

Antonio Bustamante House
485-489 South Meyer Avenue/186 West Kennedy Street
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-5

HABS,
ARIZ,
10-TUCSO,
30/5-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

AS DEPOSITUM
FOLIO 15...

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

BARRIO LIBRE (Barrio Histórico)

HABS, ARIZ, 10-TUCSD, 30/5-

ANTONIO BUSTAMANTE HOUSE HABS No. AZ-73-5
485-489 SOUTH MEYER AVENUE/186 W. KENNEDY ST.

Location: 485-489 South Meyer Avenue/186 W. Kennedy St., (southeast corner of S. Meyer Ave. and W. Kennedy St.) Tucson, Pima County, Arizona.

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

Present Owner: Bettina M. Arnal, c/o Rollings Trust
901 E. Broadway
Tucson, Arizona 85719

Present Occupant: Sabino Pottery (Janet Burner) #487-489.
186 W. Kennedy, vacant.

Present Use: Commercial.

Significance: This large corner structure housed both a grocery store and living quarters for the Bustamante family, owners of a large ranch south of San Xavier Mission. The large corner openings are evidences of the commercial nature of the structure, while the rest of the building (including 186 West Kennedy (part of the original South Meyer Ave. house) and 168½ West Kennedy (an apartment addition built at a later date)) maintains a residential aspect. (For further data see AZ-73-14.) The setback, recessed openings, and adobe construction exhibit Sonoran characteristics; the hipped roof and gabled dormer vent show Anglo influence.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: pre-1897.
2. Architect: None known.
3. Original and subsequent owners: See chain of title below.

Part of Lot 2, Block 241, Parcel 10.

1879 Deed, October 20, 1879, recorded in Volume 5, page 657. Corporate Authorities of the Village of Tucson to Jesus Valencia.

1880 Deed, November 10, 1880, recorded in Volume 9, page 304. D. C. de Valencia, Adm. to Branlio Garcia.

1882 Deed, November 13, 1882, recorded in Volume 11, page 692. Branlio and Nieves Garcia to Albert and Bettina Steinfeld.

- 1911 Deed, July 15, 1911, recorded in Volume 51, page 154.
Albert and Bettina Steinfeld to Eloisa Bustamante.
- 1931 Deed, January 8, 1931, recorded in Volume 153, page 196.
Eloisa Bustamante to Antonio and Enriqueta Bustamante.
- 1940 Deed, May 31, 1940, recorded in Volume 229, page 319
L. C. Bustamante, Adm. to Bernabe Robles.
- 1947 Deed, December 27, 1947, recorded in Volume 40, page 489.
Estate of Bernabe Robles to Joaquina Robles.
- 1948 Deed, July 28, 1948, recorded in Volume 99, page 27.
Joaquina S. Robles to Bernabe S. Robles, et al.
- 1955 Deed, March 21, 1955, recorded in Volume 818, page 558.
Bernabe Robles, et al, to Mercedes R. Robles.
- 1958 Deed, November 7, 1958, recorded in Volume 1336, page 22.
Estate of Mercedes R. Martinez to Baudelio R. Martinez, et al.
- 1966 Deed, April 4, 1966, recorded in Volume 2715, page 309.
Estate of B. A. Martinez to Martinez et al.
- 1968 Deed, February 23, 1968, recorded in Volume 3187, page 529.
A. J. Martinez to Bettina M. Arenal.

4. Builder: Probably Antonio Bustamante.

5. Alterations and additions: Alterations and additions to this structure prior to 1909 are indeterminable. The basic plan of the building remained unchanged until the Kennedy St. addition (168½) was made in 1930, creating another residence in the structure. (See AZ-73-14.) An overhanging frame porch extended along the front facade on Meyer Avenue until some time after 1948. (See Barrio Libre (AZ-73) for historic photograph of Corner of S. Meyer and W. Kennedy St., ca. 1890.)

B. Historical Events and Persons Connected with the Structure:

The Bustamantes were a large family that owned a ranch south of San Xavier Mission. They were responsible for the construction of this house and one south of it at 505 S. Meyer Ave. The family ran a grocery and general merchandise store in the corner of this building, their residence quarters surrounding it on two sides. The Bustamantes occupied the structure until 1940 when they lost it to Bernabe Robles. (See AZ-73, p. 13, historic background.)

At this time the structure was rented by the Robles family to a number of different tenants, and housed, at different times, the J. R. Romero Bakery and the Goodyear Shoe Shop. A portion of the building is currently vacant and undergoing interior remodeling for the relocation of the America West Gallery (now located at 367-371 S. Meyer Avenue).

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

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This building has the typical massing of buildings of the Early Transitional period of Tucson architecture. It is constructed of adobe and positioned at the front property line. There is a hipped roof with pediment at the center of the west front. The building has been modified for commercial purposes over the years. There are parapeted additions on the east rear along Kennedy Street (See AZ-73-14) at the southeast corner.
2. Condition of fabric: A portion of the building is in the process of rehabilitation. With the exception of some cosmetic problems common to adobe construction, the building is in good condition.

B. Description of Exterior:

1. Over-all dimensions: The building measures about 70' north-to-south along its west (front) facade, and 68' west-to-east along its north side. The latter dimension includes 28' of building addition.

The west and north walls are flush with the property line; the south side of the building abuts the adjacent building. The east (rear) of the building is very irregular with numerous sheds and additions.

2. Foundations: There appears to be a concrete foundation under the Kennedy Street addition; there is evidence of concrete at the base of the main building although this may be underpinning.

3. Wall construction, finish and color: The 12", 14" and 21" thick walls are of mud adobe with lime and some cement stucco. In some areas, chicken wire has been employed to hold the stucco to the adobe. The stucco is beige and gray.
4. Structural system, framing: The adobe bearing walls support a light frame ceiling and roof system. Apt. #489 has a dimensioned lumber joist system in its front room.
5. Stoops: The doors to #186 (and #168½) W. Kennedy St. (north side) are one step above grade. The doors to #487 and #489 South Meyer are three steps above grade.
6. Chimneys: There is a chimney on the west exterior wall penetrating the west roof slope just north of the pediment projection (ca. 25' south of the north end of the building). It is of exposed brick. A second chimney is located on the north exterior wall penetrating the north roof slope approximately 20' east of the west wall. It is of brick construction.
7. Openings:
 - a. Doorways and doors: Each entrance doorway to #487 and #489 has a three-pane transom over the door. The doors have six glass panels over three horizontal wood panels. There are screen doors.

There is a Meyer Ave. doorway to 186 (and 168½) W. Kennedy which has two match bead wood door panels which open in. Above these panels is a nine-pane window (three over three horizontally).

The entrance doorway to #186 W. Kennedy has a temporary galvanized metal door. There is a single-pane transom over the door.

(The doorway to 168½ W. Kennedy has a five-(horizontal) panel door.)

Doors to the rear of the building are also five-panel doors.
 - b. Windows: The main building has wood two-over-four light, double-hung sash with screens for the units #487 and #489. The opening at #489 has an iron grille covering also.

These openings have flat board trim with a molded head trim. There are wood sills.

The westward window (on the north side, near the corner) on the 186 W. Kennedy portion is composed of a nine-pane window panel (three over three horizontally) over a solid, match bead board panel. (This was probably a larger commercial window at an earlier date.)

The westernmost opening on the north side of 186 W. Kennedy St. is similar to the large opening on the west (front) on S. Meyer.

The other window in the 186 W. Kennedy St. portion is a narrow wood double-hung sash, with six-over-six lights.

The windows of the 168½ W. Kennedy apartment are (1) a one-over-one wood double-hung weighted sash; (2) a wooden double-hung one-over-four sash window; and (3) a wood casement window.

8. Roof:

- a. Shape, covering: The main building has an L-plan hipped roof with a south gable end abutting the gable end of the adjacent building. There is a large subsidiary gable on the west front. The roof surface is rolled asphalt. The original wood shingles are still in place under the present roof.

The 168½ West Kennedy St. addition of 1930, as well as the east addition at the south end has a flat roof with parapet walls. There are numerous shed-like additions all along the east rear.

- b. Cornice, eaves: The hipped roof has 2" x 2½" rafter ends projecting beyond the walls. Roof sheathing is exposed at the eaves. There is a wood closure strip between the rafters.
- c. Dormers: There is a large subsidiary gable projection from the west slope of the roof, with a small window/vent opening.

C. Description of the Interior:

1. Floor plans: This large building on the southeast corner of the intersection of West Kennedy St. and South Meyer Ave. has been divided into three units:
- a. The first or northwest corner unit, 485 S. Meyer Ave., is comprised of a principal room (with a second room behind it to the east, entered as 186 W. Kennedy St.) The principal room of this corner unit has a cellar under a portion of the room. This cellar has been opened, and its entrance on the floor of the principal room defined by an iron railing. At the southeast corner of the corner unit there is located a frame partitioned room. Beyond the second room (#186) there is the 1930 addition along W. Kennedy St., which has two rooms plus a bath, obviously a two-room apartment. (This may be seen further as AZ-73-14, 168½ W. Kennedy St.)

b. The middle unit at 487 S. Meyer Ave. is used as a pottery shop and studio. Its entry is first into a hall (possibly a former zaguan or vestibule, although the walls have been replastered and there is no evidence of an earlier opening). To the right or south of this entry at 487 S. Meyer Ave. is a large square room. A second flank of rooms to the east or rear contains a kitchen and studio space. These rooms appear to be later frame additions.

c. The southern, or end unit, 489 Wouth Meyer Ave., extends three rooms in depth to the east or rear, each room pening directly into the next room back.

2. Stairway: There is a stairway to the basement of the principal room (northwest corner) of the building. The stairs have 12 risers and are built of wood planks. There are three concrete risers from the principal room on the corner to the rest of the unit reached also through 186 West Kennedy Street.

3. Flooring: There are concrete slab floors and 3 $\frac{1}{4}$ " Douglas Fir board floors.

4. Wall and ceiling finishes: The walls are plaster over adobe throughout, with the exception of some frame partitions in the additions which are of lath and plaster.

Ceilings are of match bead board in the main rooms of the original building. Ceilings are of wood lath and plaster in 186 West Kennedy and portions of 168 $\frac{1}{2}$ West Kennedy.

The shed additions have exposed 2" x 10" rafters with 12" board ceilings.

The ceiling of #489 has exposed boards and rafters.

5. Openings:

Doorways and doors: Most interior doors have been removed. Doorways are eigher of plastered or board jambs, more frequently plastered. The trim is of flat boards where employed.

6. Decorative features and trim: In the northeast room of 186 West Kennedy there is a small arched niche on the south wall. There is, in the northwest room of #485, a Victorian black marble and cast-iron fireplace (not original to the building), in the southwest corner. This same room also has a new iron railing protecting the opening to the basement.

7. Mechanical equipment:

Heating: There is a fireplace in the southwest corner of the northwest or principal room of 485 South Meyer Avenue. A second fireplace in the northwest corner of the northeast room of the same unit has been removed.

Unit #489 has a new wood-burning stove.

Plumbing and Electricity: Electrical service and plumbing fixtures have been added.

D. Site:

1. General setting and orientation: The building is situated on the southeast corner of the intersection of South Meyer Avenue and West Kennedy Street. It is set at the property lines.

The principal facade is on Meyer Avenue, with 186 West Kennedy St., around the corner, an original part of the South Meyer Ave. house. The flush-fronted building abuts the adjacent building to the south.

2. Enclosures and planting: The rear (east) yard is enclosed by a wood and corrugated metal fence, and contains sheds and some shade trees.

PART III. SOURCES OF INFORMATION

- A. Old views: (Courtesy Arizona Historical Society.) (See Barrio Libre (AZ-73). Views by unknown photographer show South Meyer Avenue looking north from Kennedy Street, ca. 1890.)

B. Bibliography:

Building slip, Pima County Assessor's Office.

Sanborn Fire Insurance Company maps, 1909, 1914, 1919, 1948.

Tract Books, Pioneer National Title Insurance Company (Recorder's records, on microfilm.)

Tucson City Directories, 1897-1979.

C. Oral Interviews:

Eliazar Herreras, 1331 E. Waverly
H. Kelley Rollings, 3801 Calle Barcelona

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 in the HABS Washington Office by William Joseph Graham, Architect, and Lucy Pope Wheeler, Writer/Editor, of the HABS professional staff.

#

ADDENDUM TO
485-489 SOUTH MEYER AVENUE
& WEST KENNEDY STREET (HOUSE)
(ANTONIO BUSTAMENTE HOUSE)
Barrio Libre (Barrio Historico)
Tucson
Pima County
Arizona

HABS No. AZ-73-5

*HABS
ARIZ,
10-TUCSO,
30/5-*

XEROGRAPHIC COPIES OF COLOR TRANSPARENCIES

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
Washington, D.C. 20013