

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."



1. Name of Property

Historic name: Johnson, Donald S. and Elizabeth E., House

Other names/site number: _____

Name of related multiple property listing:

The Single Family Residential Architecture of Josias Th. Joesler and John and Helen

Murphey in Tucson and Pima County, Arizona, 1927 -1956

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

2. Location

Street & number: 5165 North Camino Real

City or town: Tucson State: Arizona County: Pima

Not for Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria:

 A B X C D

Signature of certifying official/Title: [Signature] Date: 27 Aug 2018
AZ STIPD
State or Federal agency/bureau or Tribal Government:
AZ State Parks and Trails

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: _____

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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:)

[Signature] 10/18/18
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

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	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

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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.)

Other: Regional Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: **foundation: concrete; walls: stucco mud adobe; roof: clay barrel tile and synthetics**

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Johnson House was designed by Josias Joesler in 1931 and built by the John W. Murphey Building Company. The property was commissioned by Mr. and Mrs. Donald S. Johnson and is one of the earliest homes built in the Catalina Foothills Estates. This property is significant within the area of Architecture as an example of Joesler's Regional Eclectic style. Regional Eclectic is described in the Residential Architecture of John and Helen Murphey and Josias Joesler in Tucson, Arizona 1927-1956 as "residences that illustrate Joesler's experimentation with the blending of Spanish Colonial Revival and Pueblo Revival styles, as well as the influence of Mexican art and architecture. These residences were generally placed on larger lots within subdivisions featuring curvilinear street patterns ultimately designed to attract wealthy clientele to Tucson." The period of significance for this property is 1931.

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Narrative Description

The Johnson House designed by Josias Joesler in 1931 and built by the John W. Murphey Building Company that same year is situated in the Catalina Foothills Estates on its original densely vegetated parcel. The residence is constructed of stuccoed mud adobe. The skillful placement of the house creates a sense of seclusion while maximizing expansive valley and mountain views. The resulting effect of the natural topography on the elevations is a romantic rambling residence. The house was built on a slightly pivoted northwest-southeast axis in an elongated U-shape plan. Both principal facades, southwest and northeast, retain the majority of their original character and have good integrity. Over the years and through subsequent owners, the house underwent some alterations including: the enclosure of the covered porch—commonly referred to as an “Arizona Room”—to the northeast of the living room, the conversion of the garage into a kitchen, the kitchen into a library, the addition of a rear covered porch and the addition of a small guest house and swimming pool. The footprint of the building has not been increased. The property and site are a well-preserved example of Joesler’s work. The characteristic details are the rambling design, distinctive textures, massing, form and rhythm. The house epitomizes the Joesler/Murphey team’s ability to design “refined rustication.” The house and the site retain sufficient integrity to convey its significance. The period of significance for this property is 1931 the year the house was designed and built.

Location and Setting

The Johnson House is located 1.2 miles north of River Road and approximately 0.4 miles east of Campbell Avenue on the southeast corner of Camino Real and East Camino A Los Vientos on the original Catalina Foothills Estate lot 30. The rambling residence is located on the high point on the center of the parcel that slopes from northeast to southwest. The original 5.94-acre lot was split into two distinct sections by Camino Real. By the 1950s, the property on the west side of the road was sold and a portion of the east side divided. The remaining 1.38-acre lot retains the rural desert setting. Because of the topography and terrain, the house retains a strong sense of place.

The dirt driveway from East Camino A Los Vientos provide access to the property. The driveway curves through the natural desert vegetation to circle in front of the formal entrance. The topography sharply slopes down beyond the driveway to the west. Beyond the circular drive is a low-walled yard. Original native desert flora covers the property and imported plants frame the north facing facade within the walled garden.

The backyard is centered around mature vegetation and a large swimming pool. To the east, connected by a small private walkway, is the guest house.

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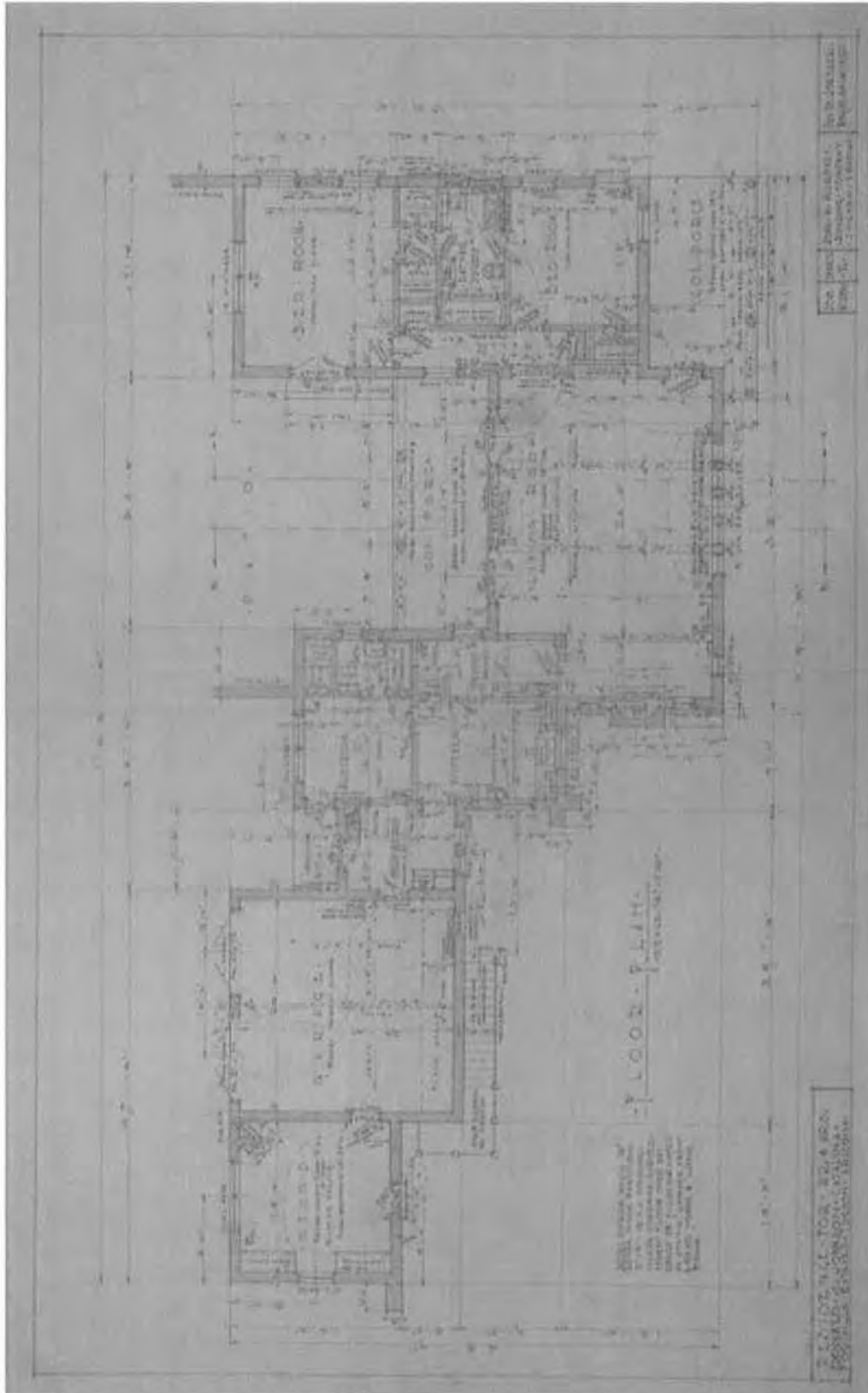


Fig. 1, Joesler Floor Plan (Johnson House) 1936, Arizona Architectural Archive.

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Fig 2. Johnson House, North Elevation, published in California Arts & Architecture, November 1931.

Exterior

The Johnson House is a one-story example of Joesler's Regional Eclectic style and retains sufficient integrity to convey its significance. The details, fixtures and finishes are typical of those associated with Joesler; this detailing captures and showcases his distinctive style and "sense of place." The combination of textured material, hand crafted ornamentation, setbacks and recessions highlight Joesler's architectural skill and masterfully restrained residential conception. The exterior of the house is stylistically Spanish Revival, with a rambling exterior, decorative buttresses and an irregular U-shaped plan on a slightly skewed southeast-northwest axis. (Fig. 1). The low-pitched, exposed beam, gabled roof is clad in red barrel mission tiles and combined with a flat roof parapet used for the original garage. Throughout the house are operable steel casement windows.

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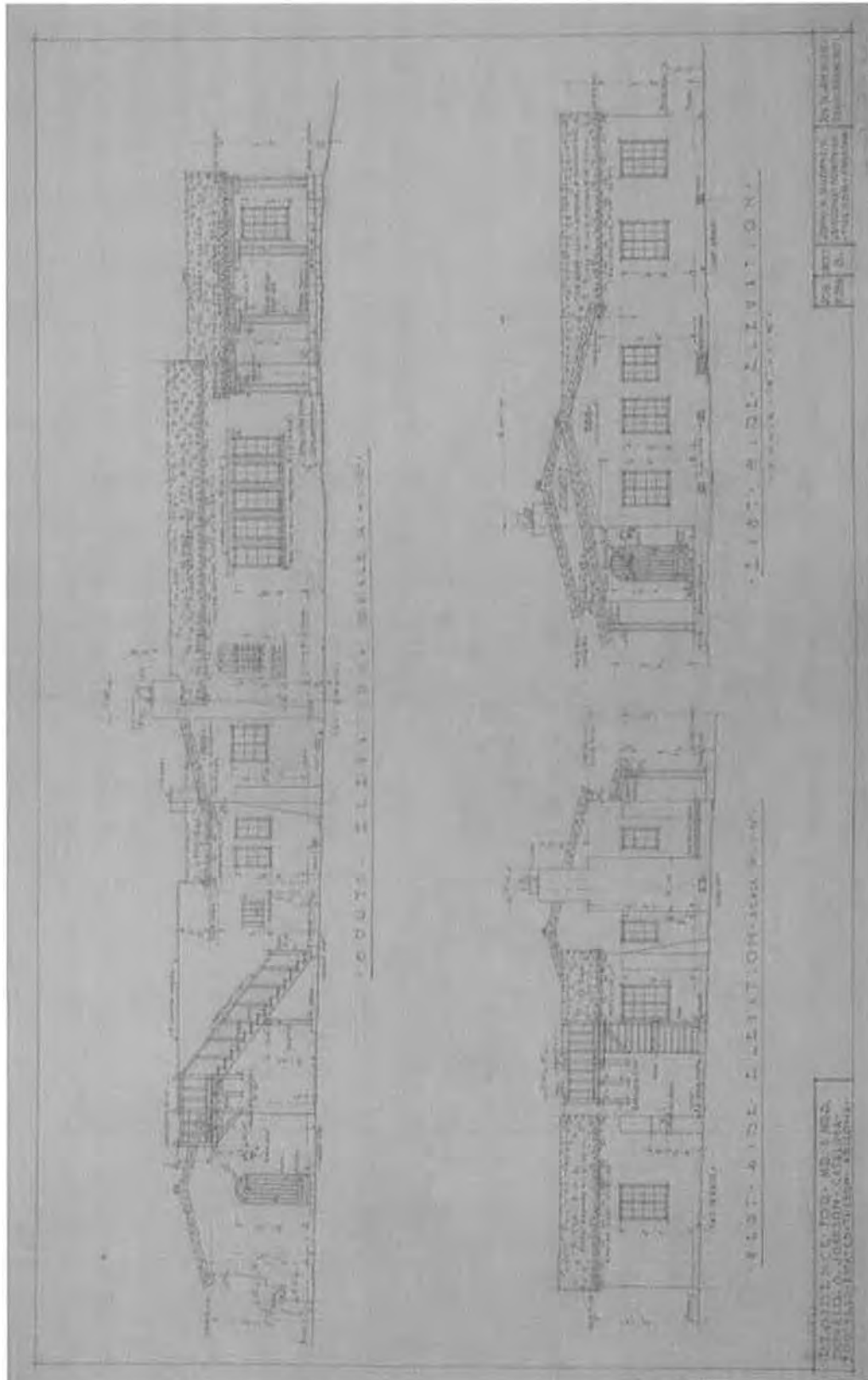


Fig. 3 Joesler Elevation Drawing (Johnson House) 1931, Arizona Architectural Archive

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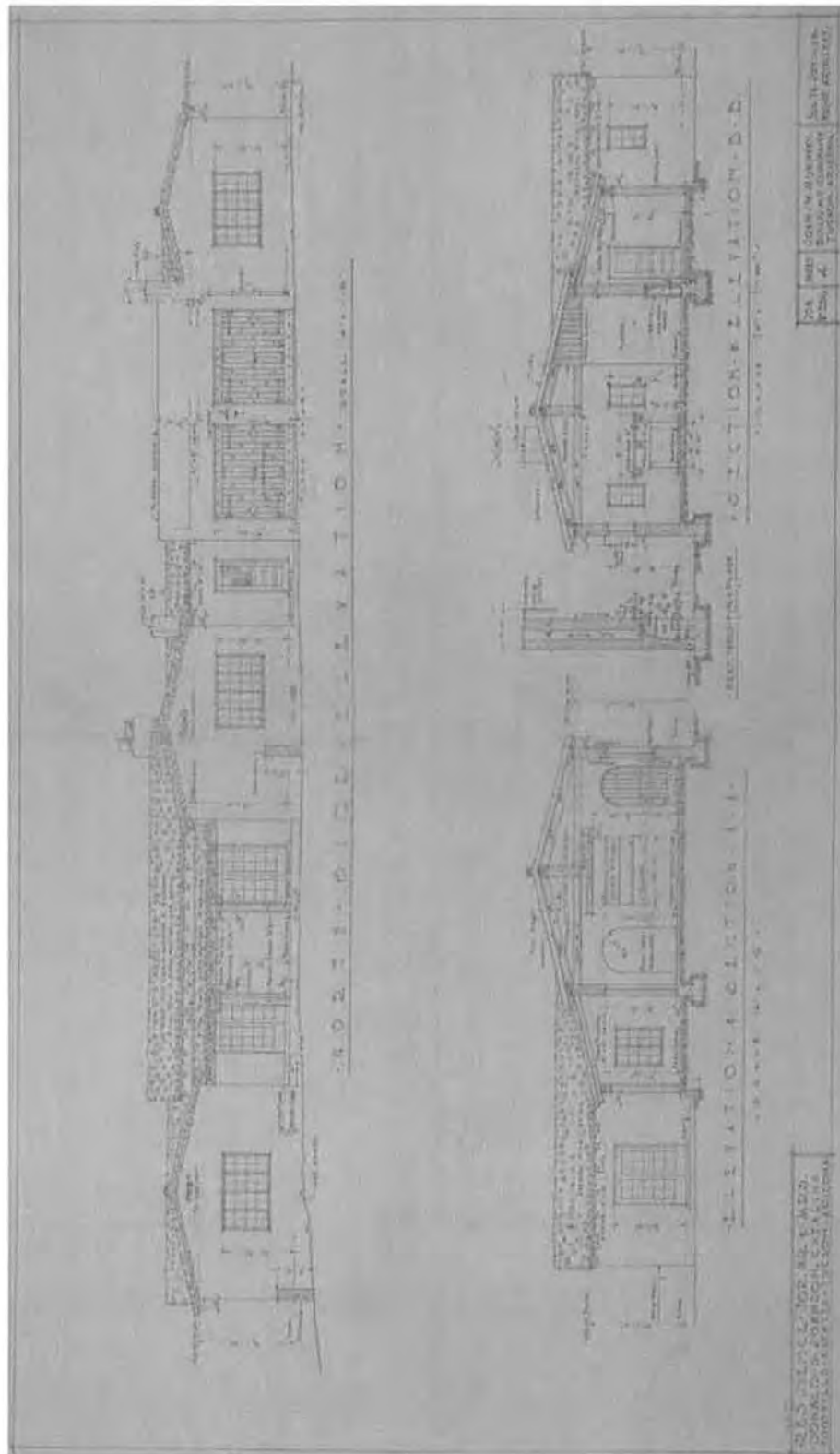


Fig. 4. Joesler Elevation Plan (Johnson House) 1931 South, East and West elevations, Arizona Architectural Archive

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The original entrance through the walled garden yard and Arizona Room remains intact. The screened "Arizona Room" was enclosed with steel casement windows and a double entry door. The enclosure of this patio retains the massing, rhythm and feeling of the original porch. To the east and west of the enclosed porch is a front gable with steel casement windows. The walls feature three small original decorative projecting clay tile vents. The west end of the north elevation originally had two garage doors, that have been converted into arched French doors to a large kitchen and a small steel casement window.

The material pallet emphasizes the rustic character of a rambling, Regional Eclectic house. The character-defining details of the exterior elevations include hand-applied stucco, soft curved corners, large unadorned wall planes punctuated by protruding vigas and windows and sculptural chimneys. Hand carved doors and operable steel casement windows are throughout. (Fig. 3). The south elevation has a covered porch, wood lintel details and iron grill work.

The entrance door on the south elevation opens into the large living-room; into the south facing living room wall are a set of five vertical steel casement windows that frame desert views and the Tucson valley. From the north elevation are views of the Santa Catalina mountains and dense native vegetation. A small walled-in yard is north of the house.

The secondary east facade is the bedroom wing of the house. The elevation features an original front gable with exposed corner porch. East of the bedroom wing is a small guest house built after the 1931 construction that emulates the design features of the main house.

Interior

The residence retains sufficient integrity to convey its significance. The details, fixtures and finishes are typical of those associated with Joesler; the detailing captures and showcases his distinctive style and "sense of place." The rambling, geometric, one story plan with setbacks and projections creates intimate interior spaces while capturing a romantic notion of the Southwest. The details in combination with the design and the response to views create an outstanding example of Joesler's work.

The details of the interior showcase the limited material palette that is masterfully used to capture an elegant Southwestern sensibility. The carefully-framed views of desert and mountains celebrate the landscape and create a juxtaposition between the refined interior and harsh desert outside.

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Fig 5. Johnson House, South Elevation, published in California Arts & Architecture, November 1931.

The plan is meandering with zonal design. The public living spaces: living room, dining room and enclosed Arizona Room, are large, open, and the center of the house; each is connected to exterior patios and outdoor spaces. The bedrooms are off of a central hallway that runs the length of the north-south bedroom wing; the kitchen, service rooms, garage and servant quarters make up the west end of the house. The interior of the residence responds to the site with views of the desert and Santa Catalina Mountains. Joesler-designed interior features showcase the large, open living-room with a limited material palette.

The open living-room feature a dark exposed beam ceiling and an oxblood red scored concrete floor. The living room and enclosed Arizona Room porch are the heart of the house and rely on natural light and white plaster walls to create the handcrafted tonality that is a hallmark of Joesler design. The house retains its original fireplaces, special configuration and original room

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articulation. The intimate bedrooms with lower ceilings are clustered along a central hallway that runs the length of the east wing. The bedrooms have wood floors, built-in shelves and iron light fixtures and retain their original features. The kitchen was relocated to the former garage in the 2000's and the original kitchen was converted to a library dining room at that time.

The Joesler-designed interior features his artistically applied, carefully limited palette of materials. Naturally lit spaces and excellent views prevail where appropriate. The white plaster walls with soft, rounded edges are a counterpoint to the rough, hand-hewn ceiling. Built-in coves and shelves are found throughout the interior living space.

The Johnson House included air conditioning, an unusual feature. The system was installed by Tindmarsh Engineering Company in 1935 and the company noted the use of air conditioning in the home in an *Arizona Daily Star* advertisement on July 26, 1935.

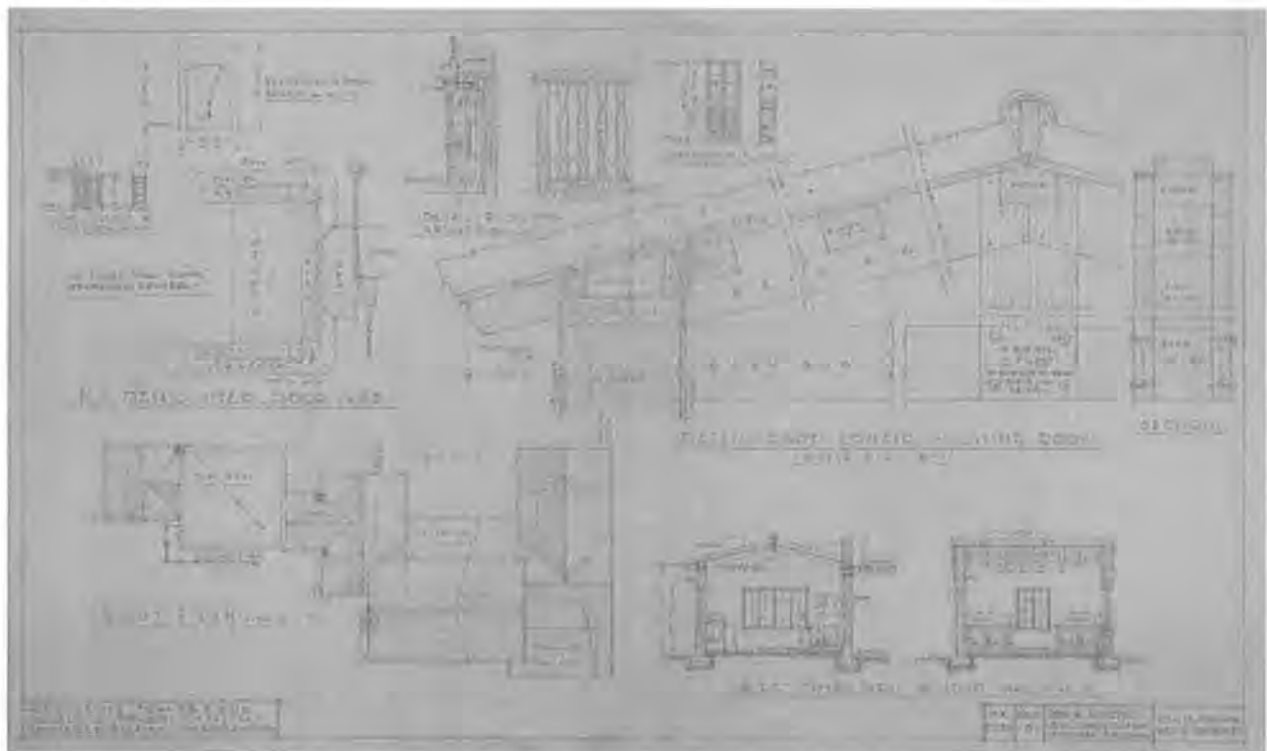


Fig. 6 Joesler Plan details (Johnson House) 1931, Arizona Architectural Archive

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Integrity

The Johnson House retains sufficient integrity of both site and residence to convey its significance. The alterations that have occurred are consistent with Secretary of Interior's Standards for Rehabilitation. The screen porch Arizona Room retains its original form with the screens replaced with steel-casement window systems and doors. The addition of the expanded kitchen into the garage retains the spatial form of the house. The original wooden stairs, on the north elevation, to the roof top sundeck were lost (likely deterioration from exposure to the elements) and an attached patio with concrete columns added with a mental circular stair to the sundeck. A pool was added and reconfiguration of space in the service wing. The two-car garage was converted into a kitchen and the original kitchen converted to a library dining room. A guest house was added east of the main house after the period of significance. All the alterations were undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The property conveys its original stylistic expression and retains its original use of materials and workmanship. Many of the original design details are extant including the polished colored concrete floors and the wooden beam ceilings. Other extant details include: fireplaces, original bathrooms, exposed wooden doors and the exterior elevations. The massing of the house is retained and is unchanged from the period of significance.

Physical Characteristics and Associative Qualities

The Johnson House is an example of the Regional Eclectic type.

Physical Characteristics

The Johnson House is part of the single-family residential portfolio resulting from the partnership between Joesler and Murphey and was constructed in the Catalina Foothills Estates subdivision north of the city of Tucson in 1931.

Land Planning

The Johnson House is centered on a high point of its lot and oriented toward optimal views of the Santa Catalina mountain range and the Tucson Valley. As a Regional Eclectic type the Johnson House was set in the Catalina Foothills Estates subdivision outside of the Tucson city limits, which featured curvilinear streets patterns designed to respond to the naturally hilly desert topography. The placement of the Johnson House on the high point of the foothills landscape resulted in the abandonment of a single dominating façade; the north and south elevations are equally important elements of the building's overall impression. The east and west façades are secondary and the placement of the house on the site makes the west façade physically difficult to view.

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Signature Design Elements

The Johnson House exhibits design elements that are key aspects of the Joesler/Murphey residential portfolio including:

1. The building materials include mud adobe or clay brick;
2. The house has a prominent chimney and interior space arranged around a fireplace; and
3. The house features built-in wooden cabinetry and shelving.

Characteristics of Individual Physical Elements

Walls

The walls of the Johnson House are typical of those that emerged as part of the Joesler-Murphy collaboration. As in many of the houses from the period in the Catalina Foothills Estates, the walls are almost exclusively made up of clay brick and mud adobe and are covered in stucco.

Windows

The majority of windows of the Johnson House are steel casement type. The house has exposed wood lintels which are used as decorative elements to enhance the stylistic expression.

Openings and Doors

Large wooden entry doors are used a focal point of both the exterior and interior spaces. Typical of the Regional Eclectic Residences, these doors are hand carved and topped with a wooden jambs and lintels.

Roofs

The roof of the Johnson House is consistent with the stylistic expression of the property. The original house is clad in a red ceramic barrel roof tile and the additions have parapet flat roofs.

Alterations and Additions

As described above, the Johnson House has undergone some alterations. According to the MPDF the modifications are common and do not extend the original building footprint. The MPDF notes that in Regional Eclectic property types, the alterations may be present, in addition to enclosure of a screened porch which is the case in the Johnson House.

As mentioned above, these modifications have each been considered individually in determining the integrity of the Johnson House, according to the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings as well as the Joesler/ Murphey Registration Requirements.

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Landscape

Joesler/Murphey utilized the natural desert landscape as a selling point to help attract wealthy Easterners to Tucson. Because of this, the Johnson House, typical of the Regional Eclectic residences built by this team, was placed on a lot (exempt from deed restrictions) that retained the natural vegetation surrounding the property. The original desert landscape surrounding the house remains intact.

Interior

The Johnson House interior design elements are considered by the MPDF to be key aspects of the Joesler/Murphey residential portfolio:

1. The Johnson House has a plan that follows a formal and traditional hierarchy of space, often with private and utility wings flanking a central social core;
2. The Johnson House has custom interior features, including built-in cabinetry/shelving and fireplaces; and
3. A clear physical and visual connection between the indoor and outdoor living spaces of the house.

The Johnson House is composed of mud adobe. The interior walls of the Johnson House are hand applied stucco plaster, a practice that was common during the Regional Revival period.

The large wooden structural members are hand-hewn and are left exposed, further promoting a sense of rustication throughout the interior. These rusticated wooden elements also appear in the built-in shelving and ceilings and the living room fireplace hearth. The Johnson House features stained concrete, that, according to the MPDF, was the most distinctive flooring type used by Joesler/Murphey.

The Johnson House is an example of Josias Joesler's ability to work within a wide variety of stylistic expressions, and his classical Beaux-Arts training is expressed in the floor plan. The tradition of "noble spaces" is carried into the design on this house through the use of a central social core—consisting of a living room and dining room—which is clearly demarcated from the private and utility spaces. This division is communicated through not only the physical separation of space with walls but with varying ceiling heights.

The Johnson House, as in other Regional Eclectic residences, takes the form of a rambling, winged floor plan with a central entry and social core. The private spaces are placed in an articulated wing to one side of the core, while the utility wing (including original garage, kitchen and maid's quarters) is located on the opposite side.

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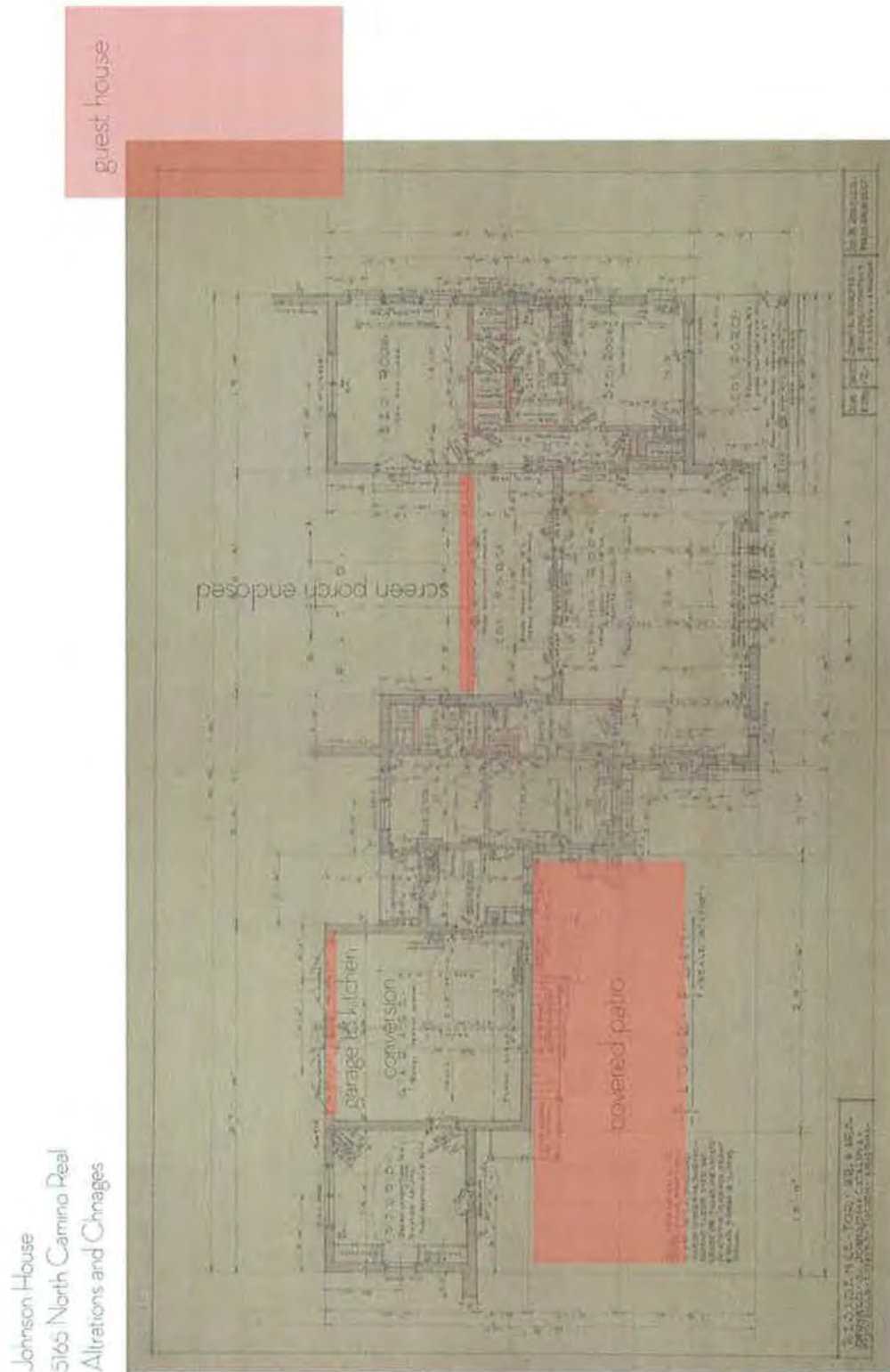


Fig. 7 Alterations to the Johnson House superimposed on Joesler plans.

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Associative Characteristics

The Johnson House and property is representative of John Murphey's suburban land planning (winding streets and irregular lots which conformed to the desert topography; retention of natural vegetation), as well as Joesler's role in promoting Tucson as an exotic and historic place, particularly through his architectural portfolio while in partnership with John Murphey.

As an example of Regional Eclectic, the Johnson House features the Associative Characteristics detailed in the MPDF.

Geographic Information

The Johnson House reflects the land planning ideals set forth by John Murphey in the planning and development of the Catalina Foothills Estates. The house is located in a subdivision featuring curvilinear street patterns, large lot sizes, and natural desert landscaping and vegetation. The original lot had an irregular footprint in response to the hilly desert topography, and preserves the ideals set forth in the planning and development of the Catalina Foothills Estates.

The elevation of the Johnson House property demonstrates equal visual importance, as the house is set on high points and in the middle of the lot, allowing for a more sweeping view of the property from the right-of-way. Original desert vegetation is largely preserved in the interest of maintaining a cohesive visual character.

Boundaries

As detailed in the MPDF: "Occasionally, large lots may have been split up into separate parcels following the expiration of the Joesler/Murphey deed restrictions. In this case the original view shed, both of and from the property, should be preserved in order for a property to be considered eligible." The Johnson House property was split. In this case, as is required, the original viewshed, both of and from the property, are preserved and as such considered eligible.

Period of Significance and Location

As detailed in the MPDF: "Residences belong to this property type were built between 1929 and 1956 and are located in one of two areas in Pima County, Arizona: either within the city confines of Tucson, or in outer subdivisions. The period of significance for a given property begins with the earliest conceptual planning by Joesler/Murphey and ends with the date of completion." The Johnson House is located in the outer subdivisions of Pima County, namely Catalina Foothills Estates, and the period of significance is 1931.

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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.

Criteria Considerations

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

- 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

Areas of Significance

Architecture

Period of Significance

1931

Significant Dates

1931 date of completed construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

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Architect/Builder

Josias Th. Joesler and Murphey/Keith Building Company

Period of Significance (justification)

The Period of Significance is 1931 the period of design and construction.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Johnson House (built in 1931) is eligible for listing on the National Register of Historic Places under the Multiple Property Documentation Form: The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956. The Johnson House is significant under Criterion C as an example of the Joesler/Murphey **Regional Eclectic Residence** type. The Johnson House is located on Catalina Foothills Estates lot 30 and retains the character and design created by Joesler/Murphey team.

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

The Johnson House (built in 1931) is a residential property of Joesler Th. Joesler and John and Helen Murphey that is a significant cultural resource to Tucson, Arizona and the city's surrounding subdivisions. The Johnson House and property, an example of a Regional Eclectic Residence, is eligible, at the local level of significance, for the National Register of Historic Places under **Criterion C**, because it conveys Joesler's aptitude for incorporating a range of popular and fashionable romantic revival stylistic expressions into his own classical Beaux-Arts training (Context 1); because it reflects Joesler's timely arrival to the Tucson architectural scene, whose residential character was changing rapidly in the post-World War I years (Context 2); because the Johnson House conveys a specific exterior and interior atmosphere stemming from rich materials and craftsmanship, many of which were introduced to Joesler's designs by John and Helen Murphey (Context 3); and because the Johnson House is a physical representations of Josias Th. Joesler's years of European architectural training and international travel becoming synthesized into a cohesive and distinct architectural language in Tucson, Arizona (Context 4). (Joesler/Murphey MPDF Section F page 185). The Johnson House is representative of the Joesler/Murphy Romantic Revivalist approach to residential architecture that led to Tucson's Foundation as an exotic, resort-style desert oasis, and helped to shape the national perception of the city and surrounding areas. This approach culminated in the construction of a number of residential properties, including the Johnson House, which featured distinctive spatial features,

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desert-inspired materials and handcrafted elements. (Joesler/Murphey MPDF Section F page 185)

Per the requirements outlined in the Joesler/Murphey MPDF, **Criterion C** applies because the Johnson House is an example of a “Joesler/Murphey property that reflects a fusion of Joesler’s Beaux-Arts training with the stylistic vision of John and Helen Murphey in building footprint and spatial arrangement.” Additionally, the Johnson House is a Joesler/Murphey property distinct from its surrounding properties and is an intact example of the Regional Eclectic property type. (Joesler/Murphey MPDF Section F page 186)

The Johnson House “retains sufficient integrity to convey its original Joesler/Murphey design intent, specifically practiced between the years 1929 and 1956 in Pima County, Arizona.” (Joesler/Murphey MPDF Section F page 188). As defined in the Registration Requirements for **Regional Eclectic** – “historic significance should be conveyed through the retention of original lot lines, viewsheds, primary façade, setback, and landscaping.” The Johnson House conveys its significance through the retention of original lot lines, viewsheds, primary façade, setback and retention of desert landscaping.

Appropriate for the subdivision, its style is uniquely Joesler’s. Distinct from the open-plan Ranch style that was just developing in California, this house incorporates the spatial zoning, room division and other features that typify Joesler’s **Regional Eclectic Residence** in the Catalina Foothills Estates.

The stylistically romantic residence is designed to respond to the topography and desert environment of its site. The original Catalina Foothills Estates deed restrictions prevented the scraping of natural vegetation to within five feet of the building, and a large lot like this allowed Joesler to design and orient a sprawling house and walled yard that captured breezes and preserved views of the Santa Catalina Mountains to the north and the rolling hills and Tucson valley views to the south. 5165 North Camino Real represents the **Regional Eclectic Residence** and portrays refined rustication in design.

It is an intact house on a subdivided lot in Catalina Foothills Estates. The Catalina Foothills was one of the premier locations in Tucson and the homes were designed to attract affluent buyers. These residences were generally placed on large lots within subdivisions featuring curvilinear street patterns, ultimately designed to attract a wealthy clientele to Tucson. Because of the expiration of deed restrictions in the 1980s, few Catalina Foothills Estates properties retain their original acreage and full natural landscapes. The viewsheds of the house remain the same. The Primary façade meets the registration requirements and the landscaping remains intact from the period of significance.

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Registration Requirements for Regional Eclectic Residences

As detailed in the Physical Characteristics and Associative Qualities and Characteristics of Individual Physical Elements section of this nomination, the Johnson House is a good example of a Regional Eclectic Residence type and is considered eligible under Criterion C as it retains sufficient integrity to convey its original Joesler/Murphey design intent, specifically practiced the year of 1931 in Pima County, Arizona.

The Johnson House is considered eligible, its historic significance conveyed through the retention of viewsheds, primary façade, setback and landscaping. The modifications and additions meet the Secretary of the Interior's Standards for the Rehabilitation of Historic Property.

The Johnson House, as a Regional Eclectic Residence, is eligible for listing on the National Register having integrity of design, materials, workmanship and feeling. Per the MPDF, the Johnson House is eligible because it includes the following:

1. The Johnson House is one in which characteristic Joesler/Murphey design elements are clearly defined, despite any later additions or alterations, according to the Secretary of the Interior's Standards; specifically, Standard 2, 3, 9, and 10 (design):

Standard 2. The historic character of the Johnson House has been retained and preserved. The removal of historic material and alteration of features and space that characterize the Johnson House was avoided.

Standard 3. The Johnson House is recognized as a physical record of its time, place and use. There have been no changes undertaken that create a false sense of historical development and no conjectural features or architectural elements for other buildings added.

Standard 9. New additions, exterior alterations and related new construction did not destroy historic materials that characterize the property. The new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New addition and adjacent or related new construction was undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

a. The Johnson House's winged, geometric footprint is still clearly discernible

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-
- from the exterior, including the retention of the original building height and proportions, in accordance with Standard 2.
- b. A gable and hipped roof sheathed with clay tiles or a flat, built up roof with parapets that conveys original massing and stylistic character of the Johnson House property in accordance with Standard 2.
 - c. The Johnson House retains a strong sense of indoor-outdoor connection expressed through the retention of prominent entry patios, screened porches, and open porches throughout in accordance with Standard 2. (see f. v. below on alterations to the rear screened porch).
 - d. The Johnson House retains interior private (secondary) and utility (tertiary) spaces arranged around a central (primary) social core, with varying ceiling heights denoting a prominent sense of hierarchy of space is present in accordance with Standard 2.
 - e. The Johnson House retains original interior features, including picture windows, fireplace, exposed ceiling beams and built in cabinetry, in accordance with Standard 2.
 - f. The Johnson House retains the above character-defining features, despite any later additions or alterations, in accordance with Standard 9. The Johnson House additions meets eligibility requirements because the following is evident:
 - i. The Johnson House additions (New Construction) have not destroyed historic material features, and spatial relationships that characterize the property.
 - ii. The Johnson House additions (New Construction) are differentiated from the old and do not create a false sense of history, in accordance with Standard 3.
 - iii. The Johnson House additions (New Construction) are visually compatible with historic materials, features, size, scale, proportions and massing.
 - iv. The Johnson House additions (New Construction) were undertaken in a manner such that, if removed in the future, the historic integrity of the property and its surrounding environment would not be disrupted, in accordance with Standard 10.
 - v. The alteration of the Johnson House porch has been undertaken with consideration to the above requirement and has not significantly obscured the original void-to-solid ratio of the feature.

2. The Johnson House retains evidence of original handcrafting and significant workmanship in accordance with Standard 5 (workmanship). Character-defining features that provide evidence of skilled workmanship includes:

- a. Forged ironwork from local artisans.

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- b. Hand-carved wood elements including: panel doors, lintels, posts, beams, as well as built in cabinetry.

3. The Johnson House retains original character-defining materials (materials). Materials are both present and persevered in accordance with Standards 5, 6 and 7. These materials include the following:

- a. Clay tile roofing
- b. Interior walls rendered with plaster
- c. Rusticated elements
- d. Concrete and ceramic ornamental tiles
- e. Stained, scored concrete floors
- f. Wood lintels

4. The Johnson House retains the original interior and exterior spatial and visual relationships, as well as the specific stylistic expression, intended by Joesler and Murphey in the initial design (feeling). Standards 2, 3, 5, 9, and 10 in particular were considered when evaluating the integrity of the Johnson House.

The Johnson House and the site retain sufficient integrity to convey its significance.

Additional developmental history and historic context information

The following information was gleaned from the archival tract book for Catalina Foothills Estates, courtesy of Fidelity Title and Trust and City Directories (AHS) Title instruments and the *Tucson Daily Citizen* and *Arizona Daily Star*.

Mr. and Mrs. Donald S. Johnson purchased the property February 14, 1931 from the Catalina Foothills Corporation (Book 155 page 38) and commissioned the home built by the John W. Murphy Building Company. The low-slung home was one of the early residences built in the Foothills and was featured in the November 1931 issue of the national magazine *California Arts and Architecture*.

There is little information regarding Elizabeth E. and Donald S. Johnson. Donald was the son of B. V. H. Johnson of St. Louis. According to the *Arizona Daily Star* the Johnsons were winter visitors to Tucson. The Johnsons sold the house on Jan 12, 1948 (Book 45 page 297) to Sidney W. Ballard for \$40,000 and moved to a home on Jackson Street. Donald died in July of 1948 at the age of 52 at his summer home in La Jolla, California. Johnson is described in his obituary as "member of prominent St. Louis, Mo. family, and a veteran of World War I."

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The Ballards lived in Tucson for 20 years. Grace Ballard was active in Tucson's social community serving as a member of the Tucson Woman's Club, Grace Episcopal Church, the Tucson chapter of PEO and was an alumnae member of Chi Omega. She was the former Grace Isabelle Burnham and had two daughters, Mrs. Barbara J. Ballard Schofield of Tucson and Mrs. Esmond Ferris of Westminster, California and five grandchildren. Ballard gifted the home to her daughter and son-in-law, Barbara and Robert Schofield, in 1954. Ballard died at the age of sixty-six on September 20, 1968 at Tucson Medical Center.

9. Major Bibliographical References

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

Christopher and Colleen Mathis, owners. Site tour and conversations, January 2014.

Sears, Urmy, California Art and Architecture, "The Desert - Land of Recreation," November 1931.

Joesler, Josias T. "Donald S. Johnson Residence in the Catalina Foothills Estates for John W. Murphey - Leo B. Keith Building Company", construction documents, 1931. Arizona Special Collections, Joesler Archive.

Pima County Assessor (PCA), Catalina Foothills Estates (Amended) Detail Sheet No. 1 recent.

Tract Book, Catalina Foothills Estates property transactions, Fidelity National Titles, Tucson, AZ various dates.

Arizona Daily Star, Air Conditioning by Tidmarsh, 26 July 1935.

Arizona Daily Star, Frontier Apartments Are Sold for \$109,000, 17 January 1948.

Arizona Daily Star, D.S. Johnson Often Visitor in City, Dies, 16 July 1948.

Arizona Daily Star, Obituaries, Donald S. Johnson, 17 July 1948.

Tucson Daily Citizen, Mrs. Sidney Ballard, 66 Succumbs, 20 September 1968.

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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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.38

UTM References

Datum (indicated on USGS map):

Zone: 12S

Easting: 506270

Northing: 3573720

Latitude: 32.300300 Longitude: -110.933450

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

The boundary is the lot shown on the attached site map.

Boundary Justification (Explain why the boundaries were selected.)

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The lot is the property historically associated with the house.

11. Form Prepared By

name/title: Demion Clinco
organization: Frontier Consulting Group
street & number: 230 East 23rd Street
city or town: Tucson state: Arizona zip code: 85713
e-mail demionclinco@gmail.com
telephone: (520) 247-8969
date: April 20, 2017

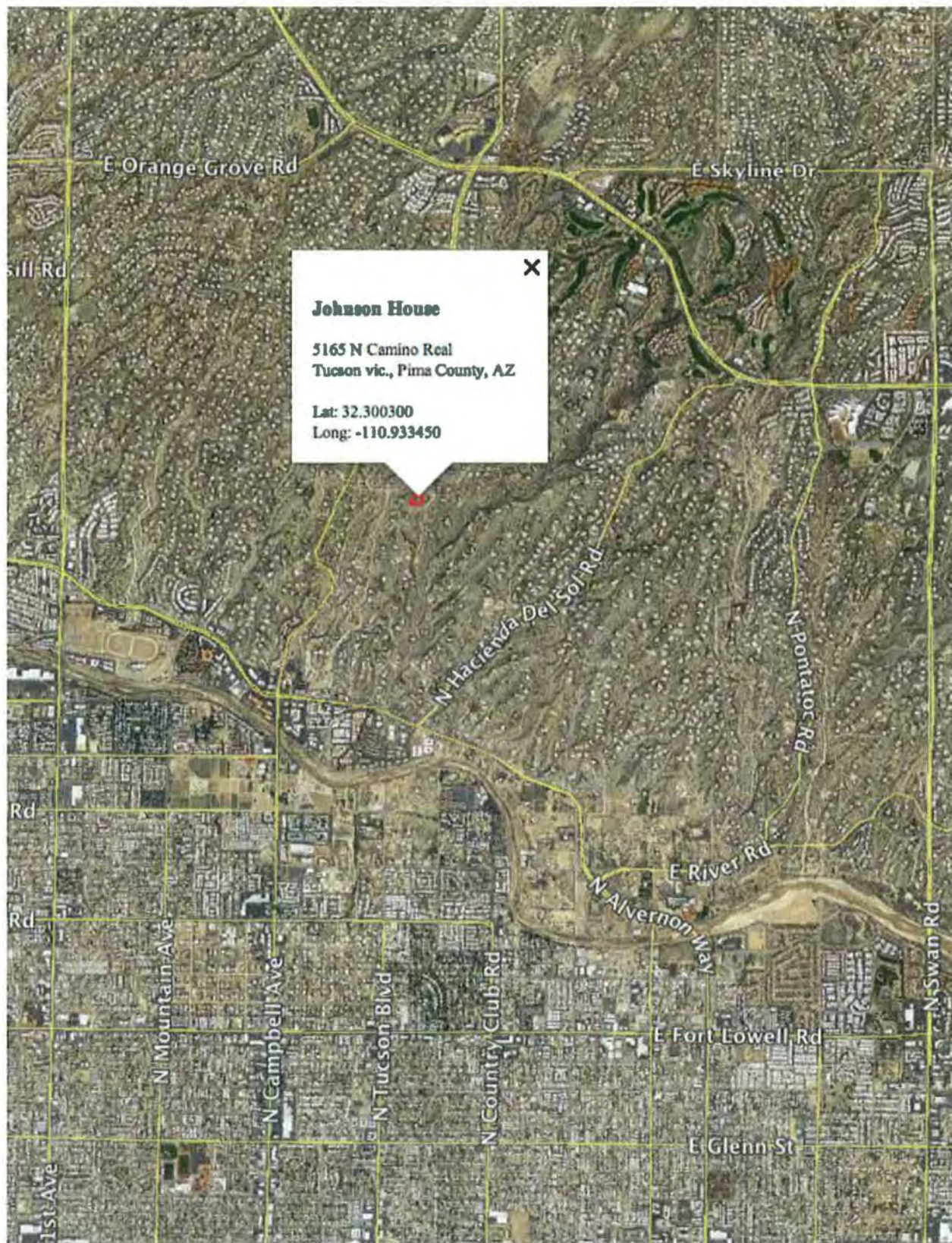
Additional Documentation

Submit the following items with the completed form:

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

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Johnson House

5165 North Camino Real 

SITE PLAN

 PHOTOGRAPHIC NUMBER & DIRECTION



Johnson House
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Photo Log

Name of Property: Johnson House
City or Vicinity: Tucson
County: Pima State: Arizona
Photographer: Jude Ignacio & Garardine Vargas and Demion Clinco
Date Photographed: 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

AZ_PimaCounty_JohnsonHouse_0001
Looking northwest, south elevation and entrance.

AZ_PimaCounty_JohnsonHouse_0002
Looking north, south elevation.

AZ_PimaCounty_JohnsonHouse_0003
Looking north, iron grill and window details, south elevation.

AZ_PimaCounty_JohnsonHouse_0004
Looking south, north elevation details.

AZ_PimaCounty_JohnsonHouse_0005
Looking south, north elevation.

AZ_PimaCounty_JohnsonHouse_0006
Interior Living Room, looking west.

AZ_PimaCounty_JohnsonHouse_0007
Interior Living Room, looking east, fireplace details.

AZ_PimaCounty_JohnsonHouse_0008
Interior Living Room, looking south, windows details.

AZ_PimaCounty_JohnsonHouse_0009
Small bedroom living room, looking north, fireplace detail.

AZ_PimaCounty_JohnsonHouse_0010
Bedroom living room, looking southeast.

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AZ_PimaCounty_JohnsonHouse_0011

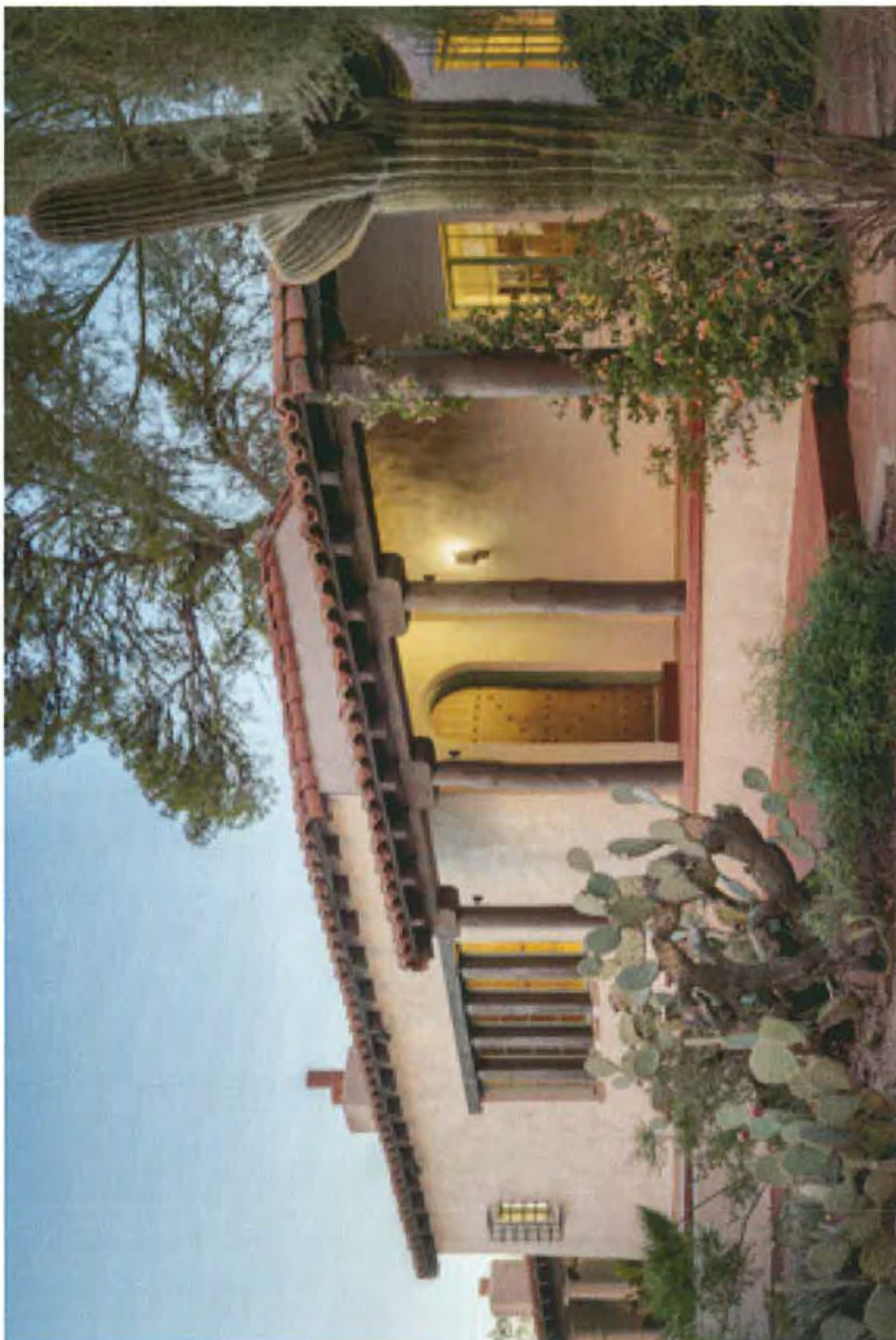
Bathroom Tile details.

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 100 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.

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AZ_PimaCounty_JohnsonHouse_0001
Looking northwest, southwest elevation

Johnson House
Name of Property

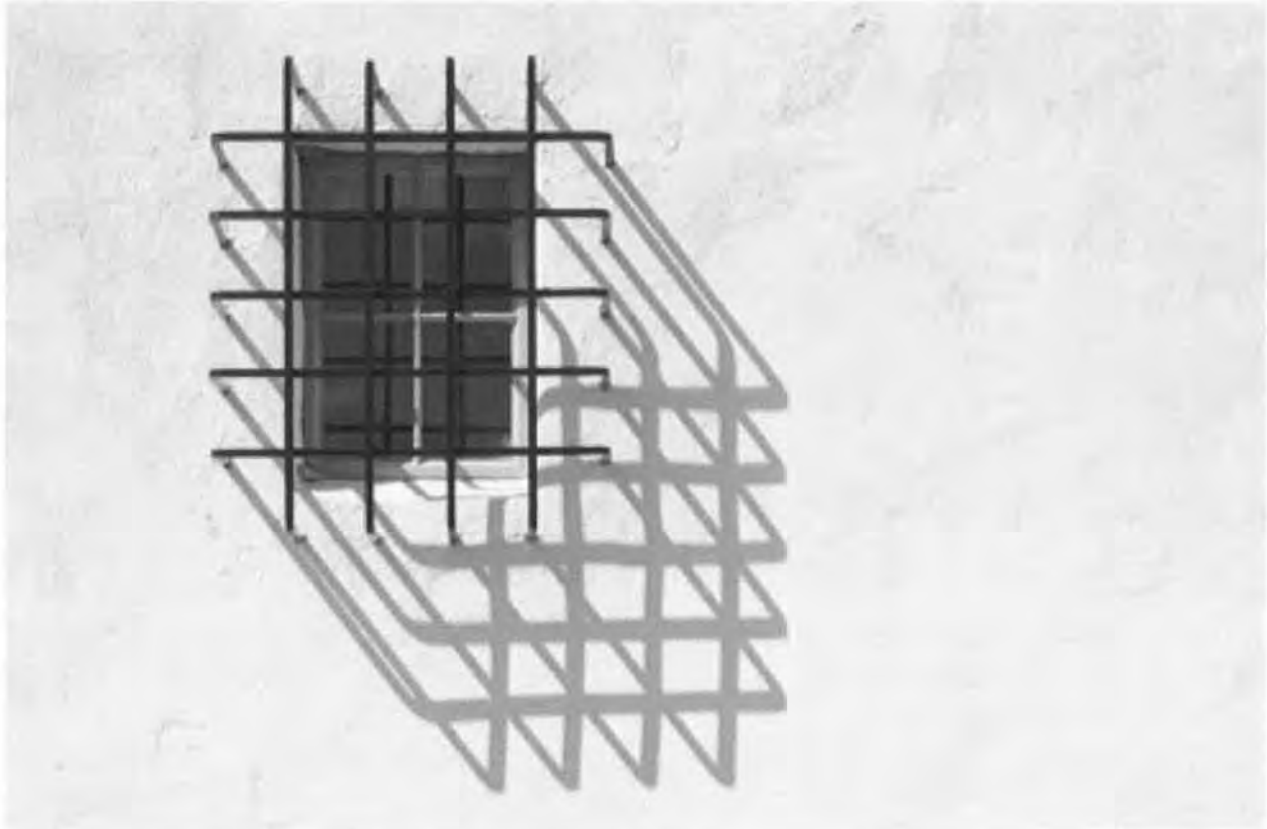
Pima, Arizona
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AZ_PimaCounty_JohnsonHouse_0002
Looking northeast, southwest elevation

Johnson House
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AZ_PimaCounty_JohnsonHouse_0003
Looking north, iron work detail

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AZ_PimaCounty_JohnsonHouse_0004
Looking southwest, northeast elevation, elevation details

Johnson House
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AZ_PimaCounty_JohnsonHouse_0005
Looking southeast, garden and north façade (photo by Clinco)

Johnson House
Name of Property

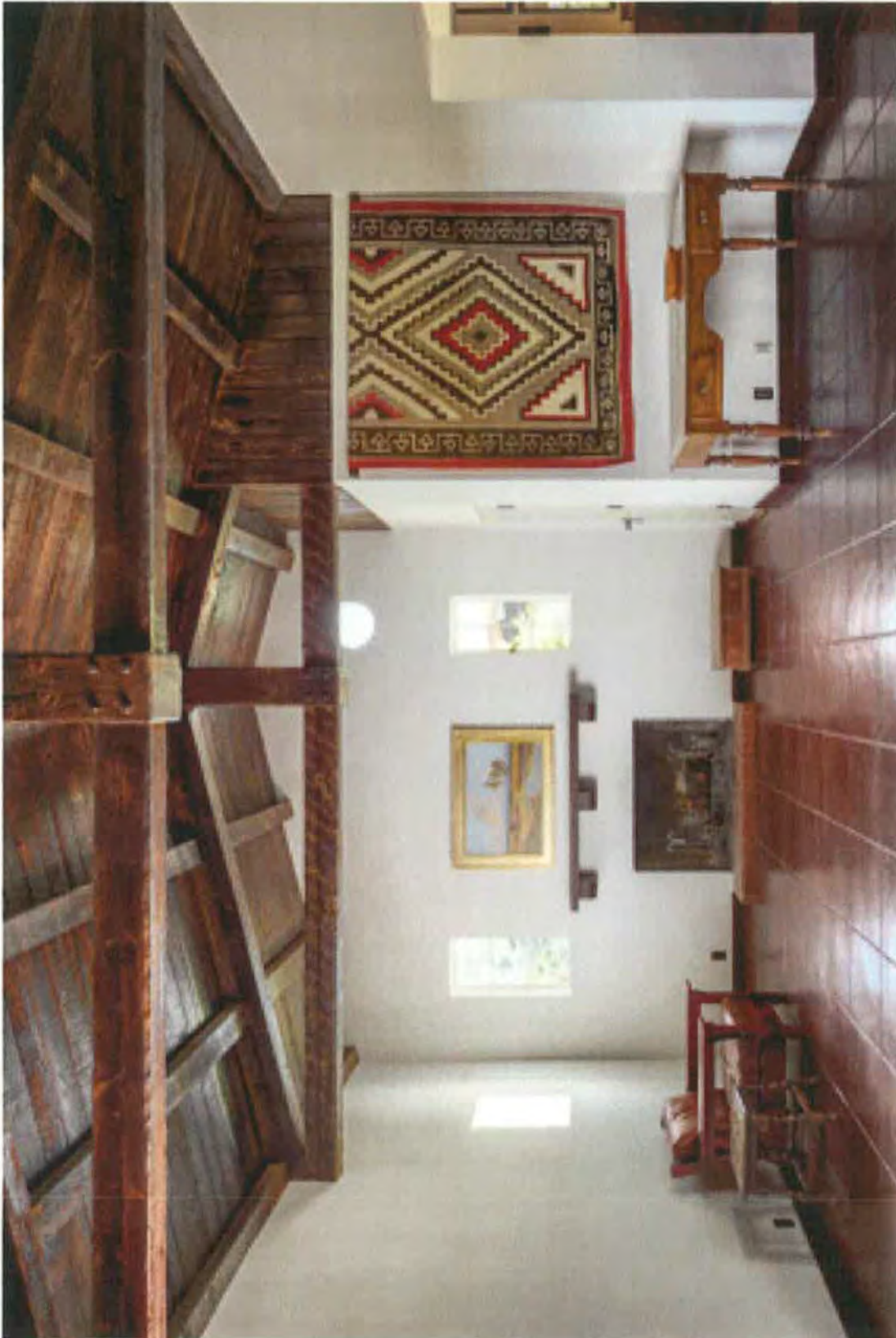
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AZ_PimaCounty_JohnsonHouse_0006
Looking east, living room east wall

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AZ_PimaCounty_JohnsonHouse_0007

Looking west, living room west wall and fireplace

Johnson House
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AZ_PimaCounty_JohnsonHouse_0008
Looking south, south wall and windows

Johnson House
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AZ_PimaCounty_JohnsonHouse_0009
Looking north, service bedroom

Johnson House
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AZ_PimaCounty_JohnsonHouse_0010
Looking east, bedroom

Johnson House
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AZ_PimaCounty_JohnsonHouse_0011
Bathroom tile, details























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Johnson, Donald S. and Elizabeth E., House

Multiple Name: Single Family Residential Architecture of Josias Joesler and John and Helen Murphey MPS

State & County: ARIZONA, Pima

Date Received: 9/4/2018 Date of Pending List: 10/1/2018 Date of 16th Day: 10/16/2018 Date of 45th Day: 10/19/2018 Date of Weekly List:

Reference number: MP100003014

Nominator: State

Reason For Review:

X Accept Return Reject 10/18/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date 10/18/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
FEDERAL EXPRESS**

DATE: August 28, 2018

TO:

**Joy Beasley
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, D.C. 20240**

FROM:

**William Collins
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

Three National Register Nomination Submittals:

**Paul Laurence Dunbar School
Tucson, Pima County**

**Johnson, Donald S. and Elizabeth E., House
Tucson, Pima County**

**(Associated with The Single Family Residential Architecture of Josias Th. Joesler
and John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956
MPDF)**

**Should you have any questions or concerns, please contact me at
wcollins@azstateparks.gov or 602.542.7159.**

