

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000255 Date Listed: 3/30/92

Bray-Valenzuela House
Property Name

Pima AZ
County State

Menlo Park MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Antonio de Lee*
Signature of the Keeper

3/30/92
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read: 1917.

This information was confirmed with Jay Ziemann of the Arizona State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Bray/Valenzuela House
historic name Bray House
other names/site number _____

2. Location
street & number 203 N. Grande Avenue N/A not for publication
city, town Tucson N/A vicinity
state Arizona code AZ county Pima code 019 zip code 85745

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			Total
			<u>1</u>

Name of related multiple property listing: Menlo Park
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Shereen Almer 2/18/92
Signature of certifying official Date
State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

<input checked="" type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	<u>Antonieta Almer</u>	<u>3/30/92</u>
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic - Single dwelling

Current Functions (enter categories from instructions)
Domestic - Single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Prairie

Materials (enter categories from instructions)

foundation concrete
walls brick

roof flat, laid composition
other

Describe present and historic physical appearance.

SUMMARY

The Bray/Valenzuela house, 203 N. Grande Avenue (Survey #20-11) is an early 20th century residence located in the Menlo Park Neighborhood, Tucson, Arizona, west of the city's central business district and the Santa Cruz River. An example of a regionally modified, architect designed, Prairie style residence, the Bray/Valenzuela house represents the late 19th and early 20th century American Movements identified as a property type in the Menlo Park Neighborhood Survey Area. Situated on its original lot, the Bray/Valenzuela house faces Grande Avenue, the most important north-south street in the neighborhood. With minor facade modifications and a new, sensitive bedroom addition to the rear, the house exhibits a high degree of integrity of form, massing and materials. The property remains sufficiently unaltered to reflect the original artistry of Prairie style architecture for which it is considered significant.

SITE AND SETTING

The Bray/Valenzuela house is located on lot 17 of Block 3 of the Menlo Park subdivision, which is the original 65' X 160' parcel defined at the time of the 1913 recording. The adjacent lot 16, a 50' by 150' parcel to the north, is now part of the property. Today, 203 N. Grande Avenue is the only historic property on its block which consists of fourteen lots, two of which are vacant and the rest infill. This reflects the sluggish growth which occurred in Menlo Park previous to 1941. As seen on the 1919 Sanborn Map of Menlo Park, the residence was surrounded by mostly vacant property and was placed in a very rural setting.

CONSTRUCTION

The Bray/Valenzuela house is constructed of buff colored, double brick walls which, according to the present owner, were not produced locally but imported from Texas. The foundation is of concrete. The floor, raised above grade, and the flat roof are of wood frame. The windows are pine casement or fixed sash. The house features concrete, plaster and stone ornamentation.

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ORIGINAL APPEARANCE

The following quote appeared in The Arizona Daily Star, May 9, 1917:

"...One of the many handsome residences now in the course of construction in Tucson is that of architect William Bray, designed and built by himself in Menlo Park. This residence is now nearing completion and constitutes one of the finest buildings in the exclusive section of the city. The house is of the Pueblo style with Spanish Renaissance treatment..."

The "Pueblo style with Spanish Renaissance treatment" was possibly the reporter's idea or the architect's description of how a residence with such massing and ornamentation should be classified. The parapet walled silhouette was broken into distinct masses each reflecting a different interior function, the highest of which emphasized the living room below. The typical horizontality of the Prairie house was emphasized by the use of a decorative, egg patterned, plaster-on-burlap frieze capping the walls, a projecting "visor roof" below the frieze level, broad bands of multipane and picture window combinations and by the use of window boxes. With respect to its ornamentation, overhangs and terrace urns, the house displayed characteristics of the "Sullivan-esque" Chicago School and of early Frank Lloyd Wright. The projecting visor roof was supported by ornamental concrete brackets. The plaster ornamentation of the frieze, which has broken loose over the years, presumably surrounded the entire house and may have been painted gold. Wood sash, multipane windows and French doors on the Grande Street facade formed the entry into a light-filled vestibule. A large picture window, framed with multipane sidelights and transom served the living room.

ORIGINAL INTERIOR

The 1,475 S.F. house originally had a compact, primarily rectangular floor plan featuring two bedrooms, one bath, a sun room (vestibule), a formal living room and dining room, a kitchen with mudroom/pantry and cold room. The more public rooms faced Grande Avenue while the more private rooms were located to the rear of the residence. The living room was described as having a "somewhat overscaled feeling" in The Tucson Citizen, January 17, 1970 (regarding the Heritage Tour sponsored by the Catalina Junior Women's Club). It featured a very high, coved ceiling with a coved pendant light drop at the center. The ceiling was trimmed with an ornamental, egg patterned molding. The walls are said to have been painted a light, bright pink. The fireplace of stone featured carved, three quarter lifesize, classical caryatids serving as brackets to support the solid stone mantle which was said to weigh 1,200 pounds. The dining room featured built-in cabinetry to store china.

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CURRENT APPEARANCE AND ALTERATIONS

The alterations over time have been very minor to the Bray/Valenzuela house, with the exception of a one story, tan brick, parapet walled addition (which includes a master bedroom/bath/child's bedroom plus laundry) to the rear in 1988. The addition has been designed with sensitivity, picking up the lines and character of the original house without matching materials. The owners attempted to match the original bricks but found they were no longer available. The main massing of the original house is otherwise intact. The interior has been restored and the exterior stabilized although the frieze has not been restored as previously mentioned.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1905-1941

Significant Dates
1917

Cultural Affiliation

Significant Person

Architect/Builder
Bray, William (architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Bray/Valenzuela house, constructed in 1917 by architect and owner, William Bray, is locally significant under National Register Criterion C as an excellent, regionally modified example of the Prairie architectural style. It represents the late 19th and early 20th century American Movements in the Menlo Park Neighborhood Survey Area. It is significant for its contribution to architectural development in Tucson from 1905 to 1941. Being the most elaborate residence in the Menlo Park Neighborhood, 203 N. Grande is the only example of this style in the Survey Area and a rare and unusual example regionally. Considered one of the finest residences of its day in Tucson, the Bray/Valenzuela house has been featured in newspaper articles, on Heritage Tours and was one of the residences inventoried in 1969 by the Tucson Historic Sites Committee. With minor facade modifications and a discreet addition to the rear, the house reflects a high degree of architectural integrity and is in very good condition.

CHAIN OF OWNERSHIP

According to a Bargain and Sale Deed of November, 1916, William Bray purchased lot 17 of Block 3 in the Menlo Park Subdivision from Pima Realty Co. The construction of the house was nearly complete by May 1917. According to records at Ticor Title Insurance, Mr. Bray sold the property in 1922 to Kathryn Atkinson, who purchased lot 16 probably around 1926 and who then sold the property to Thomas G. Valenzuela in 1966. At the time of this purchase, the property had stood vacant for approximately a decade and had earned the title of "haunted house" by the neighborhood children. The current owners, Robert Valenzuela (son of Thomas G. Valenzuela) and Issa Valenzuela, have occupied the house since the 1980's.

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WORKMANSHIP

The Bray/Valenzuela house exhibits its original high level of design, material and workmanship. Architect William Bray was originally from England, as was his wife Kate. The couple had four children, three boys and a girl, and resided at 203 North Grande for approximately five years before the family moved to northern California. Little is known about William Bray except that he is said to have practiced with the Place and Place group, a well known architectural firm in Tucson. The May 9, 1917 Arizona Daily Star article indicates that he was a well-known Tucson architect in his day. His wife is said to have had a brother, a master of the plaster trade, who was responsible for the ornamental plaster work in the residence. According to a letter from William V. Bray, the son of the architect, dated April 10, 1972, the ornamental stone work was designed by his father and manufactured by the Watkins Stone & Staff Co. of Tucson. The gentleman the architect hired to assemble the fireplace was named Valenzuela and had the nickname "Shorty."

INTEGRITY

Other than the sensitive addition to the rear, there have been no substantive changes to the Bray/Valenzuela house which remains an excellent example of a regionally modified Prairie Style house, unique in the Menlo Park Neighborhood and rare in Tucson and regionally.

9. Major Bibliographical References

The Arizona Daily Star, May 9, 1917
Bargain & Sale Deed between Pima Realty Co. and William Bray, Nov. 1916
Historical Summary, Tucson Historic Sites Committee, 1969
Interview with Alice Babby, October, 1990
Interview with Issa Valenzuela, October, 1990
Letters from William V. Bray to Mr. & Mrs. Valenzuela, April 10, 1972
Tucson Daily Citizen, January 17, 1970

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than 1

UTM References

A

1	2
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5	0	1	1	0	0
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3	5	6	5	0	2	0
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 Zone Easting Northing

B

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 Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are the same as those of tax parcel number 116-18-037A, further described as lots 17 & 17, block 3 of the Menlo Park Subdivision

See continuation sheet

Boundary Justification

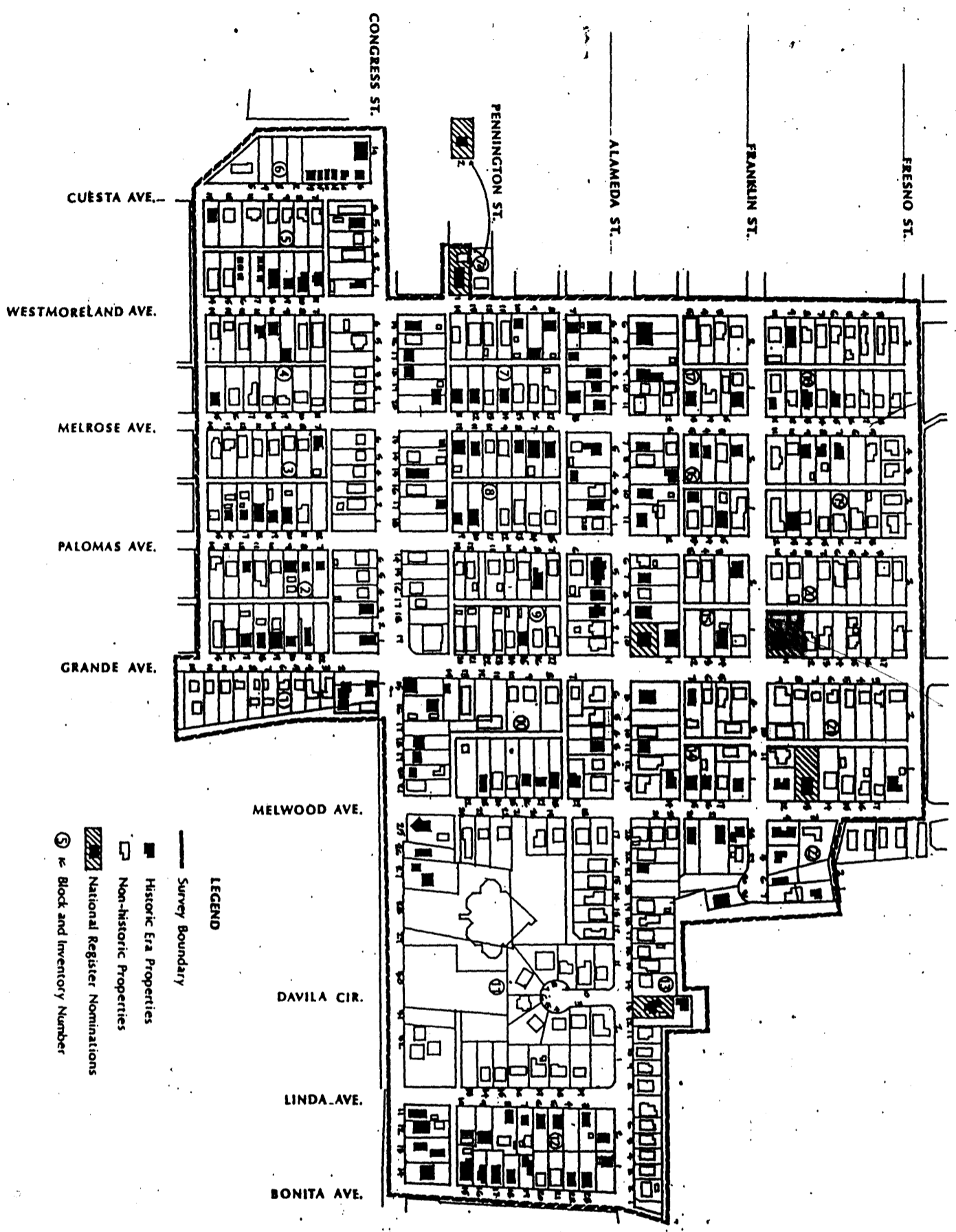
The boundary includes the 65' X 160' parcel, lot 17, and the 50' X 150' parcel, lot 16, as originally platted. This is the present and historic extent of the property

See continuation sheet

11. Form Prepared By

name/title Janet Strittmatter, Project Coordinator
 organization Johns & Strittmatter Inc. date February 9, 1992
 street & number 2960 N. Swan, Suite 217 telephone (602) 325-2591
 city or town Tucson state Arizona zip code 85712

Ray Valenzuela House



MENLO PARK NEIGHBORHOOD SURVEY PROPERTY INVENTORY

1" = 200'



Prepared for:
Menlo Park Neighborhood Association
February, 1991

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