

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received JUN 6 1984
date entered JUL 9 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Rancho Joaquina House

and/or common J. E. Thompson House

2. Location

street & number 4630 E. Cheery Lynn Road, N/A not for publication

city, town Phoenix N/A vicinity of

state Arizona code 04 county Maricopa code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process n/a	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Nathalie Pyle

street & number 4630 E. Cheery Lynn Road

city, town Phoenix N/A vicinity of state Arizona 85018

5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Recorder's Office

street & number 111 S. Third Avenue

city, town Phoenix state Arizona

6. Representation in Existing Surveys

title Arizona State Inventory has this property been determined eligible? yes no

date 5/9/83 federal state county local

depository for survey records State Historic Preservation Office

city, town Phoenix state Arizona

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Thompson House (Rancho Joaquina) is a large two-story Spanish Colonial Revival design with stuccoed adobe walls and gabled red tile roofs. The irregular but rectangular massing of the house lies along a primary west-northwest to east-southeast axis with the principal facade facing north-northeast toward Camelback Mountain (a Phoenix landmark).

When originally constructed (1924-25), the house was "in the center of an orange grove" and became the focus of the large ranch which already had "large stables, a six-car garage, a concrete swimming pool...and a large rustic summer house." Over the next ten years, the house and surrounding gardens were separated from the rest of the ranch through the use of an eight-foot high plastered adobe wall which extended from each side of the house. This wall both integrated various elements within it (the house, pool, guest house, storage shed and gardens) and created a public and private facade to the house. During these early years a second story addition to the east wing consisting of a library and guest room replaced a second story terrace.

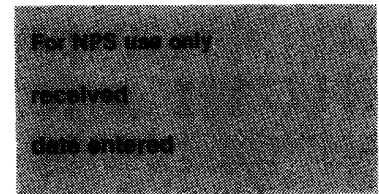
Today the house is even more restricted from its original setting with around two acres remaining from the original ranch. The immediate acreage surrounding the north, east, and south sides of the site were subdivided in 1969. The features remaining include portions of the early adobe wall, the guest house (next to the swimming pool), the pergola leading to the pool and patio area, portions of the gardens, a small storage building and the main house. Because of deterioration, the original pool was replaced by a modern pool of similar size (22x60 feet). All other features in the original descriptions of the ranch have been demolished.

The house itself is constructed of one-foot thick adobe walls with dimensioned timber roof structure, floor and wall framing. Concrete is used for the foundations, basement walls, exterior stairs and walks, while hollow clay tile is used to support the entry floor and red brick is used for chimneys and partitions in the furnace room. Finish materials include red Spanish floor and roof tile; stucco and plaster tinted tan on the exterior; and iron railings, balustrades and shutter hardware. Most of the windows are of discrete two-leaf, three-light casement design with exterior batten shutters and interior screens. Major doors are constructed with vee-grooved battons and iron Spanish Colonial Revival hardware, including the main entry which has an arched opening. Interior doors vary from one to ten panels with and without lights but all of Spanish Colonial Revival derivation.

The layout of the house extends from a central entry approached by a low flight of concrete steps. From the front door a vaulted entry hall leads to a reception foyer with coved plastered walls and Spanish tile floors. This major circulation space connects to the living room to the west, an enclosed arcade and dining room to the south, the butler's pantry and stairway to the second floor to the east, and a powder room and elevator to the north. The powder room has a scored red concrete floor and connects

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to a half-bath through an anteroom which originally led to the basement stair. The original Otis elevator connects to the second floor and to a first floor half-bath reached by passing through the elevator.

The large living room (22 by 36 feet) features a replastered coved ceiling, plaster walls and hardwood floors covered with carpeting. A large concrete fireplace with Spanish Colonial Revival details and ceramic tile hearth is centered on the north wall and is flanked by two windows. The south wall is broken by two, two-leaf, five-light French doors which lead to the enclosed arcade. Of the two doors to the west, one leads to an exterior scored concrete patio deck while the other leads to a 17 by 22-foot study. The study features an original fireplace and built-in bookshelves.

The five-arch beamed ceiling and tile shed-roofed arcade extends across the southern facade between the study and the dining room. Originally open, the arches have been glazed in a reversible manner. The floor is covered with 8 by 8-inch Spanish tile. That portion of the arcade connected to the entry and dining room is slightly raised from the living room portion.

The dining room wing extends to the south, measuring 17 by 21 feet. The plastered dining room has splayed walls at the openings and wall to ceiling connections. Two-leaf, five-panel doors connect to the entry while two-leaf, one-light French doors lead through the south wall to the yard. A one-light, eight-panel door leads to the butler's pantry to the east.

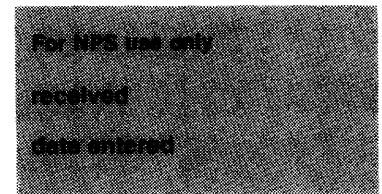
The east service wing consists of the butler's pantry, a remodeled kitchen, servants' quarters, a pantry, a storage room, and a walk-in refrigerator. Original features in these areas include wooden cabinets, cast-stone drainboard, dumb-waiter, and ceramic drinking fountain. Access to these areas is from the service yard to the east, from the main entry, or from an anteroom north of the butler's pantry which also connects with the basement stairs.

The small unfinished basement extends only under the dining room and entry of the main floor above. The five-foot wide concrete stairs lead to a short hall which connects to the furnace room and a billiard room. The hot-air furnace has been removed (the house now has air handlers and exterior mechanical equipment). The billiard room has original orange peel plaster and features two casement windows on the east connected to a light well.

A broad carpeted wooden stair leads to the second story from the entry foyer. The layout of the second story is best described as three extended bedroom suites. The central and western suites are original, while the

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eastern suite was added within a few years of 1925. The hall, connecting the stairway to the suites, features original doors, woodwork, plastered walls and ceilings, an original fire hose box, and access to the elevator and dumb-waiter.

The central bedroom suite (over the entry and dining room) includes a bedroom with a fireplace, a large dressing room with built-in closet drawers and ironing board, Neo-Classical Revival woodwork, a large full-length mirror, a full bath with pink tile, and several smaller closets. Within a second access way to the dressing room is an original wall safe, placed some six feet above the floor level.

The western suite (over the living room) consists of a large sitting room with a fireplace, a bedroom, a pantry, a closet and two full bathrooms. The bedroom originally connected to a covered terrace (over the study) which featured corner stuccoed piers and a wooden roof with jigsaw-cut rafter ends. A studio has been recently constructed within this terrace connected to the bedroom. This studio is of frame construction with windows on all sides and has been sensitively integrated into the original design.

The added eastern suite (over the service wing) is the largest and consists of one anteroom, a large sitting room (or library) with fireplace, a bedroom with fireplace, a dressing area with built-in cabinets, and a full bath with yellow tile and green trim. The earliest picture of the house shows this area as an open terrace which undoubtedly offered a spectacular view of Camelback Mountain and was big enough to entertain 30 to 40 people. This terrace was connected to the house through the anteroom where the dumb-waiter could bring refreshments directly from the kitchen below. An original exterior concrete stair also led to the backyard and remains connected to the dressing area. The stylistic features of this added suite of rooms blend very well with the original design and the suite is now viewed as an integral part of the house.

The Thompson House with its gardens, pool, patio areas, and guest house maintains its sense of place and retains a very high degree of integrity from its heyday as "one of the finest ranch homes in the Southwest".

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Built 1924–1925 **Builder/Architect** Fitzhugh and Byron - Architects

E. J. Wasielewski - Builder

Statement of Significance (in one paragraph)

The Rancho Joaquina House is significant as the earliest known example of two-story adobe revival construction in the Salt River Valley. Designed by Phoenix architects Fitzhugh and Byron in 1924, the house is also significant for its size (6,709 square feet) and Spanish Colonial Revival architectural detailing. The house retains a high degree of integrity from its original design, early additions and many unusual residential amenities, including a walk-in refrigerator, an Otis elevator, a safe, six fireplaces, outdoor terraces, and experimental horticultural gardens. In addition to Fitzhugh and Byron, the house is also associated with A. F. Wasielewski, a Phoenix contractor, and Col. and Mrs. J. E. Thompson, the original owners.

The early use of adobe as a common construction material waned after the arrival of the railroad in Phoenix in 1889. The availability and economy of imported milled lumber and fired brick, plus the desire of the populace to associate their cultural standard with the styles of finer Eastern homes, contributed to the reduction of adobe brick construction. By the mid-1920s, adobe again became fashionable as a building material due to regional romanticism and was used more frequently in middle and upper-class homes. Newspaper accounts and advertisements touted adobe's climatic advantages, its economy, durability, fireproof qualities, and its adaptability to the popular Spanish Colonial Revival and Pueblo Revival styles.

The earliest known large residence constructed of adobe brick in the Phoenix area was J. E. Thompson's Rancho Joaquina House, built in 1924. This two-story, fourteen-plus-room house with partial basement was declared "one of the finest ranch homes in the Southwest". The Rancho Joaquina House was among the first of the grand family residences which became popular in Phoenix during the late 1920s. Purported to have cost \$60,000, the residence firmly established acceptance of the use of adobe for more elegant Phoenix homes.

The Rancho Joaquina House was designed by Fitzhugh and Byron, well-known Phoenix architects. Lee M. Fitzhugh was one of the foremost architects in Phoenix for 30 years, working with both his brother, Thornton, and Lester Byron. Fitzhugh died in 1937. Lester A. Byron, for many years chairman of the Advisory Board for the Phoenix Building Code, died in 1963. Their firm, Fitzhugh and Byron, was prominent in Phoenix commercial and residential architecture for many years. Among their projects were Carver High School, additions to the Arizona State Hospital for the Insane during the 1920s, the original Phoenix College, the O. S. Stapley Building, and, most notably, The First Baptist Church, the Grunow Clinic, and the adobe Arizona Museum on West Van Buren.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 2

Quadrangle name Tempe, AZ

Quadrangle scale 1:24,000

UTM References

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Verbal boundary description and justification

Lot 27, El Coronado Estates #2, City of Phoenix

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Cindy Myers, Historical Archeologist/Research Coordinator

organization Janus Associates, Inc. date February 14, 1984

street & number 602 North 7th Street telephone (602) 254-0826

city or town Phoenix state Arizona 85006

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Donna J. Schuber

title State Historic Preservation Officer date May 25, 1984

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I hereby certify that this property is included in the National Register

W. Duke date 7/9/84

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Once described as "one of the most beautiful estates in Arizona", the Rancho Joaquina House was the culmination of the establishment of the Thompson ranch, located at that time on Rural Route 1, Phoenix, north of Thomas Road near what is now 44th Street. The ranch was named for Col. Thompson's wife, Elizabeth Joaquina Boner Thompson.

Thompson bought the east half of the Southeast quarter of Section 3, Township 2 North, Range 4 East, in January of 1920. By 1924, he had built a large stables, a six-car garage, several small guest cottages, a large guest cottage, a concrete swimming pool and poolhouse, and a large rustic summer house. Construction of the two-story residence, followed by the planting of the grounds and gardens, completed the ranch complex and established the grandeur of the estate.

The size of the house--over 14 rooms, including a billiard room, library, butler's pantry, servants' quarters, several bathrooms, six fireplaces, an Otis elevator, a safe, and sleeping porches-- qualified it as one of the finest homes in Phoenix at that time. The popular Spanish Colonial Revival style was apparent in the interior as well as the exterior. Arched doorways; red-tile floors; and wrought-iron grillwork on stairways, fireplaces, and light fixtures carried out the Spanish theme on the interior, while stuccoed walls, red-tile roofs, and iron balconies interpreted the Spanish Colonial Revival style on the exterior. A second-story addition, added to the east end of the house soon after it was built, maintained the Spanish Colonial style and contributed to the overall impression of the house. A later addition between the main house and store house is unobtrusive and blends with the original design.

The house has retained considerable integrity over the years, despite neglect and vandalism. Many original interior features are extant and unchanged. Fireplaces, doorway arches, the elevator, and most of the hardware and woodwork are intact. Replacement of vandalized doors, glass, and lighting fixtures has been as accurate to the original as possible. The configuration of the house remains unaltered. Although most of the out buildings are gone, the present grounds include a replaced swimming pool in the original location and poolhouse, original pergola, small pool and fountain, and many of the exotic plants Thompson raised.

The A. F. Wasielewski Company began in Tulsa, Oklahoma, in 1892 and started work in Phoenix early in 1924. One of their first major projects was the Thompson House in late 1924. The firm was immediately successful and built many of the finer homes, churches, and commercial buildings in Phoenix. These include the Luhrs Building, Brophy College Preparatory School, S.S. Simon and Jude Cathedral, J. T. Whitney Funeral Home, St. Mary's Parochial School, and the First Christian Church on 7th Avenue.

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J. E. Thompson was a highly respected Arizona businessman and civic leader. Born in Montana and educated in California, he established real estate and insurance businesses in Clifton, Morenci, and Bisbee in the early 1900s. Leaving Arizona for New York in 1907, he became a stock and commodities broker, returning to Arizona after World War I and buying the land for Rancho Joaquina. He was designated an honorary Colonel in 1920 by Governor Thomas E. Campbell in order to represent Arizona at the inauguration of Mexico's President, Alvaro Obregon, and was thereafter known as Colonel Thompson. He was also active in Phoenix civic affairs, particularly the Boy Scouts and Republican party politics. Mrs. Thompson was instrumental in bringing the Girl Scout movement to Arizona. The Thompsons also were active in the Valley Field and Riding Club and donated land for the building of the club.

After the Depression, Thompson turned his horticulture avocation and the development of the Rancho Joaquina grounds into a business, establishing the Tropical Groves Nursery on the ranch in 1931. The nursery was renowned for its collection of exotic and experimental plants and trees, many of which still exist within the walled garden behind the house. Thompson continued active in horticulture until his death in 1950. His brother, copper magnate William Boyce Thompson, developed the famed Southwest Arboretum near Superior, Arizona.

Colonel Thompson died in 1950 and the estate was sold in 1954 for a potential health resort, which never was realized. By 1970, the estate had been split into a subdivision of houses called El Coronado Estates. The house, empty for many years, was occupied, repaired, and interior decorated between 1970 and 1978. The current owner, Mrs. Pyle, is in the process of refurbishing and restoring the residence and upgrading the utilities.

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03/15/70
05/17/70
02/27/73
05/03/78

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10/19/24, 2:1
12/28/24, Sec 2, 4:5
05/17/25
06/07/25, Sec 2, 1:1
12/27/25, Sec 23, 1:7
08/15/26, Sec.3, 1:4-5
09/26/26, Sec 8, 6:1

Decree of Distribution, Estate of J. E. Thompson, 4/6/51

Interviews: Bill Thompson, January 1984
J. E. Thomspn, Jr., January 1984
Leonore Conser, February 1984
Warren McArthur, Jr., February 1984

Maricopa County Recorder's Office - Deeds and Records

Phoenix City Directories, 1923-1934

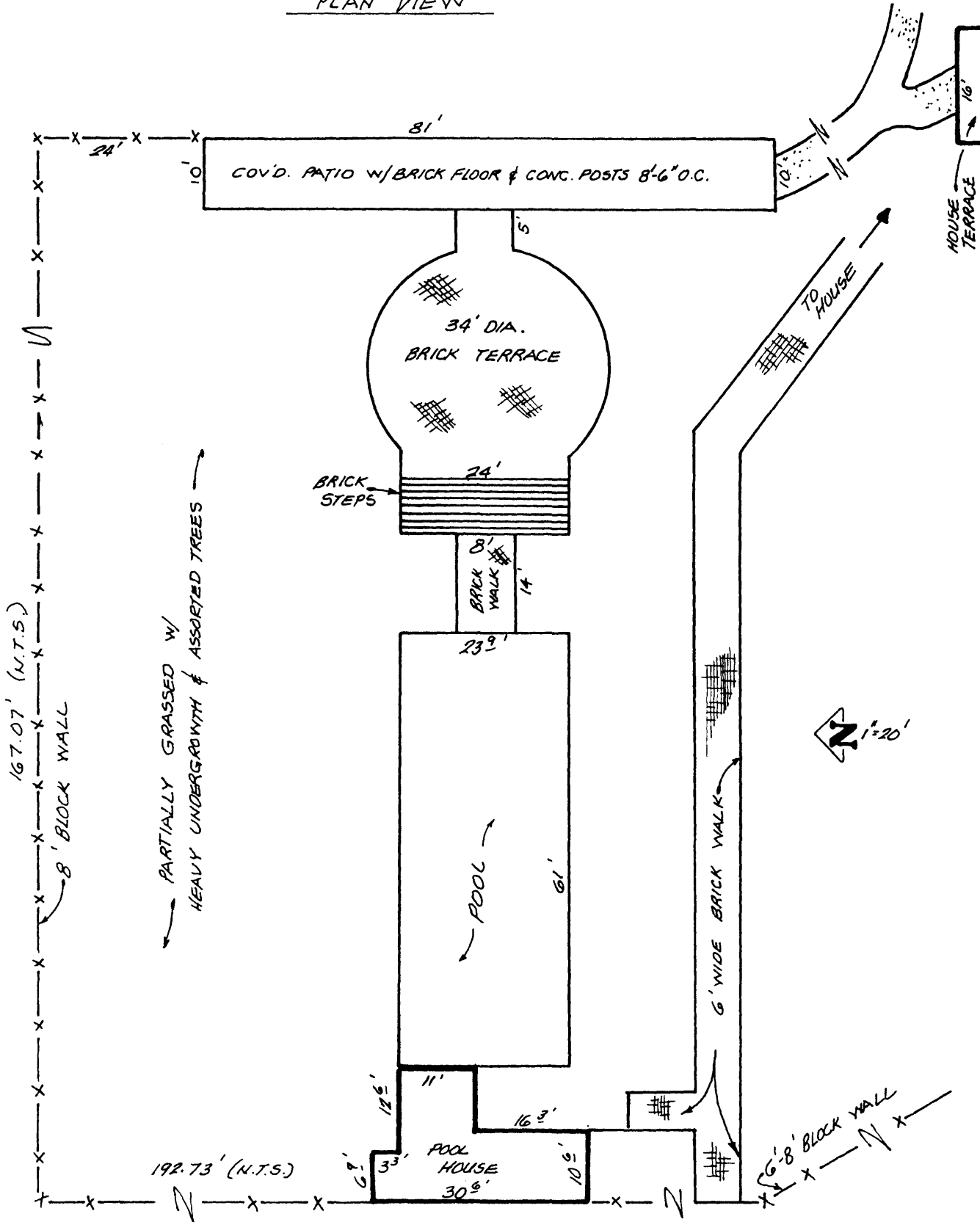
State Historic Preservation Office, Arizona State Historic Property
Inventory - "Rancho Joaquina", 5/9/83

Tempe Historic Property Survey, Tempe Historical Society/Janus Associates, 1983

Who's Who in Arizona Business, Professions and the Arts, Vol. 1938-1940

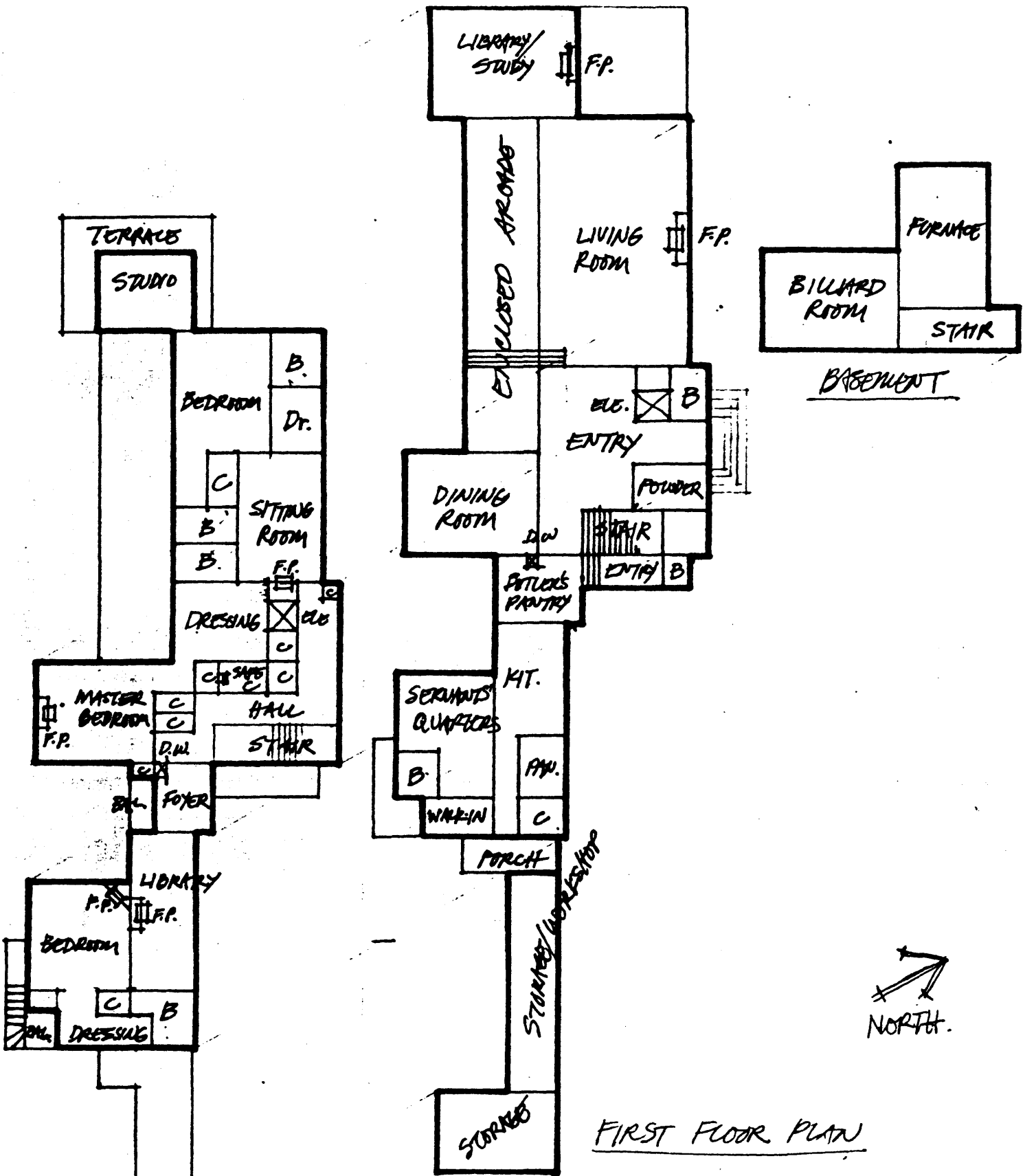
Gertrude Bryon Leeper and Maude Morris House, eds.
Arizona Survey Publishing Co., Phoenix - Page 142.

PLAN VIEW



NATHALIE H. PYLE RESIDENCE
 POOL HOUSE, POOL, MAIN TERRACE

PREPARED BY:
CHARLES L. DARRAGH, MAI.
 REAL ESTATE APPRAISER
 6257 E. CALLE CAMELIA
 SCOTTSDALE, ARIZONA



FIRST FLOOR PLAN

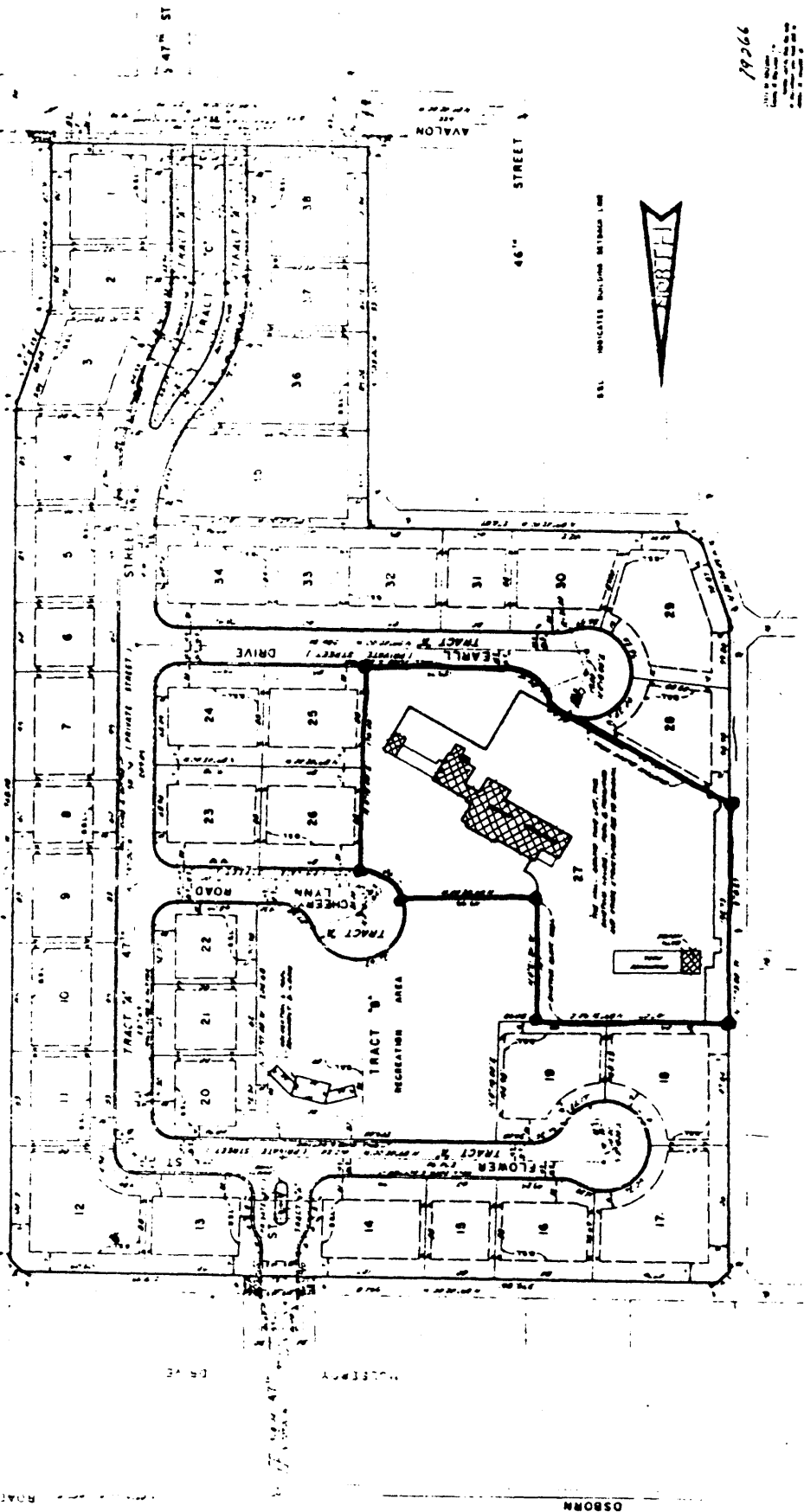
SECOND FLOOR PLAN

RANCHO JOAQUINA
 4630 EAST CHEERY LYNN ROAD
 PHOENIX, AZ.

118-29

STREET
CANAL

46" OLD CROSS CUT



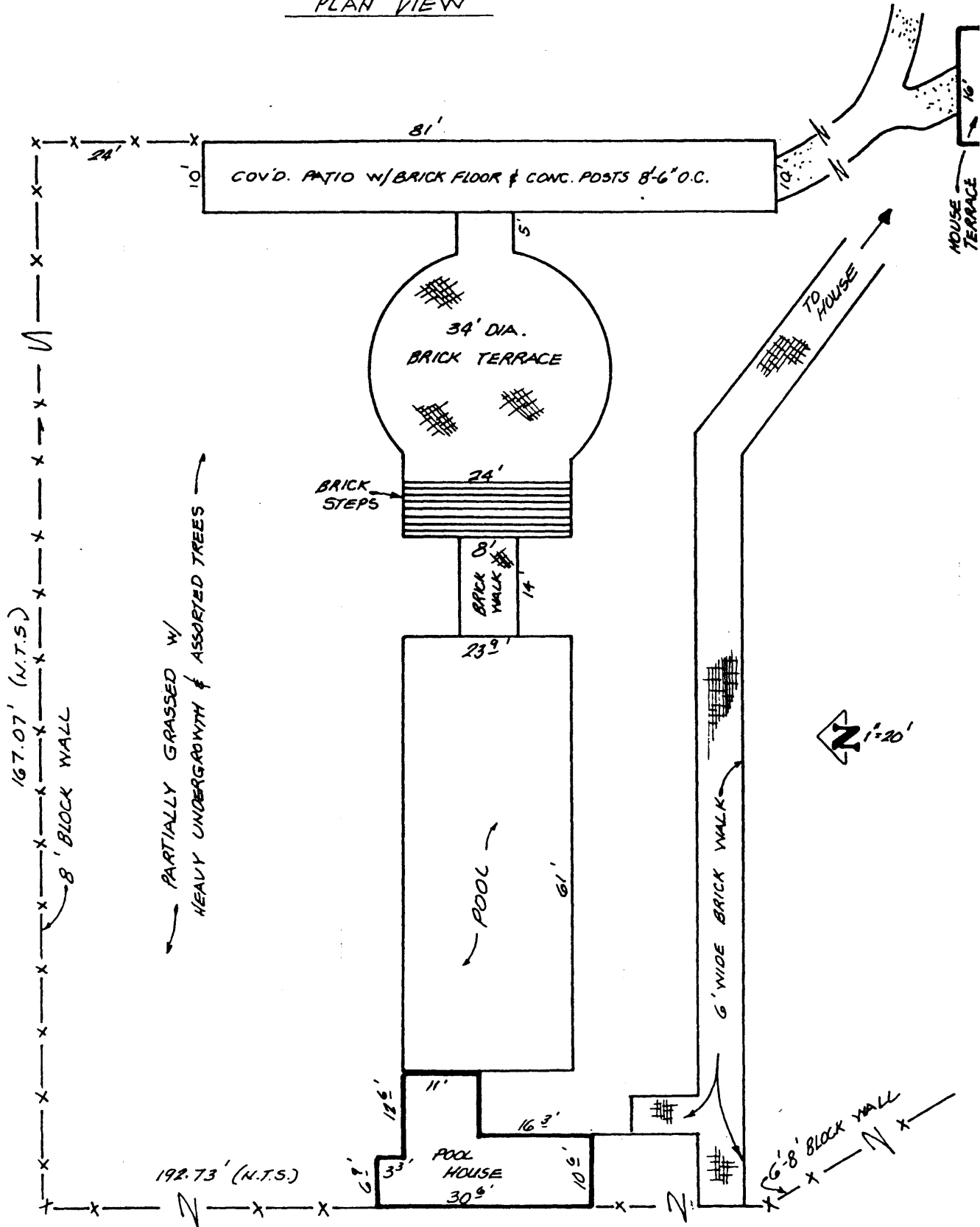
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EL CORONADO ESTATES UNIT TWO SITE PLAN

HAYVILL ENGINEERING CO.
 ENGINEERS
 1001 1/2 STREET
 SEASIDE, CALIF.

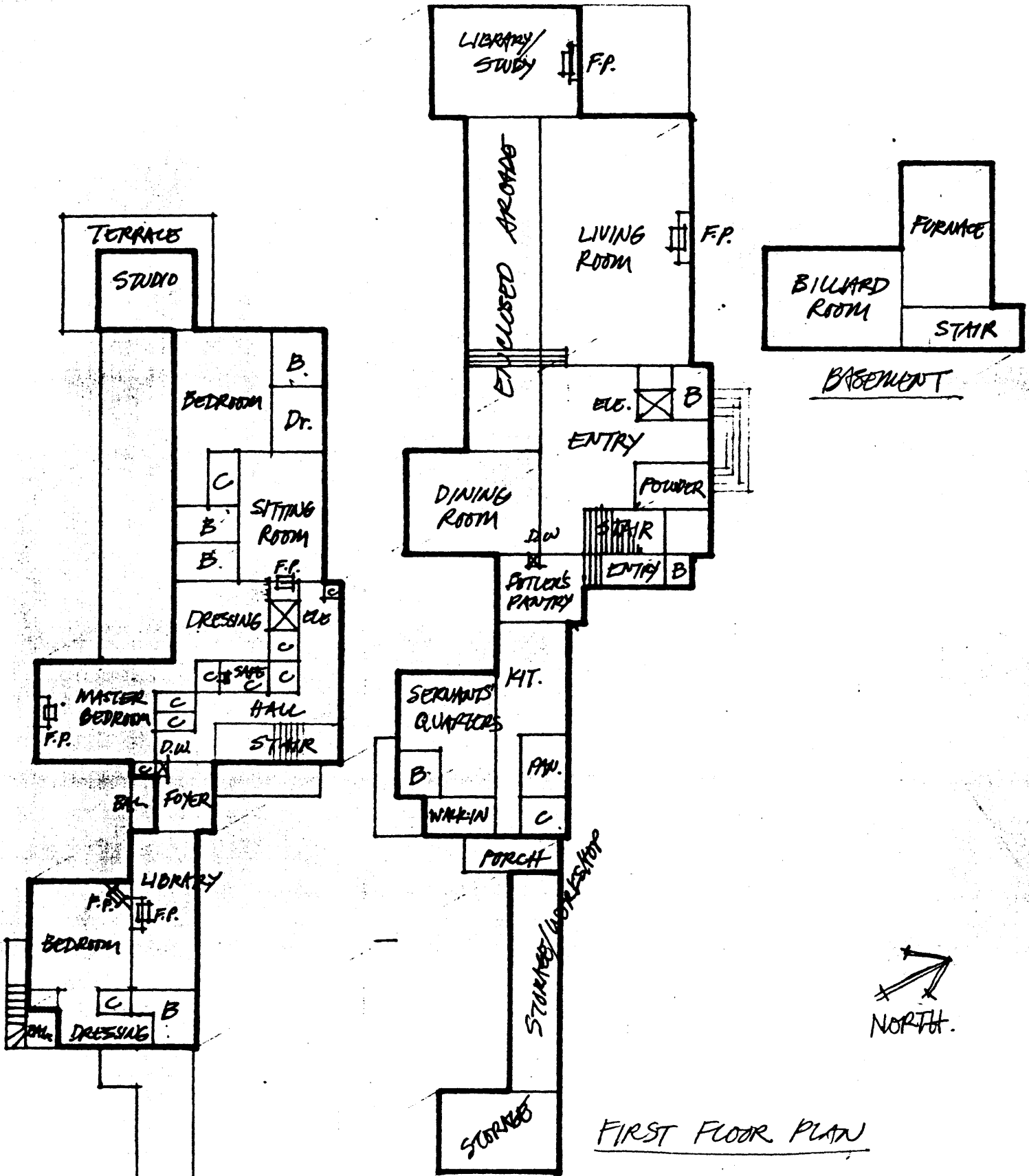
OSBORN

PLAN VIEW



NATHALIE H. PYLE RESIDENCE
 POOL HOUSE, POOL, MAIN TERRACE

PREPARED BY:
 CHARLES L. DARRAGH, MAI.
 REAL ESTATE APPRAISER
 6257 E. CALLE CAMELIA
 SCOTTSDALE, ARIZONA



FIRST FLOOR PLAN

SECOND FLOOR PLAN

RANCHO JOAQUINA
 4630 EAST CHEERY LYNN ROAD
 PHOENIX, AZ.