

Valencia House, 432-436 South Convent Avenue
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-48

HABS,
ARIZ,
10-TUCSO,
30/48-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HABS, ARIZ, 10-TUCSO, 30/4
HISTORIC AMERICAN BUILDINGS SURVEY

BARRIO LIBRE (Barrio Histórico)

VALENCIA HOUSE, 432-436 SOUTH CONVENT AVENUE HABS No. AZ-73-48

Location: 432-436 S. Convent Ave., (northwest corner of Convent Ave. and W. Kennedy St.), Tucson, Pima County, Arizona.

USGS Tucson Quadrangle, Universal Transverse Mercator Coordinates: 12.502680 .3563970

Present Owner: H. Kelly Rollings
3801 Calle Barcelona
Tucson, Arizona 85716

Present Occupants: #432, Mrs. Lucy Esparza #434, Vacant
#436, Mrs. Rita Hernández

Present Use: Residential; apartments.

Significance: The significance of this structure lies in its conversion from a standard adobe construction to a substantial brick edifice. The L-shaped plan of the adobe building was unified in a rectangular mass with high hip roof, and as such, represents an updating of traditional Barrio architecture to meet early twentieth-century design standards. The remodeling was designed by Henry O. Jaastad, Tucson architect, between 1906-1908. Contextually, this building dominates the streetscape but is reinforced by its brick neighbor to the south, also designed by Jaastad. Together they reinforce the planar qualities of street facades along South Convent Avenue.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca. 1900; remodeled 1906-1908.
2. Architect: Henry O. Jaastad (remodeling). Jaastad was a Norwegian architect who came to Arizona in 1902. Responsible for over 50 schools in Arizona and New Mexico, he opened his architect's office in Tucson in 1908. He also served 14 years as mayor of the city.
3. Original and subsequent owners: See chain of title below.

Part of Lot 1, Block 241, parcels 15 and 16.

1881 Deed, August 11, 1881, recorded in Volume 10, page 539. Corporate Authorities of the Village of Tucson to Merced and Lenore Federico.

- 1884 Deed, September 6, 1884, recorded in Volume 12, page 463. Merced and Lenore Federico to Juan and Maria Bojorquez.
- 1896 Deed, May 2, 1896, recorded in Volume 25, page 762. Juan and Maria Bojorquez to M. Altamirano and Prudence Sanchez.
- 1902 Deed, April 7, 1902, recorded in Volume 32, page 718. Manuel and Jesus R. Altamirano to Diego Valencia.
- 1936 Deed, September 23, 1936, recorded in Volume 196, page 227. Diego S. Valencia to Ramon L. and Josefa B. Camacho.
- 1937 Deed, April 20, 1937, recorded in Volume 205, page 199. Ramon L. and Josefa B. Camacho to Bernabe Robles.
- 1947 Deed, December 27, 1947, recorded in Volume 40, page 489. Estate of Bernabe Robles to Joaquina S. Robles.
- 1948 Deed, July 28, 1949, recorded in Volume 99, page 27. Joaquina S. Robles to Bernabe S. Robles, et al.
- 1954 Deed, June 2, 1954, recorded in Volume 720, page 160. Bernabe Robles, et al to Joaquina R. Kengla.
- 1973 Deed, June 1, 1973, recorded in Volume 4523, page 611. Joaquina R. Kengla to H. K. Rollings.

- 4. Builder/Contractor: Manuel "Maestro" Flores. Flores was a well-known Tucson carpenter responsible for the construction of many Tucson dwellings between 1900-1920.
- 5. Original plans and construction: This structure was originally a single-family dwelling built as an L-shaped adobe. It was encased in brick and enlarged into a rectangular plan in 1906-1908.

Originally a Sonoran building, the style of the remodeling is Anglo-Territorial.

- 6. Alterations and additions: Two garages and a shelter were constructed along the west property line at approximately the same time the house was built. One garage and the shelter were torn down in the 1940s; remains of the second garage are still standing. The house was divided into three apartments in 1953-54.

B. Historical Events and Persons Connected with the Structure:

This house and the four apartments (440-446 S. Convent Ave.) next to it (See AZ-73-11), were constructed for Diego Valencia. Valencia drove horse-drawn hearses for the Tucson Mortuary Company on Stone Avenue, and kept the hearses in the garages to the rear of the house.

He used a white hearse for children and a black one for adults. He also owned wagons and hacks which he contracted to drive, and later he began a taxi service. Mrs. Valencia died at the house, and Valencia was forced to sell when he could no longer pay the high interest rates on a loan he had obtained from Bernabe Robles. When Joseph Camacho purchased the property in 1935, he used the house as the Economy Grocery store until he went out of business a year later, and the property was transferred to the Robles family. Francisco and Rita Hernandez occupied the house following the Camachos, and Mrs. Hernandez still resides in one of the apartments.

Prepared by: Ann E. Huston
Project Historian,
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Assistant Project Historian
Historic American Buildings Survey
September 1980

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: A rather substantial brick-faced structure amid the typical stuccoed adobe structures of the Barrio, this prominent building dominates the intersection of Convent and Kennedy. An earlier adobe construction, the building was sheathed in brick and topped with a hip roof. It maintains traditional Barrio siting practice of building placement at property lines.
2. Condition of fabric: The building is in generally good condition although there is some structural problem resulting from deterioration at the lower walls. The building is in need of minor maintenance.

B. Description of Exterior:

1. Over-all dimensions: The building measures 55'-3" north-to-south along its principal facade (Convent Ave.) and 45'-0" along Kennedy Street. The rectangular plan is somewhat askew, the corners not being at right angles.
2. Foundations: Foundations are inaccessible. The exterior walls have stone facings at the base.
3. Wall construction, finish, color: The exterior wall surface is brick (running bond) veneer over adobe. The entire north and east walls are 1'-9½" thick (adobe and brick), as is the eastern 14 feet of the south wall. The remainder of the south wall and the entire west wall of the main building are 10" thick and are of brick construction.

4. Structural system, framing: Adobe and brick bearing walls support floor and ceiling joists and roof rafters.
5. Porches, stoops: There is an overhanging wood porch at the front door (center of east facade). It has a hipped roof and large supporting brackets. The entrance is three steps above sidewalk.
6. Chimneys: There is a brick chimney located at the south exterior wall near the southwest corner of the building.
7. Openings:

- a. Doorways and doors: The front entrance door is located at the center of the east facade.

On the west rear facade there are three doorways, one for each of the apartment units within. The doors have one glass panel over three horizontal wood panels.

- b. Windows: Window openings in the brick facades have brick jack-arched heads. The windows are double hung with wood sash, with two-over-two lights.

Windows in the frame addition are double casements, opening inward with screens on the exterior.

8. Roof:

- a. Shape, covering: The building has a hipped roof with a ridge running north to south. The surface is green rolled asphalt.
- b. Cornice, eaves: There is a boxed cornice, the soffits of which are of match bead boards.
- c. Dormers: Each slope of the roof has a triangular ventilator dormer.

- C. Description of Interior:

1. Floor plan: The building is essentially rectangular, the longer dimensions being the east (front) side. The building is divided into three apartments which run the depth of the building (east-to-west). There is a common entrance vestibule.

The north apartment is three rooms deep; the living room is in the northeast corner of the brick portion; the bedroom is in the northwest corner. The kitchen is located at the rear in the frame addition. The bathroom is situated adjacent to the kitchen, and is actually placed behind the central apartment.

The center apartment is also three rooms deep--a single large room has been divided by a 9'-6"-high partition (room ceiling height is 11'-8 $\frac{1}{2}$ "). The kitchen and bathroom are in the frame addition.

The south apartment is the largest of the three. A living room is located at the east front with a narrow bathroom situated in the southeast corner of the building. Parallel rooms (kitchen on the south, bedroom on the north) fill the brick portion of the building to the west of the living room and bath. The frame addition contains a bedroom.

2. Flooring: Pine boards, 3 $\frac{1}{2}$ " wide, are employed throughout the main portion of the building. The wood floor of the south apartment is covered with sheet vinyl floor covering.

The floor of the frame addition is of concrete slab formation.

3. Wall and ceiling finish: Walls are of plaster over adobe. There are some frame (plastered) partitions within. The frame addition has a plaster surface within.
4. Doors and doorways: Original doorways have a transom over the door. There is a molded frame with cornice molding at the top. The entrance door to the central unit has a glass panel over a wood panel. There is a denticulated band between the glass and solid panel.

New doorways have plain board moldings. There are no transoms. Most interior openings are doorless.

5. Decorative features and trim: There is a picture rail about 9'-6" above the floor.

In the south apartment's living room there is an oak mantel on the west wall. It has two Corinthian columns supporting the mantel shelf and a mirrored mantelpiece flanked by another pair of Corinthian columns. The fire opening is covered with a cast-iron plate. A gas heater is placed in front of the fireplace.

In the north apartment there is a recessed opening on the north wall. It matches the adjacent window opening but is backed up by the exterior brick wall. It is trimmed with the molded frames common on the original openings.

6. Equipment:
 - a. Electricity: All units have been wired for electricity.
 - b. Plumbing: Plumbing is located in the frame additions at the rear of the building (north and center apartments) and in the southeast corner of the south apartment. There is a hot-water heater for each unit.

- c. Heating: The south apartment has a gas heater in the living room. There is no heating device for the north or the central apartment.

D. Site:

1. General setting and orientation: The building is located on the northwest corner of the intersection of South Convent Avenue with West Kennedy Street. The front and side walls of the structure are placed at the property line with the sidewalk up to the base of the wall. The principal facade faces east.
2. Enclosures: The west rear of the property is enclosed with an adobe wall on the north side. The other sides are defined by fences of wood and corrugated sheet metal. The yard is further subdivided by fences to correspond to the apartments.

Prepared by: Prof. Robert C. Giebner
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Professor of Architecture
University of Arizona
July 1980

PART III. SOURCES OF INFORMATION

Building slip, Pima County Assessor's Office.
Sanborn Fire Insurance Company maps, 1909, 1914, 1919, 1948.
Tract Books, Pioneer National Title Insurance Company (Microfilm, Recorder's records).

Tucson City Directories: 1897-1980.

Oral Interviews:

Frank Rivera, 479 Convent Avenue, Tucson, Arizona.

Eliazar Herreras, 1331 E. Waverly, Tucson, Arizona.

Maria Luisa Trejo, 624 N. 7th Avenue, Tucson, Arizona.

Arnold Montes, 74 W. Kennedy Street, Tucson, Arizona

Josephine Barnhart, 78 W. Kennedy Street, Tucson, Arizona.

Adelina Flores, 56 W. Kennedy Street, Tucson, Arizona.

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Conservation and Recreation Service's National Architectural and Engineering Record (NAER) in cooperation with the Tucson Barrio Association, Inc. Funds for the project were provided by the Arizona State Historic Preservation Office and the Arizona State Office of Economic Planning and Development. Under the direction of Robert Kapsch, Chief of NAER, John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the project was completed during the summer of 1980 at the HABS field office in Tucson, Arizona, by Robert C. Giebner, Project Supervisor (Professor of Architecture, University of Arizona); William Joseph Graham, Project Foreman (University of Maryland); Ann E. Huston, Project Historian (California State University, Sacramento); Maureen L. Gerhold, Assistant Historian (Pennsylvania State University); Student Architects Scott Marshall Dolph (University of Arizona); Carol Jean Lemon (Washington State University); and Harrison Adam Sutphin (Virginia Tech); and Comprehensive Employment and Training Act (CETA) Summer Youth Employment Program Interns: Maria Arriola (Tucson High School); Ernest Cota; Lupita Lopez (Tucson High School); and Anna Trinidad. Photographic records were made for HABS by David J. Kaminsky, Photographer, Roswell, New Mexico. Editing and final preparation of the documentation was carried out in 1981 and in the HABS Washington Office by William Joseph Graham, Architect, and Lucy Pope Wheeler, Writer/Editor, of the HABS professional staff.

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