

440-446 South Convent Avenue
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-11

HABS,
ARIZ,
10-TUCSO,
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

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

HISTORIC AMERICAN BUILDINGS SURVEY

BARRIO LIBRE (Barrio Histórico)

440-446 SOUTH CONVENT AVENUE

HABS No. AZ-73-11

Location: 440-446 South Convent Ave., 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: #440, Angela Montoya; #442 Wyatt Anthony; #444, Maria Flores
 #446, Vincent Oreski

Present Use: Residential; apartments.

Significance: This row of apartments is a brick translation of typical Barrio row houses. Designed by Henry O. Jaastad, Tucson architect, between 1908-1909, this four-unit building with hip roof relates strongly to its neighbor to the north, also designed by Jaastad. Design elements are uniquely Victorian. The plan form reflects Anglo functions with rooms relating to an entry hall.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca. 1908.
2. Architect: Henry O. Jaastad. Jaastad was a Norwegian architect who came to Arizona in 1902. Responsible for the construction of 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.

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, 1948, 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. Alterations and additions: This row of apartments has remained essentially intact, with few alterations. The canvas-covered porch in the rear has been replaced with wood and screen, and the row of fruit trees in the back yard has been removed.

B. Historical Context:

These apartments were constructed for Diego Valencia and rented by him. Most of the tenants were laborers, Southern Pacific Railroad employees, or employees of local stores. Tenancy was usually no longer than five years, and many of the residents eventually purchased property in the same neighborhood. In 1925 Valencia was renting the apartments for \$25 per month.

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 four-unit brick row building establishes an interesting relationship with traditional adobe row structures in the Barrio. Designed between 1908-1911 by Tucson architect Henry Jaastad, the building was a modern translation of the contiguous row.

2. Condition of fabric: Excellent.

B. Description of Exterior:

1. Over-all dimensions: The building measures 130' north-to-south along its east facade and 28' east-to-west along the sides. There is a 7'-deep frame addition to the west rear.
2. Foundations: Stone.
3. Wall construction, finish and color: The walls are constructed of fired brick and have their natural red color. The east front wall measures 1'-2" thick while other exterior walls measure 9".
4. Structural system, framing: The masonry bearing walls support a lightweight roof-truss system and a floor-joist system. Partitions on the interior are framed.
5. Porches, stoops: There is a series of enclosed frame porches along the west rear of the building. Each unit's porch contains a bathroom.
6. Chimneys: There are three chimneys on the building. They are all located along the center line running north and south through the building. One chimney is located at the center of the north wall, at the exterior wall surface. A matching chimney is situated on the south wall. A third chimney is located at the center of the buildings just behind the ridge.

All chimneys are of exposed brick. The end chimneys measure 1'-6" x 2'-8"; the center chimney measures 1'-6" x 4'-7".

7. Openings:

- a. Doorways and doors: There are four doorways on the east front facade, each offering entry to a unit. Each doorway has a door topped with a transom. The doors were originally composed of a square glass panel over a wood panel. One of the doors is presently a flush door. Another has an oval glass panel over a solid panel.

The rear doors are five-panel doors. Their doorways have segmental arched openings.

- b. Windows: The windows have segmental arched openings also. All windows are of wood double-hung weighted sash with one-over-one lights. Each unit has two east-facade windows, and two west-facade windows opening onto the rear porch. The north unit, #440, has a single window on the north wall.

8. Roof:

- a. Shape, covering: The roof is hipped and was originally covered with wood shingles. Today it is covered with rolled asphalt.
- b. Cornice, eaves: There is a 1'-6" boxrd cornice.
- c. Dormers: There are four gable vents along the east and west slopes of the hip roof. They have horizontal louvres.

C. Description of Interior:

1. Floor plans: The floor plans of all units are the same, except that they are mirror images of each other. Entrance is into a hall with the living room to one side and a bedroom to the other. Straight ahead is a kitchen with a bedroom to the side (behind the first bedroom). The bedrooms are separated by a bathroom and closet. The rear porches are enclosed.
2. Flooring: The floors are of 3½" tongue-and-groove fir.
3. Wall and ceiling finish: Walls are of plaster on frame and on brick (exterior) walls. The lower portions of kitchen walls are of plaster scored to resemble tile.

Ceilings are of 3½" tongue-and-groove V boards.
4. Openings: Doorways and windows are trimmed with 5½" flat board trim. There is a 6¼" head molding. Doors are of five wood panels.
5. Decorative features and trim: Between the entry hall and living room is a large opening containing two round colums (of no defined Order), set upon paneled plinths. The columns measure 3¾" diameter at the bottom, and taper to 3" at the top. The columns are 4'-2" in height.

There is a corner fireplace in the living room. The brick fireplace has a segmental arched opening. There is a wooden mantel and a concrete hearth.
6. Mechanical equipment: The units have standard electrical service and plumbing fixtures. There is no heating system other than the fireplace.

D. Site:

1. General setting and orientation: The building is located on the west side of South Convent Avenue and is situated at the front property line. The rear yards are enclosed with wood and corrugated fencing. The yards have no landscape plan, although there are Chinaberry trees in some of the yards.

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, 1901, 1904, 1909, 1914, 1919, 1948.
Tract Books, Pioneer Title Insurance Company (Microfilm, Recorder's records).
Tucson City Directories; 1897-1980.

Oral Interviews:

Frank Rivera, 479 Convent Avenue
Eliazar Herreras, 1331 E. Waverly.

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.

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