

Preciado House
148-150 West Kennedy Street
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-39

HABS,
ARIZ,
10-TUCSO,
30/39-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

ADDENDUM
FOLLOWS...

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)

PRECIADO HOUSE, 148-150 WEST KENNEDY STREET HABS No. AZ-73-39

Location: 148-150 W. Kennedy St., Tucson, Pima County, Arizona.

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

Present Owner
and Occupant: James D. Ozmun

Present Use: Residential.

Significance: One of the oldest houses in the Barrio, this simple adobe row house exhibits the recessed doors and flat roof characteristic of early Sonoran structures. It is set flush with the street and contiguous to the dwelling to the east (140 W. Kennedy St., AZ-73-42) also an early structure. The even setback of the four dwellings along this portion of the street contributes to the planar quality of the W. Kennedy Street facade.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1878 is an estimated date.
2. Architect: None known.
3. Original and subsequent owners: See chain of title below.

Part of Lot 2, Block 241, parcel 9.

- | | |
|------|---|
| 1888 | Deed, September 7, 1888, recorded in Volume 14, page 690.
M. F. Shaw, Sheriff to John Zellweger. |
| 1889 | Deed, June 4, 1889, recorded in Volume 99, page 513.
John Zellweger to Josefa Preciado. |
| 1904 | Deed, December 2, 1904, recorded in Volume 36, page 322.
Josefa Preciado to Guadalupe Preciado. |
| 1925 | Deed, February 4, 1925, recorded in Volume 99, page 514.
Estate of Guadalupe Preciado to Margarita and Alberto Preciado. |
| 1928 | Deed, July 27, 1928, recorded in Volume 124, page 594.
Alberto Preciado to Margarita Preciado Cox. |

- 1928 Deed, August 3, 1928, recorded in Volume 124, page 610. Laura C. Preciado (wife of Alberto) to Margarita Preciado Cox.
- 1936 Deed, March 12, 1936, recorded in Volume 193, page 263. Margarita and Samuel Preciado Cox to Joseph A. Bailie.
- 1948 Deed, December 17, 1948, recorded in Volume 132, page 374. Joseph A. Bailie to L. C. Bustamante.
- 1977 Deed, January 11, 1977, recorded in Volume 5462, page 525. E. Bustamante to J. D. Ozmun.

4. Builder: Unknown.

5. Alterations and additions: This dwelling was converted from a single-family residence to a duplex between 1919 and 1948. A two-room addition and a bathroom were built about 1950. A large adobe stable located at the rear property line disappeared sometime after 1948.

B. Historical Persons and Events Connected with the Structure:

This residence was occupied by the Preciado family from the late 1800s until the 1930s. Francisco Preciado, a bartender at the La City Saloon, and his wife, Josefa, had several children. Alberto, a son, was born in 1901 and later lived a block away on Simpson Street. He operated the La Concha Service Station (now a grocery store) at the corner of Convent and Kennedy for a number of years. There have been several different tenants in the house since it was sold by the Preciados in 1936. The present owner and occupant acquired the house in 1977.

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 Information:

1. Architectural character: This building is a classic example of Sonoran architecture in Tucson's Barrio Histórico. It is flush-fronted and set- contiguously with its neighbor to the east. There is a low sloping roof which sheds or slopes away from the front.

2. Condition of fabric: Excellent.

A. Description of Exterior:

1. Over-all dimensions: The building measures 43'-4" east-to-west along its north facade and is about 24' deep at the west side and about 34' deep at the east side.
2. Foundations: The base of the exterior walls are covered with stucco and the foundations are inaccessible. A horizontal break about two feet above grade indicates the possibility of the traditional stone base. This base might be a veneer of stone rather than a full foundation.
3. Wall construction, finish and color: Exterior walls are of mud adobe, stuccoed and painted tan. They measure about 1'-9" thick.
4. Structural system, framing: The adobe bearing walls support a viga and saguaro rib (ceiling) system in its front (northern) portion. Other rooms appear to have standard dimensioned lumber framing systems.
5. Porches, stoops: The entrance to the house is recessed in the adobe wall and there are two concrete steps up to floor level.

An enclosed porch is located at the center of the rear (south) facade. It is contained on three sides by the building. The south wall is enclosed by a low solid wall and an upper portion of casement windows and fixed glass.

6. Openings:

- a. Doorways and doors: The front (north) facade has two recessed doorways. The main entrance is to the left (east) and contains a wood door with six glass panes over two vertical wood panels. The other door (no longer used) is also recessed and is of wood with two large wood panels. There is a transom over the door.

The rear door exiting from the enclosed porch at its east end is wood with one glass panel and two wood panels.

- b. Windows: The north facade contains two windows set almost flush with the exterior wall surface. The window to the left (east) is slightly smaller and located lower than the other. Both are of wood sash, with one-over-one lights, double-hung, and weighted.

A single window on the west side is located at the bathroom. It is of wood double-hung sash.

The south wall of the enclosed porch has a series of alternating double casements and fixed panel glass. The frames are of wood. A window in the south wall of the east room has been removed and is covered with a panel.

7. Roof:

- a. Shape, covering: The roof is flat with a slight slope toward the south rear. It is covered with corrugated sheet metal.
- b. Cornice, eaves: The front of the building has a plain boxed cornice.

C. Description of Interior:

1. Floor plan: The building plan is L-shaped. The principal room (living room) is located on the north front side with its axis running east and west. Immediately to the west is the bedroom. Perpendicular to the living room and situated at the east side is the kitchen (undergoing remodeling). The bathroom is located to the south of the bedroom in the southwest corner of the building. The space between the kitchen and bathroom is an enclosed porch.
2. Flooring: The floors throughout the house are brick, set in a herringbone pattern with an edging of brick set perpendicular to the wall. The floor of the enclosed porch is concrete slab.
3. Wall and ceiling finish: The walls are of plaster on adobe. Ceilings in the living room and bedroom are of pine vigas and saguaro rib savinas. The ceiling of the kitchen has been removed during remodeling. The bathroom ceiling is of plaster. The enclosed porch ceiling is of 5" v-groove boards supported by double (bolted) 2" x 4" joists.
4. Openings:
 - a. Doorways and doors: Interior doorways are plastered with a simple wood jamb. The doorway between the living room and bedroom has no door. The door between the bedroom and bathroom has two panels. The door between the living room and enclosed porch is a four-panel door; that between the kitchen and porch is of glass over wood panel. the doorway between the living room and kitchen has no door, and is merely stuccoed.
 - b. Windows: The windows are set flush with the exterior wall surface and the sill and jambs are stuccoed. They have no trim.

There is a small square hopper window set high in the south living room wall. It is the former opening for an evaporative cooler.
5. Decorative features and trim: Trim around the openings is of flat boards and varies from 3½" to 5½" with an instance of 1 3/4" trim in the bathroom doorway.

6. Equipment:

- a. Lighting: Standard electrical service is provided.
- b. Plumbing: Standard plumbing service is provided.
- c. Heating: There is no heating system.

D. Site:

1. General setting and orientation: The building is located on the south side of West Kennedy Street, flush with the front property line. It abuts its neighbor on the east. There is a passage between the house and its neighbor on the west.
2. Enclosures and planting: The rear yard measures about 23' x 43'. It is enclosed on the south by a wood fence, on the east by chain-link fencing, and on the west by a fence of wood and corrugated metal. There is a small Chilean Mesquite tree in the yard as well as miscellaneous plantings.

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

PART III. SOURCES OF INFORMATION

Arizona Historical Society, clipbooks (Guadalupe Preciado, Alberto Preciado).

Building slip, Pima County Assessor's Office.

Tract books, Pioneer National Title Insurance Company (Ricorder's records on microfilm).

Tucson City Directories, 1897-1979.

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

Oral Interviews:

Eliazar Herreras, 1331 E. Waverly

Alberto Urías, 706 S. Osborne.

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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