

First Joesler House  
Name of Property

Pima, Arizona  
County and State

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property PART OF: The Architecture and Planning of  
Historic name First Joesler House Josias Joesler and John Murphey in Tucson,  
Other names/site number Heuberger House Arizona, 1927-1956

### 2. Location

street & number 3408 E. Fairmount Street  not for publication  
city of town Tucson  vicinity  
State Arizona code AZ county Pima code 019 zip code 85716

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Signature of certifying official

Date

State Historic Preservation Officer

Arizona State Parks

Title

State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency and bureau

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**4. National Park Service Certification**

I, hereby, certify that this property is:

<input type="checkbox"/> entered in the National Register	<hr/>	Signature of the Keeper
<input type="checkbox"/> determined eligible for the National Register	<hr/>	Date of Action
<input type="checkbox"/> determined not eligible for the National Register	<hr/>	
<input type="checkbox"/> removed from the National Register	<hr/>	
<input type="checkbox"/> other (explain:)	<hr/>	

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)

**Category of Property**  
 (Check only one box)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal
- private

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

The Architecture and Planning of  
 Josias Joesler and John Murphey in  
 Tucson Arizona, 1927-1956

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions)

**Current Functions**  
 (Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions)

**Materials**  
 (Enter categories from instructions)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS:

Spanish Colonial Revival

foundation: CONCRETE

walls: STUCCO

roof: TERRA COTTA

METAL: iron; CERAMIC TILE;

other: WOOD

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The First Joesler House was built by Josias T. Joesler for his family in 1930. Located at 3408 E. Fairmount St., this unique Spanish Colonial Revival style residence is well-sited on one of the larger lots in Morning View Tracts, an early central Tucson subdivision north of Speedway Boulevard between Country Club Road and Alvernon Way. With an enclosed entry courtyard and walled rear garden, the property is modestly landscaped with palms and desert plants. Facing north, the 2,800 square foot house of stucco-clad masonry and Mission tile roofs is unique with its projecting wings and recessed linking elements, a tower studio and courtyards within its setbacks. The skillfully arranged building forms and related courtyards are modest in scale. Joesler's restrained stylistic expression includes only a few decorative details like wrought iron grillwork, Mexican glazed tile, hooded windows, a wrought iron weather vane and hand-built fountains. Except for an opening modification to the converted garage, the house is intact and the site has been minimally modified. The integrity of the First Joesler House is very good.

### **Narrative Description**

#### **Location and Setting**

The First Joesler House is located at 3408 E. Fairmount Street, two blocks north of E. Speedway Boulevard and between N. Country Club Road and N. Alvernon Way. Now in an older, central Tucson neighborhood, in 1930 the property was situated at the edge of town.

Located on a 120-foot wide lot, the front yard contains several mature palm trees and desert plants with a brick walk leading to the entry courtyard. Entered through a wrought-iron gate, the courtyard reflects Joesler's love for intimate gardens. It is paved with brick and contains a small tree and border plants. Central to this courtyard is a hand-built fountain decorated with Mexican glazed tile. A stucco-walled staircase leads from the courtyard to Joesler's former studio above. To the east is a smaller enclosed courtyard also paved with brick with a similar fountain.

The large, walled rear yard on the south side of the residence also exemplifies Joesler's predilection for creating inviting outdoor spaces. There are numerous trees and planted areas throughout the yard. A large, non-historic "Jacuzzi" spa platform covers the original garden pond. Paved terraces with fountains are located adjacent to the house and under the trees. A vine-covered ramada outside the sunroom (Arizona room) at the southwest corner of the house is on axis with a small, former swimming pool and a distant wall fountain. There is a similar wall fountain on the west wall. These fountains are hand-built and decorated with colorful Mexican glazed tile.

#### **Exterior**

The Joesler House is primarily a one-story, white stucco residence, with a single second story studio, and Mission tile-clad pitched roofs. There is a partial basement accessed from a rear exterior stairway. The house originates from a unique footprint articulated on the street facade by means of setbacks consisting of projections and deep recesses. The major interior spaces and former garage occupy the projecting wings, which have front gabled or hipped roofs, while the connecting elements have side gabled roofs. Expressive of Joesler's spatial hierarchy, the centrally-located living room has the highest roof, a hipped roof, while the gabled bedroom and former garage wings have lower roofs. The lowest are the roofs of the passageways. These roofs are low-pitched and structured with slight overhangs and open soffits with visible rafter ends.

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The north façade projections allow for courtyards between the wings. The entry courtyard is formed by the wings of the living room, west bedroom (former garage) and west passageway. Above this courtyard, on the southwest corner of the living room wing, is Joesler's former studio. This tower-like feature has a hipped roof capped by a wrought-iron weather vane. Providing access to the studio from the courtyard is a stairway with a thick, stucco-clad, stepped wall and wrought iron railing. A smaller, private courtyard to the east is embraced by the living room wing, the recessed breezeway connector, and the east bedroom wing. The outdoor stairway, the tower and weather vane are typical Joesler features.

The entry sequence to the residence begins through the delicate wrought iron gate within the sculpted wall of the entry courtyard. The main doorway of the residence faces west and serves a small vestibule located at the southeast corner of the courtyard. The opening is trimmed with Mexican glazed tile at the head and sill. (Otherwise, the house has little added ornament.) The door itself is painted, paneled wood.

The residence is constructed of masonry, with rough surfaced stucco walls, painted white, and roofs of red clay Mission tiles set in mortar. Most windows are rust-color wood, double-hung with muntins, except for the living room which has wood casements. The living room windows, on the north and east walls, have plaster hoods and slightly projecting sills with delicate wrought-iron grilles. The east breezeway has opposing, matched wood French doors on its north and south walls. The west bedroom wing, facing the street, has large arched openings with steel fixed and casement windows. The arched openings are non-historic alterations that pertain to the recent garage to bedroom conversion.

The south façade has also has prominent, deep, shaded setbacks. Here, except for the gable wall end of the east bedroom wing, the primary roof form is side gabled. One building setback occurs where the east bedroom wing projects south from the breezeway to form a small patio that serves the dining room and southeast bedroom. The main rear block of the house, which contains the kitchen, utility spaces, a study and the Arizona room (former sleeping porch), projects further south. At the west end of the main block, the wall steps north to the west bedroom wing (former garage). In front of the Arizona room is a vine-covered ramada.

The east façade is located approximately five feet from the garden wall on the east property line. Its stucco-clad wall surface is plain. There are three grouped double-hung windows to serve the bedrooms and bathroom of this wing. On the west façade, two bands of wood casement windows light the Arizona room. Just north of this sunroom feature, the west bedroom projects to the west.

### Interior

The plan of the First Joesler House is organized primarily around the entry courtyard. Although no Joesler plans have been found, the spatial arrangement apparently included a principal living core consisting of a living room, dining room and entry vestibule, a breezeway connector, a bedroom zone, a kitchen/utility zone and a master bedroom (or office) suite on the south end of the courtyard. The garage was a separate element. Today the layout is identical except for the conversion of the garage to living space by means of a remodel and the addition of a small exterior connector to the study. The master bedroom suite is now the study suite. The light-filled Arizona room has a bank of west windows. This room opens out to the shady garden yard and, on axis, the former pool and distant wall fountain.

From the small entry vestibule at the courtyard corner, access to the the living room is provided. This major living space is approximately seventeen feet by thirty feet in plan with a ceiling height of twelve feet. The focal point of this light-filled room is a large fiereplace with a projecting mantel with pilasters and a tapered, plaster hood. The ceiling has exposed wood beams. The walls and ceiling are faced with white-painted, rough

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plaster. The flooring is oak. Arched doorways open to the entry and the breezeway, a pleasant sitting area with a sloping, open-beamed ceiling.

To the south, the entry vestibule joins a hall that serves the study suite of the rear house block. The study suite includes a storage vestibule (possibly a former dressing room) a bathroom, a study room and the Arizona room. At its east end, this hall also allows access to the dining room. Near this door is a swinging door into the kitchen, breakfast room and utility spaces.

**Integrity**

The Joesler House is well-preserved. Except for the non-conforming, front windows of the converted garage, the house exhibits very good integrity of location, design, materials, workmanship, setting, feeling and association as the first residence of the Josias T. Joesler family.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Period of Significance**

1930  
\_\_\_\_\_

**Significant Dates**

1930  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above)

\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Josias T. Joesler  
\_\_\_\_\_  
\_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

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**Period of Significance (justification)**

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)**

The First Joesler House is significant under Criterion C. The first of two houses the architect designed in Tucson for his family, the Joeslers owned and occupied this house for only three years, from 1930-1933. Stylistically, the house is a simple version of the Spanish Colonial Revival and a one-of-a-kind solution designed with consummate architectural skill. Limited by the somewhat modest size of the subdivision lot and probably by budget, Joesler nonetheless allowed his creativity free rein to express unique spaces within a striking building form of Mission-tile clad, white stuccoed projections and courtyard voids.

**Narrative Statement of Significance (provide at least one paragraph for each area of significance)**

The First Joesler House represents every architect's dream; the opportunity to design a house for one's own family as well as experiment. For his one-of-a-kind expression, Joesler chose the Spanish Colonial Revival style, one of many to influence this widely-travelled architect's repertoire. Materials and details of the First Joesler House are Spanish Colonial Revival but the arrangement of the form is unique in its articulation despite the modest scale. That is, the spaces of the house are individually articulated and expressed on the exterior in a clustered, hierarchical fashion to achieve a unique architectural composition.

**Spanish Colonial Revival (1915-1940)**

This style was one of the Southwestern revivals in vogue in the United States from 1915 through 1940. Especially popular in the Southwest, it was very common in Arizona in many settings, from urban blocks to ranch landscapes. The Spanish Colonial Revival style was found in the entire continuum of architectural production that ranged from the popular vernacular creations of contractor/builders to the academic/elite designs of architects.

Spanish Colonial Revival was an eclectic style that employed decorative details borrowed from the entire history of Spanish architecture. The style was unified by the use of arches, courtyards (patios), plain stucco wall surfaces, form as mass, and Spanish or Mission tile roofs, all derived from the Mediterranean region. There was characteristically a low-pitched, tiled, gabled or hipped roof, usually with little or no eave overhang. Arches were commonly placed above the entry door or main window or along the front porch. Highly carved or multi-paneled doors were typical, with elaborated door surrounds. Sometimes spiral columns, carved stonework, or patterned tiles were used. Decorative window grilles, decorated chimney tops, brick or tile vents occurring at gabled ends, and round or square towers were also characteristic.

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**Registration Requirements**

The First Joesler House is significant under National Register Criterion C because of its very good integrity of location, design, setting, materials, workmanship, feeling and association. Of the urban sort visible from the street, the integrity of its front façade is paramount and this façade retains most of its authenticity.

**Developmental history/additional historic context information (if appropriate)**

Morning View Tracts was platted in 1923 by E. L. Anderson and Alexander Rossi. A title search at Fidelity National Title, Tucson, AZ, revealed that several people owned Lot 7 starting in October 1924 until its acquisition by Josias T. Joesler from Walter R. McKelvey June 13, 1930. The deed was in the architect's name only. He sold the property to Hedley Wands June 23, 1933.

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

City Directories, Arizona Historical Society (AHS), 1924, 1926, 1927, 1930, 1936.B

"Morning View Tracts." Tract Book, Fidelity Title & Trust. Tucson Arizona 2009.

Pima County Assessor (PCA), property record card, <http://www.asr.co.pima.az.us>, ca. 1964.

Pima County Assessor (PCA), Assessor's Record Map Block 7, Morning View Tracts, 2009.

Pima County Assessor (PCA), property record card, <http://www.asr.co.pima.az.us>, ca. 1964.

Pima County Recorder (PCR), Morning View Tracts, Plat Map.

Tract Book, Morning View Tracts property transactions, Fidelity National Title, Tucson, AZ, various dates.

**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

Name of repository: Janet H. Strittmatter, Inc. Archives

Historic Resources Survey Number (if assigned):

N/A



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**10. Geographical Data**

**Acreage of Property** 18,840 S.F.  
(Do not include previously listed resource acreage)

**UTM References**  
(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>507550</u>	<u>3566980</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description (describe the boundaries of the property)**

The boundaries of this property are described in the legal description as the north 157' of Lot 7, Block 7, Morning View Tracts, shown on the accompanying map.

**Boundary Justification (explain why the boundaries were selected)**

The boundaries match those of the legal description.

**11. Form Prepared By**

name/title Janet H. Parkhurst and Ralph Comey

organization Janet H. Strittmatter Inc., Ralph Comey  
Architects date June 18, 2010

street & number 3834 E. Calle Cortez telephone 520-320-9043

city or town Tucson state Arizona zip code 85716

e-mail jhparkhurst@yahoo.com; comeyarchitects@earthlink.net

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** First Joesler House

**City or Vicinity:** Tucson

**County:** Pima **State:** Arizona

**Photographer:** Ralph Comey

**Date Photographed:** March 5, 2009

**Description of Photograph(s) and number:**

- 1 of 8: Site from across the street showing house and front yard, looking south
- 2 of 8: Front façade, looking south
- 3 of 8: West façade, looking northeast
- 4 of 8: South façade, looking north
- 5 of 8: East façade, looking southwest
- 6 of 8: Rear yard from shade pavilion, looking south
- 7 of 8: Living room showing fireplace, looking southeast
- 8 of 8: Hall/sitting area facing bedroom and showing exposed rafters, looking east

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section number Maps Page 11

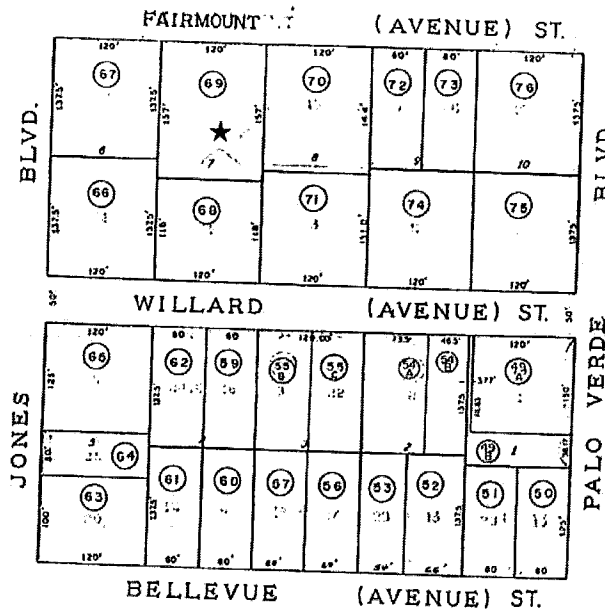
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ASSESSOR'S RECORD MAP

BLOCK 7, MORNING VIEW TRACTS

4

3/19 122-17



C.O.T.  
PROJECT



S.04 T.14 S., R.14 E.  
SEE BOOK 4, PAGE 44, M & P.  
2008-1

SCANNED  
01091007

★ Subject Property — First Joesler House

Assessor's Record Map. Block 7, Morning View Tracts (PCA 2009)

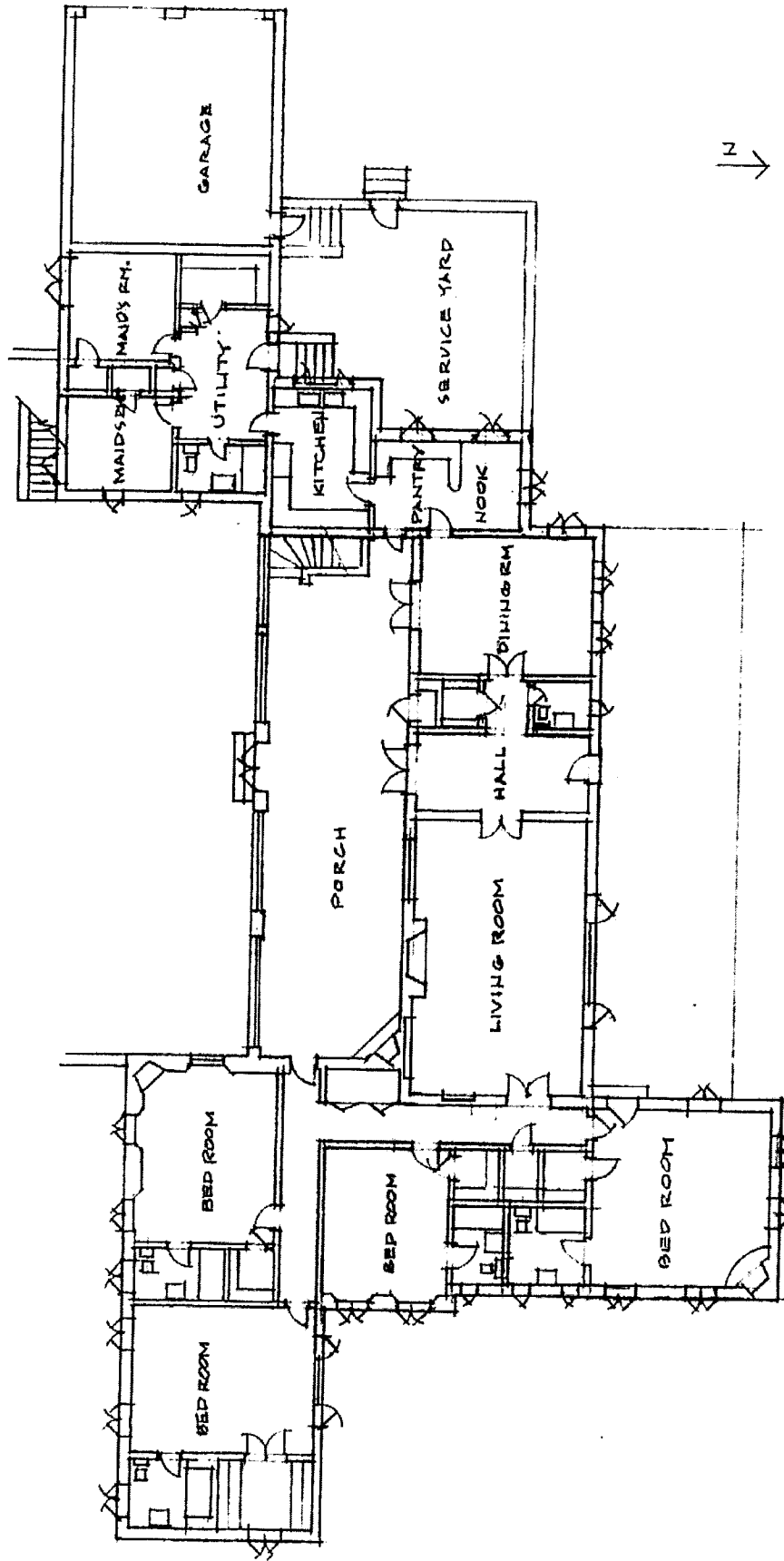
**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
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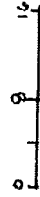
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**First Joesler House Floor Plan on Following Page**  
**(after Joesler 1940).**



FLOOR PLAN (AFTER JOESLER 1940)  
 ERSKINE P. CALDWELL HOUSE



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National Park Service**

**National Register of Historic Places  
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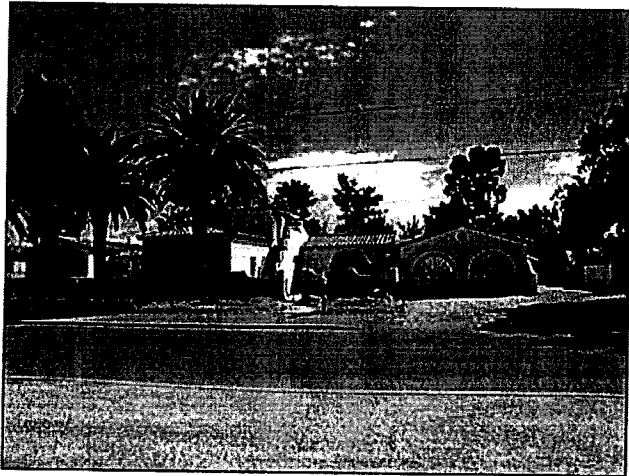
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No. 1



No. 2



No. 3



No. 4

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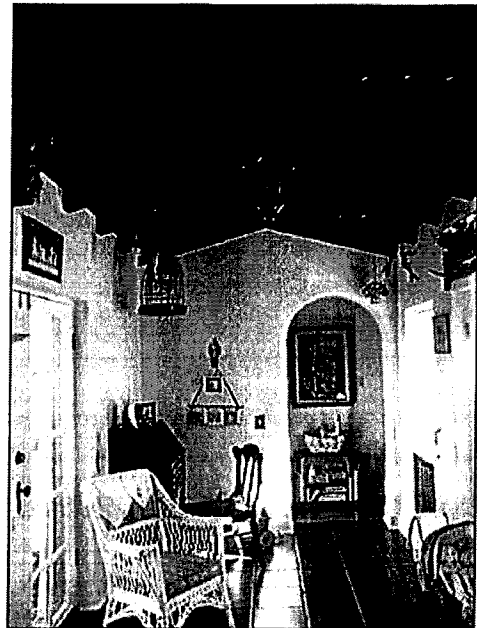
No. 5



No. 6



No. 7



No. 8