

MP-1661



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Bauder, Jean and Paul 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: 4775 North Camino Antonio

City or town: Tucson State: AZ County: Pima

Not for Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

\_\_\_A \_\_\_B XC \_\_\_D

<p><i>Katey Reed</i> Signature of certifying official/Title: <u>Arizona State Historic Preservation Officer</u> ASPT</p> <p>Date: <u>8/11/17</u></p> <p>State or Federal agency/bureau or Tribal Government</p>
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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

10/2/17

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

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**Category of Property**

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

**DOMESTIC: single dwelling**

**Current Functions**

(Enter categories from instructions.)

**DOMESTIC: single dwelling**

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

**OTHER: Regional Eclectic** - As defined in the MPDF

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION : Concrete  
WALLS: Stucco over burnt adobe  
ROOF: Terra cotta tile, asphalt and synthetics  
OTHER: Iron, steel, wood, ceramic and glass

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and non-contributing 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.)



Fig. 1, Joesler Elevation Plan (Bauder House) 1940 East elevation, University of Arizona Special Collections

### Summary Paragraph

The Bauder House was designed by Josias Joesler beginning in 1939 (Fig. 1) and built by the John W. Murphey-Leo. B. Keith Building Company for Jean and Paul Bauder, who moved in on December 7th, 1941 (Pearl Harbor Day). The Bauder House is significant within the area of Architecture as an example of Joesler's Regional Eclectic style, as described in the Residential Architecture of John and Helen Murphey and Josias Joesler in Tucson, Arizona 1927-1956, as

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"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 and designed for wealthy clientele in Tucson. The period of significance for this property type begins in 1930 and ends in 1956."

The Bauder House is sited on the top of a steep bluff and retains its original feel and conception, with unobstructed 360 degree views of the surrounding mountains and valley. The lot parcel presents undisturbed native desert vegetation, which sustains a large animal population, maintaining the original rural conception of the Catalina Foothills Estates subdivision development.

The residence is a burnt adobe masonry building with stucco finish, designed in Joesler's Regional Eclectic as a product of combining elements of an older Spanish Colonial Revival Style with the emerging Ranch influence. The sheltered patios, rambling ranch design, carved wood, hand wrought ironwork finishes, decorative painted windows and use of salvage materials, all combine to articulate the Joesler/Murphey partnership and its distinctive concept of refined rusticness. The home retains most of its original fixtures and details including custom carpentry, wrought iron finishes, locally commissioned decorative painted windows, tin lighting and ceramic tile. Limited alterations have resulted in an exceptionally well-preserved example of Joesler's work. The residence and site retain sufficient integrity to convey its significance.

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**Narrative Description**

**Location and Setting**

The Bauder House is located .7 miles north of East River Road and west of Hacienda del Sol Road, on the original historic Catalina Foothills Estates, lot #1. The original lot #1 was 12 acres, exceptionally larger for the area, and currently sits on 3.21 acres, which is a more typical historic lot size for this area. Of the original 12 acres, approximately 8.5 contiguous acres, including the Bauder House, remain undeveloped and retain natural desert vegetation (Fig. 2). The overall size of the current lot, the undeveloped contiguous land as well as the fact the residence sits on the top of a very high bluff allows the residence and the site to retain sufficient integrity to convey its significance.

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Fig. 2, View to the West from the Bauder House

The rural nature 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 residence is sited to maximize views in all directions with particular emphasis on that of the Santa Catalina Mountains to the north, Rincon Mountains to the east, Tucson Mountains to the west plus valley and city views to the south. The grade drops off steeply just beyond the residence on three sides (north, east and west). Along the property's western and eastern edges are dry river beds.

The property, with the exception of the rear yard, contains an abundant and diverse native plant population, including mesquite, ironwood, sweet acacia, over 20 saguaros at least 100 years old, ocotillo, agave, yucca, creosote, multiple varieties of prickly pear and barrel cactus and palo verde. Further evidence of the continued ruralness of the property is the fact it sustains a significant population of native animals, including bobcat, javelina, coyote, owls, Gambel's quail, Harris Antelope squirrels, cottontail rabbits, snakes and other smaller reptiles and birds. All of these are encountered in and around the residence on a regular basis. Currently a mating pair of hawks are nesting in one of the 75-year-old bottlebrush trees on the property. A non-contributing sports court was added away from the residence on the northernmost property line in approximately 1990. This addition does not negatively impact the integrity of the residence.

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Features that define its character include the placement and siting of the residence to be integrated into the geography of the natural topographical rise, creating a sense of rural seclusion while also framing uninterrupted 360 degree views of the three surrounding mountains ranges and the valley below.

**Exterior**

A combination of paved and gravel entrance drive climbs westward off Camino Antonio and terminates in a circular drive at the northern end of the house. The house is oriented on a north-south axis. The driveway accesses the garage on the northwest and the guest parking area on the east, near the front facade (Fig. 3). The principal facades (east, west and north) retain their original character form and massing and much of the original vegetation remains.



Fig. 3, Entrance drive, camera facing south towards north elevation

The front elevation faces east and is broken up into a series of spatial masses. The garage at the northwestern end of the structure is connected to the main residence directly into the enclosed service wing and service patio, including a custom designed wooden “milkman” passthrough.

The front entrance is visually minimized from the driveway by the inclusion of the northeast facing service quarters (Fig. 4). A brick walkway leads from the driveway area to the front entry. The principal entry façade, facing east, resembles that of an urban Sonoran rowhouse and reportedly was inspired by an old home in San Juan Teotihuacán, Mexico, with tall unadorned plastered wall surfaces punctuated by deeply inset window and door openings and capped with burnt adobe coping. The window openings were designed with integrated wrought-iron grilles (*reja*) set in a protruding semi-circular base and cap feature. Consistent with Mexican urban buildings, the tall operable windows are designed to open out to the street (though in this case, a walkway and the desert). The entry opening is distinguished from the window openings by its greater width and segmented arch top with wrought-iron lamps mounted on either side. The double wooden entry doors are set back two feet from the principal façade creating an alcove that is slightly elevated from the brick entry walkway with four wide, short brick steps. Like the

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urban Sonoran rowhouse type with a continuous façade parallel to the street/sidewalk, the arrival sequence of the isolated suburban Bauder House was designed with an entry walkway parallel to the house entry. The original carved door, hand wrought iron hardware and metal entrance lights are all still intact.



Fig. 4, Principal entrance and facade, camera facing north

The majority of the house has a flat parapet roof line of varying heights, capped with clay brick and large ornate cast stone canales protruding from the walls. The areas over the rear porch and terrace are low pitch gable roof clad in clay mission tiles. These tiles are attached with a weeping concrete that creates a substantial and slightly irregular textural form, a style typical of Joesler's work. This combination of various roof forms is also a hallmark of Joesler's work.

The walls are built of burnt adobe brick covered in stucco. The rear gabled roof openings are spanned by exposed dark wood lintels. Windows are a mixture of operable steel casement and fixed pane deeply set back in the walls in addition to a number of 7' tall wood and glazed French style doors with shutters and iron grillwork.

Walking past the front door from the parking area, headed south, is the southeast facing raised patio off the Library (Fig 5). This brick paved patio is yet another signature of Joesler, giving his emphasis on outdoor spaces. This space has unobstructed views of the Rincon Mountains to the east as well as the valley and city to the south. Key details of the patio are the wrought iron railing as well as a very unique wood corniced facade popout topped with clay pavers. Visible from this area of the house are two adobe capped chimneys.



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Fig. 5, Library patio, camera facing west

Further to the south of the library patio is the exterior of the master bedroom, which faces east and south. In approximately 1990, a master bathroom was added to the southernmost end of the residence. This addition utilized an existing door off the master bedroom to the outside and was well integrated into the facade of the residence. The design and materials (stucco exterior walls, metal casement windows and brick capped parapet walls) allow for the addition to seamlessly be integrated with the rest of the house. Given the residence's primary facades are east, north and west, and the seamless integration of the design and materials used, this addition does not negatively impact the integrity of the house.

The rear yard, facing west, is characterized by three distinct spaces. The main space in the center is punctuated by two large bottlebrush trees that are original to the residence and appear in the plans (Fig. 6). Based on research and interviews with local nursery experts, these likely are the oldest of their kind in Southern Arizona. This main space also consists of a lawn and original glazed contributing Santa Monica Brick Co (1923-1940) tiled wall fountain located on the western adobe perimeter wall, which is capped with clay pavers. In approximately 1990 a non-contributing rectangular swimming pool was added to this area, which does not negatively impact the integrity of the house. The second space consists of a large roof deck, accessed via stairs located on the north end of the main yard area, and providing unobstructed panoramic views of the mountains to the east, north and west. The third space is a formal patio outside the two guest bedrooms to the south of the main rear yard. The back area also has two formal

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covered spaces. A large “Arizona Room” (a regional term used to describe a covered screen porch ) is located off the formal dining room and kitchen, which looks out over the main rear yard. Adjacent to the enclosed Arizona Room is a covered brick terrace located outside the living room/entrance hall which also looks west over the main rear yard. This terrace has one of four fireplaces located throughout the house. The rear yard is formally defined by a burnt adobe wall capped with red brick pavers that includes the aforementioned contributing glazed tile wall fountain.



Fig. 6, Rear yard with camera facing northeast towards the Arizona Room

The rear facade reveals a combination of gable and parapet 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 guest bedroom patio and enclosed Arizona Room delineate the more private and public sides of the rear garden.

The combination of textured material, hand crafted ornamentation, setbacks and recessions highlight Joesler's architectural skill and masterfully restrained residential conception (Fig. 7, 8, 9 & 10). The material pallet emphasizes the rustic character of a rambling, Regional Eclectic residence. The retention of original exterior details and limited alterations retain sufficient integrity to convey its significance.

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Fig. 7, 8, 9 & 10 original architectural details

**Interior**

The details of the interior showcase the limited material palette that is masterfully used to capture an elegant Southwestern atmosphere. The carefully-framed views of desert and mountains celebrate the landscape and creates a continuity between the indoors and outdoors, another well documented design element of Joesler. The resulting effect is a romantic rambling crescent shaped residence divided into three zones. The middle zone is a combination of formal entrance hall, living room, dining room and enclosed Arizona Room; the northern zone a combination of kitchen, service quarters and garage; and the southern zone a long hallway, library and bedrooms.

The entrance to the residence is through two carved front doors, ornamented with wrought iron knockers and handles commissioned from local craftsman, which lead into the main entry. The

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main entry boast 14' groin vaulted ceilings, red scored concrete floors, two original tin/wrought iron hanging light fixtures and smooth plastered walls (Fig. 11 & 12). Looking straight through the entry hall from the front door is a view directly into the backyard and beyond to the tiled wall fountain, perfectly framed through double glass and wood doors leading to the rear covered terrace. Within the entry hall is a small "powder room" which in approximately 2005 was modified to be a wine closet. These alterations did not negatively impact the integrity of the entryway.



Fig. 11, Main entry Hall drawing



Fig. 12, Original entry elevation

To the north of the entry hall is the formal dining room, accented by salvaged double carved wooden doors reported by the Bauder's granddaughter to dating from the 14th century and purchased via the unused materials sale from Hearst Castle (Fig. 13). The ceiling in the dining room is 13' high with exposed hewn wood beams, a detail carried throughout the house. What makes this home very unique, even for a Joesler design, is that the plastered ceiling space between each beam is arched. This subtle but very refined detail could only be executed by highly skilled craftsman. The floors of the dining room are red scored concrete with small glazed blue flower inlaid accent tiles. On the eastern and western walls are matching double glass and wood doors, the east providing views of the desert and Rincon Mountains on the horizon and the west doors a view of the Arizona Room and the rear yard.

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Fig. 13, Dining Room, camera facing east

The Arizona Room is northwest of the dining room and creates an indoor-outdoor living environment, with open views of the rear yard. The finishes include large clay pavers, built-in wood shelves, wood pillars, ship lath and wood beamed ceilings, and locally commissioned hand painted windows. In approximately 1990, the screening for the Arizona Room was replaced with glazing. This non-contributing modification did not alter either the feel or the detailing in this area and still provides for a feeling of indoor/outdoor living space.

The service wing, including the kitchen, bedrooms, bathrooms and garage are all located on the north end of the house, accessed via the formal dining room and the Arizona Room. This creates a clear separation and privacy in the residence. The finishes in these areas are also more utilitarian than those in the rest of the residence. Many of the east facing windows from the service wing boast expansive views of the mountains to the north, east and the valley to the

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south. In approximately 1990, the kitchen was renovated and one small interior kitchen wall was removed, which had served as a closet in one of the maid's quarters to expand the kitchen area. In approximately 1990, the chauffeur's quarters was slightly modified by incorporating a small garage closet into the living space. These non-contributing alterations does not negatively impact the integrity of the kitchen or the service wing of the house.

The living room is located to the south of the main entry hall and beyond that the living quarters. The living room is a grand space of 600 sq. ft. and boasting 15' beamed ceilings with corbel accents and a smooth finished red scored concrete floor (Fig. 14). The western wall is accented by a large plastered floor to ceiling fireplace, a small recessed nook and a large window offering views of the rear terrace/yard. On the eastern wall are three deep inset double french glass and wood doors, offering views of the desert landscape and the Rincon Mountains beyond.



Fig. 14, Living room, camera facing north

In the southwest corner of the living room is a long hallway leading to the living quarters consisting of a library, three bedrooms and three bathrooms. The first room down this hall is the library, on the east side of the house. The library has a highly detailed coffer wood ceiling, a corner fireplace, a cedar lined closet and two walls of built-in wood cabinets (Fig. 15 & 16). The library has views to the east of the desert landscaping and mountains in the distance. In the southeast corner of the room is a door leading to the east facing patio mentioned previously.

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Further down the hall are located the two guest bedrooms and bathrooms on the west of the house. Both bedrooms have wood beamed ceilings, polished concrete floors, cedar lined closets and views of the rear yards. One of the two bedrooms has a door leading to the southernmost rear patio. Both bathrooms are completely intact of the original porcelain fixtures, basins, baths, mirrors, lights and chrome Crane fixtures.



Fig. 15, Library, camera facing north

Fig. 16, Library, camera facing south

At the end of the hallway is the master bedroom, which is located on the southeast corner of the house. It has high ceilings with plaster crown moulding, a corner wood-burning fireplace and views to both the eastern mountains and south across the valley and the mountains beyond. In approximately 1990, a renovation of the master suite took place in which the previously mentioned master bath addition was added. During this work, the original small master bath was converted to a laundry room and the walk-through master closet were combined with the master bedroom to increase its overall size. This non-contributing work did not adversely affect the integrity of the master suite area.

The retention of original interior details and limited alterations retain sufficient integrity to convey its significance. These include all the original custom wrought iron door hardware, inset

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wall niches with wooden ledges, hand painted windows, tin light fixtures, custom wood screen doors, flooring and woodwork (Fig. 16, 17, 18, 19 & 20).

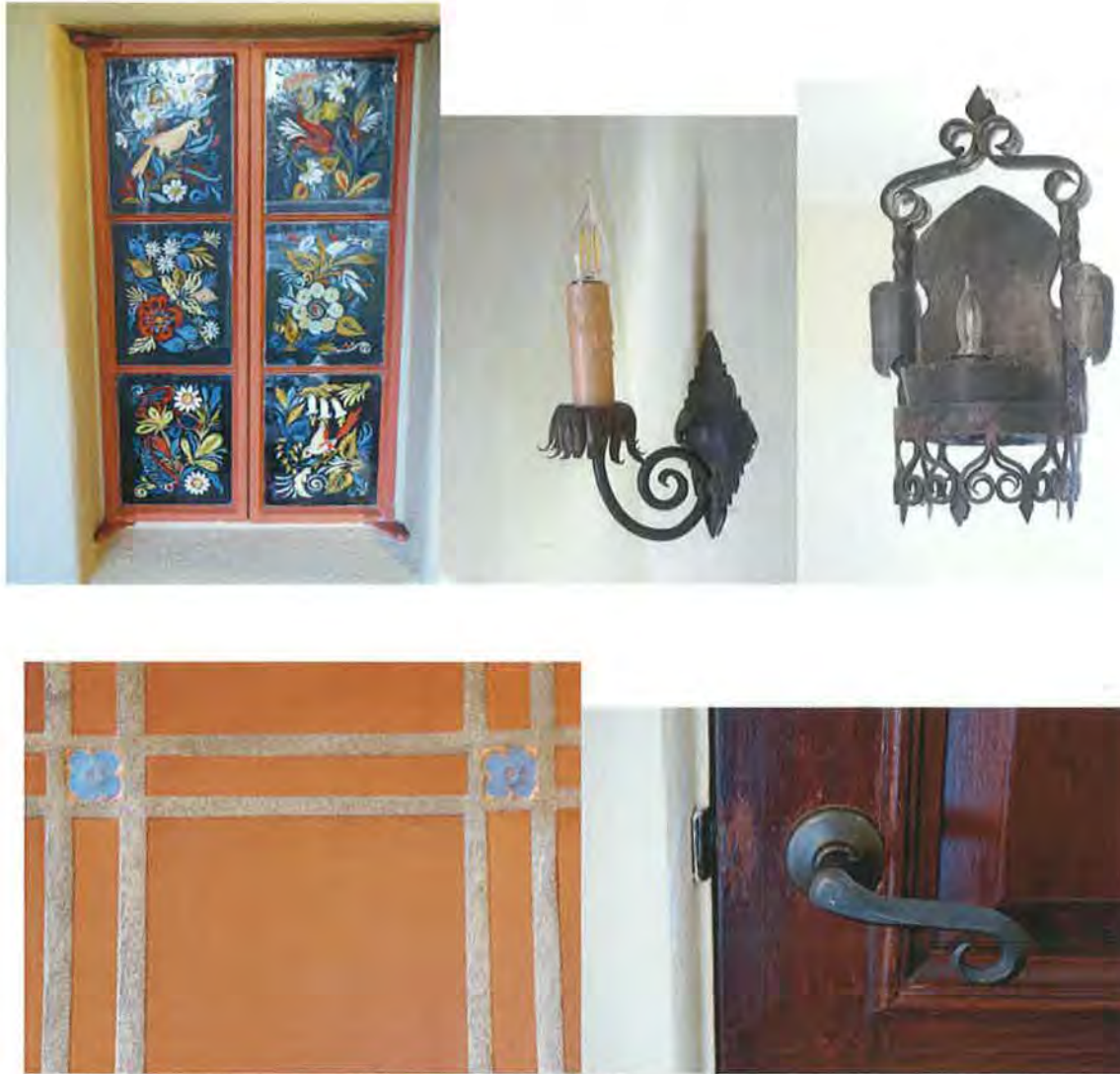


Fig. 16, 17, 18, 19 & 20, interior architectural details

**Integrity**

The Bauder House retains sufficient integrity of both site and residence to convey its significance. The previous owners were preservation-minded, diligently maintained the residence and the limited alterations that were constructed over time did not destroy the historic materials that characterize the property. The 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 (Fig. 21).

The changes include: In the 1990s the removal of a small interior kitchen wall as part of a



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renovation, a master bath addition, incorporating the original master closet into the master bedroom, converting the master bath into a laundry room, converting a small powder room into a wine closet and adding a swimming pool.

The kitchen renovation utilized the same footprint as the original with only one closet wall from the maid's quarters being removed to accommodate a larger refrigerator. The master bathroom addition and master bedroom alterations at the southern end of the house were consciously designed to limit the impact on the historic features and utilized materials that created a seamless transition. 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 residence has had limited alterations but includes the replacement of the open-air screens of the covered porch ("Arizona Room") with glazing in 1990. The porch retains the essential form and integrity. The rear yard includes the addition of a swimming pool. At the north end of the property line and away from the residence a sport court was added. 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.

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SITE VISIT DEC 2013



520-977-4814

- Modification
- Wall Removed
- Additions

The laser measurements and computer generated square footages meet the requirements of ANSI Z765-2003 Std for calculating square footage for single family residential buildings.

Fig. 21, floor plan with notations of additions and alterations

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**Physical Characteristics and Associative Qualities**

The Bauder House is an example of the Regional Eclectic type, as 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 and designed for wealthy clientele in Tucson. The period of significance for this property type begins in 1930 and ends in 1956."

**Physical Characteristics**

The Bauder 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 Bauder House is centered on a high bluff of the respective lot oriented toward optimal views of the Tucson Mountains to the west, Santa Catalina mountain to the north, Rincon Mountains to the east and valley to the south. As a Regional Eclectic type the Bauder 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 Bauder House site was preserved with the exception of the walled rear yard. The placement of the Bauder House on the high point of the foothills landscape resulted in the abandonment of a single dominating facade; the north, east and west elevations are equally important elements of the building's overall impression. The south facade with living quarters were secondary and the placement of the residence on the edge of a steep embankment to a dry wash makes it physically difficult to view.

**Signature Design Elements**

The Bauder House exhibits design elements that are key aspects of the Joesler/Murphey residential portfolio including: 1. The Building materials include fired "burnt" adobe; 2. Scored concrete floors (Fig. 22, 23 & 24); 3. The emphasis on outdoor spaces (Fig. 25); 4. The residence has prominent chimneys and spaces arranged around fireplaces; 5. Built-in wooden cabinetry and shelving (Fig. 26); 6. Use of salvaged element (Fig. 27); and 7. Forged ironwork from local artists (Fig. 28, 29 & 30).

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Fig. 22, 23 & 24, Floor details in library, dining and living rooms



Fig. 25, rear covered patio, camera facing south



Fig. 26, library built-in cabinetry, camera facing east

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Fig. 27, salvaged 14th century panel doors in dining room



Fig. 28, 29 & 30, ironwork detail, library cabinet latch, lining room andiron & living room door latch

**Characteristics of Individual Physical Elements**

**Walls** - The walls of the Bauder House are typical of those that emerged later in Joesler/Murphey collaborations. As in many of the residences from the period in the Catalina Foothills Estates that are almost exclusively made up of fired adobe, the walls of the Bauder House are stucco over burnt adobe on the exterior with plaster on the interior (Fig. 31).

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Fig. 31, living room wall detail

**Windows** - All of the windows in the Bauder House are steel casement style. The residence has exposed cast concrete, with wood and brick overhangs used as decorative elements to enhance the stylistic expression. In the Arizona Room are four examples of signed hand painted floral themed windows commissioned from local artists that are also a signature design element of the Joesler/Murphey collaboration (Fig. 32).



Fig. 32, example of hand painted window signed by local artist Leionne Salter

**Architectural Salvaged Elements** - A signature design element of the Joesler/Murphey collaboration was the use of architectural salvaged materials incorporated into the residences. The doors separating the main entry hall from the dining room are a representative example. These wood doors consist of salvaged 14<sup>th</sup> century carved “linen” panels, reportedly purchased from unused materials left over from Hearst Castle.

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**Openings and Doors** - Large double wooden entry doors are used as a focal point of both the exterior and interior space. Typical of the Regional Eclectic residences, the front doors are carved and are accented with hand wrought iron hardware and inset into a deep arched entryway. Also present in the Bauder House are groups of glazed doors used between indoor and outdoor spaces as an alternative to multiple windows (Fig. 33). This allows for increased air circulation, as well as a clear emphasis on indoor-outdoor living, a tenet set forth by Joesler/Murphey, particularly in Regional Eclectic residences.



Fig. 33, inset living room doors facing east

**Roofs** - The roof of the Bauder House is consistent with the stylistic expression of the property. Parapet roofs of varied heights, capped with fired adobe and clay pavers are combined with low pitch gable roof clad in clay mission tiles over the Arizona Room and rear covered terrace.

**Carports and Garages** - The Bauder House, like many examples located in outer subdivisions, feature a similar sense of separation from the primary areas of the residence, connected to the building's main form as part of the utility wing.

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### **Alterations and Additions**

As described above, the Bauder House has undergone some alterations. According to the MPDF, the modifications are common and include the extension of the original building footprint. The MPDF notes that in Regional Eclectic property types alterations may be present, including the enclosure of a screened porch, which is the case in the Bauder House.

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

### **Landscaping**

Joesler/Murphey utilized the natural desert landscape as a selling point to help in attracting wealthy Easterners to Tucson. Because of this, the Bauder House, typical of the Regional Eclectic residences built by this team, were placed on a lot with deed restrictions that prohibited the removal of much of the natural vegetation surrounding the property. These deed restrictions ensured that the visual character of the property and surrounding subdivision would not be compromised. Though these restrictions expired some 35 years ago, the Bauder House property still boasts an abundant and diverse native plant population, including palo verde, mesquite, ironwood, sweet acacia, over 20 saguaros at least 100 years old, ocotillo, agave, yucca, prickly pear, barrel cactus and creosote.

### **Interior**

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

The Bauder House is composed of fired adobe. The interior walls of the Bauder House are smooth plaster over fired adobe, a practice that was common during the Regional Revival period.

The large wooden structural members are left exposed, further promoting a sense of rustication throughout the interior (Fig. 34). These rusticated wooden elements also appear in the built-in shelving and fireplaces. The Bauder House features dyed concrete, that according to the MPDF, is the most distinctive flooring type used by Joesler/Murphey. The MPDF further states that in rare cases these concrete floors are etched, which is the case throughout the Bauder House.



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Fig. 34, living room beam and corbel detail

The Bauder 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 residence through the use of a central social core consisting of a living room and dining room, which are 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 Bauder 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.

The Bauder 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

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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 Bauder House features the Associative Characteristics detailed in the MPDF:

**Geographic Information**

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

The elevation of the Bauder House demonstrates equal visual importance, as the residence sits on a high bluff with unobstructed views of the Rincon Mountains to the east, Santa Catalina Mountains to the north, Tucson Mountains to the west and valley/city to the south. Original desert vegetation is largely preserved in the interest of maintaining cohesive visual character.

**Boundaries**

The original lot for the Bauder House consisted of 12 acres, exceptionally larger for the area, and currently sits on 3.21 acres, which is a more typical historic lot size for this area. Of the original 12 acres, approximately 8.5 contiguous acres, including the Bauder House, are undeveloped and retain natural desert vegetation in large part to their severe topography, which makes development impractical. The overall size of the current lot, the undeveloped contiguous land, as well as the fact the residence sits on the top of a very high bluff, allows the residence and the site to retain sufficient integrity to convey its significance. Evidence of the continued ruralness of the property is the fact it sustains a significant and diverse population of native animals, which include bobcats, javelina, coyotes, owls, Gambel's quail, Harris Antelope squirrel, cottontail rabbit, snakes and other smaller reptiles. In addition there is currently a pair of hawks nesting in one of the 75 year old bottlebrush trees on the property. As outlined in the MPDF:

"Occasionally, large lots may have been split up into separate parcels following the expiration of Joesler/Murphey deed restrictions. In this case, the original viewshed, both of and from the property, should be preserved in order for a property to be considered eligible." The Bauder House is such a case of this a type of split yet preservation of integrity.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

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

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**Areas of Significance**

Architecture

**Period of Significance**

1941

**Significant Dates**

December 7th, 1941. Date of occupancy

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

N/A

**Architect/Builder**

**Josias Th. Joesler and Murphey/Keith Building Company**

**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 Bauder 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 Bauder House is significant under Criterion C as an example of the Joesler/Murphey Regional Eclectic Residence type, as defined in the MPDF document. This residence is specifically identified in Section F, Page 174 of the MPDF document as an example of The Regional Eclectic style. The Bauder House is located on Catalina Foothills Estates lot #1. Secluded in its natural desert setting, this residence exemplifies Joesler and Murphey's intentions for Catalina Foothills properties. The Bauder House is recommended eligible to The National Register at the local level of significance.

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

The Bauder House (built in 1941) is a residential property of Joesler Th. Joesler and John and Helen Murphey that is a significant cultural resource to Tucson, Arizona and the city's surrounding subdivisions. The Bauder 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

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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 Bauder 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 Bauder House is a physical representation 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 Bauder House is representative of the Joesler/Murphey Romantic Revivalist approach to residential architecture and which 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 Bauder 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 Bauder 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 Bauder House is a Joesler/Murphey property distinct from its surrounding properties and is an intact example of the Regional Eclectic property type. (Joesler/Murphey MPDF Section P page 186).

The Bauder 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 viewsheds, primary facade, setback, and landscaping. The Bauder House conveying its significance through the retention of viewsheds, primary facade, 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 residence 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 residence and walled yard that captured breezes and

preserved views of the Santa Catalina Mountains to the north, Tucson Mountains to the west, Rincon Mountains to the east and the city lights to the south. 4775 N. Camino Antonio represents

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the **Regional Eclectic Residence** and portrays refined rustication in design.

It is an intact residence 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 rural feel and natural landscapes, but this is one of the few that does. The view sheds from the residence remain the same. The primary facade meets the registration requirements and the abundant desert landscaping remains intact from the period of significance.

Historic pictures spanning the property's 75 years provided by the current owners show that the residence retains 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 Bauder 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.

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

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

1. The Bauder 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, 5, 9, and 10 (design):

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

*Standard 3.* The Bauder 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.

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*Standard 5.* The Bauder House retains evidence of original handcrafting and significant workmanship through character-defining features that provide evidence of skilled workmanship.

*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 Bauder House's 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 flat, built up roof with parapets conveys the original massing and stylistic character of the Bauder House properly in accordance with Standard 2.
- c. The Bauder 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 Bauder House retains interior private (secondary) and utility (tertiary) spaces arranged around a central (primary) social core, with varying ceiling heights denoting a prominent sense of hierarchy of space is present in accordance with Standard 2.
- e. The Bauder House retains original interior features, including picture windows, fireplaces, exposed ceiling beams and built-in cabinetry, in accordance with Standard 2
- f. The Bauder House retains the above character-defining features, despite any later additions or alterations, in accordance with Standard 9. The Bauder House additions meet eligibility requirements because the following is evident:
  - i. The Bauder House additions (New Construction) have not destroyed historic material features, and spatial relationships that characterize the property
  - ii. The Bauder 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 Bauder House additions (New Construction) are visually compatible with historic materials, features, size, scale, proportions and massing.
  - iv. The Bauder House additions (New Construction) were undertaken in a manner such that, if removed in the future, the historic integrity of the property and its surrounding environment would not be disrupted, in

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accordance with Standard 10.

- v. The alteration of the Bauder 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 Bauder House retains evidence of original handcrafting and significant workmanship in accordance with Standard 5 (workmanship). Character-defining features that provide evidence of skilled workmanship include:

- a. Hand-carved wood elements including: panel doors, lintels, beams, corbels as well as built-in cabinetry.
- b. Hand hammered ornamental tin and wrought iron work represented in both light fixtures and hardware.
- c. Hand painted windows by local artist.

3. The Bauder 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, stucco and painted (exterior) and plastered and painted (interior)
- b. Clay tile roofing and brick-capped parapets
- c. Rusticated or salvaged elements
- d. Dyed, scored concrete floors
- e. Both wood, clay and cast concrete overhangs
- f. Cast concrete canelas

4. The Bauder 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 Bauder House.

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



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## 9. Major Bibliographical References

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

Ms. Pamela Bauder, Granddaughter of Jean and Paul Bauder. Phone interview. February 2017

Christine Murphey, Granddaughter of John and Helen Murphey. Site tour and interview. February 2017

Bill and John Harlow, Sons of John Harlow, original landscape architect on the Bauder House. Site visit and interview. October 2016

Demion Clinco, President, Tucson Historic Preservation Foundation. Site visit and interview February 2017

R. Brooks Jeffery, Associate Vice President for Research – Arts, Culture & Society, University of Arizona. Interview. February 2017.

Joesler, Josias T. "Residence For Mr. and Mrs. Paul Bauder: Catalina Foothills Estates, Lot 1, Arizona Special Collections, The Joesler Archive. University of Arizona.

*Trulsson, Nora Burba and Panich, Paula. American Design: Desert Southwest Gardens. Bantam, 1990 (Chapter on the Bauder House - Pages 150-161)*

Acoba, Elena. "Harlow gardens get a look at its early work". *Arizona Daily Star* 6 Nov 2016: E1. Print.

Sears, Bill. "The Bauder home in the 1960s" *Arizona Daily Star* 14 Oct 2016

Pima County Assessor, Catalina Foothills Estates (Amended) Detail Sheet #2

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### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark

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- \_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_
- \_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_
- \_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- \_\_\_ State Historic Preservation Office
- \_\_\_ Other State agency
- \_\_\_ Federal agency
- \_\_\_ Local government
- X University
- \_\_\_ Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property**    **3.31**

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- 1. Latitude:    32.294986                      Longitude: -110.927765
- 2. Latitude:                                      Longitude:
- 3. Latitude:                                      Longitude:

**UTM References**

Datum (indicated on USGS map):

Zone: 12                      Easting: 506800                      Northing: 3573150

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

The property includes the original Lot #1 of the Catalina Foothills Estates subdivision. The Pima County Tax Assessor identifies the property as Tax Identification Number 108-15-001M

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries match those of the legal description.

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**11. Form Prepared By**

name/title: **Chris Harris**  
organization: **NA (Property owner)**  
street & number: **4775 N Camino Antonio**  
city or town: **Tucson** state: **Arizona** zip code: **85718**  
e-mail: **caharris8@msn.com**  
telephone: **602-617-2345**  
date: **3/13/2017**

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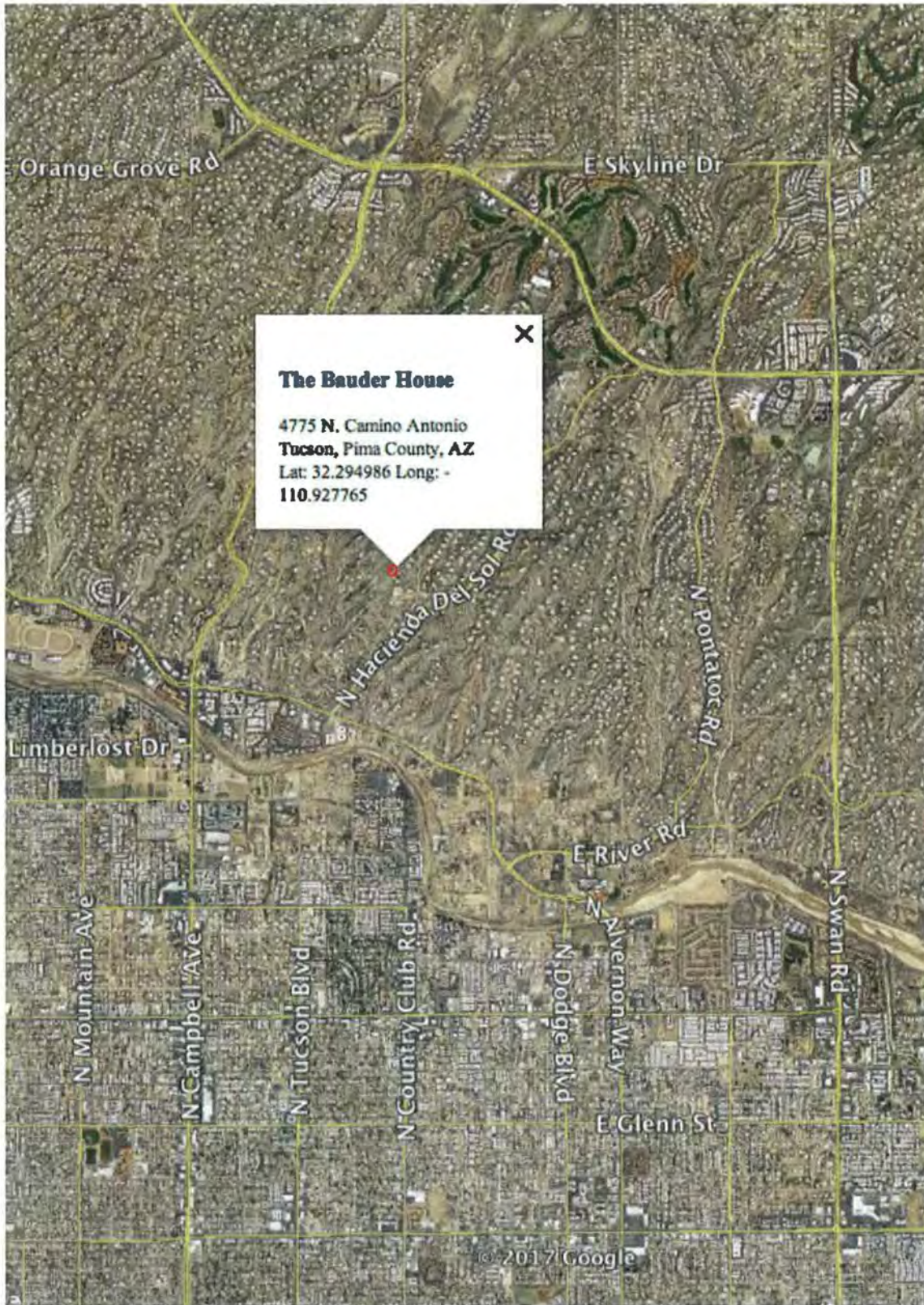
**Additional Documentation**

Submit the following items with the completed form:

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

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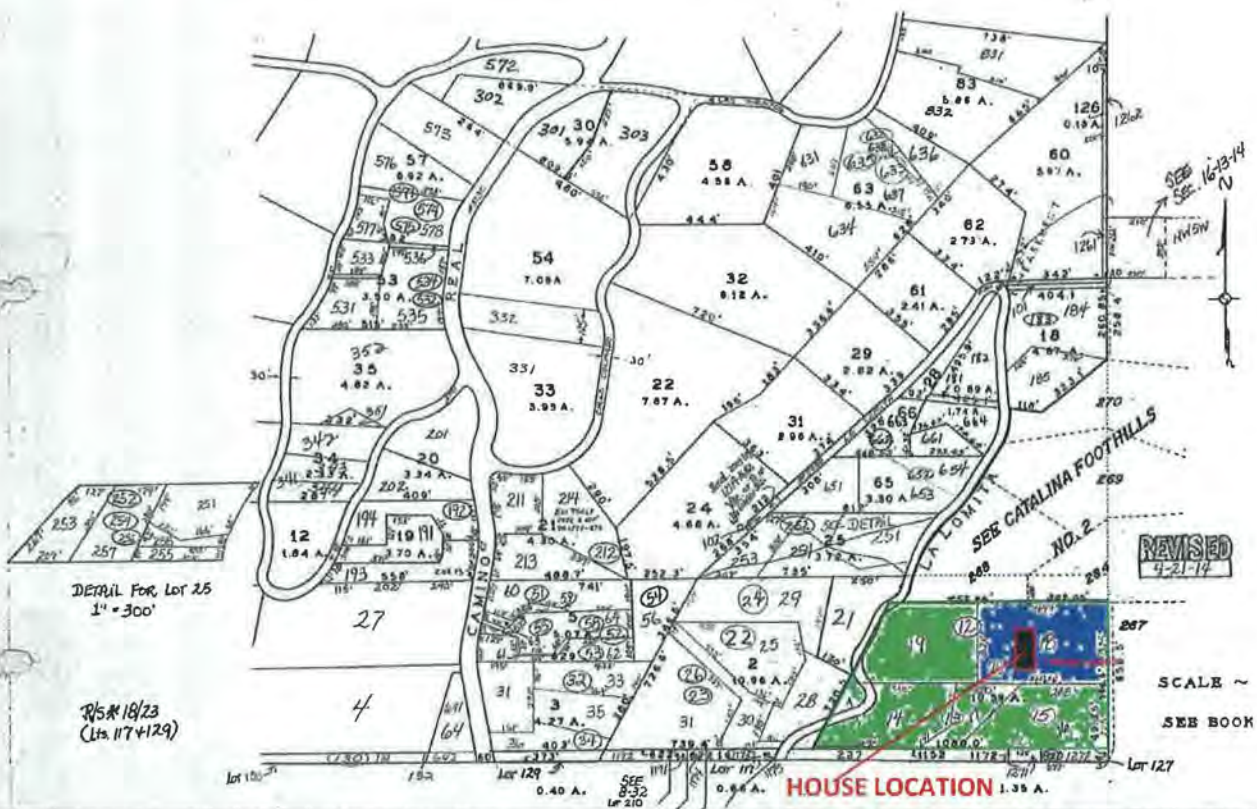


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108-15  
 2/4  
 2797

**CATALINA FOOTHILLS ESTATES  
 DETAIL SHEET No. 2**



**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: **The Bauder House**

City or Vicinity: **Tucson**

County: **Pima**

State: **Arizona**

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

Photographer: **Unknown Tucson Citizen Photographer**

Date Photographed: **1960**

- AZ\_PimaCounty\_BauderHouse\_0001: Front entrance looking north
- AZ\_PimaCounty\_BauderHouse\_0002: Front entrance facing southeast
- AZ\_PimaCounty\_BauderHouse\_0003: Front entry facing northeast
- AZ\_PimaCounty\_BauderHouse\_0004: Living room facing southeast towards living quarters hall
- AZ\_PimaCounty\_BauderHouse\_0005: Rear terrace facing southeast
- AZ\_PimaCounty\_BauderHouse\_0006: Rear yard with fountain facing west

Photographer: **Terrence Moore**

Date Photographed: **1989**

- AZ\_PimaCounty\_BauderHouse\_0007: Front entrance facade facing north
- AZ\_PimaCounty\_BauderHouse\_0008: Front entrance facing north
- AZ\_PimaCounty\_BauderHouse\_0009: Front facade detail facing west
- AZ\_PimaCounty\_BauderHouse\_0010: Rear terrace facing southeast

Photographer: **Tim Harris**

Date Photographed: **3/2017**

- AZ\_PimaCounty\_BauderHouse\_0011: Front entrance facade facing north
- AZ\_PimaCounty\_BauderHouse\_0012: Rear yard with wall fountain facing southwest
- AZ\_PimaCounty\_BauderHouse\_0013: Rear terrace facing south
- AZ\_PimaCounty\_BauderHouse\_0014: Service entrance facing west
- AZ\_PimaCounty\_BauderHouse\_0015: Front view of library and living room facing north
- AZ\_PimaCounty\_BauderHouse\_0016: View from roof deck facing east, north and south
- AZ\_PimaCounty\_BauderHouse\_0017: Rear yard original wall fountain detail
- AZ\_PimaCounty\_BauderHouse\_0018: Library patio detail facing northwest
- AZ\_PimaCounty\_BauderHouse\_0019: Entrance hall facing west through rear yard towards wall fountain
- AZ\_PimaCounty\_BauderHouse\_0020: Dining room facing east
- AZ\_PimaCounty\_BauderHouse\_0021: Arizona Room painted windows facing northwest
- AZ\_PimaCounty\_BauderHouse\_0022: Arizona Room with view of rear yard and terrace facing south

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- AZ\_PimaCounty\_BauderHouse\_0023: Guest bedroom facing northwest
- AZ\_PimaCounty\_BauderHouse\_0024: Living room wall niche detail
- AZ\_PimaCounty\_BauderHouse\_0025: Living room fireplace mantle detail
- AZ\_PimaCounty\_BauderHouse\_0026: Dining room bar door ironwork detail

**Architectural Drawing**

- D1: Original topography and siting map
- D2: Elevation drawings
- D3: Entry hall elevation drawings
- D4: Ceiling treatment drawing
- D5: Library fireplace mantle drawing
- D6: Front entrance elevation drawing
- D7: Canale drawing
- D8: Corbel drawing

**Article:**

- A1: "Harlow gardens get a look at its early work"  
*Arizona Daily Star* 6 Nov 2016



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Photo location Key - Red numbers are 1960, white numbers 1989 and green numbers 2017

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AZ\_PimaCounty\_BauderHouse\_0001: Front entrance looking north

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AZ\_PimaCounty\_BauderHouse\_0002: Front entrance facing southeast



AZ\_PimaCounty\_BauderHouse\_0003: Front entry facing southeast

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AZ\_PimaCounty\_BauderHouse\_0004: Living room facing southeast towards living quarters hall



AZ\_PimaCounty\_BauderHouse\_0005: Rear terrace facing southeast

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AZ\_PimaCounty\_BauderHouse\_0006: Rear yard with fountain facing west

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AZ\_PimaCounty\_BauderHouse\_0007: Front entrance facade facing north



AZ\_PimaCounty\_BauderHouse\_0008: Front entrance facing north

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AZ\_PimaCounty\_BauderHouse\_0009: Front facade detail



AZ\_PimaCounty\_BauderHouse\_0010: Rear terrace facing southeast

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AZ\_PimaCounty\_BauderHouse\_0011: Front entrance facade facing north



AZ\_PimaCounty\_BauderHouse\_0012: Rear yard with wall fountain facing southwest



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AZ\_PimaCounty\_BauderHouse\_0013: Rear terrace facing south



AZ\_PimaCounty\_BauderHouse\_0014: Service entrance facing west

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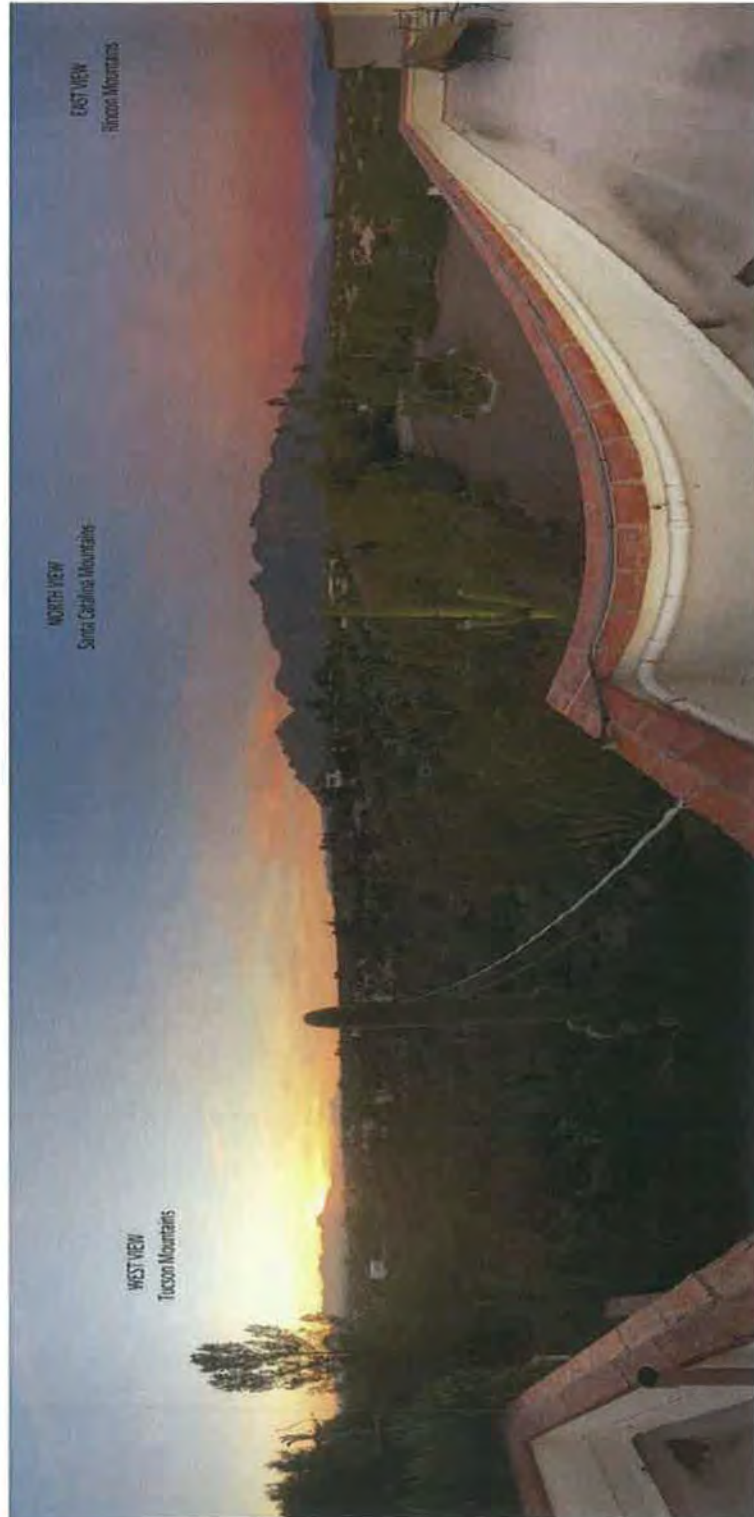
AZ\_PimaCounty\_BauderHouse\_0015: Front view of library and living room facing north

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AZ\_PimaCounty\_BauderHouse\_0016: View from roof deck facing east, north and west

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AZ\_PimaCounty\_BauderHouse\_0017: Rear yard original wall fountain detail

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AZ\_PimaCounty\_BauderHouse\_0018: Library patio detail facing northwest

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AZ\_PimaCounty\_BauderHouse\_0019: Entrance hall facing west through the rear yard towards the wall fountain

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AZ\_PimaCounty\_BauderHouse\_0020: Dining room facing east

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AZ\_PimaCounty\_BauderHouse\_0021: Arizona Room painted windows facing northwest



AZ\_PimaCounty\_BauderHouse\_0022: Arizona Room with view of rear yard and terrace facing south



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AZ\_PimaCounty\_BauderHouse\_0023: Guest bedroom facing northwest



AZ\_PimaCounty\_BauderHouse\_0024: Living room wall niche detail

**Bauder House**

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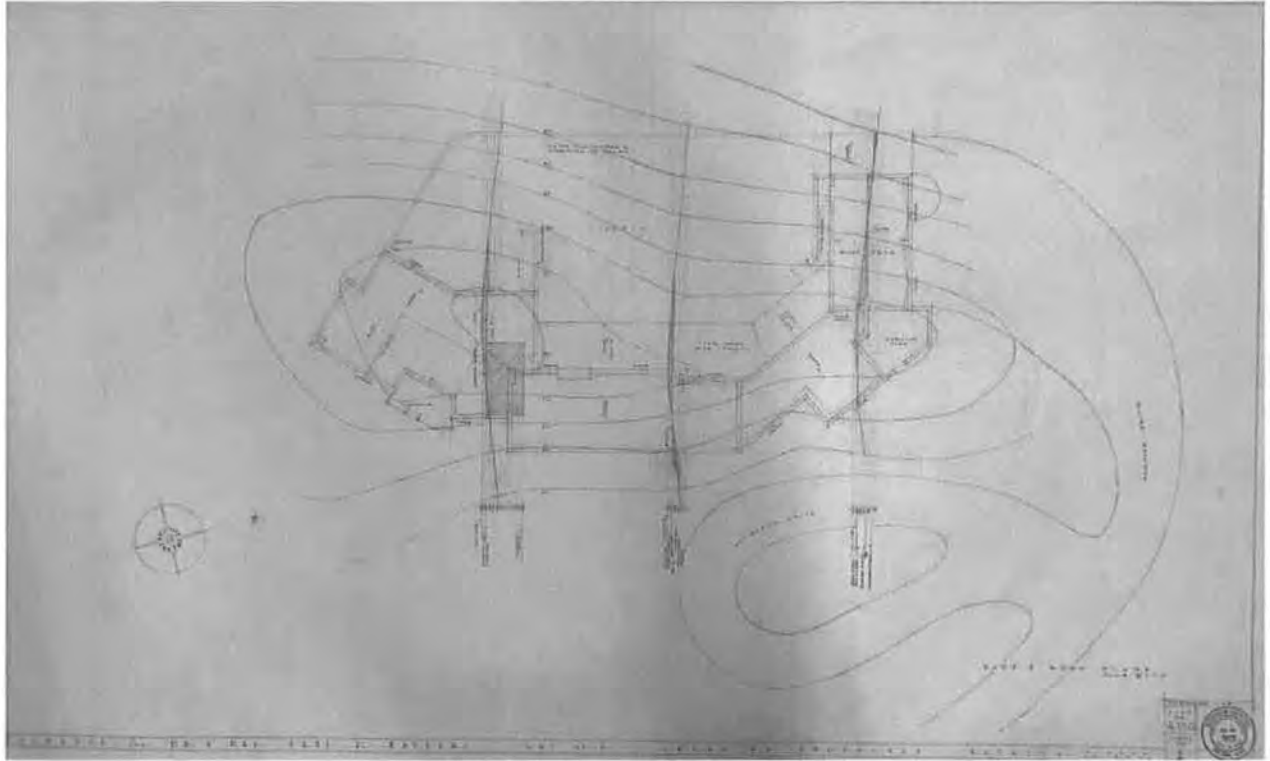
AZ\_PimaCounty\_BauderHouse\_0025: Living room fireplace mantel detail



AZ\_PimaCounty\_BauderHouse\_0026: Dining room bar door ironwork details

**Bauder House**  
Name of Property

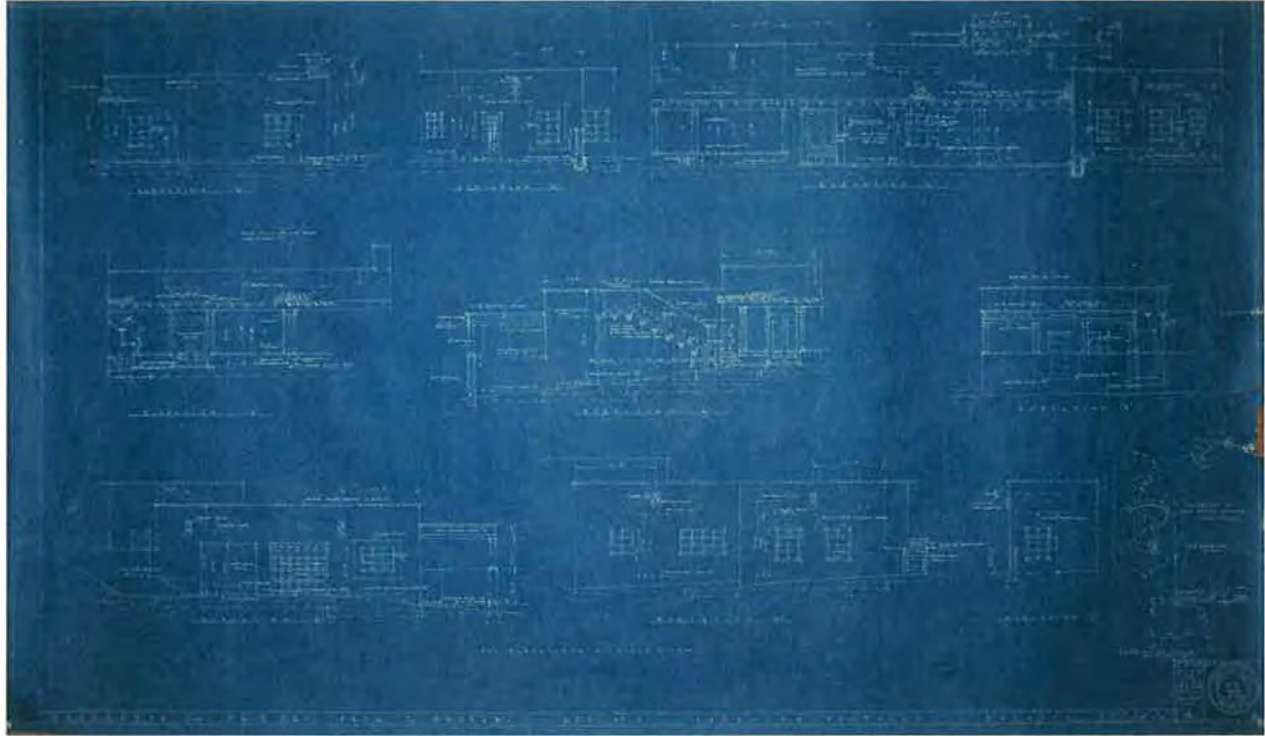
**Pima, AZ**  
County and State



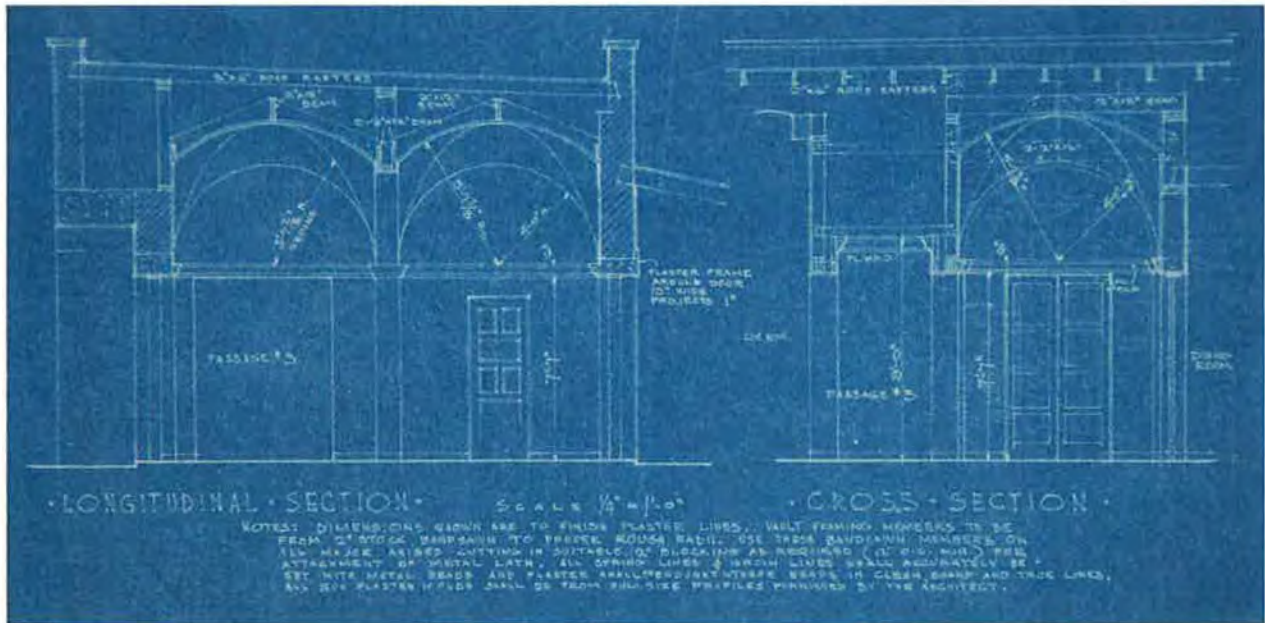
D1: Original topography and siting map

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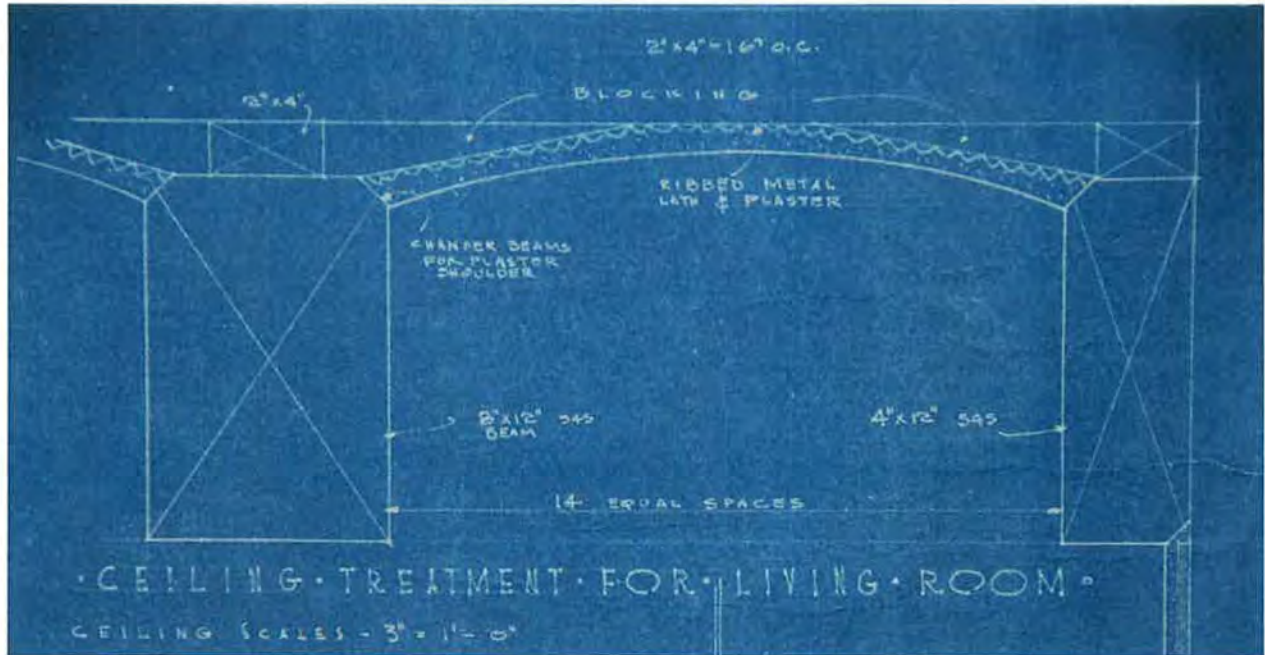
D2: Elevation drawings



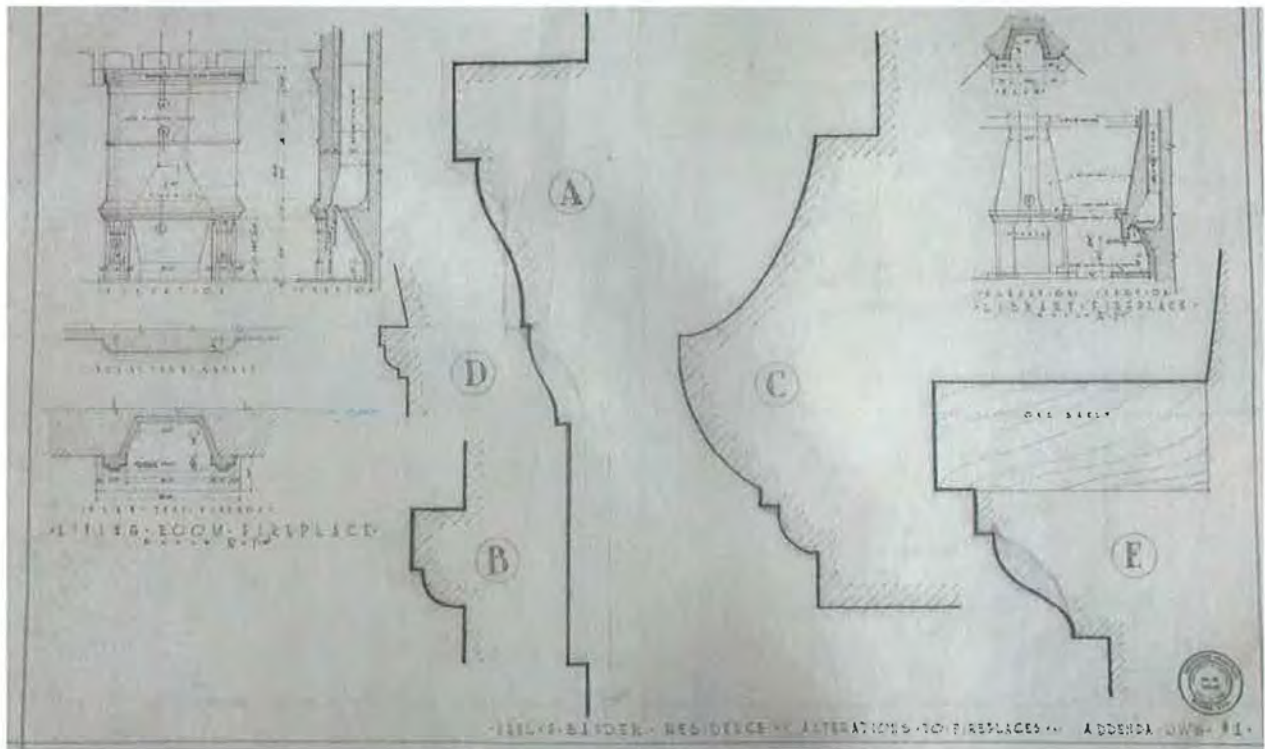
D3: Entry hall elevation drawing

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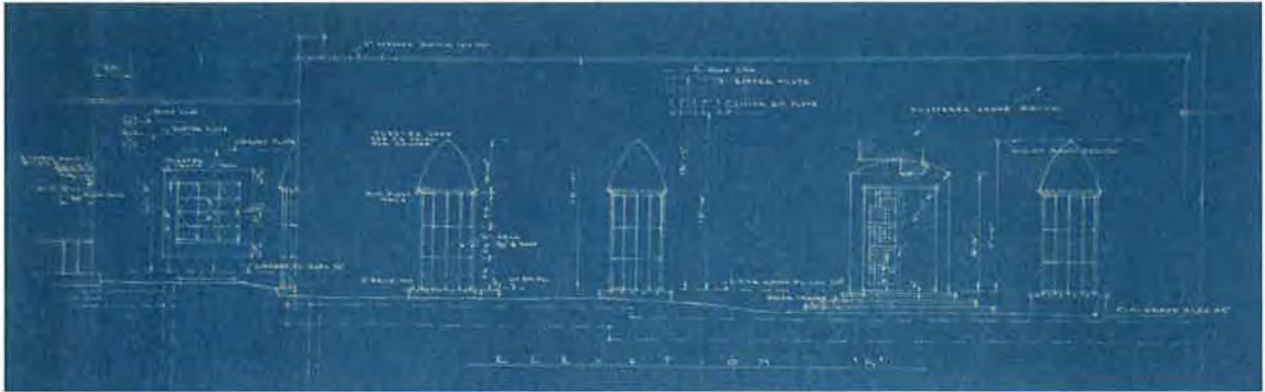
D4: Ceiling treatment drawing



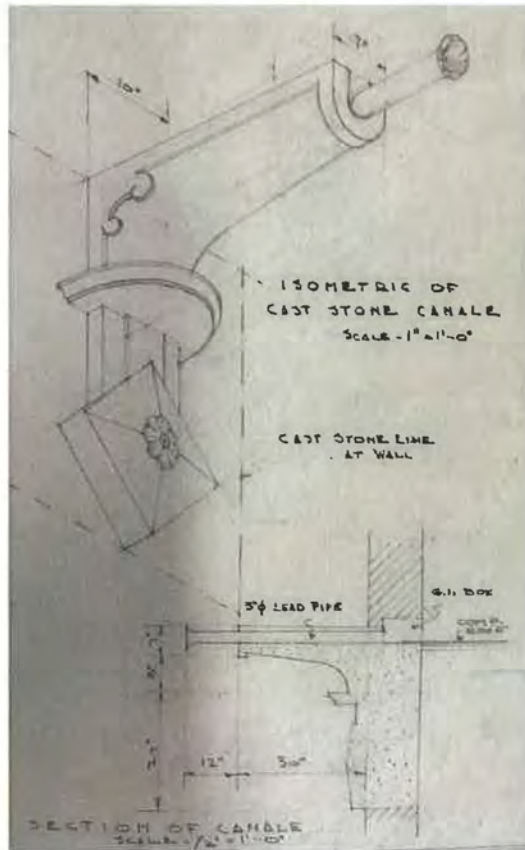
D5: Library fireplace mantel drawings

**Bauder House**  
Name of Property

**Pima, AZ**  
County and State



D6: Front entrance elevation drawing



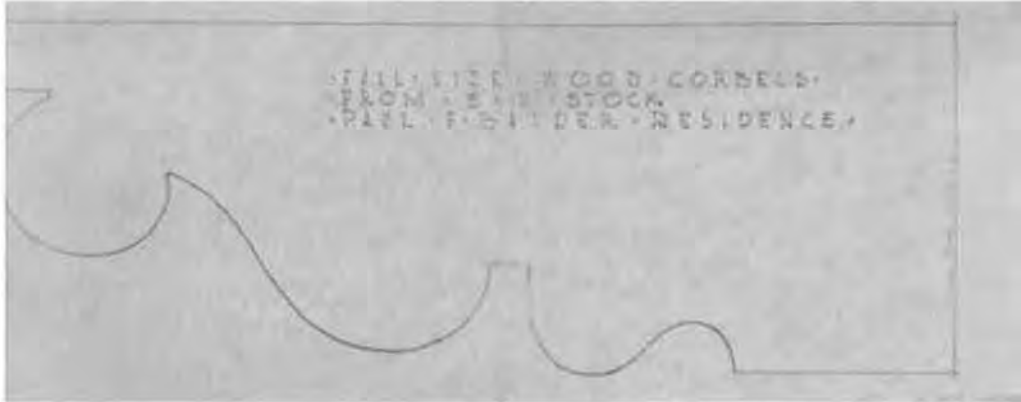
D7: Canale drawing

**Bauder House**

Name of Property

**Pima, AZ**

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D8: Corbel drawing

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Name of Property

**Pima, AZ**  
County and State



A1: Harlow gardens get a look at its early work". *Arizona Daily Star* 6 Nov 2016: Page 1



**Bauder House**  
Name of Property

**Pima, AZ**  
County and State

# gets a look at its early work

By Elena Acoba  
SPECIAL TO THE ARIZONA DAILY STAR

**H**arlow Gardens marks its 77th anniversary this year, and the owners have received a surprising gift: a copy of a 1942 Harlow landscape plan for a Josias Joesler-designed home.

The original that cropped up earlier this year is a rare find. It likely is one of the first designs John M. Harlow Sr. drew up after he settled in Tucson to run his nursery and landscape business.

See BLUEPRINTS, E8



The desert vegetation in the original Harlow plans flourished — by 1960, it was looking quite lush. The backyard, however, featured grass. BILL SCARE / TUCSON CITIZEN 1960

Harlow gardens get a look at its early work". *Arizona Daily Star* 6 Nov 2016: Page 2

**Bauder House**

Name of Property

**Pima, AZ**

County and State

Arizona Daily Star / Sunday, November 6, 2016

HOME + LIFE • E8



Bill, left, and John Harlow, both 76, overlook the Joesler property that their father landscaped. The 1941 blueprints were found when the current homeowner moved in earlier this year. A.E. ARAIZA / ARIZONA DAILY STAR

**BLUEPRINTS**

Continued from Page E1

It is the earliest locally dated plan known to exist, according to Demion Clinco, executive director of the Tucson Historical Preservation Foundation.

The organization is cataloging and preserving plans that the Harlow Gardens donated. They range from 1948 through the 1980s, although several are undated.

The two blueprints were recently found stuffed into a built-in cabinet of the 1941 home.

"To get something like this is, of course, a huge surprise," says William "Bill" Harlow, one of John Sr.'s four children. He owns Harlow Gardens with his twin brother, John M. Harlow Jr., and his son, John G. Harlow.



**PRESERVING LANDSCAPING HISTORY**

An effort to preserve Tucson's mid-20th century landscaping history is underway, starting with old plans donated by Harlow Gardens to the Tucson Historical Preservation Foundation.

Eventually, the organization hopes to find a permanent home for an archive, says Executive Director Demion Clinco.

It's difficult to find historical landscape plans, says Clinco. "People are always interested in the buildings," he says. "With landscape plans, very few of them survive."

**EDIBLES TO PLANT IN NOVEMBER**

Harlow gardens get a look at its early work". *Arizona Daily Star* 6 Nov 2016: Page 3

### Bauder House

Name of Property

Pima, AZ

County and State

Besides being a family and business heliloom, the plans — one for the backyard and one for the entranceway — provide a glimpse of landscape design in the mid-20th century.

They also help determine the age of some of the plants around the home's landscape today.

#### 1940S DESIGN

"This is proof of what was used back then," says Bill, who was not quite 2 years old when his father drew up the plan. "It's a typical lush, Mediterranean landscape enclosed in the patio."

The plans called for the walled backyard to grow many non-native, water-sucking plants.

They included a large grassy lawn rimmed with a eucalyptus, pepper tree, Carolina cherry tree, talisman climbing roses and beds of violets and yellow gazanias.

Two weeping bottlebrush between the patio slab and the lawn still grow. Bill estimates they're 50 to 60 feet high, just about right for 74-year-old trees.

Only one citrus tree grows in what the plan designated as a citrus grove, but the Harlows aren't sure the grapefruit tree is an original planting. John Jr. thinks it's too small. On the other hand, "With poor soil, you have out here

This is one of the 75-year-old landscape blueprints for a Joesler home in the Foothills. The blueprints were found recently in a built-in cabinet in the home, which dates to 1941. John M. Harlow landscaped the property

a growth inhibitor," he says.

Bill is pretty certain that some of the large agaves in the front yard are original plantings. They are borne out in photos that appear in a 1960 article in the Tucson Citizen newspaper.

Unlike the backyard, the front was designed to highlight native desert plants, including ocotillo, yucca and prickly pear. The plan also called for a grove of palo verdes. A single olive tree was designated for the entry, as well as one in the middle of the citrus grove in the back.

Bill concedes that it's hard to tell how much of the original plan was followed because there are no installation photos. Aside from the newspaper photos, there are some late 20th century shots in a 1990 book "Desert Southwest Gardens."

One hardscape element that apparently has survived is a fountain built into the backyard wall. Its tile has been dated to the 1940s.

#### REMINISCING

Bill and John Jr. express surprise at the number of desert

plants called for in the design. Native plants ironically weren't regularly available from nurseries until well into the 1970s.

That's because there was no demand for native landscapes at the time.

"People wanted what they had before they moved to Tucson," John explains.

When he started working for the family business, John was sent by his father to Phoenix to buy stock.

"Phoenix was a little bit ahead of Tucson as far as native plants were concerned," he says.

Bill remembers going onto private property — with permission, of course — around Southern Arizona to dig up ocotillo, barrel cactus, prickly pear and other natives to transplant into residential gardens.

John Sr. started the nursery and landscape design business in 1939. He set it up so that he could work in the Southwest during the harsher winters in Duluth, Minn., where the family lived, when business there slowed down.

The nursery, design and installation business first opened

in what is now a parking area for Tucson City Court downtown.

Eventually, the warmer Tucson climate won out and the family moved here around 1940, John recalls.

The Joesler-home landscape plan showed that John Sr. was still struggling with identifying native plants, Bill says. In the plan, he confused the similar scientific names for Texas sage and wax leaf privet, Bill observes. And he misspells palo verde as "palo wadi."

"I think he was still learning desert plants," Bill says.

The business was moved to its current location at 5620 E. Pima St. in 1957.

#### TODAY'S LANDSCAPE

The landscape for the Catalina Foothills home, designed by the pre-eminent Tucson architect of the time, has changed over the decades. Most strikingly is that a swimming pool replaced almost all of the lawn.

Bougainvillea enhance the Mediterranean feel. Two apparently volunteer African sumac that established themselves on the outside of the backyard wall

- asparagus
- beets
- broccoli
- carrots
- chard
- Chinese cabbage
- chives
- collard
- dill
- endive
- garlic
- horseradish
- kale
- kohlrabi
- leeks
- leaf lettuce
- mustard
- green bunch onion
- dry onion
- parsley
- parsnips
- Irish potatoes
- radishes
- rhubarb
- spinach
- turnips

Source: "The Tucson Garden Handbook," The Pima County Merit

have been nurtured and trimmed into sprawling trees about 40 feet tall.

The front yard has become a lush desert landscape, thanks to reseeded and volunteers. It helps with the original intent of how the house was meant to fit its environment, even back then, says Bill.

"The house basically looks like it was set down in the middle of the desert. The desert was meant to be filled around it."

Contact Tucson freelance writer Elena Acoba at [acoba@cskotscom.net](mailto:acoba@cskotscom.net).



PHOTO BY BILL BEARS / TUCSON CITIZEN 1960

By 1960, the Harlow-designed landscaping filled the grounds in the front of the Joesler home. A pool has since replaced most of the grass, but the fountain on the far wall remains.

Harlow gardens get a look at its early work". *Arizona Daily Star* 6 Nov 2016: Page 4

**Bauder House**

Name of Property

**Pima, AZ**

County and State

**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.



































WEST VIEW  
Tucson Mountains

NORTH VIEW  
Santa Catalina Mountains

EAST VIEW  
Rincon Mountains

























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination  
Property Name: Bauder, Jean and Paul, House  
Multiple Name: Single Family Residential Architecture of Josias Joesler and John and Helen Murphey MPS  
State & County: ARIZONA, Maricopa

Date Received: 8/18/2017 Date of Pending List: 9/19/2017 Date of 16th Day: 10/4/2017 Date of 45th Day: 10/2/2017 Date of Weekly List:

Reference number: MP100001661

Nominator: State

Reason For Review:

X Accept     Return     Reject    10/2/2017 Date

Abstract/Summary Comments: Very intact example of Joesler/Murphey's Regional Eclectic architectural design.

Recommendation/ Criteria C

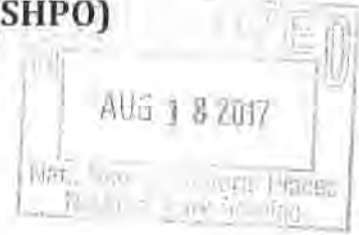
Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 10/2/17

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

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

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



**DATE: August 11, 2017**

**TO:**

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

**FROM:**

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

**National Register Nominations:**

**Tucson, Cornelia and Gila Bend Railroad Caboose #15  
Chandler, Maricopa County, Arizona**

**Bauder, Jean and Paul, House  
Tucson, Pima County, Arizona**

**The latter nomination from Pima County is associated with 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.***

**Accompanying documentation for each National Register nomination is enclosed, as required. Should you have any questions or concerns please contact me at [wcollins@azstateparks.gov](mailto:wcollins@azstateparks.gov) or 602.542.7159.**