archaeology. Many sites have been recorded and some sites have been excavated. The general physical characteristics of this property type relate to their spatial arrangements over a large area of the Tubac settlement area. Visible evidence of the sites of former buildings include low mounds and rubble that define the perimeter of buildings. Some eroded adobe walls remain as evidence of other sites. In most cases, the setting of the sites is in natural vegetation that has grown over the years.

**III. Significance**

Archaeological sites are the most dominant property type to be found within the Tubac Settlement Multiple Property Area. This property type relates most directly to the Spanish Colonial Period of Tubac's history, dating from the 1730s to 1821. Most pre-1880 construction activity at the settlement occurred during that period, but archaeological sites from the Mexican Republic era (1821 to 1854) and the early American settlement period (1854 to 1884) exist or are likely to exist.

The significance of this property type lies in its shared association with an important period in local and regional history: that of the Spanish Colonial exploration and settlement of the Pimeria Alta. That association provides the basis of a set of related research topics that can be illuminated by the information the sites have yielded or are likely to yield. Probable research data linking this property type to the historic contexts of the Spanish Colonial period include, at the broadest level, how Spanish Colonial towns were arranged, composed, or planned; how traditions of the Spanish culture influenced a settlement's physical character or appearance, and how the Hispanic and Indian cultures interfaced in the development of the settlement. Other research data could suggest patterns of trade and economic development. Also important is information concerning eighteenth century building construction and technology in the Colonial town, architectural types, and living conditions and habits.

Archaeological sites related specifically to agricultural activities are also included in this property type, primarily through association with the development of the Colonial settlement throughout the eighteenth century.



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**IV. Registration Requirements**

Archaeological sites should retain sufficient integrity of location, setting and materials to potentially provide information that is useful in understanding the range of environmental, economic, social and cultural aspects of the Spanish Colonial occupation of Tubac and subsequent early American settlement of the area.

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**G. Geographical Data**

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**Acreage of Property** 540

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

Zone Easting Northing Zone Easting Northing

1 \_\_\_\_\_ 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.)

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**H. Summary of Identification and Evaluation Methods** (Discuss the methods used in developing the multiple property listing on one or more continuation sheets..)

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**I. Major Bibliographical References** (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

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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

\_\_\_ Other

Name of repository: \_\_\_\_\_

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**G. Geographical Data**

**Verbal Boundary Description**

The Tubac Settlement Multiple Property Area is located in T21S, R13E, G. & S.R.B. & M. The area extends from U.S. Highway 89 on the west, eastward across and including a portion of the Santa Cruz River, to the Southern Pacific Railroad alignment on the east. The northern boundary is the north line of Sections 7 and 8, and the southern boundary is the south line of Sections 17 and 18.

**Boundary Justification**

The boundary includes the historic Tubac settlement and associated agricultural lands in the vicinity.

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**H. Summary of Identification and Evaluation Methods**

The multiple property listing for the Tubac Settlement initially includes the buildings located in the original Tubac Townsite. It is based on the Tubac Survey of historic buildings conducted in April 1990. The survey was conducted in accordance with the Arizona State Historic Preservation Office "Guidelines for Historic Property Surveys," and was a comprehensive inventory of historic buildings dating from the mid-19th century to 1920.

Archaeological investigations have been conducted in Tubac by the Center for Spanish Colonial Archaeology. The Center is the repository for a comprehensive research collection concerning the Spanish Colonial and Mexican Republic periods in Tubac's history. The Center conducts ongoing investigations and interpretation of archaeological sites in the Tubac Settlement.

The historic contexts were based on scholarly documentation of the important periods in Spanish, Mexican, and American occupation of the northern Sonora and the Tubac settlement. Information on the broad historical patterns of those periods were organized in relationship to the development trends specific to the Tubac Townsite.

The typology of significant properties was based on primarily on function and style. They were identified for their association with Spanish Colonial, and Arizona Territorial settlement structural and traditional building forms typical of southern Arizona and northern Mexico.

Integrity and the registration requirements were based both on the knowledge of the condition of existing properties, and the information about similar properties that exist regionally. The degree of integrity that should be present for the three property types is relatively easy to assess because the typical form, style and materials characteristic of such properties have been widely studied and other examples are common regionally.

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