

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

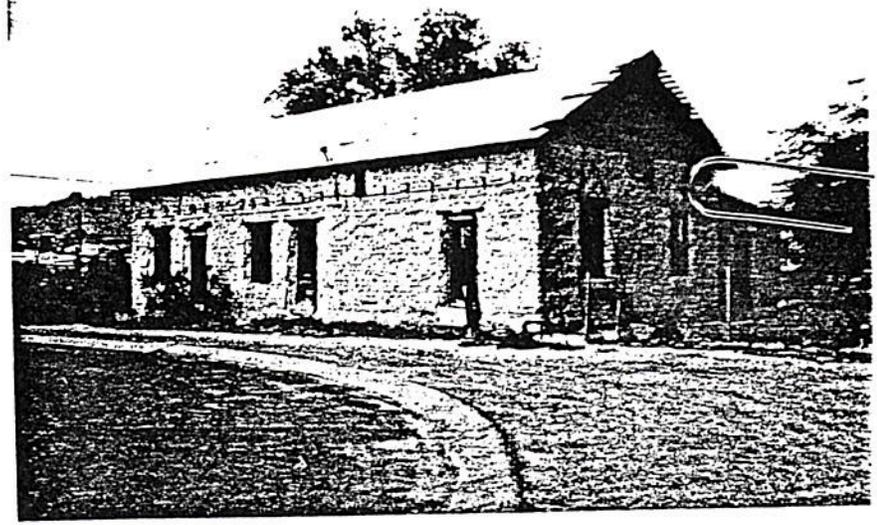
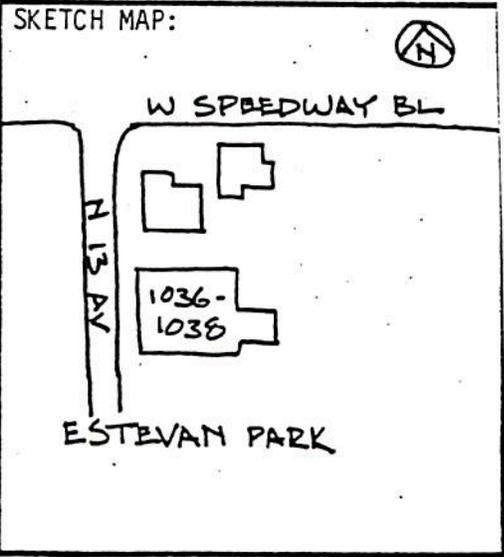
**IDENTIFICATION**  
 John Spring Neighborhood  
 SURVEY AREA NAME: Mountain View Addition  
 HISTORIC NAME: Sabedra-Huerta House  
 ADDRESS/LOCATION: 1036-38 N 13 Av  
 CITY/TOWN: Tucson AZ  
 TAX PARCEL NUMBER: 116 16 2470  
 OWNER: Huerta, Cruz Alvarado  
 OWNER ADDRESS: 242 E Navajo Rd  
 Tucson AZ  
 HISTORIC USE: multi-residential  
 PRESENT USE: residential  
 BUILDING TYPE: triplex apartment (row)  
 STYLE: Early Transitional  
 CONSTRUCTION DATE: 1915  
 ARCHITECT/BUILDER: Mrs. Mary Alvarado Sabedra  
 INTEGRITY: unaltered  
 CONDITION: fair

COUNTY: Pima SURVEY SITE: 8  
 USGS QUAD: Tucson  
 T 14 R 13 S 12 / NW ¼ OF THE NW ¼  
 UTM zone 12 (e)502024 (n)3566285

**Description (contd.)**  
 ROOF TYPE: gable & shed  
 ROOF SHEATHING: asphalt shingle over original wood shingle  
 EAVES TREATMENT: exposed rafters  
 WINDOWS: wood double-hung, 2/2  
 ENTRY: 3 doors, one for each unit  
 PORCHES: none  
 STOREFRONTS: N/A

**DESCRIPTION**  
 STORIES: 2.0 DIMENSIONS: (l) 49 (w) 25  
 STRUCTURAL MATERIAL: adobe  
 FOUNDATION MATERIAL: "A Mountain" basalt rock  
 WALL SHEATHING: exposed adobe brick, never plastered  
 APPLIED ORNAMENT: none

NOTABLE INTERIOR: finished 2nd story living space unusual for Sonoran row house  
 OUTBUILDINGS: none  
 ALTERATIONS: none  
 PHOTOGRAPH 8C



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SEE ATTACHED NARRATIVE PAGES FOR DETAILED DESCRIPTION AND EVALUATION OF SIGNIFICANCE.

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE\_\_\_ COMMUNITY PLANNING\_\_\_ ECONOMICS\_\_\_  
 EXPLORATION/SETTLEMENT x GOVERNMENTAL\_\_\_ MILITARY\_\_\_ RELIGION\_\_\_ SCIENCE\_\_\_  
 THEATRE\_\_\_ TRANSPORTATION\_\_\_ TOURISM\_\_\_ OTHER(specify)\_\_\_ SUBURBANIZATION\_\_\_

HISTORIC ASSOCIATIONS (be concise): Owner-built by grandmother of present owner; may be first house in former Indian-occupied "Barrio los Yaquis". Area is NE corner of Mountain View Subdivision, platted 1902.  
 PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) Yaquis

RELATIONSHIP TO LOCAL DEVELOPMENT Hispanic suburbanization during World War I era

CULTURAL AFFILIATIONS Sonoran Hispanic mine laborers

ARCHITECTURAL STYLE Early Transitional (vernacular)

MAJOR ARCH. FORM/MATERIAL N/A

ENGINEERING/STRUCTURAL N/A

DISTRICT/STREETScape CONTRIBUTION semi-isolated setting by park evokes earlier landscape

DISCUSSION AS REQUIRED:

Well-proportioned example of Early Transitional, a Sonoran style combining Hispanic adobe walls and zero lot-line siting w/Anglo pitched roof and use of dimensioned lumber. Finished 2nd story living space is unusual for Sonoran row house. Also unusual is number of Anglo stylistic references, including roof dormers (now removed) and shingles covering gable ends.

One of Tucson's few remaining suburban adobe row houses from World War I era.

CONTEXT: ISOLATED/RURAL\_\_\_ RESIDENTIAL STREET x COMMERCIAL\_\_\_ CENTRAL SQUARE\_\_\_  
 CBD:\_\_\_ OTHER:\_\_\_

BIBLIOGRAPHY/SOURCES:

SEE ATTACHED SHEET FOR BIBLIOGRAPHY.

LISTING IN OTHER SURVEYS: none

NATIONAL REGISTER STATUS:

LISTED\_\_\_ DETERMINED ELIGIBLE\_\_\_ DETERMINED NOT ELIGIBLE\_\_\_ NOT EVALUATED\_\_\_

COMMENTS/DEVELOPMENT PLANS/THREATS:

Threatened by neglect and encroaching commercial zone.

SURVEYOR Eliza Husband SURVEY DATE 6/85 DATE FORM COMPLETED 5/85  
 rev. 9/87

John Spring Multiple Resource Area  
National Register Nomination  
SABEDRA-HUERTA HOUSE  
Narrative Pages for Survey Form JSN-8

DESCRIPTION

Summary

The Sabedra-Huerta House (1915, JSN-8\*) is an individually nominated site within the John Spring Neighborhood Multiple Resource Area in Tucson, Arizona. It is an owner-built, two-story adobe row house in Early Transitional style-- that is, a Sonoran form with fewer Anglo-influenced elements than in the Late Transitional style.

Description

The Early Transitional style is shown by the building's gabled rather than hipped roof, lack of wooden window trim, and placement at zero lot-line rather than set back. The second story is described below. The Sabedra-Huerta House is a well proportioned rectangular building with the alternating windows and doors typical of row house facades. Foundation is of local "A Mountain" basalt stone, and the roof has its original wood shingles under roll roofing. A rear kitchen, with shed roof and fired brick foundation, was added prior to 1930. Both parts of the building have adobe brick walls, never plastered. The mud was quarried immediately outside the house where North Thirteenth Avenue dead-ends; a well in the yard provided water for construction. Bits of cinder and historic-era pottery can be seen mixed in with the adobe. The walls have suffered deterioration around doors and windows from the unmaintained roof, but there is no coving at the foundation, and the building is essentially in original condition otherwise. The building is presently vacant. It stands on a large lot adjacent to a commercial storage yard on one side and a small park on the other, and across from a modest residential block in Mountain View Addition. (This historic subdivision is discussed in item 8 of this Nomination form and in the narrative portion of a separate Nomination form for the John Spring Multiple Resource Area.) The Sabedra-Huerta House is under threat from neglect and from proximity to a commercial zone which is exerting pressure for expansion into the former Mountain View area.

The building's unusual feature is its original second-floor living space. This area was finished, provided with an interior stair or ladder, and lighted with a full-sized window in each gable end. A family photograph from the 1930s shows that the main roof had a windowed triangular dormer midway the length of the roof slope near the lower edge. There is said to have been a dormer on each side, placed at the time of building. These may have been applied decoration rather than actual windows, and have since been removed.

Boundary Description

The legal boundary of the Sabedra-Huerta House individual nomination coincides with the outer edge of the building lot. This lot is City of Tucson tax parcel 116-16-2470.

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\*John Spring Historical Survey site number.

## STATEMENT OF SIGNIFICANCE

### Summary

The Sabedra-Huerta House is a two-story, gable-roofed adobe row house, with Anglo stylistic references, built by its owner in an early Hispanic suburb of Tucson. The building is eligible for the National Register under criterion A, as a building associated with Hispanic blue-collar suburbanization in Tucson during a time of region-wide prosperity; and under criterion C, as a building exemplary of the Sonoran building tradition as that tradition was modified in form and setting under post-railroad Anglo influence.

### Historic Associations and Settlement Significance

When Mrs. Mary Alvarado Sabedra built the Sabedra-Huerta House in 1915, she was apparently the first homeowner in Mountain View Addition. Mrs. Sabedra built her house with funds her sons earned in the mines near Silver Bell, Arizona, about 40 miles southwest of Tucson. She lived in one of the house's apartments and rented out the other two, usually to family members. The family saw their acquisition of the property as an economic and social advance. The Mountain View subdivision, platted in 1903 by Tucson entrepreneur Joseph Steinfeld, did not develop until Tucson's World War I period of settlement and business expansion. Mrs. Sabedra's part of the subdivision was known as "Barrio los Yaquis" for a refugee Indian band encamped near the arroyo (now covered). The influx of Hispanic homeowners such as Mrs. Sabedra into Mountain View followed earlier Hispanic settlement west of the railroad tracks, and establishment of a Hispanic-attended school and church nearby. (These historic developments are discussed in greater detail in the narrative portion of a separate nomination form for the John Spring Multiple Resource Area, item 8, under "Settlement Significance".) The Sabedra-Huerta House is a rare remaining example of the considerable suburbanization taking place among Hispanics at this period; it is the only example from a named suburban barrio in Tucson to be nominated to the National Register of Historic Places.

### Architectural Context and Significance

The Sabedra-Huerta House illustrates slowed transmission of a prestigious style between culturally and economically differing groups. It is also an individual expression seldom if ever duplicated by other Hispanic homeowners. The house's second floor, roof dormers, and shingled gable ends reflect Anglo fashion of ten to twenty years earlier. The Sabedra-Huerta House's unplastered adobe-brick walls may have been meant to suggest fired brick. A possible Anglo-adobe exemplar is the Paul Riecker House, now demolished, built circa 1900 at 212 North First Avenue (see Historic Preservation Consultants 1969, Fig. 123). The Sabedra-Huerta House is late for a Sonoran dwelling of some architectural pretensions. Within a few years, Hispanic as well as Anglo homeowners would adopt the imported Bungalow and Revival styles, for all but the most modest dwellings. Zero lot-line would be replaced by a proportioned setback, and the row house by the duplex. For this reason, the house is significant as an extant manifestation of the Sonoran style and development pattern. It is one of the few freestanding houses in Tucson which still illustrate this Sonoran tradition.

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