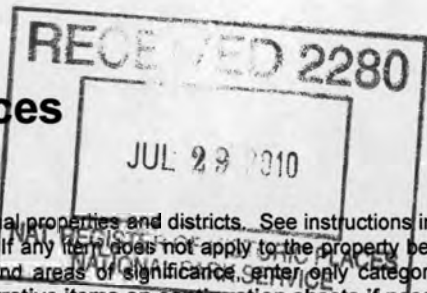


United States Department of the Interior  
National Park Service

748



# 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 if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Don Martin Apartment House

other names/site number \_\_\_\_\_

## 2. Location

street & number 605 E. 9th Street

not for publication

city or town Tucson

vicinity

state Arizona code AZ county Pima code 019 zip code 85705

## 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. Gawn AZSHPO 27 JULY 2010  
Signature of certifying official/Title Date

ARIZONA STATE PARKS  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

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): \_\_\_\_\_

Randy McCalland 9-9-10  
Signature of the Keeper Date of Action

Don Martin Apartment House  
Name of Property

Pima, Arizona  
County and State

**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

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
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 & Planning of Josias Joesler & 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: multiple dwelling

DOMESTIC: multiple dwelling

**7. Description**

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

**Materials**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS:

foundation: CONCRETE

Spanish Colonial Revival

walls: STUCCO

roof: TERRA COTTA

other: WOOD, METAL: iron

Don Martin Apartment House

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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 Don Martin Apartment House was designed by Josias T. Joesler and built by the John W. Murphy Building Co. in 1929 for Mr. and Mrs. Jerome P. Martin. Located near downtown Tucson in an old, residential neighborhood, the building has been rehabilitated recently by its current owner, with guidance from the State Historic Preservation Office. The Don Martin Apartment House is a classic, two-story, Spanish Colonial Revival style building with an asymmetrical, U-plan about a deep courtyard. The grounds have been "xeriscaped" recently while original elements, like the central concrete fountain, now filled with earth, have been retained. The building exterior is noteworthy for its variety. Character-defining features include a simple, classical, arched entry portico, a striking octagonal tower on the front corner of a wing, plain stucco wall surfaces painted rose-beige, a variety of wood windows in arched and rectangular openings, Spanish-tile gable roofs, iron balconies and ornamental grillwork all reflecting Joesler's restrained use of embellishment. The interior is noteworthy for two light-filled lobbies with a central staircase, double-loaded corridors and efficiently laid-out, individual apartment units with built-ins. Including its compatible rehabilitations, the Don Martin Apartment Building has been very well preserved and its integrity is excellent. The recently landscaped grounds are compatible with the historic fabric and represent a water-conserving rehabilitation.

### **Location and Setting**

The Don Martin Apartment Building, 605 E. 9<sup>th</sup> Street, has a choice location with respect to its proximity to downtown Tucson and the University of Arizona. It is set on the southwest corner of Block 78, City of Tucson, on 27,720 square feet of land (.63 of an acre). The traditional City of Tucson block has remnants of 1937 USA WPA sidewalks and an alley north of the property. The public sidewalk adjacent to the apartment building is a replacement installed in 2000. In this residential setting are nearby early Bungalows and vernacular, pyramidal type dwellings.

The low-water-use landscaping of the grounds and central courtyard combines original features, like the circular, concrete fountain with ceramic tile clad corners, with recent plantings and decomposed granite ground cover. Most plants, like the Jacaranda, bottle brush and Lantana, are not native but chosen for seasonal color and arid climate hardiness. There is some hybrid Bermuda grass turf between the right-of-way and building on the south side. The west wing has a wrought-iron fence enclosed lawn in front with a concrete terrace and a brick paver walk. The west side yard, facing Second Ave., is sloped and landscaped with a stone border and decomposed granite. North of the apartments, enclosed by a steel security gate and fence is an asphalt parking area for the tenants.

The most important organizing feature of the property is the deep courtyard which provides a view and natural light to all interior spaces that face it. There is a landscaped, central strip where the original fountain, now filled with earth, remains. A recently paved saltillo tile walkway borders the three "building" sides of the courtyard.

### **Exterior**

The Don Martin Apartment House is a classic, two-story, Spanish Colonial Revival style building with an asymmetrical, U-plan about a deep courtyard. Its principal façade faces Ninth Street to the south. [As built, the apartment house was reversed on center from the original drawing. (Joesler 1929)] This stucco-clad, pink-beige building has a cross-wing form with low-pitched gable roofs of Spanish tile. The east and west side wings contain apartment units while the transverse wing is primarily devoted to the lobbies.

Don Martin Apartment House

Pima, Arizona

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Starting with the basic asymmetry itself, it is noteworthy how Joesler created visual interest and beauty through a rich variation of features in a building type commonly known for its monotony. First is the striking, octagonal tower above the courtyard end of the east wing. It is capped with Spanish tile and Joesler's signature, wrought-iron weather vane. The shaded, covered balcony and open terrace on the second-story end of the west wing provide visual contrast. [The first floor projection that creates this roof terrace is not shown on Joesler's drawings but is early, if not original (Joesler 1929)]

The entry is centrally located and accessed from the north end of the courtyard into the lobby of the transverse wing. Joesler celebrates the entry by employing a parapet portico with arched openings, classical pilasters and corbelled reveals at the base, pilaster crown and parapet cap. The original wall-mounted carriage lamps and hanging lamp of the entry have been rehabilitated and retained. Contributing to the diversity of the facades are railings and small balconies of wrought iron. Wood double-hung and casement windows appear individually or grouped in arched or rectangular openings.

The Don Martin Apartment Building is constructed of 12" brick for the first floor exterior walls and 9" brick for the second floor walls. Inside walls are furred with 2 x 4s, lath and plaster. The first floor has concrete flooring and the second floor has oak hardwood. Bathrooms have tile flooring and base.

### Interior

Inside the U-shaped building, both floors are organized around the central lobbies and a major staircase in the transverse wing. From the lobbies the central hallway of each perpendicular wing can be reached. These five-foot-wide circulation corridors are double-loaded with apartment units to ensure that all units have exterior views and natural light. Apartments vary in layout and size. The smallest apartments include a living room, dining alcove, kitchen, small dressing closet (for a single bed) and bathroom with a tub. The units include plastered, arched openings between the kitchen and living room and built-in features like china cabinets, kitchen cupboards and ironing board cabinets. Each kitchen is served with a small ice-delivery door to the outside corridor.

### Integrity

Fortunately the Don Martin Apartment House has been practically unaltered since its original construction date. With guidance from the State Historic Preservation Office, the current owners have undertaken limited rehabilitation measures to bring the building up to code. For example, taller secondary rails, painted to match the stucco color, have been installed on balcony doors so that the old iron balconies may be left intact. The grounds have been landscaped compatibly and the building remains in its historic residential neighborhood setting. The building possesses excellent integrity of location, design, materials, workmanship, setting, feeling and association.

Don Martin Apartment House  
Name of 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**

1929

**Significant Dates**

1929

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Josias T. Joesler

John W. Murphy Building 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

Don Martin Apartment House

Pima, Arizona

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

The Don Martin Apartment House is significant under Criterion C. It is an excellent example of a Joesler and Murphey designed and built multi-residential property in the Spanish Colonial Revival style. Constructed in 1929, this project gave Joesler the opportunity to interpret, using a relatively large-scale building, a style that had been popular for over a decade in California. Having recently arrived from California in 1927, Joesler was acquainted with George Washington Smith, an architect renowned particularly for his work around Santa Barbara, California, and for popularizing the Spanish Colonial Revival style in early 20<sup>th</sup> Century America. The Don Martin Apartment House was named after developer Jerome P. Martin, a colorful, early Tucson railroader, law enforcement officer and state representative. Martin ventured into private business from 1924-1933 during which time he built the property. The Don Martin Apartment House is significant under Context 2 of the accompanying Multiple Property document, "The Architecture and Planning of Josias Joesler and John Murphey in Tucson, Arizona, 1927-1956." As a property type, it represents Multi Family Residences and Group Housing and meets all registration requirements.

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

The Don Martin Apartment House was built in 1929 by the Joesler/Murphey team for entrepreneur Jerome P. Martin and his wife, Alice J. Martin. It is not known why or when the property was called Don Martin. (*Don* means Mister, the Spanish title for a gentleman, and is commonly used only before a given name.) J. P. Martin was a high-profile personality in Tucson, just the sort of client to seek the talents of Joesler and Murphey. With the country sinking into a depression, Mr. Martin was unable to hold onto this property for long. Fortunately the Don Martin Apartment House has survived intact to remain one of Tucson's fine Spanish Colonial Revival style properties. It exhibits many of the characteristics that typify this style

**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.

**Registration Requirements**

The Don Martin Apartment House is an excellent example of a Joesler/Murphey multi family residence. It earns its eligibility under National Register Criterion C for its excellent integrity of location, design, setting, materials, workmanship, feeling and association. A corner property seen primarily from two streets, nonetheless all facades remain authentic. The only modifications are rehabilitations to the landscaping and the building exterior/interior for code compliance. With guidance from SHPO's architect, these

Don Martin Apartment House

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rehabilitations meet The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1990).

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

Jerome Patrick (Jerry) Martin, colorful early Tucson railroader, law enforcement officer and state representative died at the age of fifty seven in 1956. One of eleven children of Phil Martin Sr., who settled in Tucson in 1906, he was educated in the Tucson public schools and spoke fluent Spanish. In 1920, he married Alice O'Reilly, with whom he had two sons, Jerome Jr. and Tommy. ("Ex-Sheriff..." 1956.)

J. P. Martin and his wife homesteaded their ranch on Pantano Road, just off Speedway Boulevard, where he and his sons farmed the land on the banks of Pantano Creek. For many years, Mr. Martin was employed as a fireman and engineer on the Tucson Division of the Southern Pacific Railroad. He held memberships in both brotherhoods.

Mr. Martin was in private business from 1924 to 1933, maintaining his own service station, Jerry's Service Station at 501 E. 9<sup>th</sup> Street. In 1928, he acquired the land for the future apartment project in Block 78 from the "AZ Conf. Corp. of 7<sup>th</sup> Day Adventists" and in 1929 took out loans from the John W. Murphey Building Company and the Southern Arizona Bank and Trust to build the project. Title records indicate that Mr. Martin's investment in building the project did not go smoothly. He declared bankruptcy in 1933, followed by several lawsuits involving sub-contractors and the Southern Arizona Bank and Trust. In 1935, the Southern Arizona Bank and Trust acquired deed to the property through a sheriff's sale. (Tract Book 2009.) The property experienced a series of relatively short term ownerships throughout the 1940s and early 1950s. (Tract Book 2009.)

Jerome P. Martin served with the Seebies in World War II. He returned to serve two year terms as sheriff of Pima County, ending in 1950. His first term was relatively peaceful but his second term found him very much in the headlines. In April 1951, Sheriff Martin was indicted for receiving a bribe to permit a certain woman to operate houses of prostitution without fear of arrest. He spent one year in the state prison at Florence. Released from prison and in broken health, Mr. Martin worked his farm until his death.

Don Martin Apartment House  
Name of Property

Pima, Arizona  
County and State

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

- "Candidate Martin Is Old Resident Of Tucson Area," *unknown*, 1943.  
City Directories. Arizona Historical Society Library (AHS), Tucson, Arizona.  
"Ex-Sheriff J. P. Martin Dies At 57," *Tucson Citizen*, 22 June 1956.  
Joesler, Josias and John W. Murphey Building Co. "Apartment House for Mr. & Mrs. Jerome P. Martin, Tucson, Arizona," 1929. Digital copies of drawings. Courtesy of College of Architecture and Landscape Architecture, University of Arizona, Tucson.  
Pima County Assessor (PCA), Assessor's Record Map Block 78, City of Tucson, recent.  
Pima County Assessor (PCA), property record card, <http://www.asr.co.pima.az.us>, ca. 1964.  
Sonnichsen, C. L. *Tucson - The Life And Times Of An American City*. Norman: University of Oklahoma Press, 1987.  
Tract Book, early title transactions. Courtesy of Fidelity Title and Trust, Tucson, Arizona, 2009.

**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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Arizona Historical Society Library, Tucson

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



Don Martin Apartment House  
Name of Property

Pima, Arizona  
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**10. Geographical Data**

**Acreage of Property** \_\_\_\_\_

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>503580</u>	<u>3565300</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The legal description of the boundaries of this property is the west 125' and the south 150' of the west half of Block 78 City of Tucson, as 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 \_\_\_\_\_ 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.)

Don Martin Apartment House

Pima, Arizona

Name of Property

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**Photographs:**

Submit clear and descriptive 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: Don Martin Apartment House

City or Vicinity: Tucson

County: Pima State: AZ

Photographer: Bill Sandel, unless otherwise noted  
Janet Parkhurst (JP)

Date Photographed: April 17, 2009

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

- 1 of 12: Apartment house in its setting at intersection of Second Ave. and Ninth St., looking northeast
- 2 of 12: Landscaped courtyard, looking north
- 3 of 12: South façade, looking north
- 4 of 12: West façade, looking east
- 5 of 12: North façade, looking southeast
- 6 of 12: East façade, looking northwest
- 7 of 12: Detail of arched entry portico, looking north
- 8 of 12: Detail of tower, looking east
- 9 of 12: Detail of arched casement windows, east wing, looking north
- 10 of 12: Detail of wrought iron balcony, west wing, looking east
- 11 if 12: First Floor lobby showing staircase, looking northeast (JP)
- 12 of 12: Detail of typical interior hall (JP)

**Property Owner:**(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Don Martin Apartments
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey, Tucson, AZ, 1927- 1956
Name of multiple listing (if applicable)

Section number Maps Page 11

Pima County Assessors Record Map

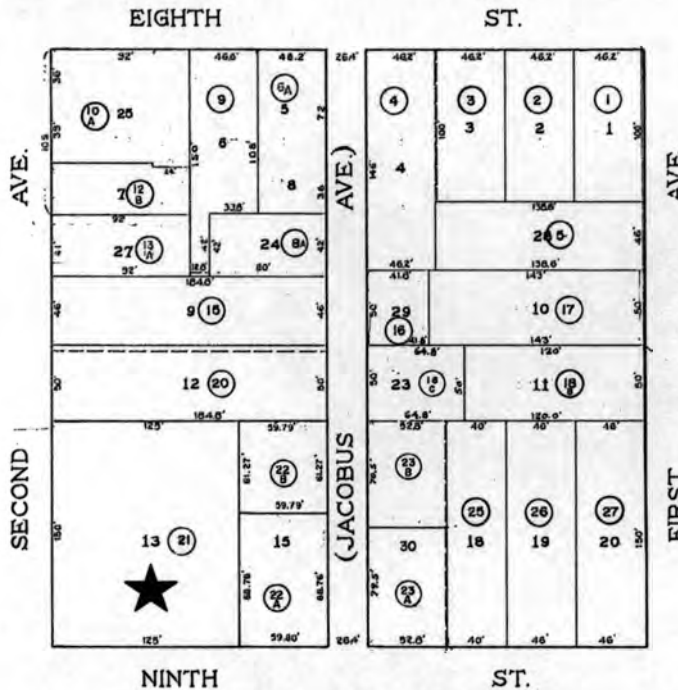
ASSESSOR'S RECORD MAP

39

117-06  
1/25

Block 78, City of Tucson

C.O.T.  
PROJECT



2006-1  
  
 2001-1  
 SEC. 12 T. 14 S., R. 13 E.  
 SEE BOOK 3, PAGE 71, M. & P.  
 SEE BOOK 12, PAGE 63 R. S.

03071 SCANNED 078 663 (+)

★ Subject Property – Don Martin Apartment House  
Assessor's Record Map. Block 78, City of Tucson (PCA)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Don Martin Apartments

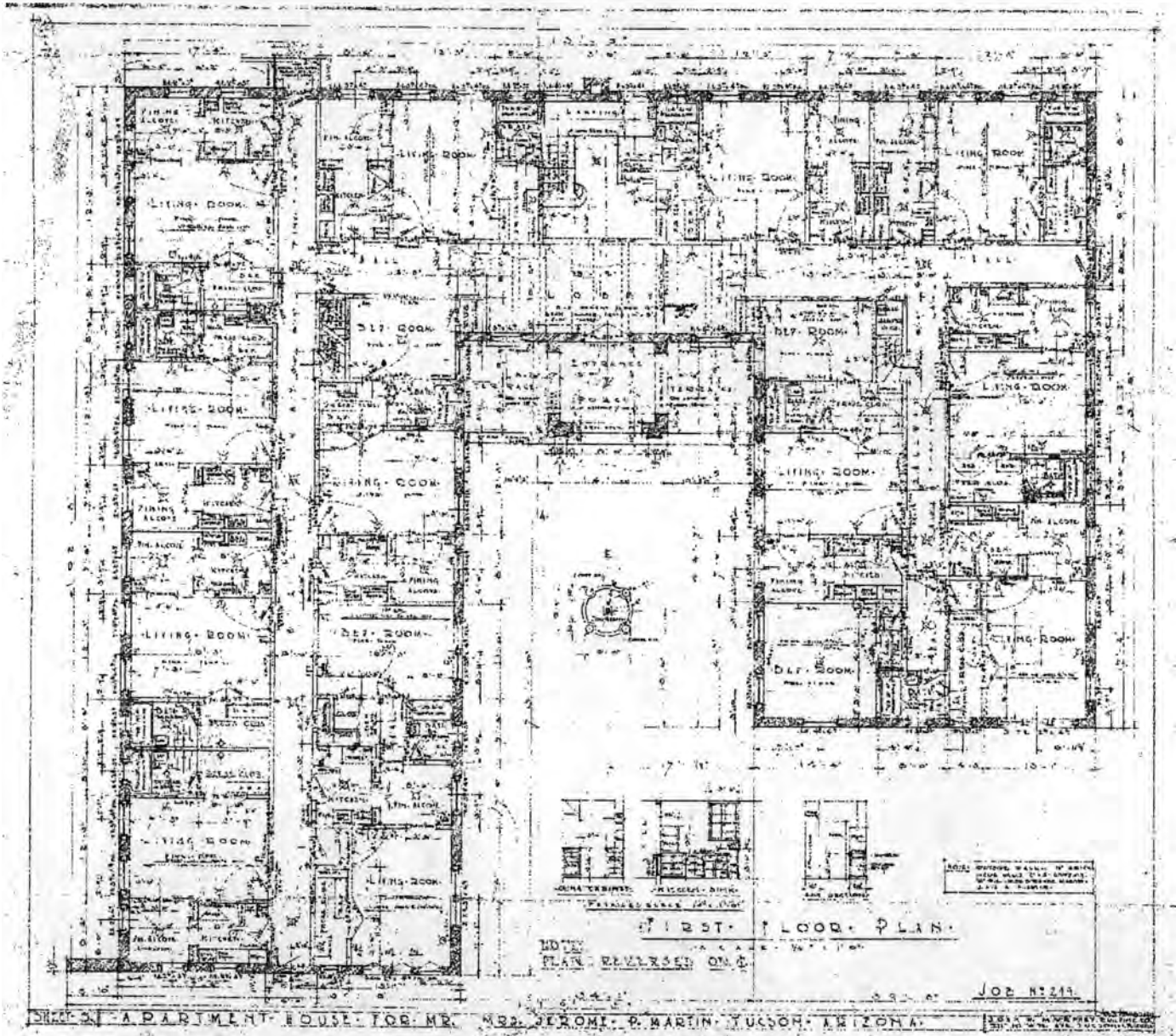
Name of Property  
Pima, Arizona

County and State  
The Architecture & Planning of  
Joesler & Murphey, Tucson, AZ, 1927-  
1956

Name of multiple listing (if applicable)

Section number Maps Page 12

Joesler Plans (1929)



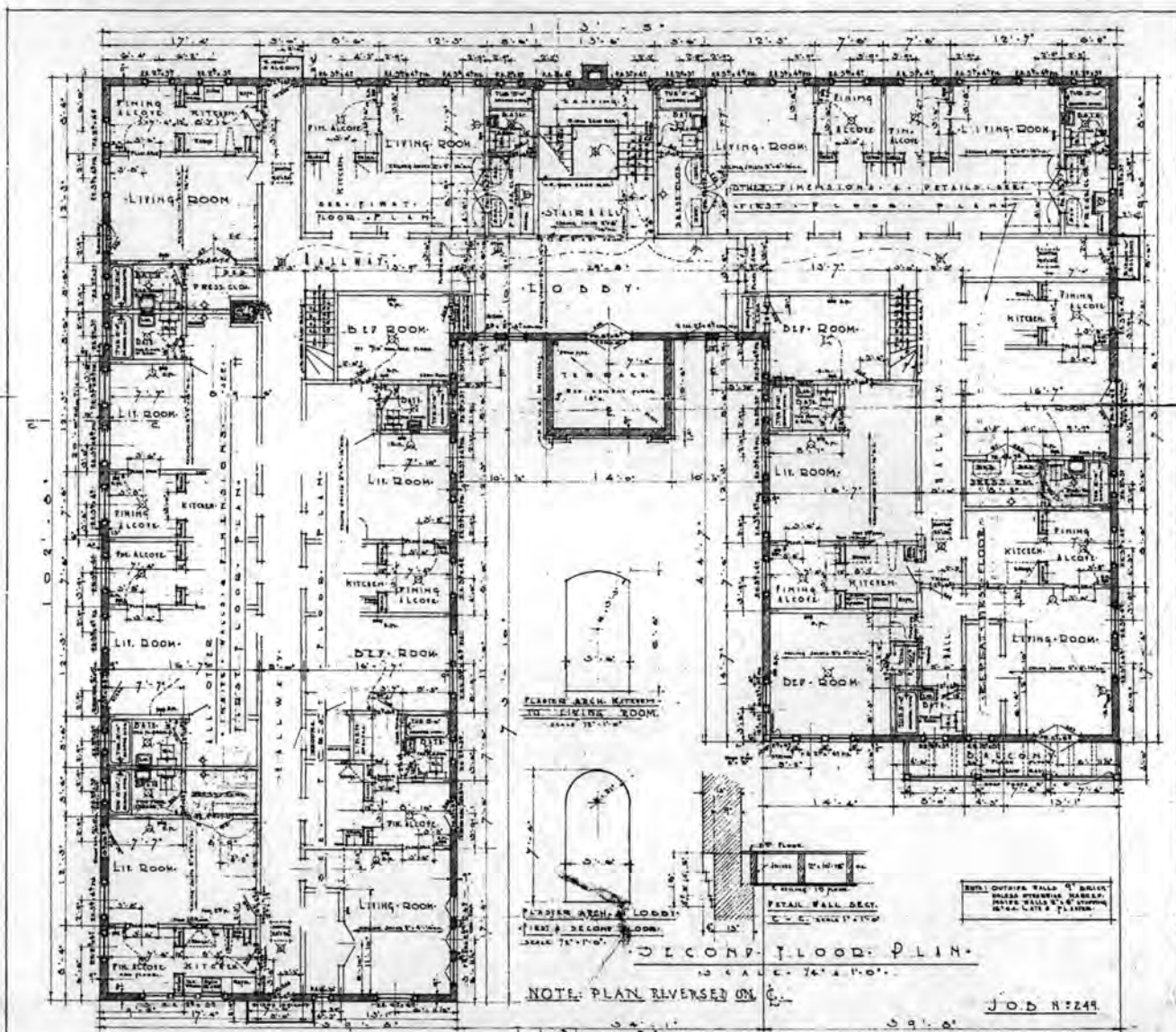
Plan 1. First Floor

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Don Martin Apartments
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey, Tucson, AZ, 1927- 1956
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Section number Maps Page 13



SHEET 6 - 1 APARTMENT HOUSE - TOP - MR. & MRS. JEROME P. MARTIN - TUCSON - ARIZONA - JOHN E. MURPHEY, ARCHITECT, 511 S. 5TH AVENUE, TUCSON, ARIZONA

Plan 2. Second Floor

United States Department of the Interior  
National Park Service

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Continuation Sheet

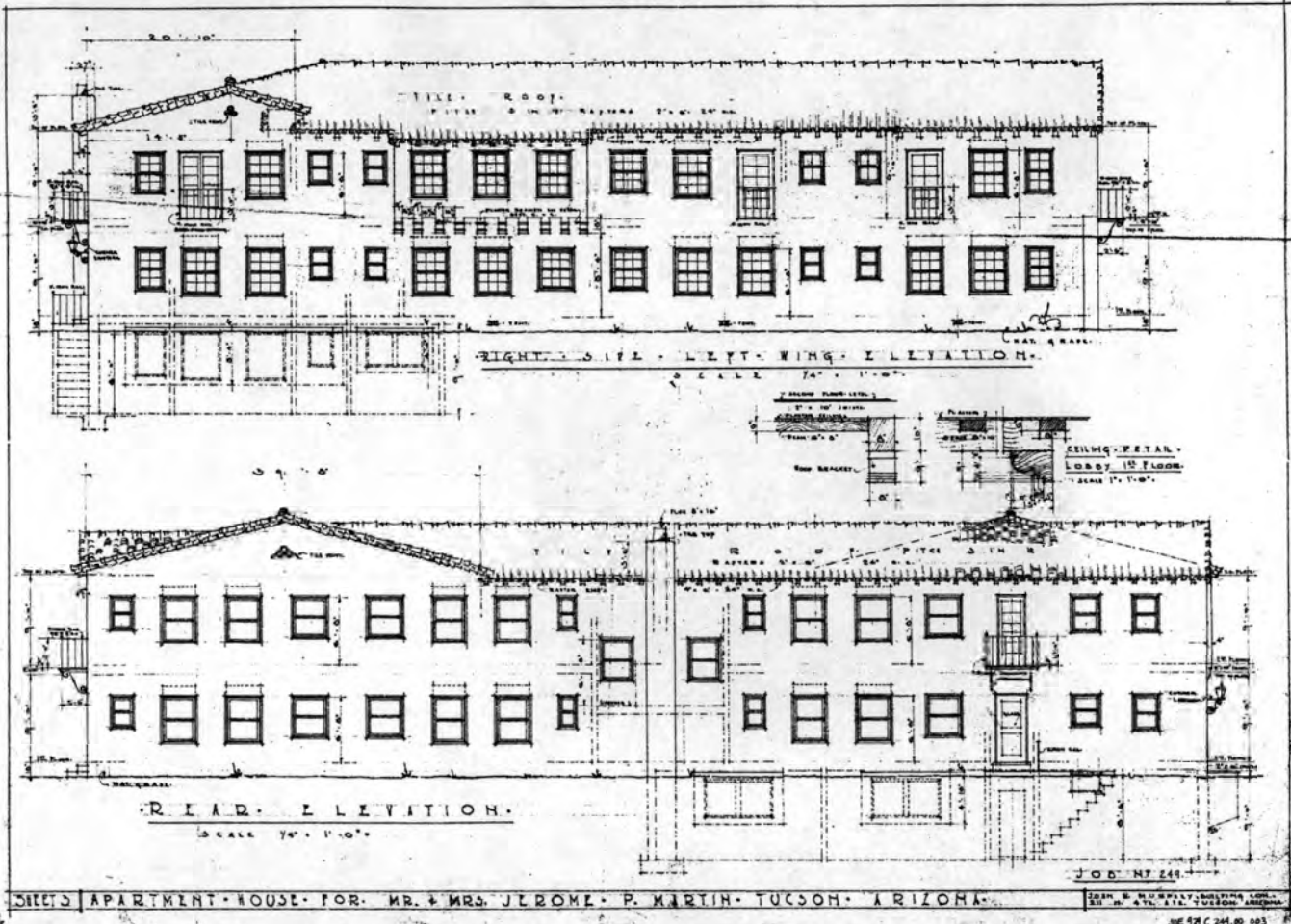
Don Martin Apartments

Name of Property  
Pima, Arizona

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The Architecture & Planning of  
Joesler & Murphey, Tucson, AZ, 1927-  
1956

Name of multiple listing (if applicable)

Section number Maps Page 14



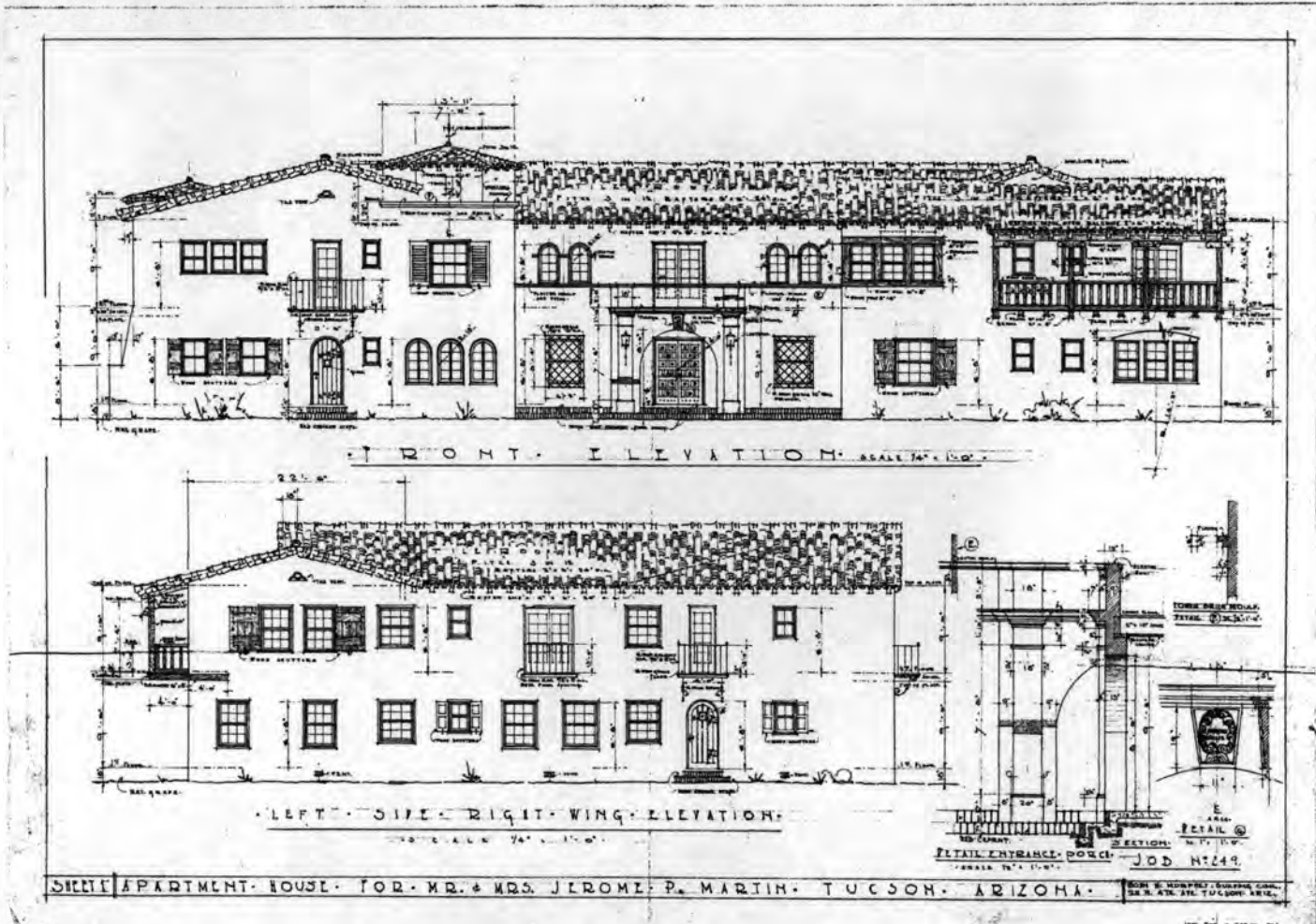
Plan 3 Side Elevation

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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Don Martin Apartments
Name of Property Pima, Arizona
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Plan 4. Front Elevation

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

**National Register of Historic Places  
Continuation Sheet**

Don Martin Apartments
<b>Name of Property</b> Pima, Arizona
<b>County and State</b> The Architecture & Planning of Joesler & Murphey, Tucson, AZ, 1927- 1956
<b>Name of multiple listing (if applicable)</b>

Section number Maps Page 16

**Don Martin Apartment House As Built Floor Plan Sketches (Reversed on  
Center from Original Plans) on Following Pages(after Joesler 1929).**

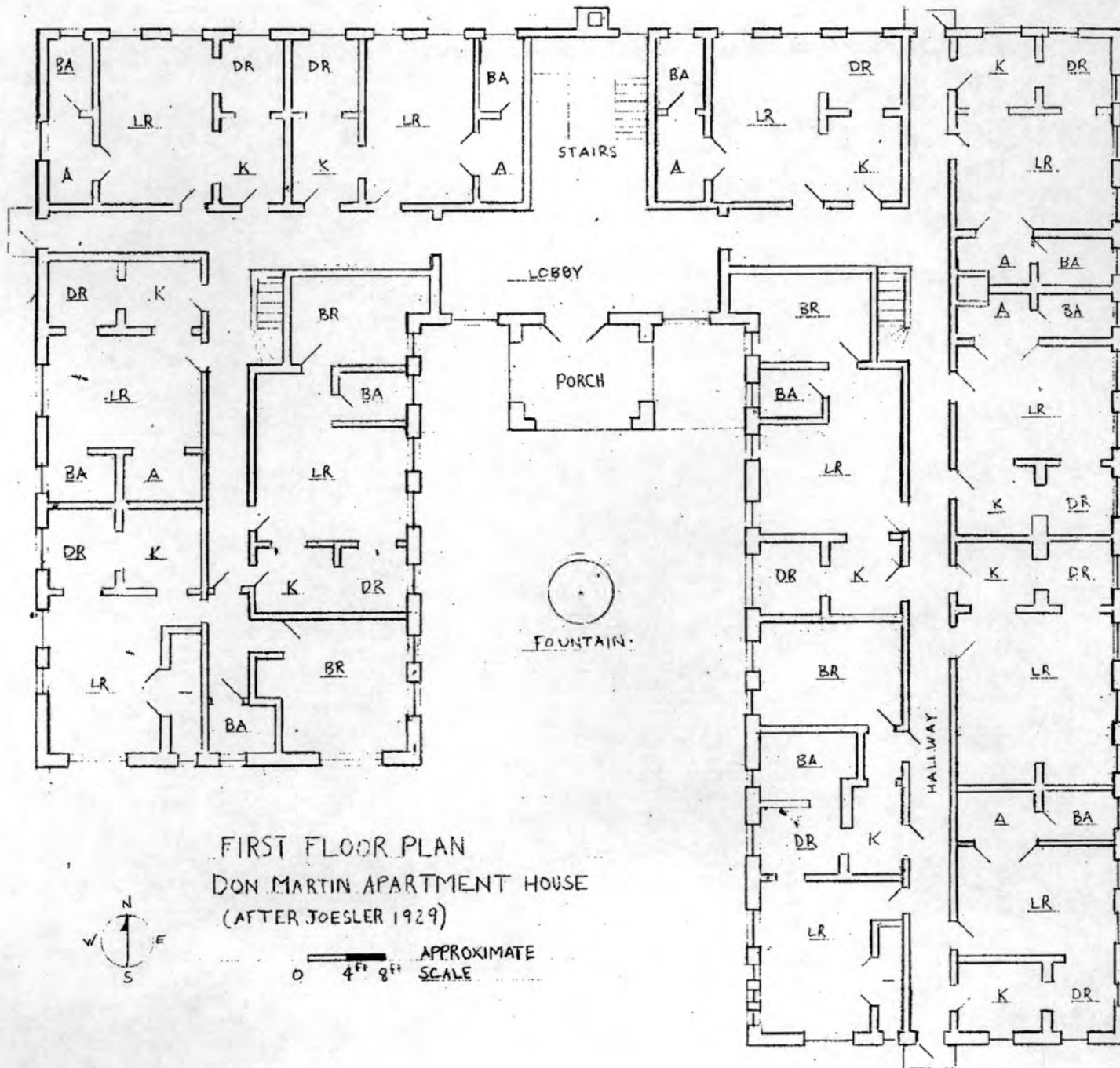


DON MARTIN APARTMENT HOUSE  
 605 E. 9TH STREET  
 TULSON, ARIZONA 85705

FIRST FLOOR

LEGEND

- A ALCOVE
- BA BATHROOM
- DR DINING ROOM
- K KITCHEN
- LR LIVING ROOM



FIRST FLOOR PLAN  
 DON MARTIN APARTMENT HOUSE  
 (AFTER JOESLER 1929)

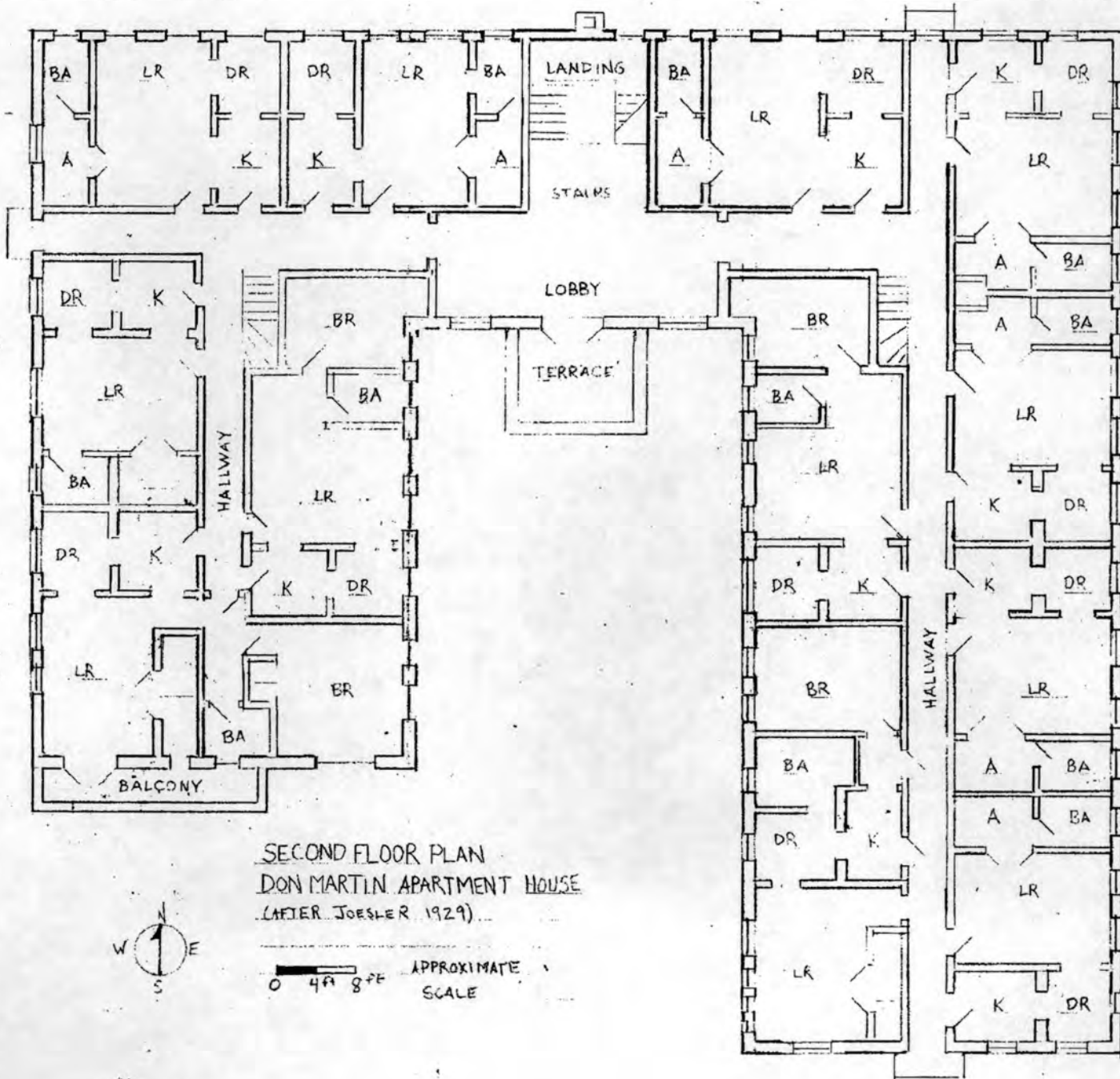


0 4ft 8ft APPROXIMATE SCALE

DON MARTIN APARTMENT HOUSE  
 605 E. 9TH STREET  
 TUCSON, ARIZONA 85705

SECOND FLOOR

- LEGEND
- A ALCOVE
  - BA BATHROOM
  - DR DINING ROOM
  - K KITCHEN
  - LR LIVING ROOM



SECOND FLOOR PLAN  
 DON MARTIN APARTMENT HOUSE  
 (AFTER JOESLER 1929)



0 4ft 8ft APPROXIMATE SCALE

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

**National Register of Historic Places  
Continuation Sheet**

Don Martin Apartments
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey, Tucson, AZ, 1927-1956
Name of multiple listing (if applicable)

Section number Photographs Page 19



No. 1



No. 2



No. 3



No. 4

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

**National Register of Historic Places  
Continuation Sheet**

Don Martin Apartments
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey, Tucson, AZ, 1927-1956
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Section number Photographs Page 20



No. 5



No. 6



No. 7



No. 8

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National Park Service

National Register of Historic Places  
Continuation Sheet

Don Martin Apartments
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey, Tucson, AZ, 1927-1956
Name of multiple listing (if applicable)

Section number Photographs Page 21



No. 9



No. 10



No. 11



No. 12

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)


**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number**                      **Property Name**  
  
10000748    Don Martin Apartment House

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

**Multiple Name:** Architecture and Planning of Josias Joesler and John Murphey in Tucson, 1927-1956, MPS

-----  
The above-named 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.

 \_\_\_\_\_  
Signature of the Keeper    Date of Action    September 9, 2010

-----  
Amended Items:

Section 8 Significance

The Period of Significance is, hereby, revised to indicate "1929." This corresponds with the date of the property's construction and is consistent with its significance under Criterion C in Architecture.

Section 10 Geographical Data

The Acreage is, hereby, entered as .63 acres as described in Section 7, Description.

-----  
The Arizona Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**

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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Don Martin Apartment House

MULTIPLE NAME: Architecture and Planning of Josias Joesler and John Murphey  
in Tucson, AZ MPS

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 7/29/10 DATE OF PENDING LIST: 8/23/10  
DATE OF 16TH DAY: 9/07/10 DATE OF 45TH DAY: 9/12/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000748

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

One of few apartment houses designed by Joesler and developed by Murphey in Spanish Col. Revival style. It possesses a high degree of historic integrity and represents their collaboration. The period of significance should be limited to year of construction, 1929.

RECOM./CRITERIA Out C

REVIEWER LMPelland

DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_

DATE 9-9-10

DOCUMENTATION see attached comments Y/N (5) see attached SLR Y/N (1)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Don Martin Apartments  
977.8503  
www.donmartinapartments.com



DON MARTIN APARTMENT

JOESLER & MURPHY

PIMA COUNTY, AZ

1 OF 12

Doc Martin (No. Jpe) 034 @ CD  
200919 N N N+2--2009071000



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

2 OF 12



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

3 OF 12



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

4 OF 12





DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

5 OF 12

DonMartin@kmo-jpe.com 042 © CD  
2001 019 N N N+1 --- Z00000/10000



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

6 OF 12

DonMartin1.mNo.Jpe3 043 @ CD  
2008 819 N N H-1 --- 200809/18018



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

7 OF 12

DonMartinNoJpe3 046 © CD  
2011 019 N N 111 --- Z00000/10019



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

8 OF 12





DON MARTIN APARTMENT  
JOESLER & MURPHEY  
PIMA COUNTY, AZ

9 OF 12

DonMartinNoJpe> 049 @ CD  
2001 019 N N N+1 --- 20000/1000



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

10 OF 12

DonMartinMoJesler851 @ CD  
2021 019 N N N+2-- - 2020 01/10/09



DON MARTIN APARTMENT

JOESLER & MURPHEY

PIMA COUNTY, AZ

11 OF 12

DonMart1:Info:pe> 053 @ CD  
2007: 019 N N N-1-2076.8/1000

Special Copied  
Paper

10/11/12

Fulcon



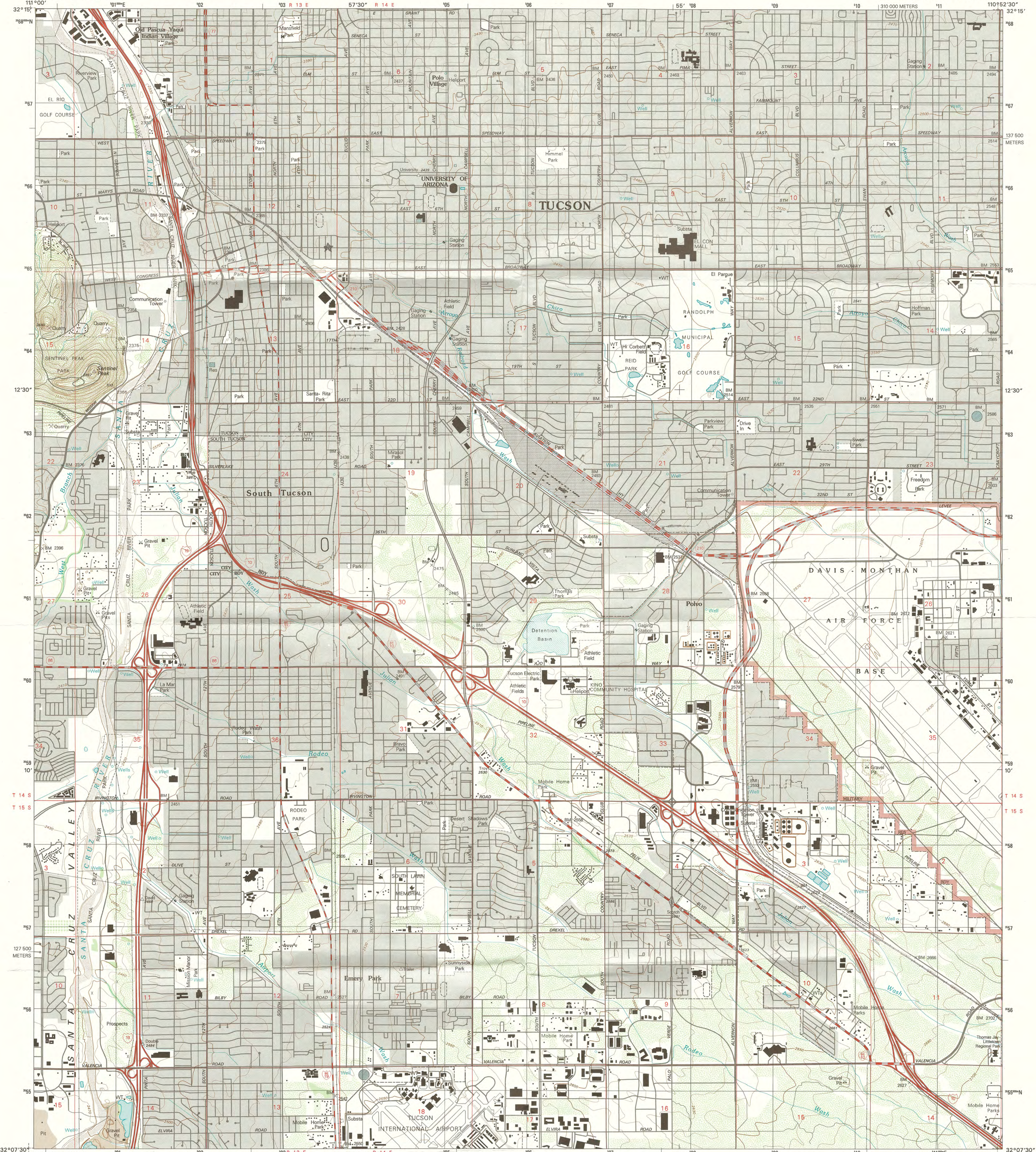
DON MARTIN APARTMENT

JOESLER + MURPHEY

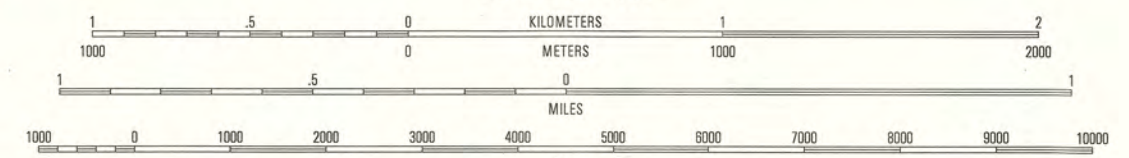
PIMA COUNTY, AZ

12 OF 12

DonMartinNo.jpg 056 @ CD  
2011-01-19 11:11:11 - 2012-01-19 08:08

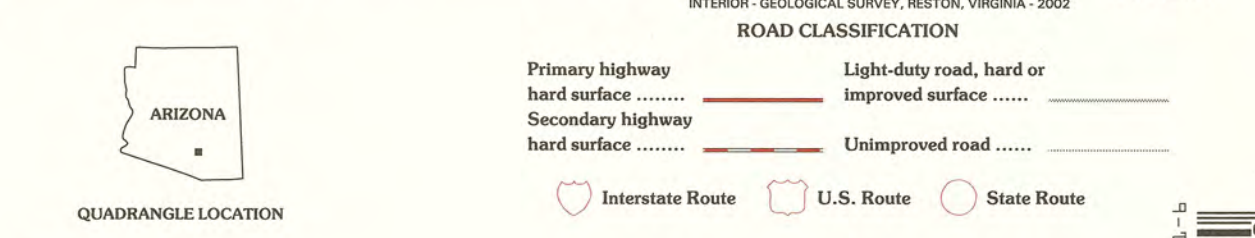


SCALE 1:24 000



CONTOUR INTERVAL 10 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

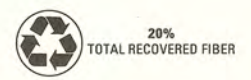
Produced by the United States Geological Survey Topography compiled 1954. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1981. Boundaries current as of 2000 North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 12 2 500-meter ticks: Arizona Coordinate System of 1983 (central zone) North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software There may be private inholdings within the boundaries of the National or State reservations shown on this map Houses of worship, schools, and other labeled buildings verified 1981



QUADRANGLE LOCATION table with 8 cells containing adjacent quadrangle names and numbers.

TUCSON, AZ 1996

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



NIMA 3448 III NW-SERIES V898





July 29, 2010 "Managing and conserving natural, cultural, and recreational resources"



Carol Shull  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS2280)  
Washington, D.C. 2005-5905

**RE: MPDF: The Architecture and Planning of Josias Joesler and John Murphey in Tucson AZ, 1927-1956**

**MPDF: Erskine P. Caldwell House**  
**MPDF: Don Martin Apartment House**  
**MPDF: Eleven Arches**  
**MPDF: First Joesler House**  
**MPDF: Gabel House**  
**MPDF: Haynes Building**  
**MPDF: Hecker House**  
**MPDF: Type A at 2101 E. Water Street**  
**MPDF: Type B at 2019 E. Water Street**  
**Tucson, Pima County, AZ**

Janice K. Brewer  
Governor

State Parks  
Board Members

Chair  
Reese Woodling  
Tucson

Tracey Westerhausen  
Phoenix

Larry Landry  
Phoenix

Walter D. Armer, Jr.  
Vail

Alan Everett  
Sedona

William C. Scalzo  
Phoenix

Maria Baier  
State Land  
Commissioner

Renée E. Bahl  
Executive Director

Arizona State Parks  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
AZStateParks.com

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places nomination forms for the properties referenced above.

The Architecture and Planning of Josias Joesler and John Murphey in Tucson AZ, 1917-1956 National Register of Historic Places Multiple Property Documentation Form is organized around two historic contexts and their associated property types.

- The Erskine P. Caldwell House property contains 1 contributing building.
- The Don Martin Apartment House property contains 1 contributing building.
- The Eleven Arches property contains 1 contributing building and 1 noncontributing building.
- The First Joesler House property contains 1 contributing building.
- The Gabel House property contains 1 contributing building and 1 noncontributing building.
- The Haynes Building property contains 1 contributing building.
- The Hecker House property contains 1 contributing building.
- The Type A at 2101 E. Water Street property contains 1 contributing building and 1 noncontributing building.
- The type B at 2019 E. Water Street property contains 1 contributing building and 1 noncontributing building.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov)

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

Enclosures