

United States Department of the Interior
National Park Service

MP-550

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.



1. Name of Property

Historic name: **Brown, Grace and Elliot 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: **5025 North Camino Escuela**

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Not For Publication: Vicinity: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 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

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

	6 December 2016
Signature of certifying official/Title: AZ STATE PARKS / SHPO	Date
State or Federal agency/bureau or Tribal Government	

Brown House
Name of Property

Pima, AZ
County and State

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:)

Lynette

Signature of the Keeper

1/24/17

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

Brown House
Name of Property

Pima, AZ
County and State

Site
Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u>2</u>	structures
<u> </u>	<u>1</u>	objects
<u>2</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Regional Eclectic

Brown House

Name of Property

Pima, AZ

County and State

Materials: (enter categories from instructions.)

**Principal exterior materials of the property: foundation: concrete; walls: burnt 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 Brown House was designed by Josias Joesler in 1940 and built by the John W. Murphey-Leo. B. Keith Building Company in 1941 for Grace and Elliot Brown and 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 type begins in 1930 and ends in 1956." The Brown House is located on its original and intact parcel, the property was enlarged in 1946 by third owner, Louis Schwitzer, who acquired the two additional original undeveloped Catalina Foothills Estates lots to the north. The three-lot parcel presents undisturbed original desert vegetation and landscape which maintains the original conception of the Catalina Foothills Estates subdivision development. The residence is a burnt adobe masonry building designed in Joesler's Regional Eclectic a product of combining elements of an older Spanish Colonial Revival Style with the emerging Ranch influence. Character defining features include the placement and siting of the house to create a sense of seclusion while framing uninterrupted views of both the Santa Catalina Mountains and the Tucson valley. The sheltered patios, rambling ranch design, carved wood and hand finished details, rough textures, all combine to articulate the Joesler/Murphey partnership and its distinctive concept of refined rustication. The home retains most of its original fixtures and details including tin lights and tile. Limited alterations have resulted in an exceptionally well-preserved example of Joesler's work. The house and the site retain sufficient integrity to convey its significance.

The property retains its original expansive views of the Santa Catalina Mountains to the north and the desert foothills to the south and west. The home was designed by Joesler in a Regional Eclectic style. The house was integrated into the topography of the natural topographical rise with the entrance facing north. The resulting effect of the natural topography on the elevations is a romantic rambling rustic residence with the garage and servant quarters to the east, bedroom wing to the west, main living rooms on the north and an enclosed "Arizona Room" (a regional

Brown House

Name of Property

Pima, AZ

County and State

term used to describe a covered screen porch) facing the south. The overall plan maximizes the impressive desert views. Both principle facades (north and south) retain their original character form and massing.

Narrative Description

Location and Setting

The Brown House is located .9 miles north of East River Road and east of Campbell, on three original historic Catalina Foothills Estates lots: 37, 51 and 77; these three lots have been combined into a single 13.85 acres parcel. Both the original lot and the two 1946-added lots preserve the rural sensibility of the Catalina Foothills Estates subdivision, retain and insure the views from the Joesler-designed residence and protect the environment that was promoted by the Joesler/Murphey as part of the Catalina Foothill Estates. The house is located on the west side of Camino Escuela, perched on a shallow hill. The house is sited to maximize the views of the Santa Catalina mountain range to the north and sweeping Tucson valley views to the south. The grade drops off steeply just beyond the southwestern end of the walled rear-yard. Along the property's western edge is a wash with native flora. To the north, the rolling topography is typical of the Catalina Foothills landscape.

The paved entrance drive slopes in a curve southward off Camino Escuela to terminate in a circular drive at the front entrance of the house. The paved drive connects to a garage on the eastern end of the front façade. Native desert trees and mature imported plantings surround the house. A large eucalyptus is planted to the west of the entryway near the western edge of the house. Imported shrubs dot the front elevation. The rest of the property is characterized by cactus and native desert growth.

The residence is oriented on a northwest/southeast axis; however for simplification the elevations will be named by the cardinal directions. The front elevation faces northeast and is broken up into a series of spatial masses. The garage at the eastern end of the front façade is connected to the main house by a covered breezeway that is intergraded into a service wing connecting with the southeast facing kitchen door. The exterior kitchen wall was originally flat with a steel casement window but was expanded to include small curved addition that features a clay barrel-tile roof and a band of steel casement windows. The front entrance faces southeast and is enunciated by a brick entry patio defined by a circular planter and a small burnt adobe brick wall running northeast-southwest. To the east of the entry walk is a large picture window set into burnt adobe buttressing. A caved lintel spans the large frame window. The rest of the house is set back and punctuated by windows and thoughtful brick details. There are low shrubs along the north face of the house.

The rear yard is characterized by a large rectangular swimming pool, a lawn and a Joesler-designed wall with a decorative mission detail. There are two formal rear patios, one at the west end off the master bedroom, the other an enclosed Arizona room off the living room in

Brown House

Name of Property

Pima, AZ

County and State

the middle of the rear façade. The southwest-facing kitchen wall is distinguished by a deeply recessed operable steel casement window. Adjacent to the enclosed Arizona room is a brick terrace. Imported palms and other non-native plantings are through out the back yard. Beyond the lush yard, the property slopes westward into a dry wash that is an expanse of undisturbed native desert.

Exterior

The low-slung front elevation of this Joesler Regional Eclectic style residence is unpretentious. The combination of textured material, hand crafted ornamentation, set-backs and recessions highlight Joesler's architectural skill and masterfully restrained residential conception. The House is designed on an northeast-southwest axis and divided into three zones forming a shallow "L". The middle zone is a combination of the living room, dining room and enclosed patio commonly referred to as an "Arizona Room," the southeastern zone a combination of the small kitchen, service quarters and garage; the west zone the hallway and bedrooms.

The front of the house features a side gable form that covers the living room with a cross gable that extends northeast-southwest. The southeastern wing is a shed roof form indistinguishable from the rest of the roof form from the front. The gable roof is a low-pitched clad in clay mission tiles. The tiles are attached with a weeping concrete that creates a substantial and slightly irregular textural form, a style typical of Joesler's work. The kitchen has a small addition. The semi-circular projection with a tiled roof and a band of steel casement windows was designed to expand the kitchen with a built-in curved banquettes and kitchen table. The garage has a flat parapet roof line that distinguishes it from the main house. The combination of various roof forms is also a hallmark of Joesler's work.

The original and un-moved front entrance is visually minimized from the driveway by inclusion in the northeast facing living room wall. The original carved door is extant. The brick entry way leads from the parking area to the front entry. To the southeast of the kitchen is a covered breezeway that connects the garage, service quarters to the kitchen.

The material pallet emphasizes the rustic character of a rambling, Regional Eclectic house. The red tile roof has slightly overhanging eaves with substantial exposed rafter ends. The walls are built of the rough-laid, burnt adobe brick with a mortar wash patina. Openings are spanned by exposed dark wood lintels. Windows are operable steel casement and fixed pane.

The living room window and exterior living room wall details are the primary ornamental feature of the façade. The large picture window provides unobstructed views of the desert and Santa Catalina mountains. The lintel above the window is carved with a circular patters and suggestion of a four leafed petal. The northeast corners of the living room walls are designed as massive slopping buttress forms. The combination of the roofline, buttresses and carved lintel are an eclectic mastery of the revival approach. A short wall extends from the northeast living room corner, separating the entrance way from the more informal desert landscaping. The topography of the front yard slopes lightly upward creating an intimate sensibility. The bedroom window,

Brown House

Name of Property

Pima, AZ

County and State

west of the living room, is framed by a protruding decorative brick system supporting a wood panel overhang.

Visible from the front of the house is the burnt adobe chimney that includes three courses of brick and a cast concrete decorative top that has a concave profile.

The garage was expanded southeastward c. 1960 with the addition of a single bay. At the same time a small service yard southeast of the garage with a half wall of burnt adobe was converted to into a bedroom and en suite bathroom. The original colored cement floor and the lower wall were retained, and the wall built up with mud adobe covered with stucco to full height, and beamed ceiling added. In 2015 the current owners commissioned historic preservation architects Poster-Forst-Mirto to replace the 1960s garage addition with a modest office. The plans were reviewed by the Arizona State Historic Preservation Office and found to be in compliance with the Secretary of the Interior's Standards.

The southeast and northwest façade are simple and unornamented. They include steel casement windows and minimal plantings.

The long southwest façade faces an enclosed lush back yard with a large rectangular swimming pool. The rear reveals a combination of gable and shed roof forms with shallow overhangs and exposed rafter tails. The resulting massing, unexpected and variable wall configuration is typical of Joesler's idiosyncratic style. The formal master bedroom porch and enclosed Arizona Room delineate the more public and private sides of the rear garden. The enclosing of the Arizona Room retained posts and structural design details. The yard's primary access point is through an southeast-facing door of the enclosed Arizona room. The shed roof form on the southeastern side of the southwest elevation results in a large burnt adobe exterior wall. The massiveness is broken by the inclusion of a deep window recession with a small operable steel casement window. The recession gives the impression of a three-foot wall depth while breaking up the adobe expanse.

The rear yard is formally defined by a contributing Joesler-designed burnt adobe wall (structure) capped with red brick coping that includes a stylized and decorative fire-barbeque and integrated brick bench. This barbeque patio area is defined by red concrete pavers. A non-contributing Ramada (structure) has been added and the patio expanded with sandstone flooring, a non-contributing swimming pool (structure) and a small non-contributing fountain (object) have also been added to the back yard.

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, rectilinear, single story plan with set-backs and projections creates intimate interior spaces while capturing a romantic notion of the

Brown House

Name of Property

Pima, AZ

County and State

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 pallet 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.

The carved front door leads into the living room with exposed timbered truss and beam ceiling details. The exposed hewn beams are a detail carried throughout the house. The northeast wall features the large picture window the northwestern wall a fireplace and mantel. The gabled ceiling of washed structural wood decking and rafters supported by wood sills and timbered trusses creates spacious, yet intimate feeling.

The interior walls are painted irregular burnt adobe walls which add texture to the interior environment. The living room extends into the informal dining area that connects through a door into the small kitchen. Northwest of the living room is a long hallway with bedrooms to both the north and south. The master bedroom is entered at the northwest end of the hallway. Throughout the living room, hallway, and two of the three bedrooms is smooth-finish red scored concrete flooring.

The heating and cooling vents are hand crafted from hammered tin. The original tin leaf-motif light fixtures are extant thought out the house. The bathroom include original porcelain fixtures dated 1941, basins, baths, mirrors, lights, and shower fittings (a cutting-edge design that served as a tub filler and also swung up for use as a shower head), as well as original tile. The original kitchen orange and white tiles counter and wood cabinets are still in place.

Small, bookshelves topped by wooden lintels are built into the walls throughout the house. The Arizona Room is southwest of the Living Room and creates an indoor-outdoor living environment. The room was historically used as a dining area with unobstructed views of the garden. The service wing bedrooms are accessed through a covered breezeway off the kitchen. This creates clear separation and privacy in the relatively small residence.

The retention of original interior details and limited alterations retain sufficient integrity to convey its significance.

Integrity

The Brown House retains sufficient integrity of both site and residence to convey its significance. The current and previous owners were preservation-minded and the limited alternations that were constructed overtime did not destroy the historic materials that characterize the property. The additions differentiated from the original and are compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Brown House

Name of Property

Pima, AZ

County and State

The changes include the small kitchen addition constructed in the early 1950s, the enclosure of tertiary side service yard at the eastern end of the house into a bedroom and bathroom, the addition of a second garage bay, swimming pool, fountain and detached outdoor ramada.

The small kitchen addition utilized the same exposed rafter design, steel casement windows, and burnt adobe wall material but constructed in a style more typical of the 1950s. The garage addition and service quarters alterations at the southeast end of the house were sympathetically designed to limit the impact on the historic features while maintaining the open air service-wing breezeway. The additions and new construction were 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.

The rear of the house has had limited alterations but includes the replacement of the open-air screens of the covered porch with glazing in the 1950s. The porch retains the essential form and integrity. The back yard also includes the addition of a swimming pool, small fountain and detached Ramada.

These additions are differentiated from the original and are compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Physical Characteristics and Associative Qualities

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

Physical Characteristics

The Brown 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 between 1927 and 1956.

Land Planning

The Brown House is centered on a high point of the respective lot oriented toward optimal views of the Santa Catalina mountain range surrounding Tucson. As a Regional Eclectic type the Brown 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 native desert vegetation of the Brown House site was preserved with the exception of the drive and walled backyard. The placement of the Brown House on the high point of the foothills landscape resulted in the abandonment of a single dominating façade; the north and south elevation are equally important elements of the building's overall impression. The east façade with the garage and service wing were secondary and the placement of the house on the edge of a steep embankment to a dry wash makes the western façade physically difficult to view.

Brown House
Name of Property

Pima, AZ
County and State

Signature Design Elements

The Brown House exhibits design elements that are key aspects of the Joesler/Murphey residential portfolio including: 1. The Building materials include fired "burnt" adobe; 2. The house has a prominent chimney and interior space arranged around a fireplace; and 3. Built-in wooden cabinetry and shelving.

Characteristics of Individual Physical Elements

Walls

The walls of the Brown House are typical of those that emerged later Joesler-Murphy collaboration. As in many of the houses from the period in the Catalina Foothills Estates that are almost exclusively made up of fired adobe, the walls of the Brown House are mortar-washed fired adobes.

Windows

The majority of windows of the Brown House are cased in both steel and are a casement type. The living room picture window is a fixed pane. The house has exposed cast concrete and wood lintels used as decorative elements to enhance the stylistic expression.

Openings and Doors

A large wooden entry door is used a focal point of both the exterior and interior space. Typical of the Regional Eclectic Residencies, the front door is hand carved and topped with a cast concrete lintel.

Roofs

The roof of the Brown House is consistent with the stylistic expression of the property. A parapeted roof over the garage is combined with a hip roof sheathed in clay tile and used to cover the porches. The parapet is capped with an unpainted fired adobe.

Alterations and Additions

As described above the Brown House has undergone some alterations. According to the MPDF the modification are common and include the extension of 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 Brown House.

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

Brown House

Name of Property

Pima, AZ

County and State

Garage

As is typical in the Regional Eclectic residence the garage of the Brown House feature a sense of separation from the primary areas of the house but is connected to the building's main form as part of the utility wing.

Landscape

Joesler/Murphey utilized the natural desert landscape as a selling point to help in attracting wealthy Easterners to Tucson. Because of this the Brown House, typical of the Regional Eclectic residences built by this team were placed on a lot with a deed restrictions that prohibited the removal of much of the natural vegetation surrounding the property. These deed restrictions ensured the visual character of the property and surrounding subdivision would not be compromised.

Interior

The Brown House interior design elements are considered by the MPDF to be key aspects of the Joesler/Murphey residential portfolio. 1. The Brown House has a plan the follows a formal and traditional hierarchy of space, often with private and utility wings flanking a central social core; 2. the Brown House has custom interior features, including built-in cabinetry/shelving and fireplace; and 3. A clear physical and visual connection between the indoor and outdoor living spaces of the house.

The Brown House is composed of fired adobe. The interior walls of the Brown House are painted fired adobe, 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 fireplace. The Brown House features dyed concrete, that according to the MPDF the most distinctive flooring type used by Joesler/Murphey.

The Brown 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 – 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 Brown 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 garage, kitchen and maid's quarters) is located on the opposite side.

Associative Characteristics

Brown House

Name of Property

Pima, AZ

County and State

The Brown 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 Brown House features the Associative Characteristics detailed in the MPDF:

Geographic Information

The Brown 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 and two additional lots have irregular footprints in response to the hilly desert topography, and preserve the ideals set forth in the planning and development of the Catalina Foothills Estates.

The elevation of the Brown House Property demonstrates equal visual importance, as the houses 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. Originally desert vegetation is largely preserved in the interest of maintaining a cohesive visual character.

Boundaries

The boundaries of the Brown House maintains the original lot lines as laid out in the Catalina Foothills Estates historic plat. The third owner purchased the two adjacent lots to the north in 1946 to preserve the intrinsic desert qualities and views of the Santa Catalina Mountains. Although the Joesler/Murphey deed restrictions have expired the three lots are protected by a preservation easement held by the Arizona Land and Water Trust.

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

Brown House

Name of Property

Pima, AZ

County and State

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

1941

Significant Dates

1941 date of completed construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Josias Th. Joesler and Murphey/Keith Building Company

Period of Significance (justification)

The Period of Significance is 1941 the period of design and construction.

Brown House

Name of Property

Pima, AZ

County and State

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 Brown House (built in 1941) 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 Brown House is significant under Criterion C as an example of the Joesler/Murphey **Regional Eclectic Residence** type. The Brown House is located on Catalina Foothills Estates lot 37. Secluded in its natural desert setting, this residence exemplifies Joesler and Murphy's intentions for Catalina Foothills properties under the original deed restrictions. The purchase and inclusion of lot 51 and 77 expanding the estate in 1946, and subsequent deed restrictions and preservation easements, have insured that this property will remain as Murphy and Joesler intended.

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

The Brown House (built in 1941) is 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 Brown 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 of 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 Brown 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 Brown 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 Brown House is representative of the Joesler/Murphy Romantic Revivalist approach to residential architecture 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 Brown House, which featured distinctive spatial features, 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 Brown House is an example of a "Joesler/Murphey property that reflects a fusion of Joesler's Beaux-Arts training with the stylistic vision of a John and Helen Murphey in building footprint and spatial arrangement." Additionally the Brown House is a Joesler/Murphey property distinct

Brown House

Name of Property

Pima, AZ

County and State

from its surrounding properties and is an intact example of the Regional Eclectic property type. (Joesler/Murphey MPDF Section F page 186)

The Brown 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 Brown House conveying 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 city lights to the south. 5025 N. Camino Escuela represents the **Regional Eclectic Residence** and portrays refined rustication in design.

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

Historic pictures provided by the current owners show that the residence retains most of its 1940s character.

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 Brown 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 between the years of 1939 and 1956 in Pima County, Arizona.

Brown House

Name of Property

Pima, AZ

County and State

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

The Brown 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 Brown House is eligible because it includes the following:

1. The Brown 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 Brown House has been retained and preserved. The removal of historic material and alteration of features and space that characterize the Brown House was avoided

Standard 3. The Brown 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 Brown House winged, geometric footprint is still clearly discernible from the exterior, including the retention of the original building height and proportions, in accordance with Standard 2.
- b. The low-pitched hipped roof sheathed with clay tile and flat, built up roof with parapets convey the original massing and stylistic character of the Brown House property in accordance with Standard 2.
- c. The Brown 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 Brown 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

Brown House

Name of Property

Pima, AZ

County and State

- e. The Brown House retains original interior features, including picture windows, fireplace, exposed ceiling beams and built in cabinetry, in accordance with Standard 2
 - f. The Brown House retains the above character-defining features, despite any later additions or alterations, in accordance with Standard 9. The Brown House additions meets eligibility requirements because the following is evident:
 - i. The Brown House additions (New Construction) have not destroyed historic material features, and spatial relationships that characterize the property.
 - ii. The Brown House additions (New Construction) are differentiated from the old and does not create a false sense of history, in accordance with Standard 3.
 - iii. The Brown House additions (New Construction) are visually compatible with historic materials, features, size, scale, proportions and massing.
 - iv. The Brown House additions (New Construction) was 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 Brown 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 Brown 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. Hand-carved wood elements including: panel doors, lintels, beams, as well as built in cabinetry.
 - b. Hand hammered ornamental tin work, both light fixtures and HVAC grills.
3. The Brown House retains original character-defining materials (materials). Materials are both present and persevered in accordance with Standard 5, 6 and 7. These materials include the following:
- a. Fired adobe bricks, painted (interior) and mortar-washed (exterior)
 - b. Clay tile roofing and brick-capped parapets
 - c. Rusticated elements
 - d. Stained, scored concrete floors.
 - e. Both wood and cast concrete lentils
4. The Brown 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 Brown House.

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

Brown House

Name of Property

Pima, AZ

County and State

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 indicate that

Grace B. Brown purchased Catalina Foothills Estates Lot 37 (the southern parcel with the Joesler designed residence) from the John W. Murphey and Leo B. Keith Building Company on 29 March 1941 for 9500.00 USD. Through a Deed of Gift Brown became co-owner with her husband Elliot L. Brown the same year. The Browns owned a number of lots in the Catalina Foothills Estates. In 1945 The Browns sold the property and moved to 2304 East Speedway. In June 1945 Stephen O. Bartlett purchased the property. Bartlett was a real-estate speculator buying and selling luxury property in Tucson throughout the 1940s, 50s, and 60s.

Bartlett sold the property on December 15th to Louis Schwitzer. Louis H. Schwitzer was a noted engineer who won the first automobile race at the Indianapolis Motor Speedway (1909) was responsible for numerous automotive improvements, including the invention of the turbo-charger. In 1946 Schwitzer acquired Lots 51 and 77 to the north from Helen and John W. Murphey. From the Tucson Daily Citizen 18 December 1945:

Manufacturer Buys Estate in Foothills; Louis H. Schwitzer Acquires Stephen O. Bartlett Residence. Louis H. Switzer, Sr. Indianapolis investor and manufacturer, last yesterday closed a deal for the purchase of the Stephen O. Bartlett estate in the Catalina foothills, revenue stamps indicating the consideration as about \$35,000. Schwitzer left Tucson today in his private airplane for Indianapolis and before departing announced this his son and daughter-in-law Mr. and Mrs. Louis H. Switzer, Jr. will occupy the residence by Jan 15.

The Schwitzer's planned improvements to the estate included tennis courts and a swimming pool. In August 1951 Schwitzer sold the three parcels to Vernon W. and Virginia Furrow as a winter home. The Furrow's owned the property until 2011. Vernon W. Furrow, was notable as the chairman and founder of Payless Cashways Inc.

Brown House
Name of Property

Pima, AZ
County and State

9. Major Bibliographical References

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

Susan and Eric McFadden, owners. Site tour and conversations, March 2011.

Historic c 1950 photograph, M. T. Thomas from Western Ways, Susan and Eric McFadden Collection.

Joesler, Josias T. "Residence For the Browns Catalina Foothills Estates by John W. Murphey - Leo B. Keith Building Company Archives, construction documents, 1940. 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.

Tucson Daily Citizen, 18 December 1945, Manufacture Buys Estate in Foothills.

Tucson Daily Citizen, January 8, 1966, Grace Brown Obituary.

Tucson Daily Citizen 24 Feb. 1972, Vernon W. Furrow Obituary.

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

Brown House

Name of Property

Pima, AZ

County and State

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 13.85

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

Zone: 12

Easting: 505932

Northing: 3573454

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Brown House maintains the original lot lines as laid out in the Catalina Foothills Estates historic plat. The third owner purchased the two adjacent lots to the north in 1946 to preserve the intrinsic desert qualities and views of the Santa Catalina Mountains. Although the Joesler/Murphey deed restrictions have expired the three lots are protected by a preservation easement held by the Arizona Land and Water Trust.

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: 85712
e-mail: demionclinco@gmail.com
telephone: (520) 247-8969
date: July 1, 2016

Brown House
Name of Property

Pima, AZ
County and State

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.)

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.

Photo Log

Name of Property: **Brown-Schwitzer-Furrow Hosue (5025 North Camino Escuela)**

City or Vicinity: **Tucson**

Brown House

Name of Property

Pima, AZ

County and State

County: **Pima** State: **Demion Clinco**

Photographer: **Demion Clinco**

Date Photographed: **May 2011**

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

AZ_PimaCounty_5025NorthCaminoEscuela_0001

5025 North Camino Escuela, front north elevation, camera facing southwest.

AZ_PimaCounty_5025NorthCaminoEscuela_0002

5025 North Camino Escuela, front north elevation, camera facing south.

AZ_PimaCounty_5025NorthCaminoEscuela_0003

5025 North Camino Escuela, front elevation detail, camera facing southwest.

AZ_PimaCounty_5025NorthCaminoEscuela_0004

5025 North Camino Escuela, front elevation window detail, camera facing southeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0005

5025 North Camino Escuela, front elevation detail, camera facing southeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0006

5025 North Camino Escuela, rear south elevation, camera facing northeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0007

5025 North Camino Escuela, rear elevation detail, camera facing north.

AZ_PimaCounty_5025NorthCaminoEscuela_0008

5025 North Camino Escuela, rear elevation, Arizona Room, camera facing northwest.

AZ_PimaCounty_5025NorthCaminoEscuela_0009

5025 North Camino Escuela, interior detail, living room, camera facing west.

AZ_PimaCounty_5025NorthCaminoEscuela_0010

5025 North Camino Escuela, interior detail, living room and front door, camera facing northeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0011

5025 North Camino Escuela, interior detail, ceiling, camera facing northeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0012

5025 North Camino Escuela, interior detail, bathroom, camera facing east.

AZ_PimaCounty_5025NorthCaminoEscuela_0013

5025 North Camino Escuela, interior detail, air vent, camera facing south.

Brown House

Name of Property

Pima, AZ

County and State

Figures

AZ_PimaCounty_5025NorthCaminoEscuela_SiteMap_Figure_0001

AZ_PimaCounty_5025NorthCaminoEscuela_1937Map_Figure_0002

AZ_PimaCounty_5025NorthCaminoEscuela_AssessorsDetailMap_Figure_0003

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0004

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, front north elevation, camera facing southwest.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0005

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, front elevation front door detail, camera facing southwest.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0006

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, rear south elevation, camera facing northwest.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0007

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, rear elevation, camera facing southwest.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0008

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, living room, camera facing northeast.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0009

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, living room, camera facing northwest.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0010

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, living room, camera facing west.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0011

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, living room, camera facing southeast.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0012

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, dinning room, camera facing east.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0013

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, master bedroom, camera facing northwest.

Brown House

Name of Property

Pima, AZ

County and State

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0014

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, bedroom, camera facing south.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0015

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, Arizona room, camera facing east.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0016

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, Arizona room, camera facing west.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0017

Photo by M. T. Thomas from Western Ways. C. 1950

5025 North Camino Escuela, interior detail, Arizona Room view, camera facing south.

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0018

Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 1, October 1940

University of Arizona Special Collections

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0019

Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 2, October 1940

University of Arizona Special Collections

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0020

Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 3, October 1940

University of Arizona Special Collections

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0021

Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 4, October 1940

University of Arizona Special Collections

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0022

Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 5, October 1940

University of Arizona Special Collections

AZ_PimaCounty_5025NorthCaminoEscuela_HistoricPhoto_Figure_0023

Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 6, October 1940

University of Arizona Special Collections

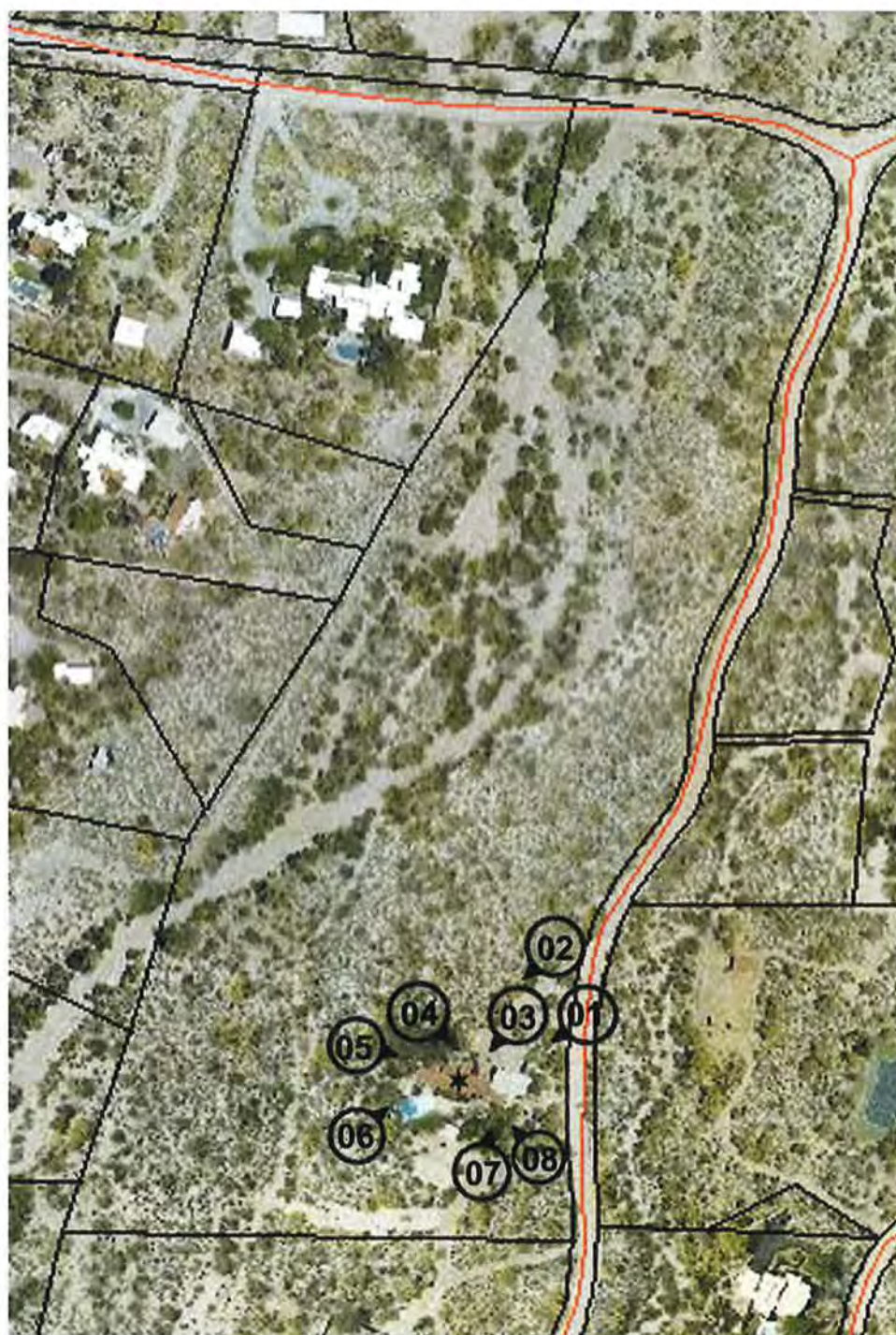
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

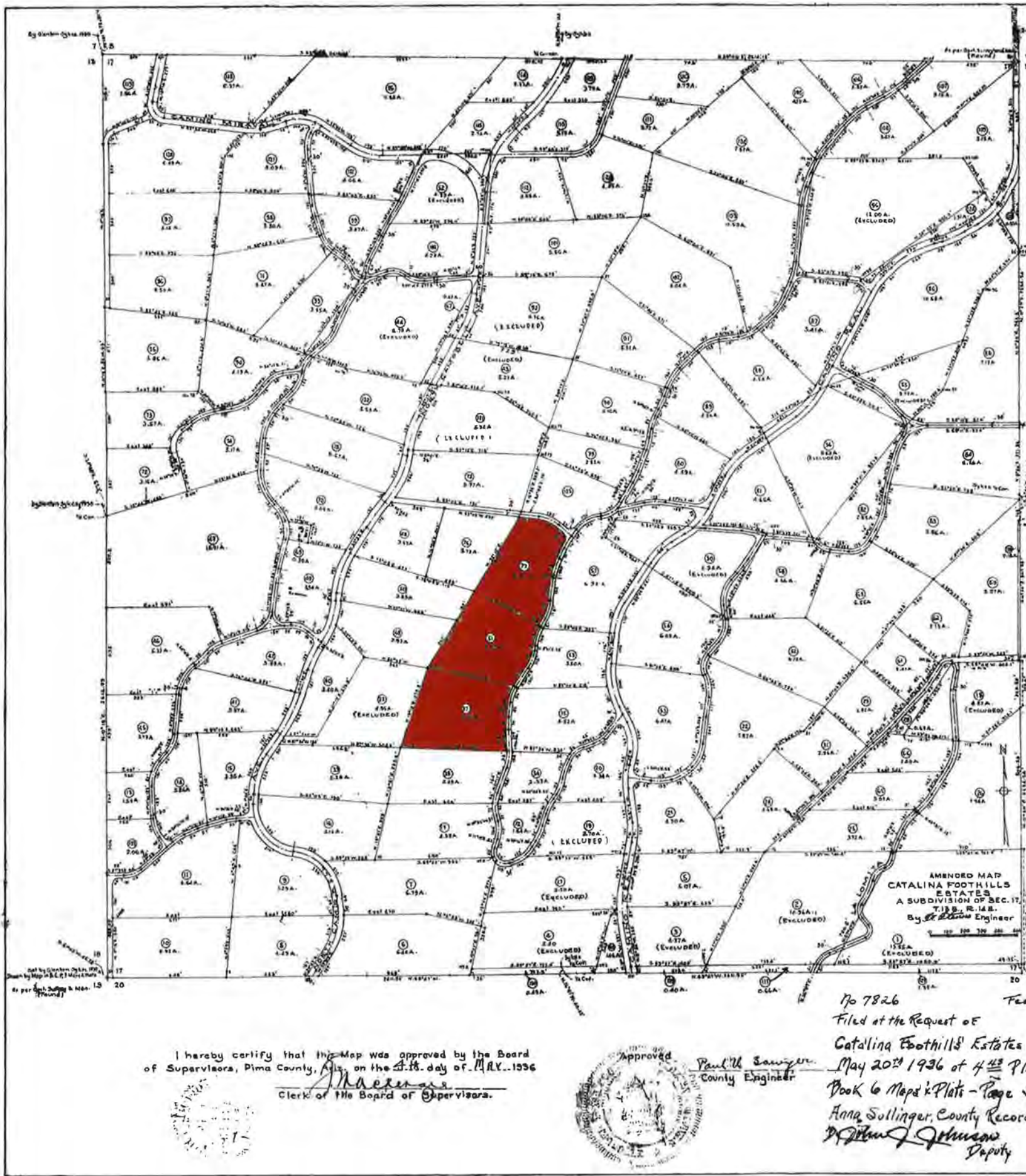
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

BROWN HOUSE FIG #1
5025 North Camino Escuela
National Register of Historic Places Nomination
Site Map
2011



- Q Photographic Number and Direction
- ★ 5025 North Camino Escuela Residence





DEDICATION
 The undersigned, Catalina Foothills Estates, a Corporation, being the Owner of that portion of Section 17, T.18N., R.14E., S. & S.E. & S.M.: Pima County Arizona, included in the Subdivision of said Section 17, as shown hereon, and the undersigned, Meade Clyne, being the Owner and holder of a Realty Mortgage which encumbers the title to the property included in said Subdivision of Section 17 as shown hereon, do hereby dedicate to the Public use forever the Streets, Highways, and Trero-fares as shown on this Map.

Catalina Foothills Estates
 by *John W. Murphey*
 President
 Attest *Leo B. Keith*
 Secretary

Meade Clyne

State of Arizona)
 County of Pima) ss

This instrument was acknowledged before me this 31st day of March, A.D. 1936, by John W. Murphey as President and Leo B. Keith, as Secretary of Catalina Foothills Estates, a Corporation.

Paul B. Thacker
 Notary Public
 My Commission Expires MARCH 2 1939

State of Arizona)
 County of Pima) ss

This instrument was acknowledged before me this 31st day of March, A.D. 1936, by Meade Clyne.

Paul B. Thacker
 Notary Public
 My Commission Expires MARCH 2 1939

AMENDED MAP
 CATALINA FOOTHILLS
 ESTATES
 A SUBDIVISION OF SEC. 17,
 T. 18 N., R. 14 E.,
 S. & S.E. & S.M.
 By *Paul M. Sawyer* Engineer

No 7826 Fee \$5.00
 Filed at the Request of
 Catalina Foothills Estates
 May 20th 1936 at 4:45 PM
 Book 6 Maps & Plats - Page 57
 Anna Sullinger, County Recorder
William J. Johnson
 Deputy

I hereby certify that this Map was approved by the Board of Supervisors, Pima County, Ariz., on the 4th day of MAY, 1936
Maxine
 Clerk of the Board of Supervisors.

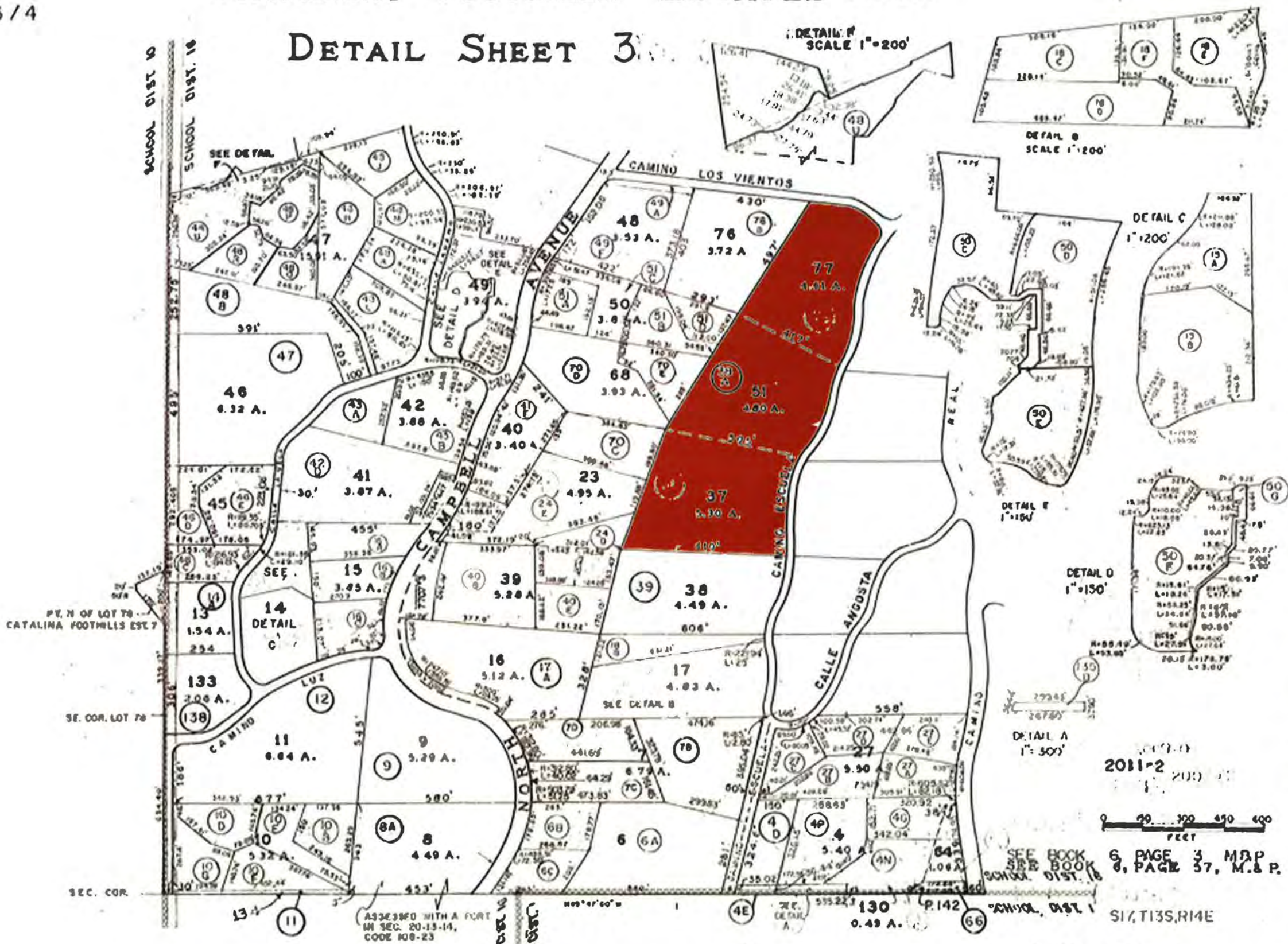
Approved
Paul M. Sawyer
 County Engineer

ASSESSOR'S RECORD MAP

08-15
3/4

CATALINA FOOTHILLS ESTATES (AMENDED)

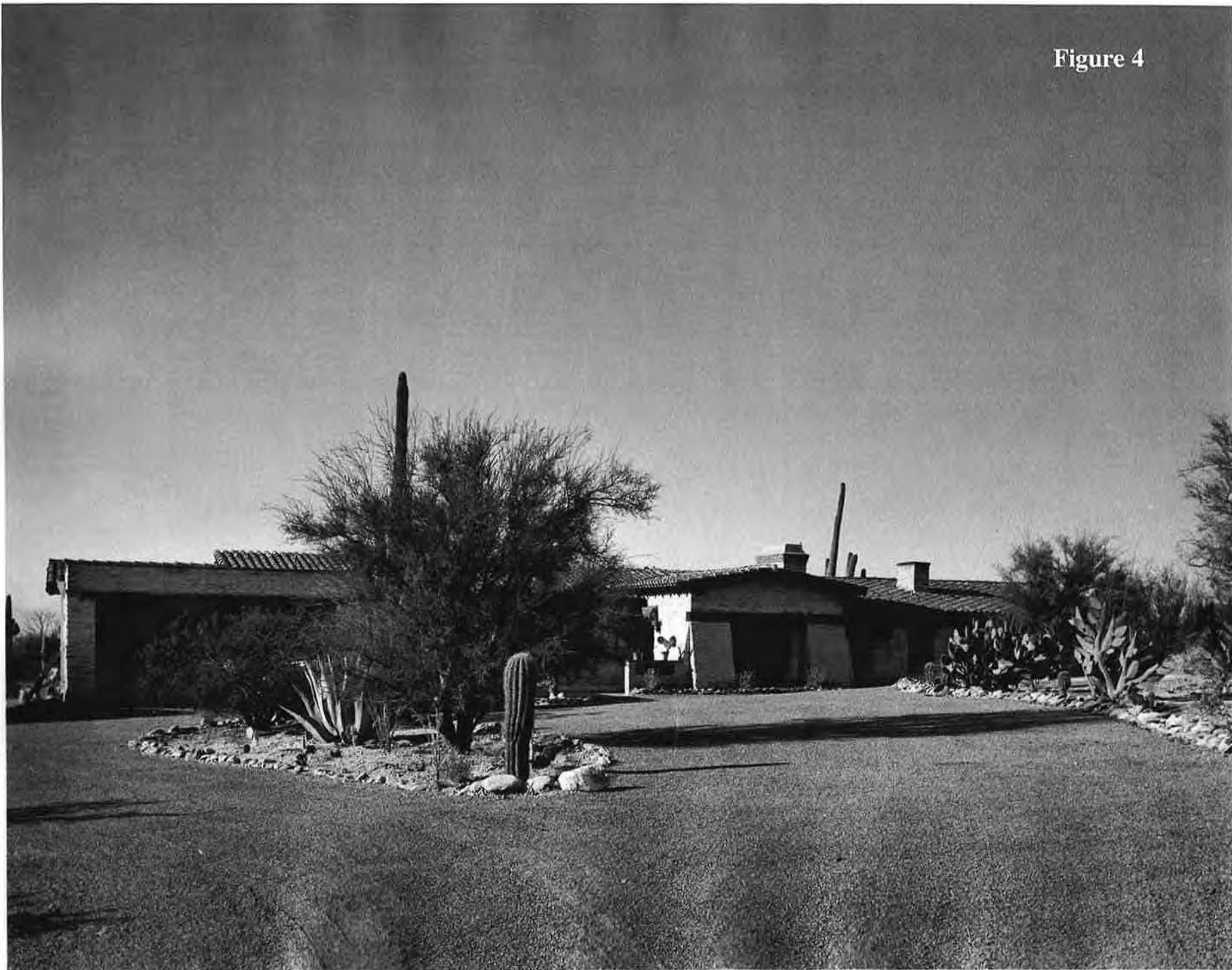
DETAIL SHEET 3



2011-2
 0 20 40 60
 FEET
 SEE BOOK 6, PAGE 3, M.S.P.
 SEE BOOK 6, PAGE 37, M.S.P.
 SCHOOL DIST. 1
 S17, T13S, R14E

197 (6)
 060570031

Figure 4



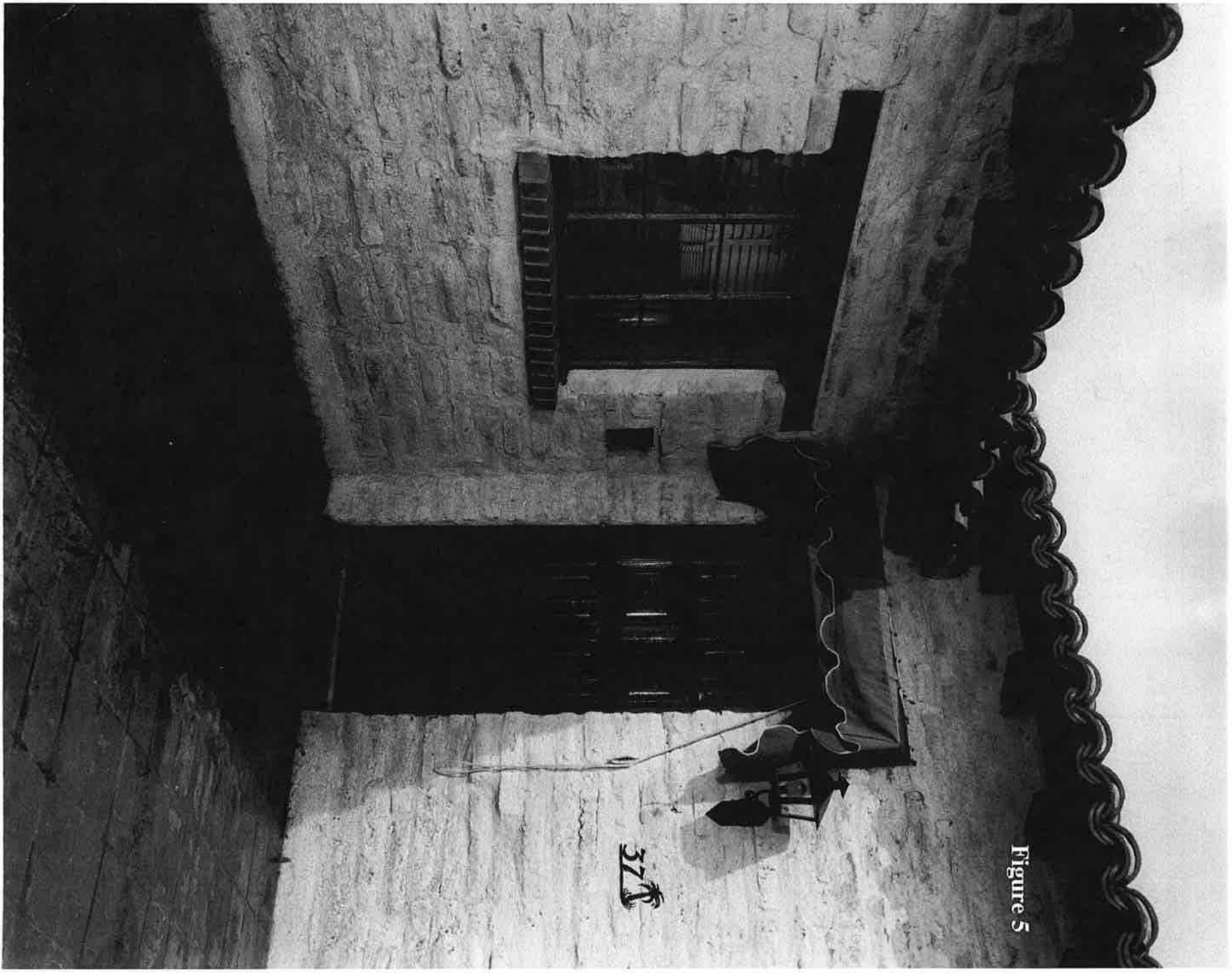


Figure 5

Figure 6



Figure 7



Figure 8



Figure 9

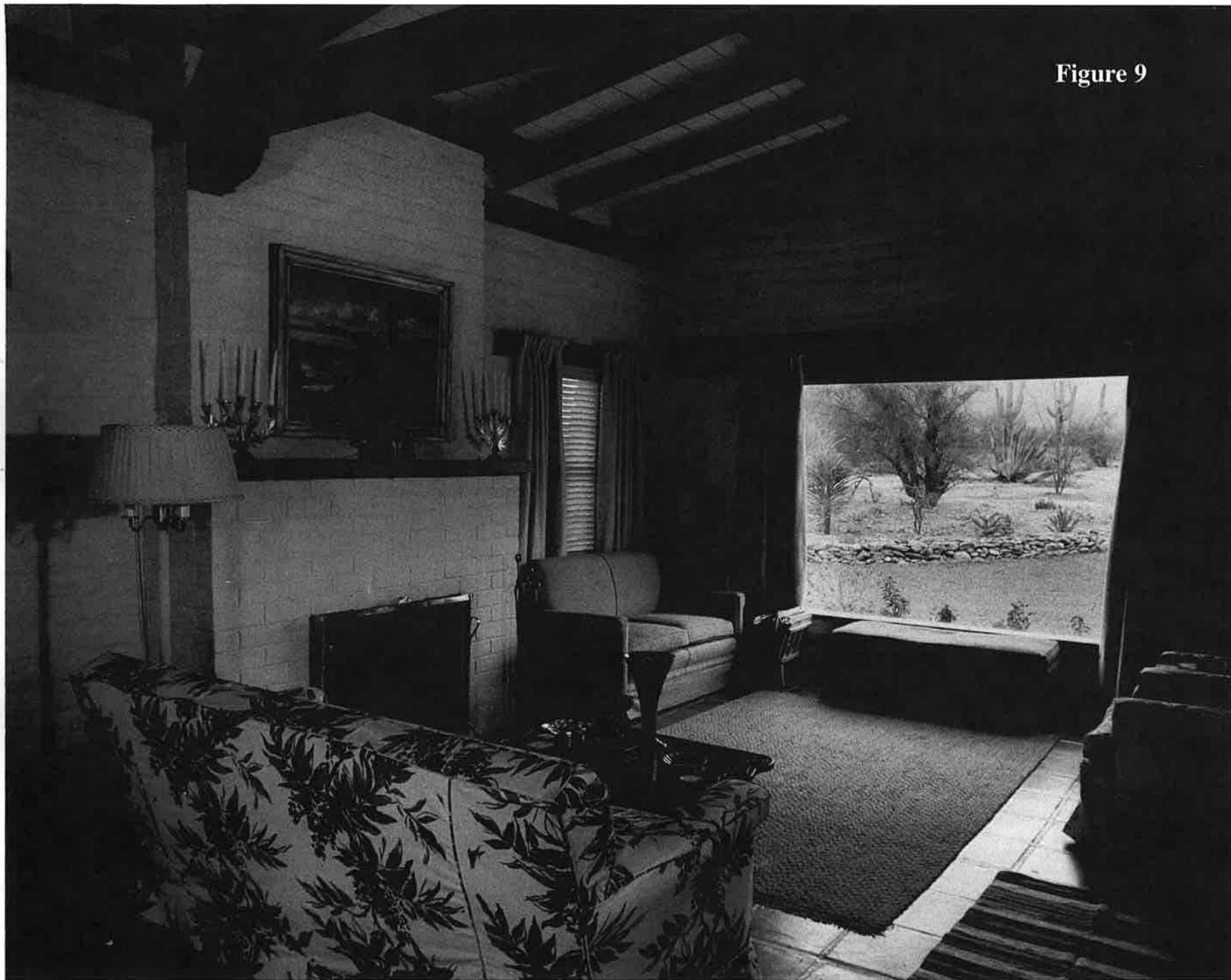


Figure 10



Figure 11

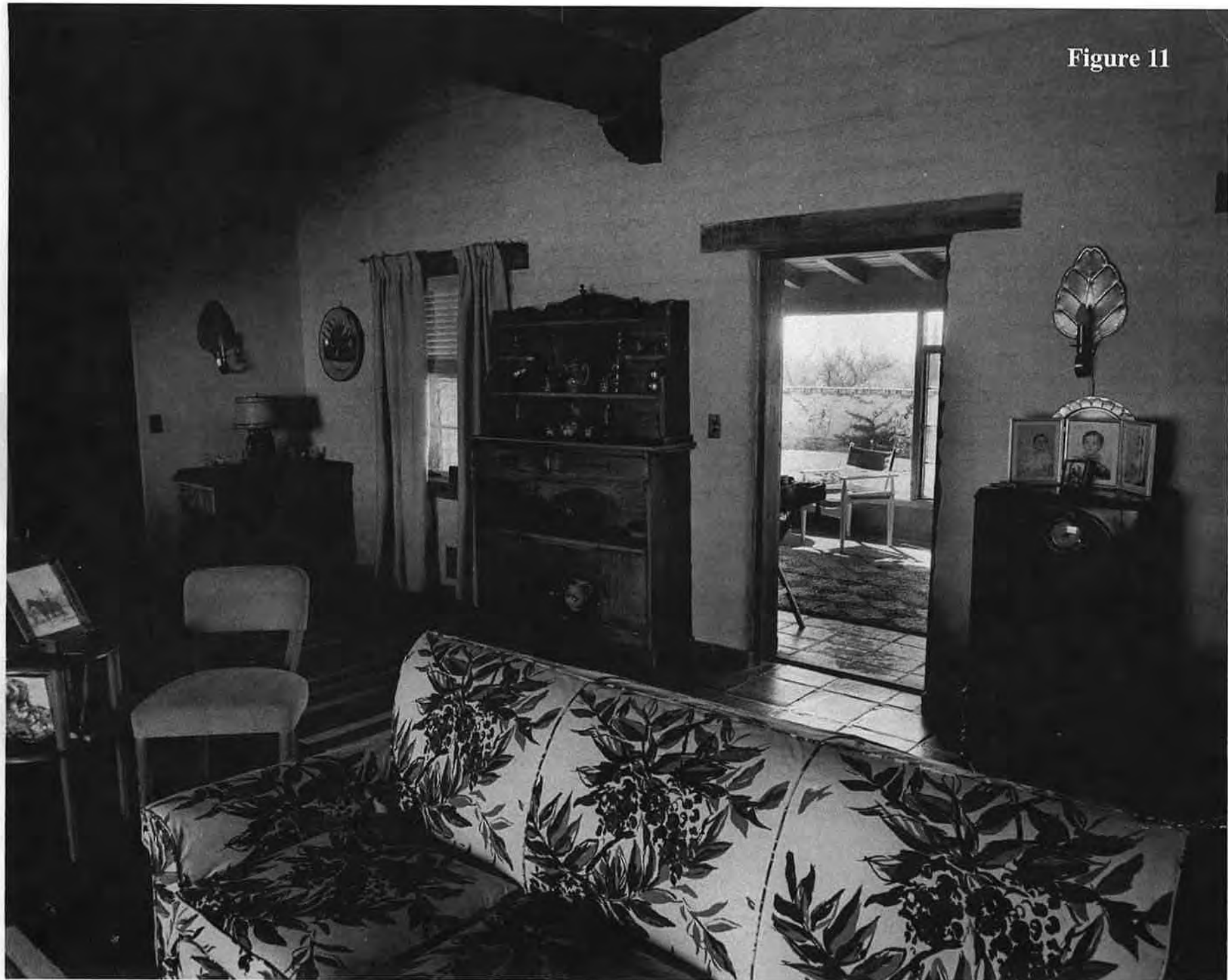


Figure 12



Figure 13



Figure 14



Figure 15

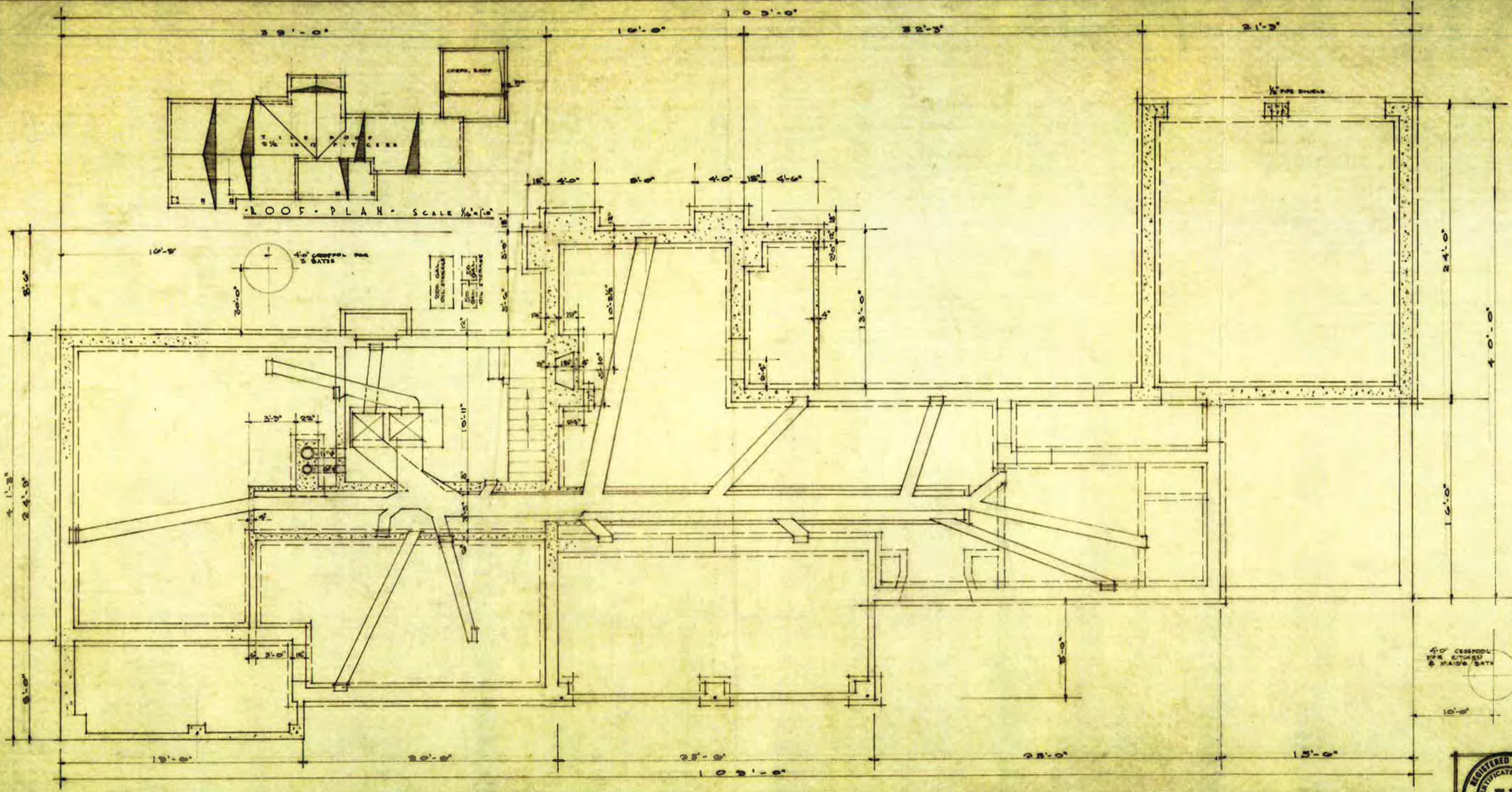


Figure 16



Figure 17

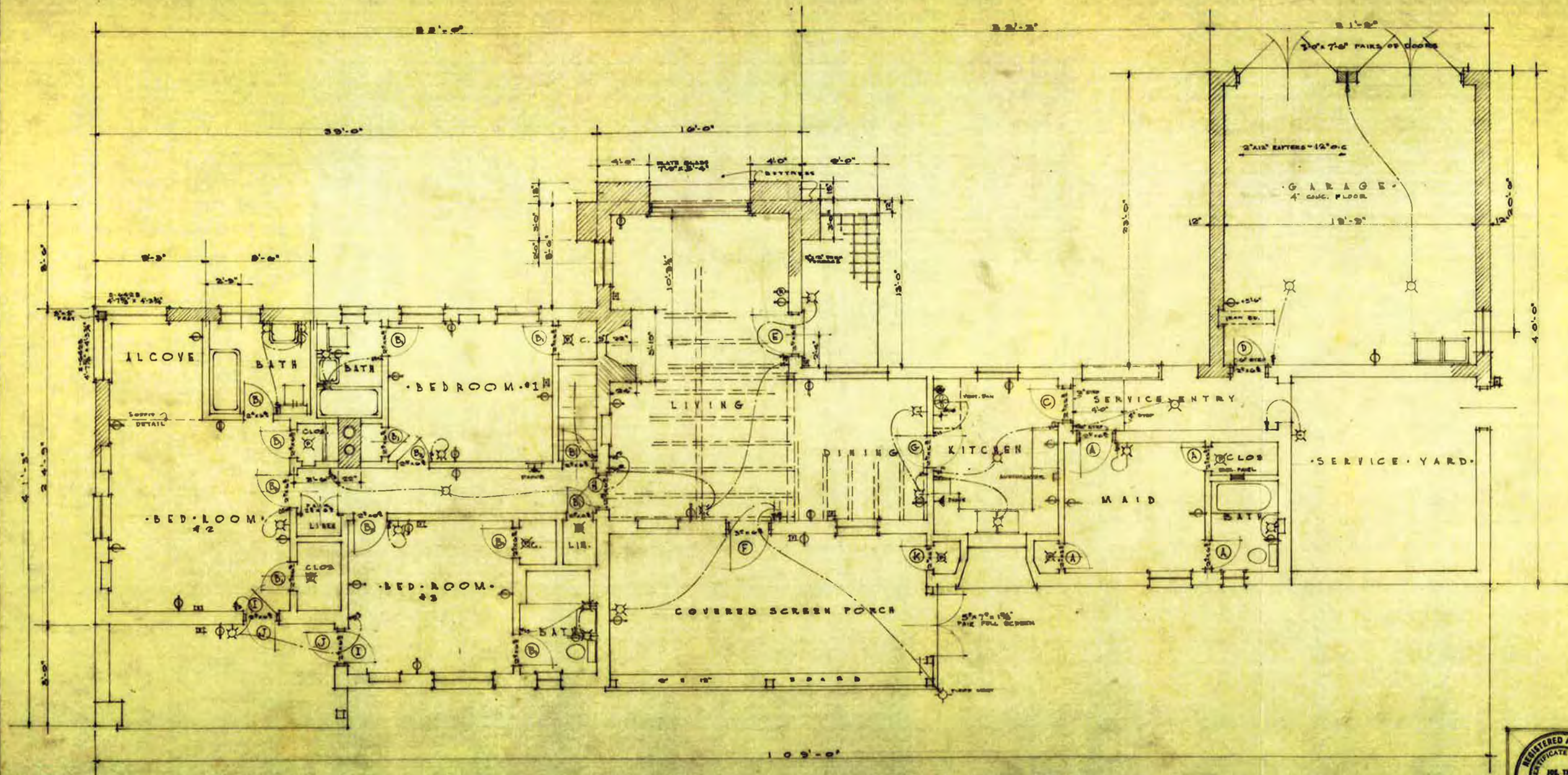




RESIDENCE FOR CATALINA FOOTHILLS ESTATES
 JOHN W. MURPHY LEO KRITZ BUILDING COMPANY

PLAN NO. 4021
 OCT. 1940. JOB NO. 407. SHEET NO. 1.



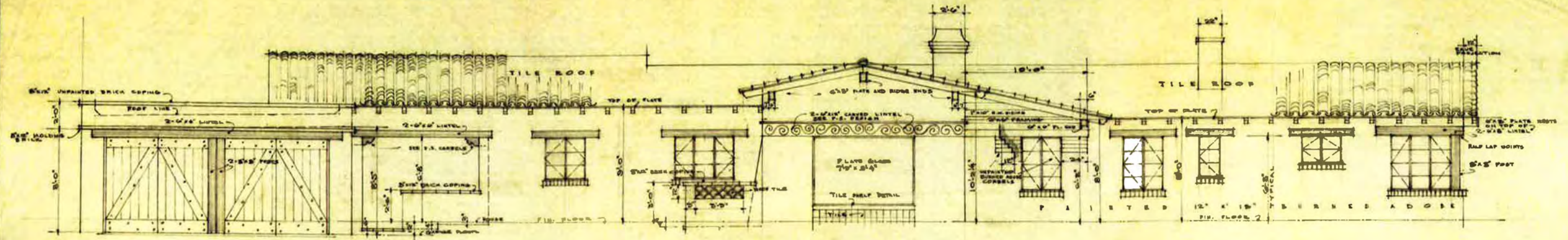


RESIDENCE FOR CATALINA FOOTHILLS ESTATES

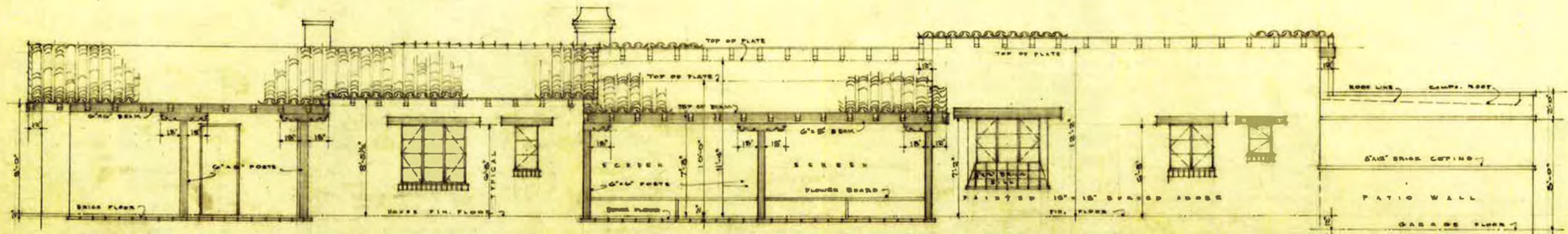
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 JOB NO. 407-2
 OCT. 1940



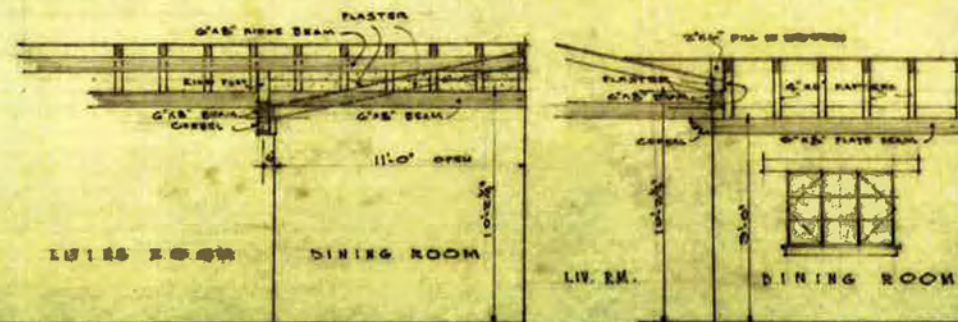
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• NORTH • ELEVATION •



• SOUTH • ELEVATION • SCALE 1/8\"/>

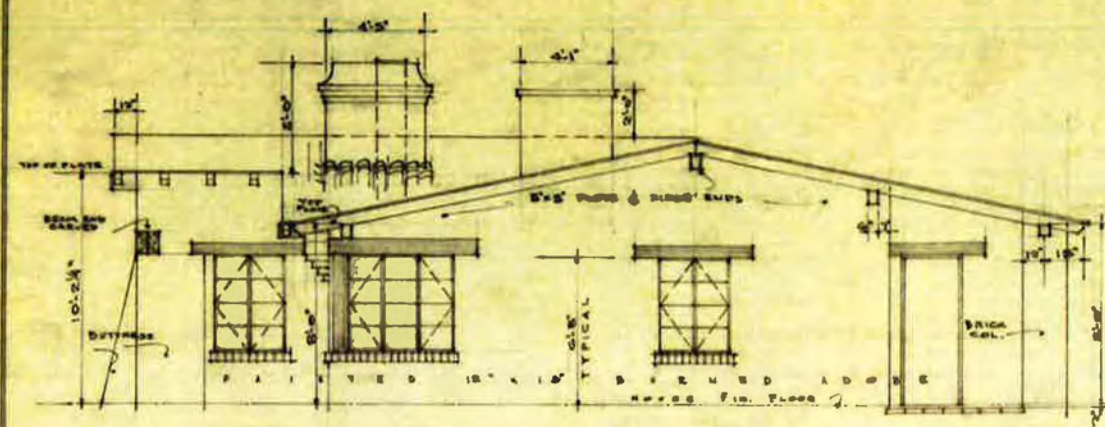


• SECTIONS • SHOWING • LIVING • ROOM • TO • DINING • ROOM • OPENING •

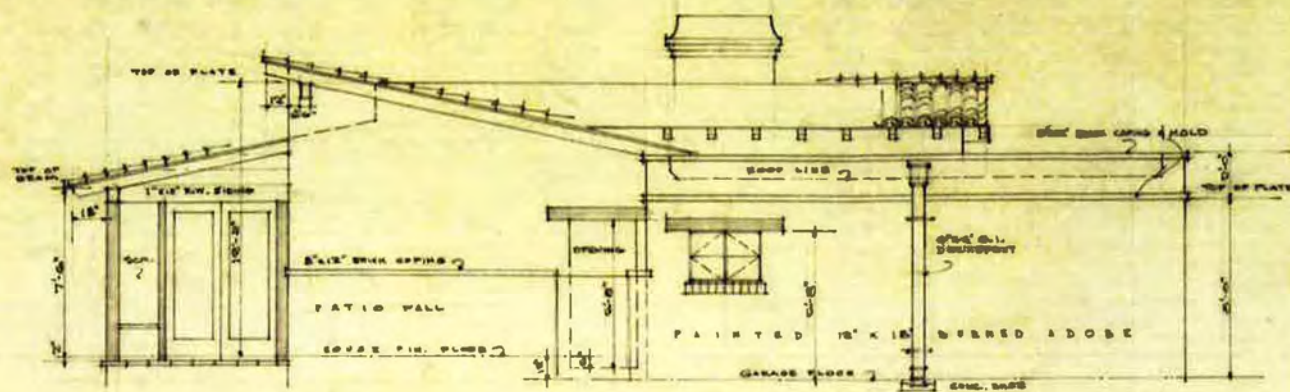
• RESIDENCE • FOR • CATALINA • FOOTHILLS • ESTATES •
 • JOHN • W. • MURFREY • • LEO • D. • KEITH • BUILDING • COMPANY •

• PLAN • NO. • 407 •
 • JOB • NO. • 407 •
 • SHEET • NO. • 3 •
 • OCT. 1940 •

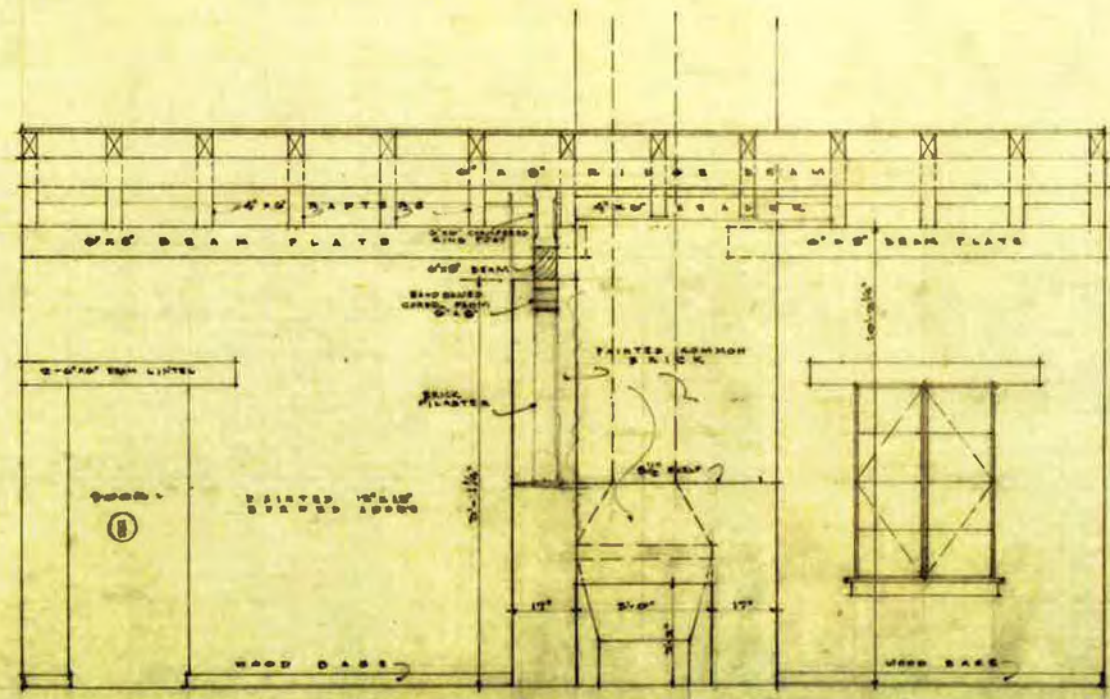




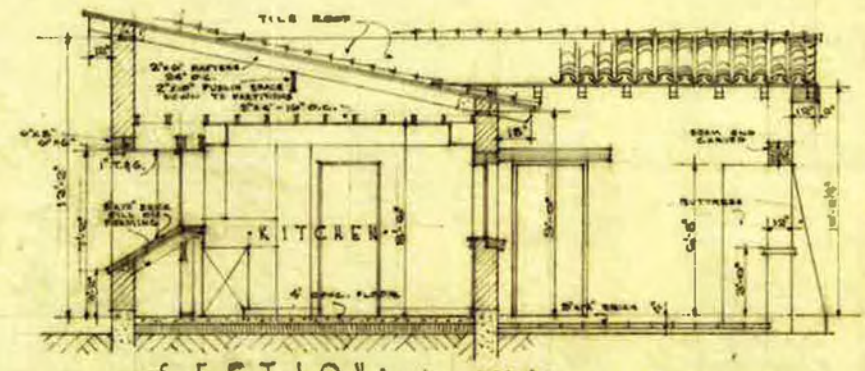
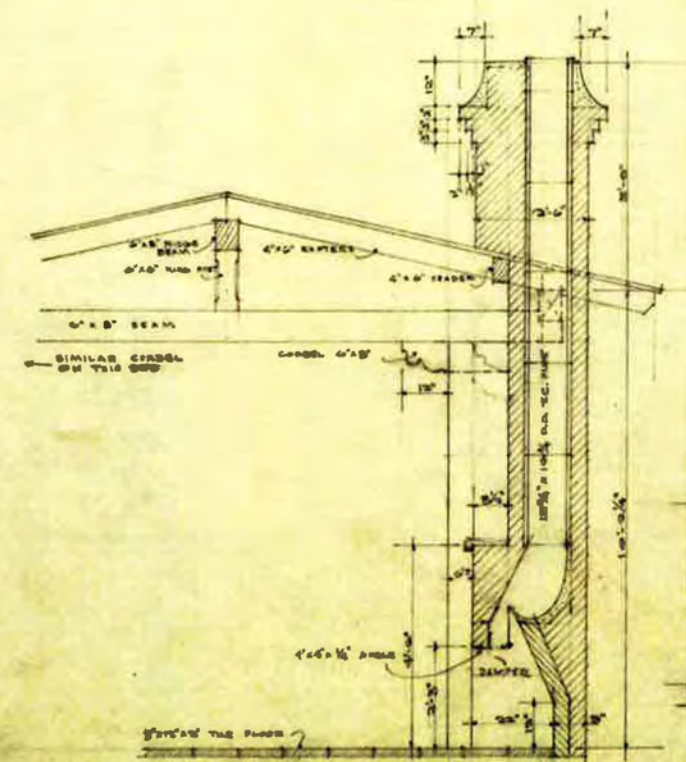
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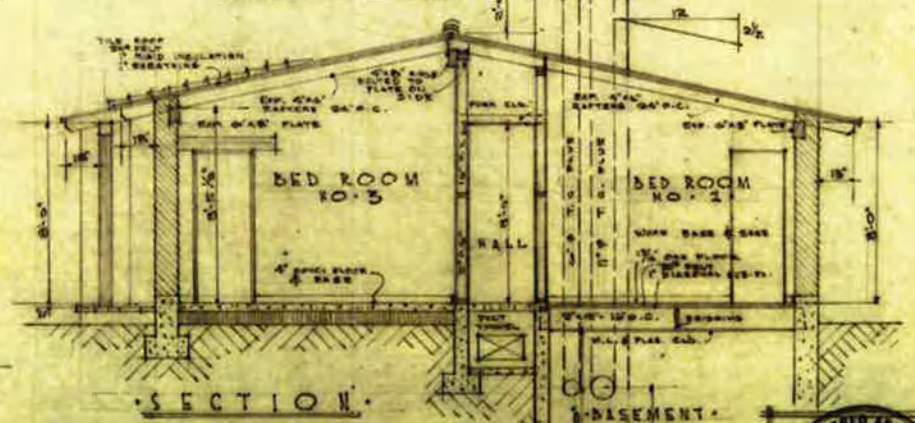
EAST ELEVATION



LIVING ROOM DETAILS



SECTION



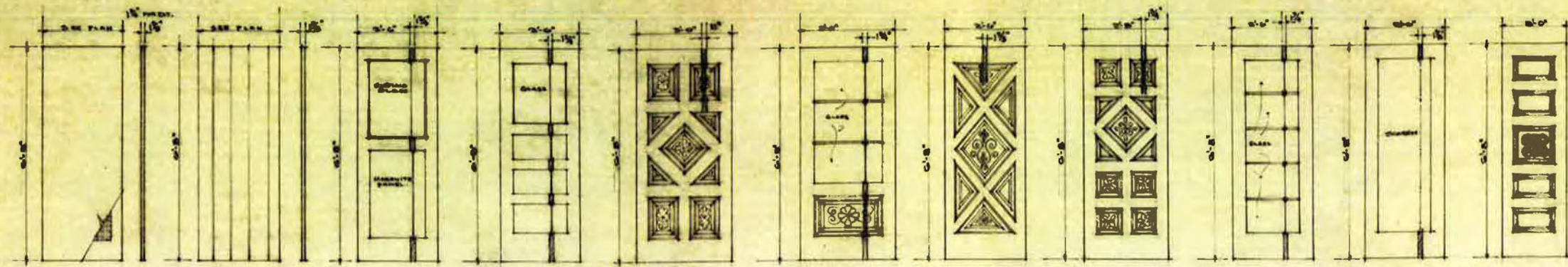
SECTION

RESIDENCE FOR CATALINA FOOTHILLS ESTATES

JOHN W. MURPHY, LEO B. KEITH, BUILDING COMPANY

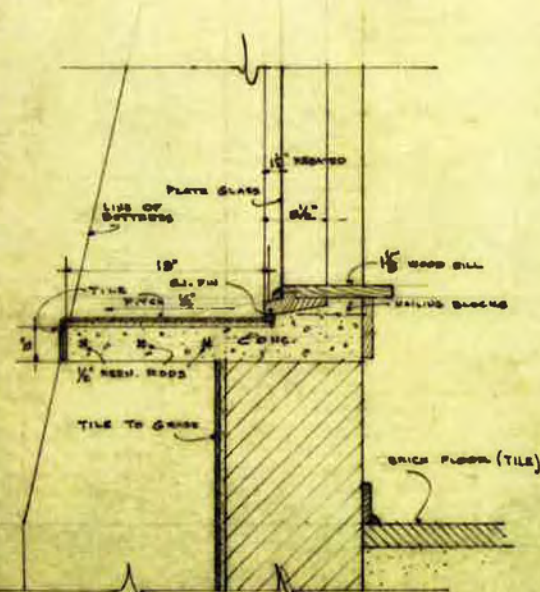
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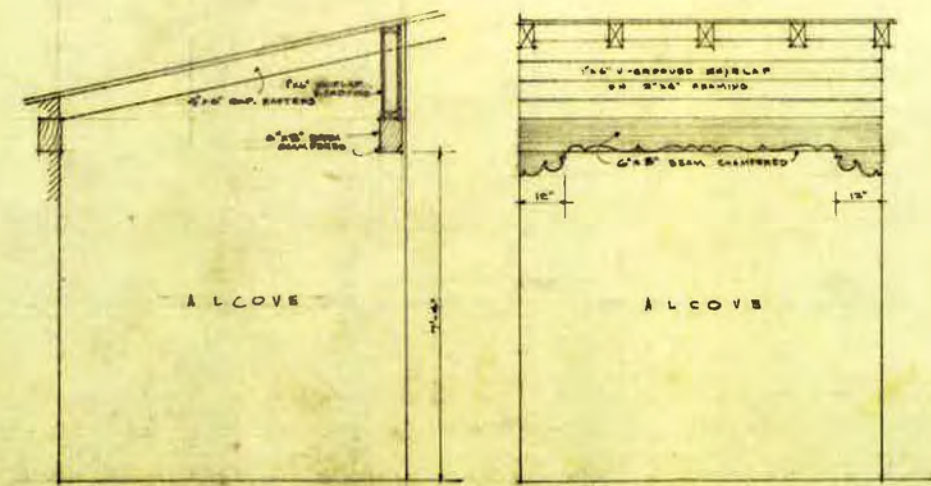


DOOR SCHEDULE SCALE 1/2" = 1'-0"

NO.	DESCRIPTION	NO. REQ.
A	REZO DOOR	2
B	REZO DOOR	1
C	PULLMAN DOOR	1
D	STOCK #301	1
E	SPECIAL	1
F	SPECIAL	1
G	STOCK REZO WITH BEVELLED EDGE CARVED PANELS PLANTED WITH RAISED MOULD	1
H	SPECIAL	1
I	STOCK #405	2
J	STOCK #552	2
K	SPECIAL	1



TILE SILL DETAIL
LIVING ROOM PLATE GLASS WINDOW
SCALE 1/2" = 1'-0"

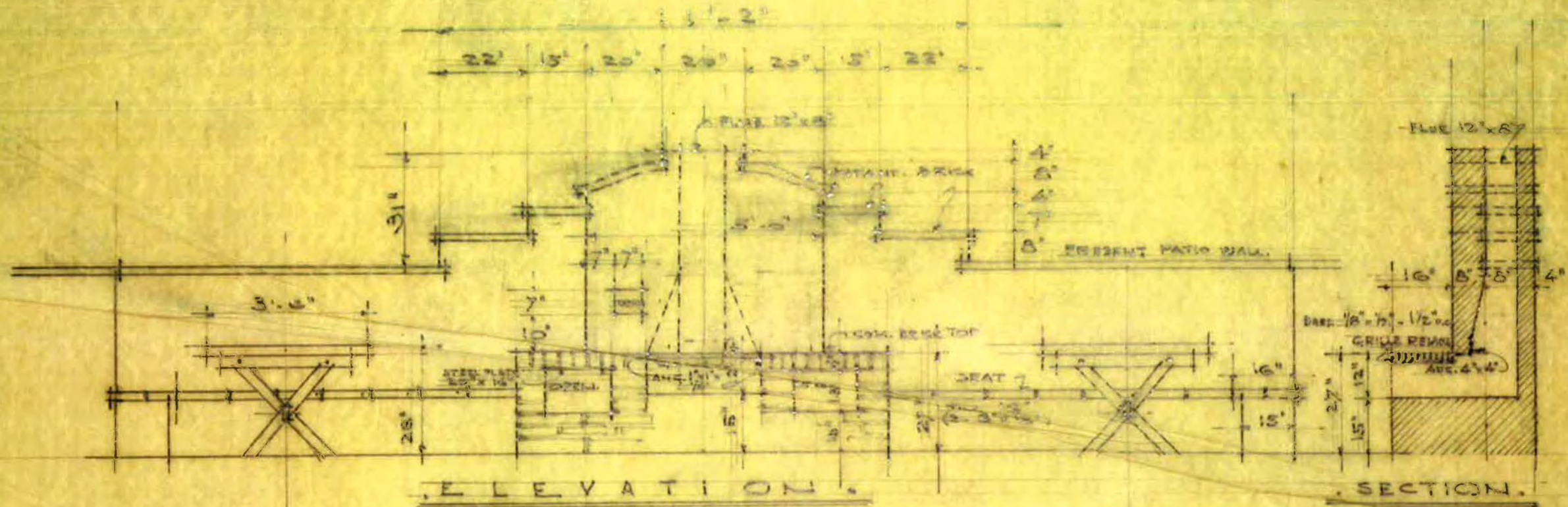


ALCOVE DETAIL
SCALE 1/2" = 1'-0"

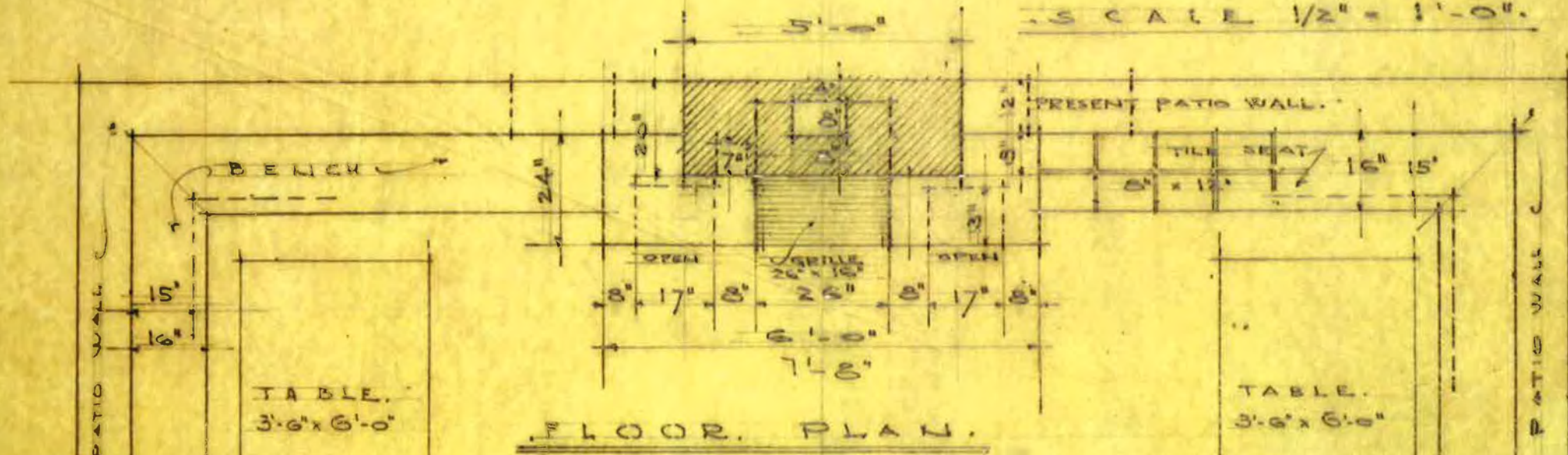
RESIDENCE FOR CATALINA FOOTHILLS ESTATES
JOHN W. MURPHY, LEO B. KEITH, BUILDING COMPANY

PLAN NO. 4023
OCT. 1940
JOB NO. 407
SHEET NO. 5





SCALE 1/2" = 1'-0"

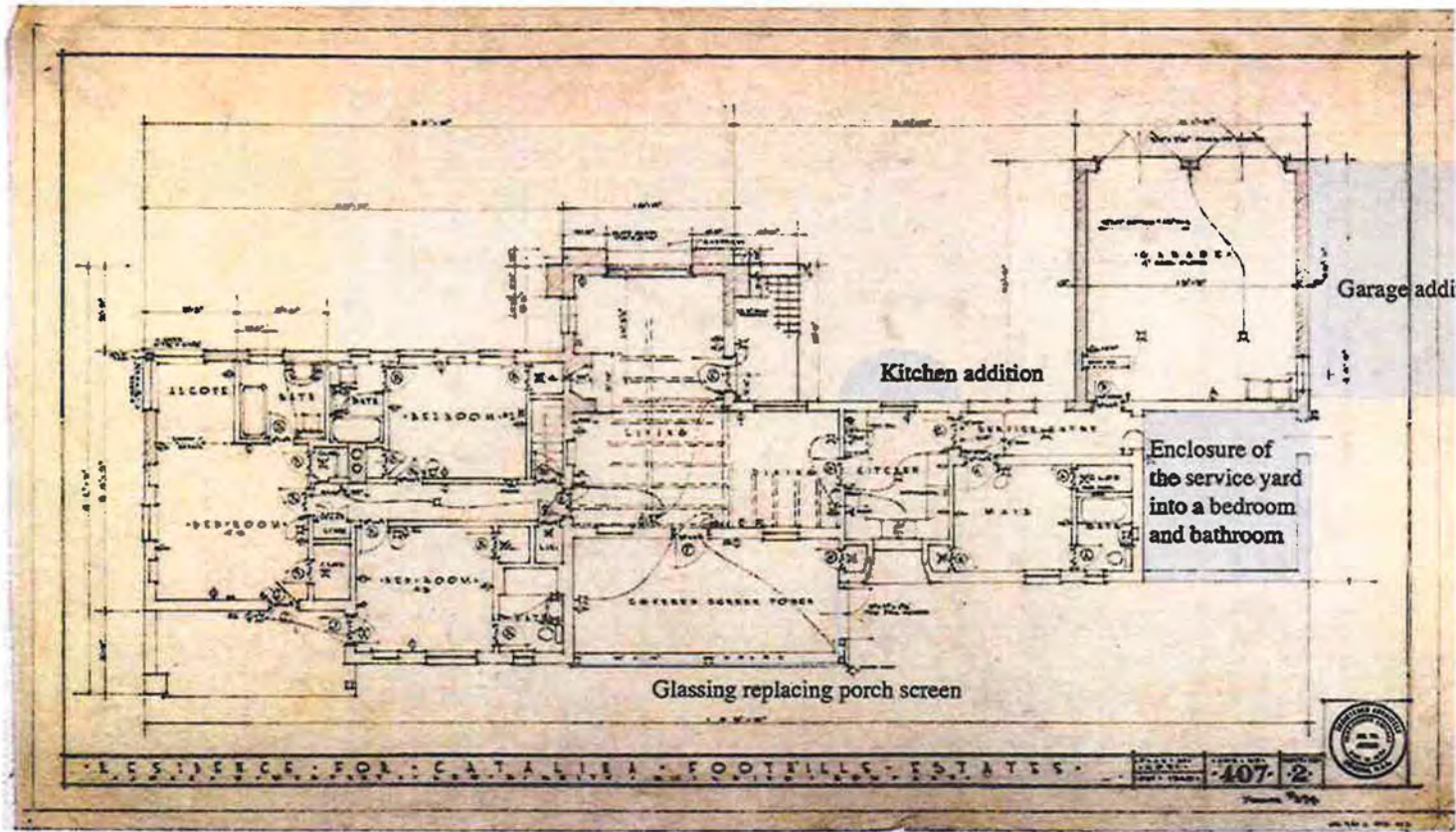


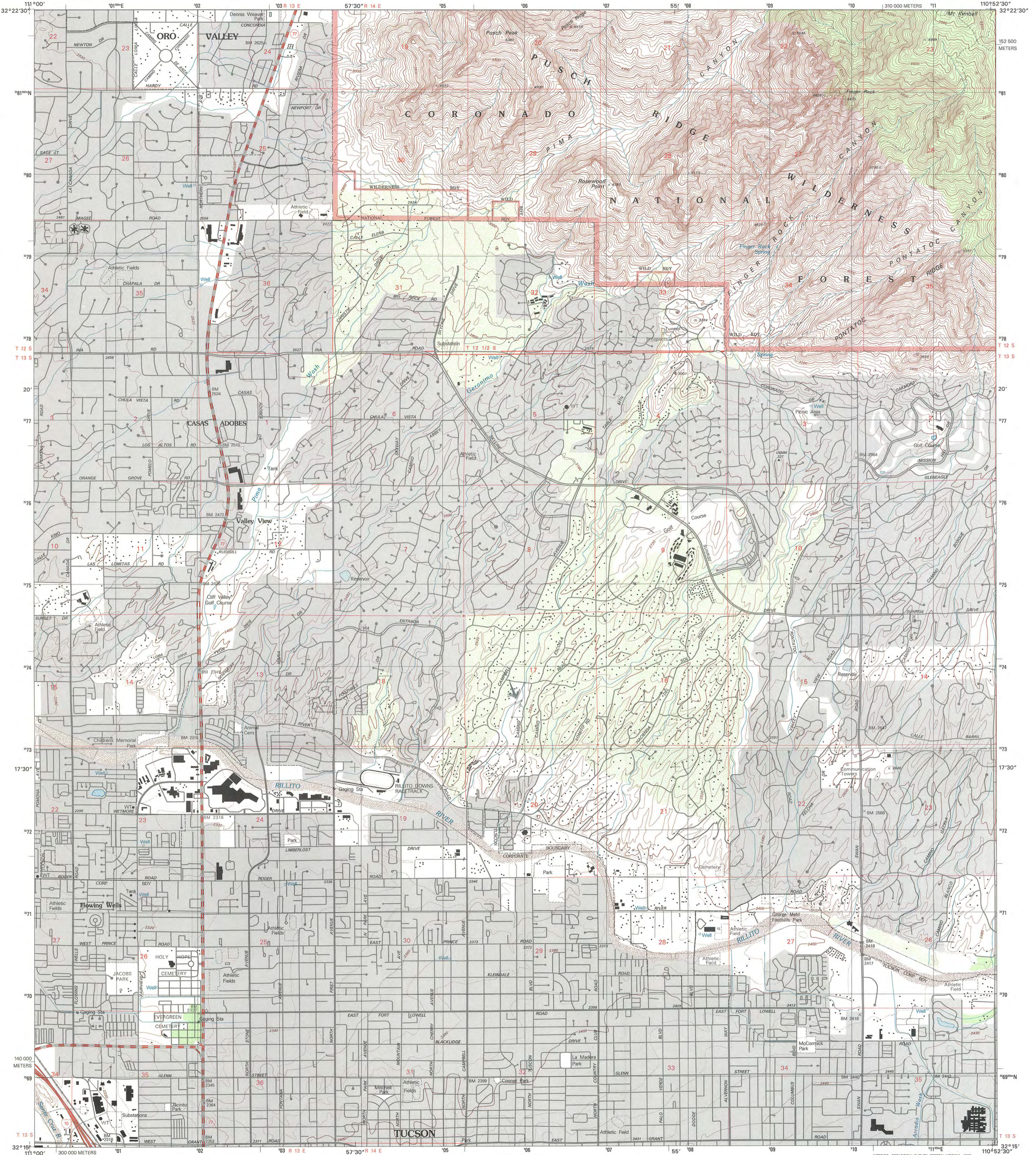
OUTDOOR FIREPLACE. JOB 409.



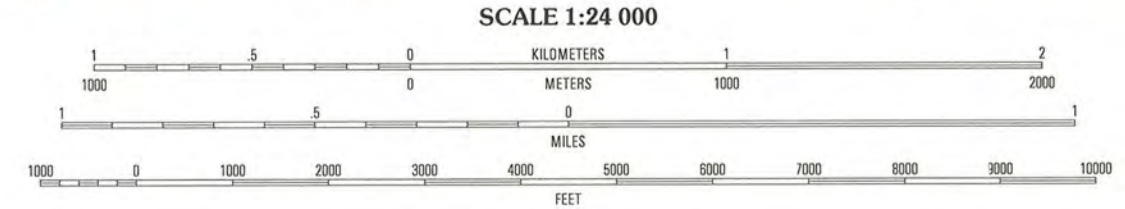
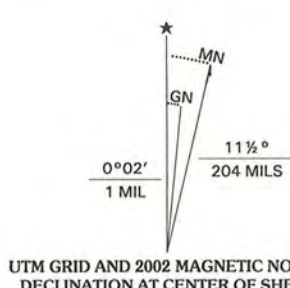
Brown House
5025 North Camino Escuela
Floorplan illustrating interior division of space and alterations and additions from the original plan in blue

*This sent by
preparer after lot
comments in response
to request for floorplan*





Produced by the United States Geological Survey Topography compiled 1966. 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 1 000-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 1966

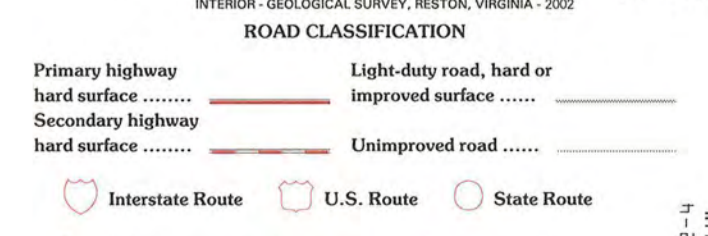


SCALE 1:24 000 CONTOUR INTERVAL 40 FEET SUPPLEMENTARY CONTOUR INTERVAL 10 FEET NATIONAL GEODETIC DATUM OF 1929 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



QUADRANGLE LOCATION

Table with 3 columns and 3 rows showing grid coordinates and corresponding quadrangle names: 1 Ruelas Canyon, 2 Oro Valley, 3 Mount Lemmon, 4 Jaynes, 5 Sabino Canyon, 6 Cat Mountain, 7 Tucson, 8 Tucson East



TUCSON NORTH, AZ 1996 NIMA 3848 IV S-V SERIES V898

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





























National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

MC 64501261

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/9/2016 Date of Pending List: 1/11/2017 Date of 16th Day: 1/26/2017 Date of 45th Day: 1/24/2017 Date of Weekly List

Reference number:

Nominator:

Reason For Review:

<i>Submission Type</i>	<i>Property Type</i>	<i>Problem Type</i>
Appeal	PDIL	Text/Data Issue
SHPO Request	Landscape	Photo
Waiver	National	Map/Boundary
Resubmission	Mobile Resource	Period
Other		Less than 50 years

Accept Return Reject Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date

DOCUMENTATION: see attached comments Y/N see attached SLR Y/N

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

Janice K. Brewer
Governor

Bryan Martyn
Executive Director

November 15, 2012

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



Board Members

Walter D. Armer, Jr., Vail, *Chair*
Maria Baler, State Land Commissioner, *Vice Chair*
Kay Daggett, Sierra Vista
Alan Everett, Sedona
Larry Landry, Phoenix
William C. Scalzo, Phoenix
Tracey Westerhausen, Phoenix



RE: THE ARCHITECTURE AND PLANNING OF JOSIAS JOESLER & JOHN MURPHEY IN TUCSON, ARIZONA, 1927-1956 MPDF

- **ANDERSEN, ARTHUR OLAF AND HELEN S. HOUSE**
- **BROWN, GRACE AND ELLIOT HOUSE**
- **CRAIG, MR. AND MRS. GEORGE C. HOUSE**
- **DICENSO, DR. SABATINO HOUSE**
- **GOODMAN, JOHN AND ALINE HOUSE**
- **REMER, ROSS T. HOUSE**
- **WILSON, BETTY-JEAN HOUSE**
- **WOOLLEN, HERBERT AND IRMA HOUSE**

Dear Ms. Shull:

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

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office
Arizona State Parks

Enclosures

VS:vs

United States Department of the Interior
National Park Service



1102

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 Brown, Grace and Elliot House
other names/site number Schwitzer-Furrow House, 5025 N. Camino Escuela, Catalina Foothills Estates

2. Location

street & number 5025 N. Camino Escuela not for publication
city or town Tucson vicinity
state Arizona code AZ county Pima code 019 zip code 85718

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

James W. Garrison AZSHPO 15 NOVEMBER 2012
Signature of certifying official/Title Date

AZ State Parks/State Historic Preservation Office
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:)

Signature of the Keeper _____ Date of Action _____

Returned

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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	Building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	structure
<input type="checkbox"/>	Object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

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

Returned

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late 19th & 20th Century Revivals:

Spanish Colonial Revival

OTHER: Joesler Ranch House

foundation: Concrete

walls: Burnt Adobe

roof: Clay barrel tile and flat, built-up

other: n/a

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 Brown House was designed by Josias Joesler in 1940 and built by the John W. Murphey – Leo. B. Keith Building Company in 1941 for Grace and Elliot Brown. Located on its original and intact parcel, the property was enlarged in 1945 by third owner, Louis Schwitzer, who acquired the two additional parcels to the north. The three-lot parcel presents undisturbed original desert vegetation and landscape which maintains the original conception of the subdivision development. The residence is a 2545 square-foot, burnt adobe masonry building styled in Joesler's unique interpretation of a rural "ranch house." Character defining features include the original three lots of undisturbed Sonoran upland vegetation, and the placement of the house to create a sense of seclusion while framing uninterrupted views of both the Santa Catalina mountains and the Tucson valley. The enclosed "Arizona Room", sheltered patios, rambling ranch design, carved wood and hand finished details, rough textures, and Spanish Colonial Revival styling all combine to articulate the Joelser/Murphey partnership and its distinctive concept of refined rustication. The home retains the most of its original fixtures and details including tin lights and tile. Limited alterations have resulted in an exceptionally well-preserved example of Joesler's work. The integrity of the house and the site is excellent.

Narrative Description

Location and Setting

The Brown House is located .9 miles north of East River Road, east of Campbell, on three historic Catalina Foothills Estates lots: 37, 51 and 77; these combine into a 13.85 acres estate. Both the original lot and the two 1945-added lots preserve the rural sensibility of the Catalina Foothills Estates subdivision, and retain and insure the views from the Joesler-designed residence. The house is located on the west side of Camino Escuela, perched on a shallow hill. The house is sited to maximize the views of the Santa Catalina mountain range to the north and sweeping views of the Tucson valley to the south. The grade drops off steeply just beyond the southwestern end of the walled rear-yard. Along the western edge of the property is a wash with native flora. To the north, the rolling topography is typical of the Catalina Foothills landscape.

The paved entrance drive slopes in a curve southward off Camino Escuela to terminate in a circular drive at the front entrance of the house. The paved drive connects to a garage on the eastern end of the front façade. Native desert trees and mature imported plantings surround the house. A large eucalyptus is planted to the west of the of the entryway near the western edge of the house. Imported shrubs dot the front elevation. The rest of the property is characterized by cactus and native desert growth.

The front elevation faces north and is broken up into a series of spatial masses. The garage at the eastern of the front façade is connected to the main house by a covered breezeway that is intergraded into a service wing connecting with the east facing kitchen door. The north kitchen was originally flat with a steel casement window but was expanded to include small curved addition that features a clay barrel-tile roof and a band of steel casement windows. The front entrance faces east and is enunciated by a brick entry patio defined by a circular planter and a small burnt adobe brick wall running north-south. To the east of the entry walk is large picture window set into burnt adobe buttressing. A caved lintel spans the large frame window. The rest of the house is set back and punctuated by windows and thoughtful brick details. There are low shrubs along north face of the house.

The rear yard is characterized by a large rectangular swimming pool, a lawn and a Joelser-designed wall with a decorative mission detail. There are two formal rear patios, one at the west end off the master bedroom, the other an enclosed Arizona room off the living room in the middle of the rear façade. The south-facing kitchen

wall is distinguished by a deeply recessed operable steel casement window. Adjacent to the enclosed Arizona room is a brick terrace. Imported palms and other non-native plantings are through out the back yard. Beyond the lush yard, the property slopes westward into a dry wash that is an expanse of undisturbed native desert.

Exterior

The low-slung front elevation of this Joesler Ranch House style residence is unpretentious. The combination of textured material, hand crafted ornamentation, set-backs and recessions highlight Joelser's architectural skill and masterfully restrained residential conception. The House is designed on an east-west axis and divided into three zones forming a shallow "T". The middle zone, the living room, dining room and enclosed Arizona Room the east zone the small kitchen, service quarters and garage; the west the bedroom wing.

The front of the house features a side gable form that covers the living room with a cross gable that extends east-west. The eastern wing is a shed roof form indistinguishable from the rest of the roof form from the front. The gable roof is a low-pitched clad in clay mission tiles. The tiles are attached with a weeping concrete that creates a substantial and slightly irregular textural form, a style typical of Joesler's work. The kitchen has a small addition. The semi-circular projection with a tiled roof and a band of steel casement windows was designed to expand the kitchen with a built in curved built-in blanket and kitchen table. The garage has a flat parapet roof line that distinguishes it from the main house. The combination of various roof forms is also a hallmark of Joesler's work.

The north-faced step-back, according to the setbacks drawn on the plan, and work, define a series of spaces. The front door is visually minimized from the driveway by inclusion in the east facing living room wall. The original carved door is extant. The brick entry way leads from the parking area to the entry just west of the curved kitchen addition. To the east of the kitchen is a covered breezeway that connects the garage, service quarters to the kitchen.

The material pallet emphasizes the rustic character of a rambling regional ranch house. Spanish Colonial Revival style elements contribute to this sense of regionalism. The red tile roof has slightly overhanging eaves with substantial exposed rafter ends. The walls are built of the rough-laid, burnt adobe brick with a mortar wash patina. Openings are spanned by exposed dark wood lintels. Windows are operable steel casement and fixed pane.

The living room window and exterior living room wall details are the primary ornamental feature of the façade. The large picture window provides unobstructed views of the desert and Santa Catalina mountains. The lintel above the window is carved with a circular patters and suggestion of a four leafed petal. The north corners of the living room walls are designed as massive slopping buttress forms. The combination of the roof line, buttresses and carved lintel are an eclectic mastery of the revival approach. A short wall extends from the northeast living room corner, separating the entrance way from the more informal desert landscaping. The topography of the front yard slopes lightly upward creating an intimate sensibility. The bedroom window, west of the living room, is framed by a protruding decorative brick system supporting a wood panel overhang.

Visible from the front of the house is the burnt adobe chimney that includes three courses of brick and a cast concrete decorative top that with a concave profile.

The garage was expanded eastward c. 1960 with the addition of a bay. At the same time a small service yard southeast of the garage with a half wall of burnt adobe was converted to into a bedroom and en suite bathroom. The original colored cement floor and the lower wall were retained, and the wall built up with mud adobe covered with stucco to full height, and beamed ceiling added. The additions are almost indistinguishable with the exception of the flat roof line of the garage expansion.

The east and west façade are simple and unornamented. They include steel cement windows and minimal plantings.

The long south façade faces an enclosed lush back yard with a large rectangular swimming pool. The rear reveals a combination of gable and shed roof forms with shallow overhangs and exposed rafter tails. The resulting massing, unexpected and variable wall configuration is typical of Joesler's idiosyncratic style. The formal master bedroom porch and enclosed Arizona Room delineate the more public and private sides of the rear garden. The enclosing of the Arizona Room retained posts and structural design details. The yard's primary access point is through an east-facing door of the enclosed Arizona room. The shed roof form on the eastern side of the south elevation results in a large burnt adobe exterior wall. The massiveness is broken by the inclusion of a deep window recession with a small operable steel casement window. The recession gives the impression of a three-foot wall depth while breaking up the adobe expanse.

The rear yard is formally defined by a Joesler-designed burnt adobe wall capped with red brick coping that includes a stylized and decretive fire-barbeque and integrated brick bench. This barbeque patio area is defined by red concrete pavers. A Ramada has been added and the patio expanded with sandstone flooring.

Interior

The residence retains an exceptional degree of integrity and is almost entirely unaltered from its period of 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, rectilinear, single story plan with set-backs 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 iconic example of Joeler's work.

The details of the interior showcase the limited material pallet 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.

The carved front door leads into the living room with exposed timbered truss and beam ceiling details. The exposed hewn beams are a detail carried throughout the house. The north wall features the large picture window the western wall a fireplace and mantel. The gabled ceiling of washed structural wood decking and rafters supported by wood sills and timbered trusses creates spacious, yet intimate feeling.

The interior walls are painted irregular burnt adobe walls which add texture to the interior environment. The living room extends into the informal dining area that connects through a door into the small kitchen. West of the living room is a long hallway with bedrooms to both the north and south. The master bedroom is entered at the west end of the hallway. Throughout the living room, hallway, and two of the three bedrooms is smooth-finish red scored concrete flooring.

The heating and cooling vents are hand crafted from hammered tin. The original tin leaf-motif light fixtures are extant thought out the house. The bathroom include original porcelain fixtures dated 1941, basins, baths, mirrors, lights, and shower fittings (a cutting-edge design that served as a tub filler and also swung up for use as a shower head), as well as original tile. The original kitchen orange and white tiles counter and wood cabinets are still in place.

Small, built-in bookshelves topped by wooden lintels are built into the walls throughout the house. The Arizona Room is south of the Living Room and creates am indoor-outdoor living environment. The room was historically used as a dining area with unobstructed views of the garden. The service wing bedrooms are accessed through a covered breezeway off the kitchen. This creates clear separation and privacy in the relatively small residence.

The retention of original interior details and limited alterations make this property exceptional.

Integrity

The Brown House retains excellent historic integrity of its site and excellent historic integrity of its residence. The current and previous owners were preservation-minded and have made almost no changes to the house. The combination of the three historic Catalina Foothills Estates lots retain the intended Joesler/Murphey natural landscape. The undeveloped land has been deed-restricted and preservation easements created to insure the natural environment is retained in perpetuity.

Integrity

1. The Brown House is in its original location.
2. The building conveys Joesler's original design intent with very limited alterations. The screen porch Arizona Room retains its original form the screen has been replaced with glass. A small addition to the kitchen (c. 1950 created space for a kitchen table) and a small service yard in the service wing was enclosed to expand a service bedroom.
3. The property conveys its original stylistic expression: Spanish Colonial Revival with exposed burnt adobe.
4. The property retains its original use of materials and workmanship.
5. Massing. The massing of the house is retained and is unchanged from construction.
6. Retains its original spatial qualities. The house is an axial designed with a central living room and dining room core. The service wing to the east connected is connected to the main house via the kitchen by a breezeway. The bedrooms and private living spaces are at the western end of the house.
7. The building conveys its original room articulation with no changes.
8. The building has a documented year of construction that is articulated by plans.
9. The minimal changes to the house meet the Secretary of Interior's Standards for Rehabilitation and defer to the original design.
10. The property has a clear contextual significance as a work of Joesler and represents a merging of stylistic design and regional material palette.

The kitchen addition and rear wall were both designed by Joesler after the original house was constructed during the period of significance. The garage addition and service quarters alterations were sympathetically designed to limit the impact of the historic resource. The residence and property are exceptional and possess excellent integrity of location, design, materials, workmanship, setting, feeling and association.

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)

Areas of Significance
(Enter categories from instructions)

- 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.

ARCHITECTURE

Period of Significance

1941- 1945

Significant Dates

1941 Construction Date
1945 Purchase and inclusion of lot 51 and 77

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

Significant Person
(Complete only if Criterion B is marked above)

Property is:

N/A

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

Cultural Affiliation
N/A

Architect/Builder

Josias T. Joesler
John W. Murphey-Leo B. Keith Building Co.

Period of Significance (justification)

The period of significance begins in 1941, the construction date, and ends in 1945, the date the full estate was assembled.

Criteria Considerations (explanation, if necessary)
N/A

Returned

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

The Brown House is significant under Criterion C. The unique "Joesler Ranch House style" residence was executed in an eclectic Spanish Colonial Revival style on Catalina Foothills Estates lot 37. Secluded in its natural desert setting, this residence epitomizes Joesler and Murphy's intentions for Catalina Foothills properties under the original deed restrictions. The purchase and inclusion of lot 51 and 77 expanding the estate in 1945, and subsequent deed restrictions and preservation easements, have insured that this property will remain as Murphy and Joesler intended.

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 earlier, Revival style arrangement in Catalina Foothills Estates. However, the house is sprawling and its rich textures are reminiscent of a rustic, regional ranch house. The Brown House represents Context 1 and Context 2 of the Multiple Property document entitled "The Architecture and Planning of Josias Joesler and John Murphey in Tucson, Arizona, 1927-1956." It is an excellent example of property type Single Family Residences, (B) Residences in Outer Subdivisions; (1) Catalina Foothills Estates; (a) intact house on original lot. The residence meets all registration requirements.

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

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 that captured breezes and preserved views of the Catalina Mountains to the north and the city lights to the south. The Brown House epitomizes the Joesler Ranch House style and portrays refined rustication in design.

Joelser Ranch House Style

The Brown House is an excellent and fully intact example of Joesler's unique Ranch House style. The eclectic Spanish Colonial Revival house combines and blends features to articulate Joesler's unique signature. The interior spatial arrangement and details are characteristic of the architect's earlier Period Revival work, for it lacks the open planning of the fully developed Ranch style of the 1950s and 60s. (The ubiquitous Ranch style would soon arrive in the Catalina Foothills Estates to express the "romance of the Southwest" in its own fashion.) The rich textures of the Brown House exterior and interior plus the density of the site vegetation are reminiscent of an early, regional ranch house in a rural setting. The house conveys Joesler's intention of romance, welcoming informality, and remoteness.

Historic pictures provided by the current owners show that the residence retains all of its 1940s character.

Registration Requirements

5025 N. Camino Escuela is significant under National Register Criterion C because of the excellent integrity of its site and the excellent integrity of its residence with respect to location, design, setting, materials, workmanship, feeling and association. This outstanding Catalina Foothills Estates residential example continues to represent Joelser and Murphey's original landscape and design intentions.

Developmental history/additional historic context information (if appropriate)

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 indicate that

Grace B. Brown purchased Catalina Foothills Estates Lot 37 (the southern parcel with the Joesler designed residence) from the John W. Murphey and Leo B. Keith Building Company on 29 March 1941 for 9500.00 USD. Through a Deed of Gift, Brown became co-owner with her husband Elliot L. Brown the same year. The Browns owned a number of lots in the Catalina Foothills Estates. In 1945 The Browns sold the property and moved to 2304 East Speedway. In June 1945 Stephen O. Bartlett purchased the property. Bartlett was a real-estate speculator, buying and selling luxury property in Tucson throughout the 1940s, 50s, and 60s.

Bartlett sold the property on December 15th to Louis Schwitzer. Louis H. Schwitzer was a noted engineer who won the first automobile race at the Indianapolis Motor Speedway (1909) and was responsible for numerous automotive improvements, including the invention of the turbo-charger. In 1946 Schwitzer acquired Lots 51 and 77 to the north from Helen and John W. Murphey. From the Tucson Daily Citizen 18 December 1945:

Manufacturer Buys Estate in Foothills; Louis H. Schwitzer Acquires Stephen O. Bartlett Residence. Louis H. Switzer, Sr. Indianapolis investor and manufacturer, last yesterday closed a deal for the purchase of the Stephen O. Bartlett estate in the Catalina foothills, revenue stamps indicating the consideration as about \$35,000. Schwitzer left Tucson today in his private airplane for Indianapolis and before departing announced this his son and daughter-in-law Mr. and Mrs. Louis H. Switzer, Jr. will occupy the residence by Jan 15.

The Schwitzer's planned improvements to the estate included tennis courts and a swimming pool.

In August 1951 Schwitzer sold the three parcels to Vernon W. and Virginia Furrow as a winter home. The Furrow's owned the property until 2011. Vernon W. Furrow was notable as the chairman and founder of Payless Cashways Inc.

9. Major Bibliographical References

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

Susan and Eric McFadden, owners. Site tour and conversations, March 2011.

Historic c 1950 photograph, M. T. Thomas from Western Ways, Susan and Eric McFadden Collection.

Joesler, Josias T. "Residence For the Browns Catalina Foothills Estates by John W. Murphey – Leo B. Keith Building Company Archives, construction documents, 1940. 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.

Tucson Daily Citizen, 18 December 1945, Manufacture Buys Estate in Foothills.

Tucson Daily Citizen, Junauary 8, 1966, Grace Brown Obituary.

Tucson Daily Citizen 24 Feb. 1972, Vernon W. Furrow Obituary.

Previous documentation on file (NPS):

Primary location of additional data:

5025 N. Camino Escuela
Catalina Foothills Estates Residence

Pima County, Arizona

Name of Property

County and State

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 # _____

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 13.85 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>505932</u>	<u>3573454</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 boundary is the lot shown on the attached site map ~~site map~~.

Boundary Justification (explain why the boundaries were selected)

The Boundary matches those of the subject lot as described.

11. Form Prepared By

name/title	<u>Demion Clinco</u>		
organization	<u>Frontier Consulting Group</u>	date	<u>June 2011</u>
street & number	<u>230 East 23rd Street</u>	telephone	<u>520 247 8969</u>
city or town	<u>Tucson</u>	state	<u>Arizona</u> zip code <u>85713</u>
e-mail	<u>demionc@yahoo.com</u>		

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)

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: 5025 North Camino Escuela

City or Vicinity: Tucson

County: Pima County

State: Arizona

Name of Photographer: Demion Clinco

Date of Photographs: May 2011

Location of Original Digital Files: 230 East 23rd Street, Tucson, Arizona 85713

AZ_PimaCounty_BrownHouse_0001

5025 North Camino Escuela, front north elevation, camera facing southwest.

AZ_PimaCounty_BrownHouse_0002

5025 North Camino Escuela, front north elevation, camera facing south.

AZ_PimaCounty_BrownHouse_0003

5025 North Camino Escuela, front elevation detail, camera facing southwest.

AZ_PimaCounty_BrownHouse_0004

5025 North Camino Escuela, front elevation window detail, camera facing southeast.

AZ_PimaCounty_BrownHouse_0005

5025 North Camino Escuela, front elevation detail, camera facing southeast.

AZ_PimaCounty_BrownHouse_0006

5025 North Camino Escuela, rear south elevation, camera facing northeast.

AZ_PimaCounty_BrownHouse_0007

5025 North Camino Escuela, rear elevation detail, camera facing north.

AZ_PimaCounty_BrownHouse_0008

5025 North Camino Escuela, rear elevation, Arizona Room, camera facing northwest.

AZ_PimaCounty_BrownHouse_0009

5025 North Camino Escuela, interior detail, living room, camera facing west.

AZ_PimaCounty_BrownHouse_0010

5025 North Camino Escuela, interior detail, living room and front door, camera facing northeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0011

5025 North Camino Escuela, interior detail, ceiling, camera facing northeast.

AZ_PimaCounty_5025NorthCaminoEscuela_0012
5025 North Camino Escuela, interior detail, bathroom, camera facing east.

AZ_PimaCounty_5025NorthCaminoEscuela_0013
5025 North Camino Escuela, interior detail, air vent, camera facing south.

Figures

AZ_PimaCounty_5025NorthCaminoEscuela_SiteMap_Figure_0001

AZ_PimaCounty_5025NorthCaminoEscuela_1937Map_Figure_0002

AZ_PimaCounty_5025NorthCaminoEscuela_AssessorsDetailMap_Figure_0003

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0004
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, front north elevation, camera facing southwest.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0005
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, front elevation from door detail, camera facing southwest.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0006
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, rear south elevation, camera facing northwest.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0007
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, rear elevation, camera facing southwest.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0008
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, living room, camera facing northeast.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0009
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, living room, camera facing northwest.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0010
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, living room, camera facing west.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0011
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, living room, camera facing southeast.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0012
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, dinning room, camera facing east.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0013

5025 N. Camino Escuela
Catalina Foothills Estates Residence
Name of Property

Pima County, Arizona
County and State

Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, master bedroom, camera facing northwest.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0014
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, bedroom, camera facing south.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0015
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, Arizona room, camera facing east.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0016
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, Arizona room, camera facing west.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0017
Photo by M. T. Thomas from Western Ways. C. 1950
5025 North Camino Escuela, interior detail, Arizona Room view, camera facing south.

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0018
Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 1, October 1940
University of Arizona Special Collections

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0019
Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 2, October 1940
University of Arizona Special Collections

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0020
Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 3, October 1940
University of Arizona Special Collections

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0021
Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 4, October 1940
University of Arizona Special Collections

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0022
Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 5, October 1940
University of Arizona Special Collections

AZ_PimaCounty_BrownHouse_HistoricPhoto_Figure_0023
Joesler Plan Drawing, Plan No: 4021, Job No: 407, Sheet 6, October 1940
University of Arizona Special Collections

Property Owner:

5025 N. Camino Escuela
Catalina Foothills Estates Residence
Name of Property

Pima County, Arizona
County and State

(complete this item at the request of the SHPO or FPO)

name Susan and Eric McFadden
street & number 1A Cholmeley Crescent telephone _____
city or town London England N6 5EZ; United Kingdom 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.

Returned

BROWN
5025 North Camino Escuela
National Register of Historic Places Nomination
Site Map
2011



Q Photographic Number and Direction
★ 5025 North Camino Escuela Residence



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brown, Grace and Eliot, House

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

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 11/16/12 DATE OF PENDING LIST: 12/14/12
DATE OF 16TH DAY: 12/31/12 DATE OF 45TH DAY: 1/02/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12001102

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT / RETURN REJECT 1/2/13 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE 1/2/13

DOCUMENTATION see attached comments Y see attached SLR Y/N

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

**United States Department of the Interior
National Park Service
National Register of Historic Places
Comments
Evaluation/Return Sheet**

Property Name: Andersen, Arthur Olaf and Helen S. House (12001101)
Brown, Grace and Elliot House (12001102)
Craig, Mr. and Mrs. George C. House (12001103)
DiCenso, Dr. Sabatino House (12001104)
Goodman, John and Aline House (12001105)
Remer, Ross T. House (12001106)
Wilson, Betty-Jean House (12001107)
Woollen, Herbert and Irma House (12001108)

Property Location: Pima County, Arizona

Multiple Property Submission: The Architecture and Planning of Josias Joesler & John Murphey in Tucson, AZ, 1927-1956

Reason for Return:

The nominations listed above are all being returned since the amended cover document, *The Architecture and Planning of Josias Joesler & John Murphey in Tucson, AZ, 1927-1956* is also a return.

The cover document serves as a basis for reviewing submitted nominations. Substantive revisions are needed in this document; therefore, these nominations could not be evaluated.

Please refer to the return comments for the amended cover document for specific details. Future nominations submitted should clearly state how they meet the registration requirements. When a property has experienced alterations, it is important that those areas that have been altered be clearly represented in both description and photographs and that a justification for historic integrity be presented.

Please contact me if you have any further questions.

Lisa Deline, Historian
National Register of Historic Places
Lisa_Deline@nps.gov
1/22/13

Janice K. Brewer
Governor

Bryan Martyn
Executive Director



Board Members

Larry Landry, Phoenix, *Chair*
Walter D. Armer, Jr., Vail
Mark Brnovich, Phoenix
R. J. Cardin, Phoenix
Kay Daggett, Sierra Vista
Alan Everett, Sedona
Vanessa Hickman,
State Land Commissioner

December 30, 2013

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



RE:

RESIDENTIAL ARCHITECTURE OF JOSIAS JOESLER IN TUCSON, ARIZONA 1927- 1956

- **ANDERSEN, ARTHUR OLAF AND HELEN S. HOUSE**
- **BROWN, GRACE AND ELLIOT HOUSE**
- **CRAIG, MR. AND MRS. GEORGE C. HOUSE**
- **DICENSO, DR. SABATINO HOUSE**
- **GOODMAN, JOHN AND ALINE HOUSE**
- **REMER, ROSS T. HOUSE**
- **WILSON, BETTY-JEAN HOUSE**
- **WOOLLEN, HERBERT AND IRMA HOUSE**

Dear Ms. Shull:

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

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office
Arizona State Parks

Enclosures

VS:vs



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

**United States Department of the Interior
National Park Service
National Register of Historic Places
Comments
Evaluation/Return Sheet**

Property Name: Andersen, Arthur Olaf and Helen S. House (12001101)
Brown, Grace and Elliot House (12001102)
Craig, Mr. and Mrs. George C. House (12001103)
DiCenso, Dr. Sabatino House (12001104)
Goodman, John and Aline House (12001105)
Remer, Ross T. House (12001106)
Wilson, Betty-Jean House (12001107)
Woollen, Herbert and Irma House (12001108)

Property Location: Pima County, Arizona

Multiple Property Submission: The Residential Architecture of Josias Joesler in Tucson, AZ, 1927-1956

Date: February 22, 2014

Reason for Return:

The nominations listed above are all being returned since the Multiple Property Documentation Form (MPDF) cover document, *The Residential Architecture of Josias Joesler in Tucson, AZ, 1927-1956* is also a return. These nominations were originally submitted under the *Architecture and Planning of Josias Joesler and John Murphey in Tucson, AZ* MPDF. That cover and these nominations were returned in January, 2013. If these nominations are resubmitted, they need to be submitted under the appropriate cover document with which they are associated.

General Comments

The case has not been made for Community Planning and Development for several of the nominations listed above. Until these properties have been surveyed and historic district registration requirements established, significance under Community Planning and Development should be dropped.

Nominations for individually-eligible properties with significance under Criterion C for architecture must retain significant historic exterior and interior character-defining features. Nominations must demonstrate

how the property meets the distinctive characteristics of a Joesler-designed residence—particularly those with multiple nonhistoric modifications.

Technical Issues:

Section 1. Please review the nominations to ensure the correct historic name is used. Refer to the National Register Bulletin, *How to Complete the National Register Registration Form*, page 8, for further guidance.

Section 5. Please change the name of the related multiple property listing to reflect the new cover document name.

Section 7.

Since the cover document serves as a basis for reviewing submitted nominations, revise the narrative description accordingly deleting references to an earlier and separate cover document: *The Architecture and Planning of Josias Joesler and John Murphey in Tucson, AZ*. Revise the architectural classification terminology to follow the classifications now outlined in the new cover.

When a property has experienced alterations, it is important that the amount of remaining historic material and replacement material be described concerning the impact of the work on the property's historic integrity. The more extensively a building has been altered, the more thorough the description of additions, replacement materials, and other alterations should be. Photograph documentation to help illustrate these alterations is highly recommended.

Section 8.

The cover document provides registration requirements for the individual listing of Joesler-designed properties under Criterion C for architectural significance. The period of significance is the date the building was constructed. Enter the dates of alterations only if they contribute to the property's significance. Refer to the above-referenced bulletin on page 43, for additional guidance. As stated above, the case for Community Planning and Development (CP&D) has not been established and should be deleted as an area of significance from the nomination form.

Review and edit the nominations so that they clearly illustrate how the property meets the registration requirements and indicate which of the three sub-types the property represents. Given the number of known residential properties designed by Joesler in the Tucson area, nominations for individually-listed properties must demonstrate how they are a clear archetype of the work of this architect.

Section 9. Update the bibliographic references as appropriate.

Please contact me if you have any further questions.

Lisa Deline, Historian
National Register of Historic Places
Lisa_Deline@nps.gov

Janice K. Brewer
Governor

Bryan Martyn
Executive Director



Board Members

Larry Landry, Phoenix, *Chair*
Walter D. Armer, Jr., Vail
Mark Brnovich, Phoenix
R. J. Cardin, Phoenix
Kay Daggett, Sierra Vista
Alan Everett, Sedona
Vanessa Hickman,
State Land Commissioner

December 30, 2013

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



RE:

RESIDENTIAL ARCHITECTURE OF JOSIAS JOESLER IN TUCSON, ARIZONA 1927- 1956

- **ANDERSEN, ARTHUR OLAF AND HELEN S. HOUSE**
- **BROWN, GRACE AND ELLIOT HOUSE**
- **CRAIG, MR. AND MRS. GEORGE C. HOUSE**
- **DICENSO, DR. SABATINO HOUSE**
- **GOODMAN, JOHN AND ALINE HOUSE**
- **REMER, ROSS T. HOUSE**
- **WILSON, BETTY-JEAN HOUSE**
- **WOOLLEN, HERBERT AND IRMA HOUSE**

Dear Ms. Shull:

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

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office
Arizona State Parks

Enclosures

VS:vs



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

DATE: December 6, 2016

TO:

**J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905**

FROM:

**Vivia Strang, CPM
National Register Coordinator
AZ State Parks
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

A handwritten signature in black ink that reads "Vivia Strang". The signature is written in a cursive style.

National Register Nominations:

**Brown, Grace and Elliot House
Tucson, Pima, Arizona**

**Peoria High School Old Main
Peoria, Maricopa, Arizona**

Accompanying documentation for each National Register Nomination is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or 602.542.4662.