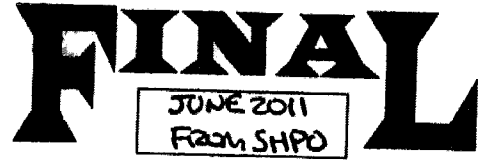


LISTED 9/9/10  
(Expires 5/31/2012)

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

Historic name Type B at 2019 E. Water Street  
Other names/site number Hartwig House, Rovin House

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

### 2. Location

street & number 2019 E. Water Street  not for publication  
city or town Tucson  vicinity  
State Arizona code AZ county Pima code 019 zip code 85719

### 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

James W. Garrison  
Signature of certifying official

27 JULY 2010  
Date

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 \_\_\_\_\_

### 4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Type B at 2019 E. Water Street  
 Name of Property

Pima, Arizona  
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**5. Classification**

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

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

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

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

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

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

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

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

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

N/A

**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)

MODERN MOVEMENT

OTHER: Contemporary

**Materials**  
 (Enter categories from instructions)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other: METAL: steel, iron

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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**

Type B at 2019 E. Water Street was designed by Josias T. Joesler in 1940 and built by Angle Realty Co. in the Olive Park Addition, a small, central Tucson subdivision. Type B is the only known (or remaining) example of this model and it was undoubtedly intended for replication. It is a very modest example of a flat-roofed, Contemporary style residence. Typical Joesler traits that reflect his stylistic eclecticism include the wide brick pilaster treatment flanking the entry, the heavy cornice, measured use of the ornamental grille, a skillfully-designed fireplace, hand-painted Mexican tiles on wall surfaces and an enclosed back yard with wall niches. The integrity of this property is very good.

### **Narrative Description**

#### Location and Setting

Joesler's Type B at 2019 E. Water Street was built in 1940 on the west portion of the original Lot 5 (now Lot 4), Block 3, in the Olive Park Addition to the City of Tucson. This tiny subdivision comprises two complete blocks and two half blocks just north of Grant Road and just east of Campbell Avenue. Houses in this subdivision are modest in size.

By the time this house was built, Lot 5 had been divided into two equal sized lots, 95 feet wide by 108 feet long. These lots are larger than most in the subdivision. An alley runs along the north edge of the property line. The house faces south with the free-standing, former garage, now a work shed, located on the east side. A concrete sidewalk, installed in 1993, lines the street. The right-of-way is curbed. A straight concrete entry walk connects the sidewalk to the front door. Flanking this walk is a pair of mature palm trees. The current owner recently removed the front lawn and landscaped the area with piled-up rocks of local origin. The owner is also constructing low, stucco walls in front and along the west side. East of the house is a dirt drive.

The original, painted masonry wall, curved on its corners, encloses the back yard. Inside, rectangular niches with ceramic tile accents appear on three faces of the wall, lending Joesler's typical charm to this yard. At the southeast end is a concrete terrace to serve the kitchen.

#### Exterior

Today's Type B looks almost exactly as drawn on the plans, however its bright color scheme undoubtedly differs from the original. Basically it is a simple, Contemporary style, rectilinear box with a straight, nearly-flat, principal façade. The white-painted wall is said to be built of concrete tiles. Clad in asphalt composition, the roof is flat with a slight gable ridge on the east-west axis for drainage. There is a wide, plaster cornice reveal, currently painted blue. The entrance is accented by a signature Joesler trait - flanking "pilasters" of heavy brick - in this case, painted red. A single, exquisitely hand-painted, Mexican tile is found on each side of the entry.

Windows are multi-pane, steel casements with brick sills. The window east of the entry features the original, wrought iron grille. This demonstrates Joesler's measured use of grilles to accent some, but not all, windows on a façade. The simple chimney is capped with a brick coping.

The remaining facades retain Type B's heavy cornice, steel casement windows and general simplicity. The master bedroom, a later non-historic addition on the northeast (rear)

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end, has a north-facing aluminum sliding door to the terrace. Wood overhangs extend to provide shade for terraces in the back yard.

East of the residence is a low, 432-square-foot storage shed/workroom of wood frame, recently converted from a garage. This building no longer retains its historic character. It painted blue and white to match the house.

### Interior

The original drawing shows an L-shaped floor plan, with the "L" in the northeast corner to provide space for a "future bedroom" (Joesler 1940). Approximately twenty-five years ago, this corner was filled with what now serves as the master bedroom (Demer 2009). Now a residence of approximately 975 square feet, the interior is divided into two spatial zones. The social, family zone is to the south and the private, bedroom zone to the north. This modest, two-bedroom house has a living room/dining alcove, kitchen, bathroom, utility closet and hall.

The major space is the living room with its centrally-located, plastered masonry fireplace on the west wall. Although simple, the fireplace is designed with skill. It has a rectilinear reveal and a band of soldier bricks above the firebox. The living room joins an eighty-six-square-foot dining alcove adjacent to the kitchen. The kitchen retains its original, custom-built, wood cabinets with panel doors. Other built-ins include a niche in the hall and in the northeast corner of the dining alcove.

The original plan called for plastered walls and ceilings, colored concrete floors with wood baseboard and vinyl linoleum flooring in the kitchen. The current owner has installed wood flooring over the original concrete. All other original materials remain intact.

### Integrity

Type B at 2019 E. Water Street has very good integrity of location, design, setting, materials, workmanship, feeling, and association as a modest, Joesler-designed, Contemporary style residence intended to be a model for duplication. The non-contributing shed/workshop is separate from the house and does not detract appreciably from the overall historic character of the property.

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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.

**Areas of Significance**

(Enter categories from instructions)

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

**Period of Significance**

1940  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1940  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above)

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

**Cultural Affiliation**

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

**Architect/Builder**

Josias T. Joesler  
Angle Realty Co.  
\_\_\_\_\_

**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.

**Period of Significance (justification)**

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

N/A

Type B at 2019 E. Water Street  
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**Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)**

Type B at 2019 E. Water Street is significant under Criterion C. It was designed by Josias Joesler in 1940 for Angle Realty Co., owner of lots in the Olive Park Addition platted in 1923. Joesler apparently worked alone without Murphey for Angle Realty Co. to draw up several "types" for speculation. The residence at 2019 E. Water Street is the only known built example of Type B. It is a Contemporary style house significant for its small size, its break from the architect's former styles and the fact that it was a model. (In collaboration with Murphey, Joesler also designed upscale, speculative models for replication in Catalina Foothills Estates, their premier foothills subdivision.)

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

Type B at 2019 E. Water Street is a very simple, Contemporary style residence among the smallest in square footage of Joesler's designs. Apparently in 1940 Joesler worked alone for Angle Realty Co. to design several modest, speculative types for Olive Park Addition and elsewhere. Type B exemplifies the flat-roofed variant of the Contemporary style. Here the cornice is greatly exaggerated and steel casement windows are used. Otherwise features Joesler used in his earlier, Revival style designs are incorporated here like wall niches, decorative ceramic tiles, concrete floors and window grilles.

**Contemporary Style (ca 1940-1980)**

The Contemporary style is part of the Modern Movement (1935-present) and is based on certain intellectual premises relating to design, construction and the use of materials. Houses are designed with a strong concern for functional relationships. The style is characterized by two distinctive subtypes based on roof shape, flat or gabled, although shed and hip roofed examples can be found. Flat-roofed Contemporary style houses resemble the International style except that natural materials - particularly wood, brick and stone - frequently are used. The flat roofs of this style have overhangs. Gable forms feature overhanging eaves and roofs and can have solid-void wall relationships arranged to create an indoor-outdoor spatial connection using glass as an invisible barrier. (McAlester & McAlester 1989.)

**Registration Requirements**

Type B at 2019 E. Water Street is significant under National Register Criterion C because of its very good integrity with respect to 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 is authentic.

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

Olive Park Addition to the City of Tucson was platted by William E. McEuen and his wife, Katherine M. McEuen in 1923. Owned by Alexander A. and Bessie L. Coutlee, Angle Realty acquired Lots 1 through 5 of Block in June of 1940. Joesler-stamped plans for "Type B" in Olive Park Subdivision are dated 1940. According to title and City Directory research, "Type B" was built by 1941 on the western 95' of Lot 5. Angle Realty apparently subdivided the original Lot 5 and took out mortgages from Valley National Bank of Phoenix to build both 2019 and 2031 E. Water St., its neighbor to the east.

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Walter J. and Julie J. Hartwig occupied the house in 1941 and acquired the deed to the property May 1, 1942. By 1943, the house was owned by Ann Rovin, an unmarried woman. The existence of a different set of 1940 plans specifically drawn up by Joesler for the Hartwigs is known (Arizona Architectural Archives, p. 28). Walter J. Hartwig was known for his exclusive women's apparel shop, the House of Hartwig, which relocated September 1941 from downtown Tucson to Joesler and Murphey's Broadway Village shopping center ("Smart...1941). The Hartwigs did not own this property for a significant period of time, suggesting that it served as their temporary place of residence while another house was being built for them.

**9. Major Bibliographical References**

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

Allen, Kathleen S., "Designer-restauranteur (sic.)-publisher Hartwig dies," Tucson Citizen, 28 December, 1988.

City Directories 1940-1946. Arizona Historical Society (AHS). Tucson, Arizona.

Demer, Daniel, owner. Site tour, April 2, 2009.

Joesler, Josias T. "House Type B," Olive Park Subdivision, April 1940. University of Arizona Main Library Special Collections.

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A Knopf, 1989.

Pima County Assessor (PCA), Block 3, Olive Park, current.

Pima County Assessor (PCA), Property Record Card, <http://www.asr.co.pima.az.us>, ca. 1964/1965.

Pima County Recorder (PCR), Olive Park Addition Plat Map, Book 4, Page 24, 1923.

"Smart Shop is Opening Today - House of Hartwig Throws Open Doors at New Location," unknown periodical, 24 September, 1941.

Tract Book, Olive Park Addition 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: Arizona Historical Society,  
Tucson  
Owners' Archives

Historic Resources Survey Number (if assigned): N/A

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**10. Geographical Data**

**Acreage of Property** 10,227.7 S.F.  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>505495</u>	<u>3568248</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 those of Olive Park Lot 4, Block 3, as shown on the accompanying map.

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

The boundaries match those of Lot 4.

**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)



Type B at 2019 E. Water Street  
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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:** Type B at 2019 E. Water Street

**City or Vicinity:** Tucson

**County:** Pima

**State:** Arizona

**Photographer:** Janet Parkhurst

**Date Photographed:** April 2, 2009

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

- 1 of 10: South (front) façade showing landscaping, looking north
- 2 of 10: Entry door with flanking brick pilasters, showing heavy cornice above, looking north
- 3 of 10: Partial east façade showing kitchen patio, looking south
- 4 of 10: Partial north façade showing bedroom addition, looking southwest
- 5 of 10: Partial north façade, looking south
- 6 of 10: Converted former garage, looking north
- 7 of 10: Niche in garden wall, looking west
- 8 of 10: Ceramic Mexican tile wall ornament
- 9 of 10: Fireplace, looking west
- 10 of 10: Wall niche in hall, looking north

**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.).

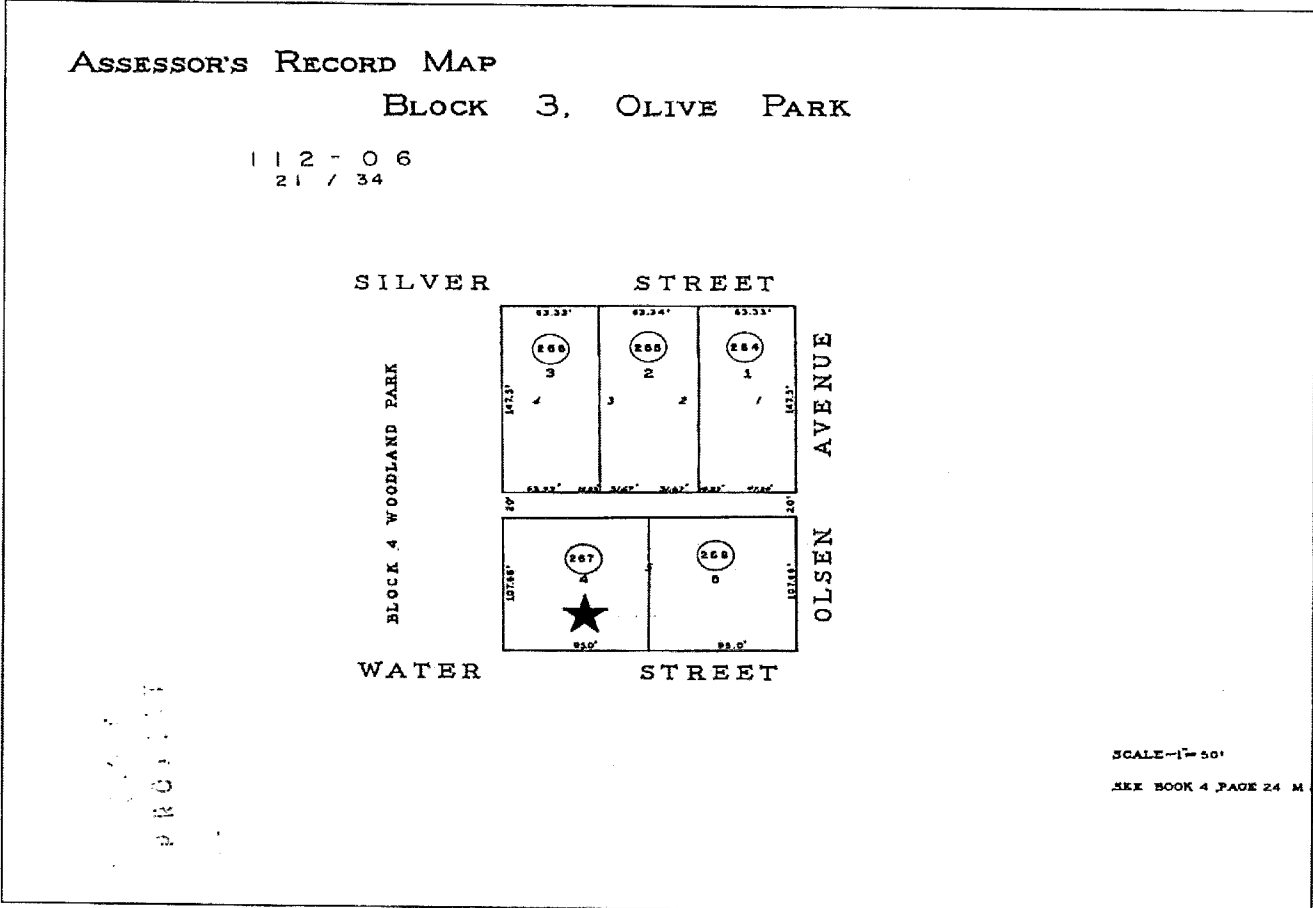
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Type B at 2019 E. Water Street
Name of Property Pima, Arizona
County and State Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)

Section number Maps Page 10



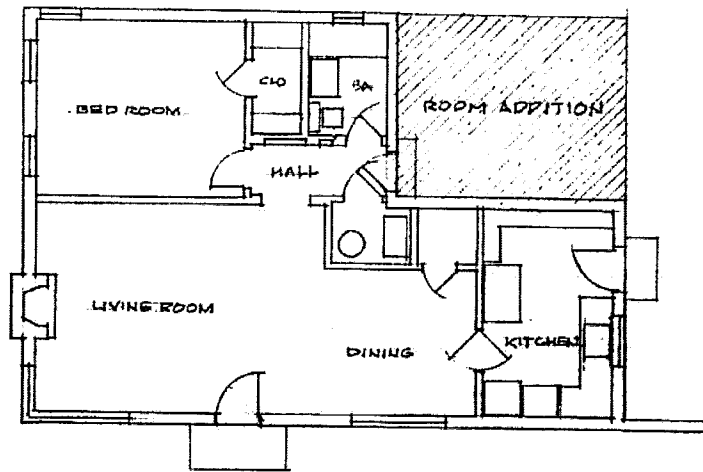
★ Subject Property - Type B at 2019 E. Water Street  
Assessors' Map, Block 3, Olive Park (PCA-Current)

United States Department of the Interior  
National Park Service

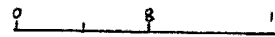
National Register of Historic Places  
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FLOOR PLAN (AFTER JOESLER-  
1940) W. ADDITION  
TYPE B AT 2019 E. WATER STREET



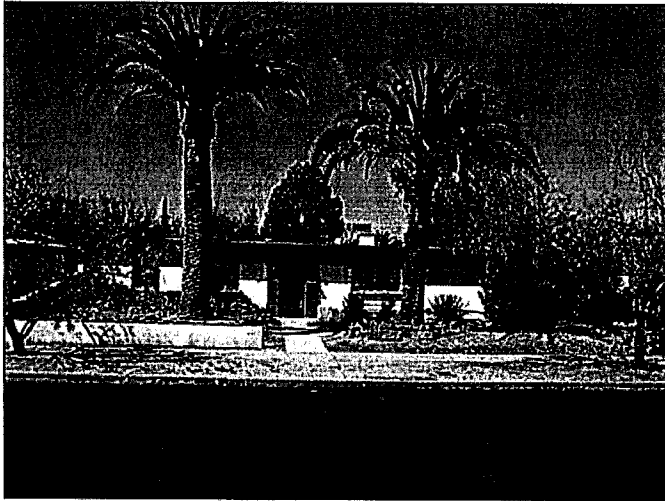
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

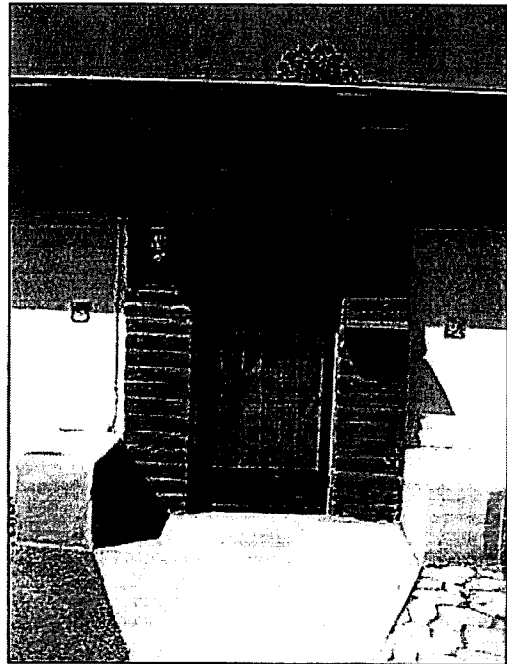
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County and State Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
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Section number Photographs

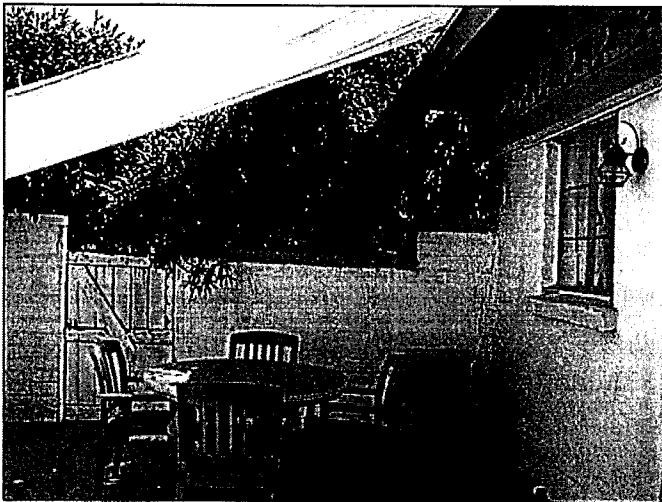
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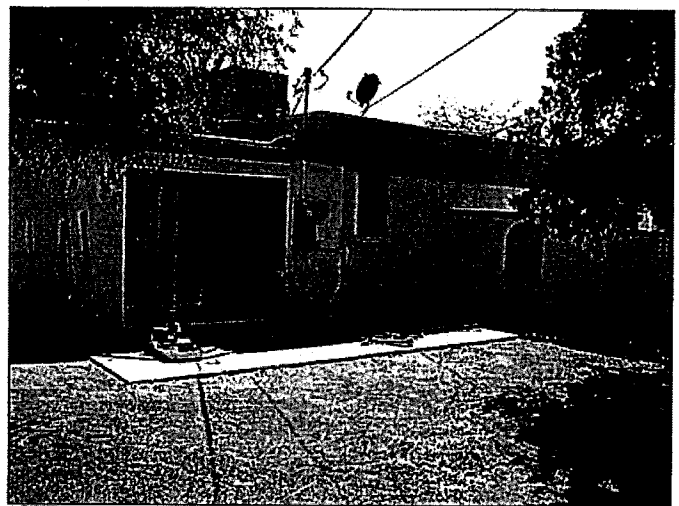
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No. 2



No. 3



No. 4

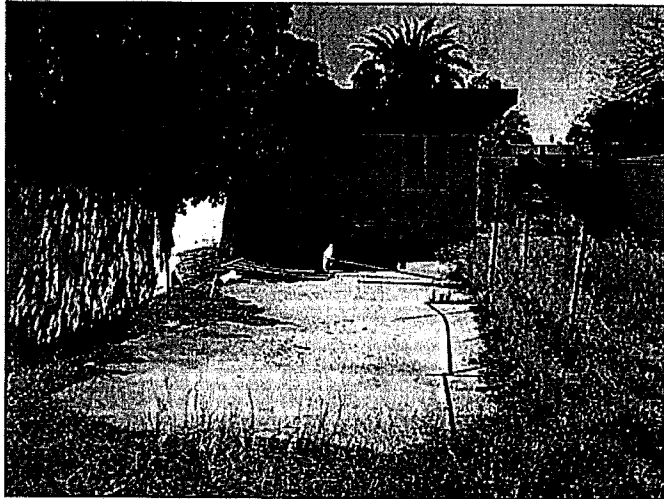
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

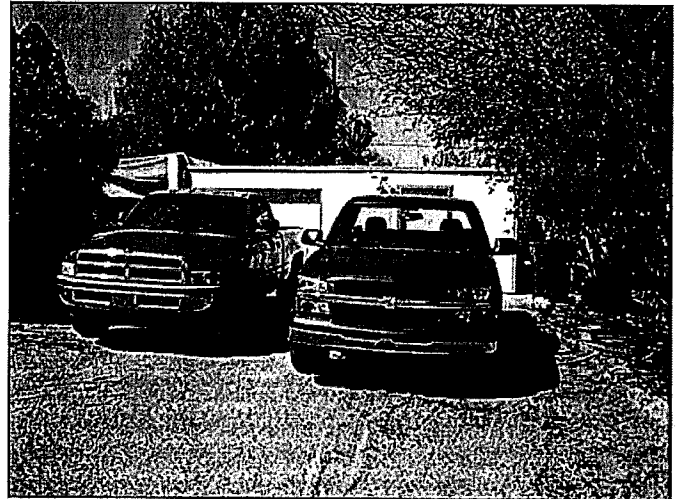
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Name of Property Pima, Arizona
County and State Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)

Section number Photographs

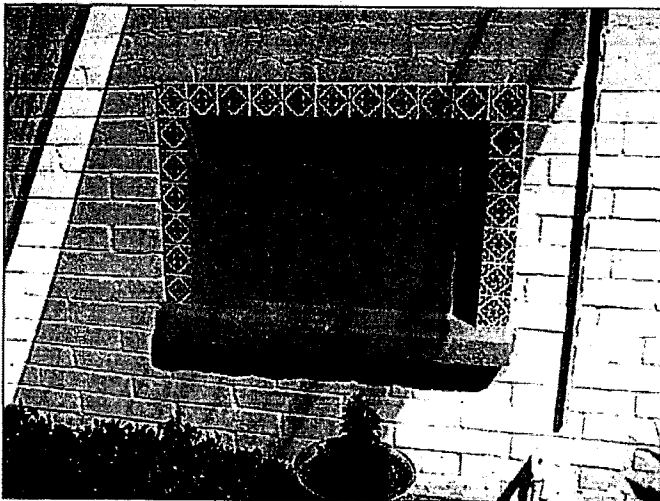
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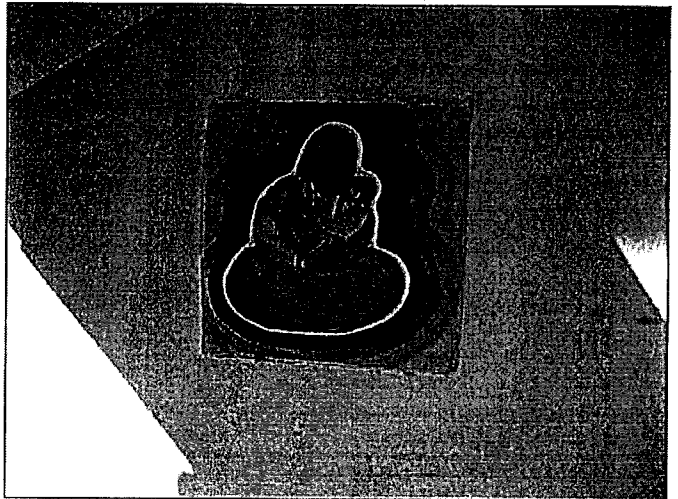
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No. 6



No. 7



No. 8

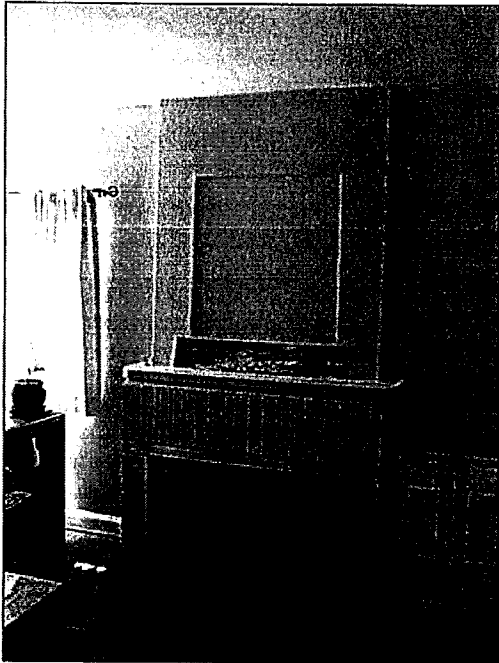
**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

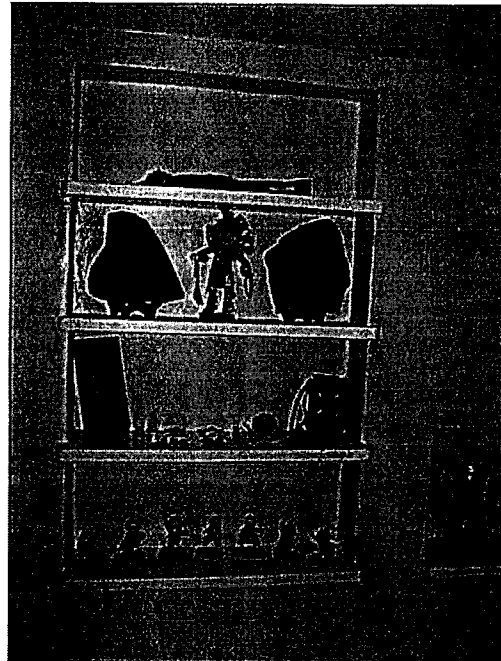
Type B at 2019 E. Water Street
Name of Property Pima, Arizona
County and State Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)

Section number Photographs

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