

Escalante House
482-484 South Convent Street
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-16

HABS,
ARIZ,
10-TUCSO
30/16 -

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

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

HISTORIC AMERICAN BUILDINGS SURVEY

BARRIO LIBRE (Barrio Histórico)

ESCALANTE HOUSE, 482-484 SOUTH CONVENT AVENUE HABS No. AZ-73-16

Location: 482-484 S. Convent Ave., Tucson, Pima County, Arizona.
 USGS Tucson Quadrangle, Universal Transverse
 Mercator Coordinates: 12.502680 .3563970.

Present Owner: Sally B. Rollings and Joseph S. Radom, Trustees
 901 E. Broadway, Tucson, Arizona

Present Occupants: #482- Clark S. Atkinson #484- Richard Shenkarow
 Richard Gastellum

Present Use: Residential; apartments.

Significance: Built by its original owner and occupant, Miguel Escalante, this Early Transitional Sonoran row house is of traditional adobe construction and is set flush with the street. The structure deminates its neighbors to the south because of its somewhat larger size and the extensive rehabilitation it has undergone. The structure recently received a new layer of stucco and paint, a new corrugated metal roof, and new windows and doors.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca. 1900.
2. Architect: None known.
3. Original and subsequent owners: See chain of title below.

Part of Lot 4, Block 241, parcel 25.

- 1902 Deed, December 17, 1902, recorded in Volume 35, page 41.
 Candelario and Petra Ortega to Miguel Escalante-
- 1913 Deed, March 1, 1913, recorded in Volume 52, page 586.
 Estate of Miguel Escalante to Soledad Escalante (wife).
- 1919 Deed, July 7, 1919, recorded in Volume 71, page 372.
 Board of Supervisors, Pima County, Az. to Soledad Escalante.
- 1919 Deed, July 7, 1919, recorded in Volume 71, page 371.
 City of Tucson and O. C. Parker Major and Trustee to Soledad Escalante.

- 1920 Deed, February 19, 1920, recorded in Volume 76, page 338. Soledad de Escalante to Vicente and Trinidad Almenar.
- 1922 Deed, August 17, 1922, recorded in Volume 78, page 384. Trinidad G. Almenar to Vicente G. Almenar.
- 1923 Deed, November 8, 1923, recorded in Volume 96, page 133. Vicente G. and Cristina Almenar to Nick Turk.
- 1930 Deed, July 1929, 1930, recorded in Volume 146, page 527. Estate of Nick Turk to Sadie N. Turk.
- 1949 Deed, May 13, 1949, recorded in Volume 1968, page 293. Estate of Sadie N. Turk to Carlos G. Robles.
- 1962 Deed, February 20, 1962, recorded in Volume 1896, page 81. Robles, Trustee to Turk.
- 1967 Deed, March 10, 1967, recorded in Volume 2947, page 250. Turk to Ahee.
- 1971 Deed, June 14, 1971, recorded in Volume 4016, page 271. Ahee to Abodeely.
- 1972 Deed, February 16, 1972, recorded in Volume 4189, page 529. Abodeely to Rollings Motor Co.

4. Builder: Miguel Escalante.

5. Alterations and additions: This dwelling was converted to two apartments around 1920. Two small additions, one adobe and one frame, modified the rear of the structure between 1914 and 1919. Another small frame addition was built prior to 1948. These extra rooms were probably added to accommodate more persons in the two apartments. The structure may have housed three apartments at one time.

A frame stable at the rear of the house disappeared by 1919, and a small frame shed in the southwest corner of the property was gone by 1948. There are no longer any outbuildings associated with this building.

B. Historical Events and Persons Connected with the Structure:

Miguel Escalante, a butcher, was the original occupant and butcher of this house. He owned a ranch in the Rincón Mountains and also ran a butcher shop at 469 S. Meyer Ave., a block from this residence. The Escalante family retained ownership of the house until the 1920s, when it was sold and converted to two apartments. One of the Escalante daughters married Manuel Ahloy and lived next door, at 492-494 S. Convent Ave. A number of short-term working-class tenants occupied the two apartments from 1912 to the present, one family, that of Ramon Sánchez, living there from about 1935 to 1950.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This Early Transitional adobe structure has undergone extensive rehabilitation for two living units. The building sits at the front property line and its flush front is broken only with an entrance doorway and four windows. The high corrugated metal roof is hipped laterally only, leaving a gablet form at the end of each side just below the ridge.
2. Condition of fabric: Excellent.

B. Description of Exterior:

1. Over-all dimensions: The building measures 37'-6" north-to-south along its east facade and 23'-0" east-to-west along its north side; the south side measures 40' and has a strong bend toward the north.
2. Foundations: Inaccessible.
3. Wall construction, finish and color: The building is constructed of mud adobe, the exterior walls being stuccoed and painted blue.
4. Structural system, framing: The adobe bearing walls support an exposed ceiling joist system (2" x 12"); the ceilings have been removed. The roof rafters are 2" x 4", with plywood sheathing.
5. Porches: There is a porch on the west rear of the building; it has a shed roof. At the southwest corner there is an open structure walled on three sides and roofed over.
6. Chimneys: There is one brick chimney located at the south wall of the building.
7. Openings:
 - a. Doorways and doors: The main entrance to #482 is on the north side of the building. The doorway contains a four-panel door with sidelights and a transom. The material is wood.

The entrance to #484 is on the east front. The doorway contains a four-panel door. The material is wood.

Rear doors are located along the west side. They are wood, either paneled (four panels) or glass over panel.
 - b. Windows: The windows are steel double-hung with four-over four light sash.

8. Roof:

- a. Shape, covering: This building has a high hip roof with gablets. The roofing material is corrugated metal.
- b. Cornice, eaves: There is a flat fascia board at the eaves. The rafter ends abut the fascia.

C. Description of Interior:

1. Floor plans: The buildings is divided into two living units. The north unit is two rooms deep with a bedroom loft area. The front room serves as the living room; the rear room contains the kitchen and a dining area; a small bathroom is built into the northwest corner of this room.

The south unit is larger, having a major living area on the east side, a kitchen in the northwest corner, and a wing extending west along the south side. This wing contains a bathroom and a small studio space. To the outside rear is the enclosed open area. The loft area of this unit is subdivided with low partitions into several spaces.

2. Stairways: Each unit has a stairway to the loft. The stairs are of open wood framing. The stringers support 2"x 12" treads with a 7½" open riser. There are 2" x 4" handrails and balusters. The south unit has a brick platform prior to the 14 risers. The stairway in the north unit has 15 risers.
3. Flooring: Floors throughout the first floor of both units are of brick in a basket-weave pattern. There are several one-step changes of level in the south unit. The loft floors are of wood with carpet coverings.
4. Wall and ceiling finishes: The walls have plaster surfaces and are painted. The ceilings have been removed, exposing the underside of the roof. The plywood sheathing is visible. The ceiling joists are still in position; they measure 2" x 12".
5. Openings: Interior doors are paneled (five and six panels). The openings have board jambs and flat board trim.
6. Mechanical equipment: The units have a central heating unit and evaporative coolers. They have full electrical service and complete plumbing.

D. Site:

1. General setting and orientation: The building is located on the west side of South Convent Avenue, about seven feet back from the curb.

2. Landscaping, enclosures: There is a yard which wraps the building on the west and north sides. The rear yard belonging to #482 is well developed with a variety of plantings. The yard associated with #484 is devoid of any vegetation. The yards are enclosed with a railroad tie post-and-metal-grate fencing on the west side, and a chain-link fence on the street front.

Prepared by: Prof. Robert C. Giebner
Project Supervisor
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, National Title Insurance Company (Microfilm, Recorder's records).
Tucson City Directories, 1897-1979.

Oral Interviews:

Adelina Flores, 56 W. Kennedy St.
Felix Fimbres, 462 E. 31st St.

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 (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.