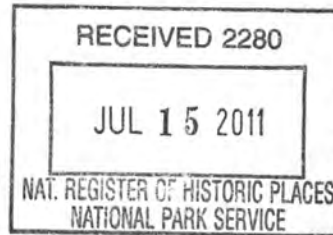


United States Department of the Interior
National Park Service



569

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 Corcoran, John P. and Helena S. House

other names/site number Casa de los Arroyos

2. Location

street & number 2200 East Calle Lustre

city or town Tucson

state Arizona

code AZ

county Pima

code 019

zip code 85718

<input type="checkbox"/>	not for publication
<input type="checkbox"/>	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

James W. Garreni 7 JULY 2011
Signature of certifying official/Title Date

AZ STATE PARKS / SHPO
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): _____

Sandra McClelland 8/30/11
Signature of the Keeper Date of Action

John P. and Helena S. Corcoran House
Name of Property

Pima, Arizona
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	3	buildings
		district
		site
	1	structure
		object
1	4	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

N/A

N/A

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
OTHER: Sonoran Revival

foundation: CONCRETE
walls: BURNT ADOBE
roof: ASPHALT
other: STUCCO; METAL: steel

John P. and Helena S. Corcoran House

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The John P. and Helena S. Corcoran House was designed by architect Josias T Joesler and built in 1940 by the John W. Murphey-Leo B. Keith Building Company. Initially a speculative house for Catalina Foothills Estates and owner occupied for many years by wealthy philanthropists John P. Corcoran and his wife Helena S. Corcoran, it is one of three known Joesler/Murphey residences with the same, modified, rectilinear U-plan. (In fact, its plan is the mirror image of that of the nearby, National Register-listed Erskine P. Caldwell House.) Situated on its original 9.27 acres in Catalina Foothills Estates, rich in native vegetation, the Corcoran House is a one-story building with a partial cellar styled in Joesler's interpretation of the Sonoran Revival. Character-defining exterior elements include its simple parapet-front morphology of short wings that border terraces. Constructed of mortar-washed burnt adobe, its ornamentation is minimal. The house is also noteworthy for its historic interior features including carved wood doors, colorful Mexican tiles and unique painted glass and pressed tin ornamentation by decorator Leionne Salter. Except for minor but compatible additions to the secondary wings plus necessary interior repairs and rehabilitation, the integrity of the Corcoran House is very good. Three non-contributing ancillary buildings plus one shade structure on the premises detract little from the natural desert site which retains its excellent integrity.

Narrative Description

Location and Setting

The Corcoran House property is located on East Calle Lustre approximately one-quarter mile west of North Campbell Avenue. The property comprises one single-family residence plus three non-contributing buildings (a guest house, a garden/utility building and a garage) on its original 9.27-acre parcel of Lots 71 and 98 in Catalina Foothills Estates. The Corcoran House and its extensive grounds occupy a broad hilltop above a deep wash in the foothills of the Santa Catalina Mountains, an upland region of the Sonoran Desert. Since first built, house construction sought to minimize disturbance to the natural desert vegetation and the majority of the property remains unmodified. Native plants include prickly pear, cholla, staghorn cactus, creosote bush, palo verde trees and a few saguaro cacti. With typical Joesler/Murphey siting, the Corcoran House is oriented to take advantage of the two major views, the mountains to the north and Tucson's city lights to the south.

The approach to the residence from East Calle Lustre is along a lengthy, looped driveway that traverses a broad expanse of natural vegetation. By setting the Corcoran House away from the street, the gravel drive provides excellent privacy and greatly contributes to the natural setting of the house. At the west end of the loop near the north garden wall is a circular turnaround that provides access to the main entrance and service wing of the house. A branch of the drive leads to a three-car garage and garden/utility building, both non-contributors due to age.

North of the residence is a large front yard, almost a "forecourt," that is professionally landscaped with meandering flagstone and gravel walks plus native plants. This yard is enclosed by a burnt adobe wall that appears to be original. The decorative wrought-iron, entry gate has a unique design as do all the patio gates. Beyond the yard to the north is an excellent view of the Santa Catalina Mountains. Adjacent to the house is a rectangular-plan, entrance terrace of scored concrete.

South of the house is an intimate patio contained by a brick wall and a hedgerow of mature shrubs within which are zones of paved terrace and lawn with trees. Adjacent to the house is a rectangular terrace of diagonal brick paving. Just beyond this terrace is a brick ledge, a flagstone terrace and a small lawn. Planted in the lawn to shade the patio are three unusual trees including a Chinese pistachio, a live oak and a Texas ebony. In the brick terrace close to the house is a mature olive tree in a circular brick-walled planter. Along the hedgerow are a few flowers and to the east are several citrus trees.

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Tending south across the lawn, a brick walk leads through a gate to an open patio area. At the southwest corner thereof, a tile-roofed, picnic *ramada* overlooks the deep wash and allows a distant view of the city. To the southeast, the walk leads through another gate and steps down to a kidney-shaped swimming pool surrounded by concrete cool-decking. Overlooking the pool from the north east is a non-contributing Contemporary style guest house built before 1969. Also east of the pool, a curving flagstone walk leads to a non-contributing building with dressing rooms and an attached greenhouse. North of this building is the garden/utility building and the garage. These non-contributors probably date back to 1967 (PCA 2010).

Exterior

Today the Corcoran House is an extensive 6,747 square-foot dwelling in Joesler's version of the Sonoran Revival style. Oriented on an east-west axis, it consists of simple, rectilinear forms including a central building mass with wings for the bedrooms to the west and services to the east. The offset wing projections help define the north and south terraces and other exterior areas. This Sonoran Revival style residence is relatively plain in overall appearance with a consistent palette of materials and a few of Joesler's special ornamental accents.

In 1995, the current owners made two modest additions to the building footprint. They enlarged the kitchen to the north by building upon the footing of the former walled service yard. They also enlarged the master bedroom suite at the west end. Prior to their ownership at an unknown date, this wing had already been enlarged. They also converted the original attached garage to a studio.

The house has a rambling, parapet-wall appearance with flat roofs. The central mass has a higher wall to express the importance of the main living spaces within and the parapets of the side wings are lower. The walls are lightly mortar-washed and built of adobe brick, laid so that some individual bricks protrude for texture. All parapets have a burnt adobe brick cap. The windows are steel casements painted blue, with mortar-troweled concrete lintels and brick sills.

The principal feature of the front (north) façade is the skillfully-designed main entrance, a projecting stucco-faced reveal with a decorative plastered pediment. On this façade, Joesler's typical variety of window treatments is evident. Most elaborate is the living room window, which is west of the entry. It is flanked by stucco-clad pilasters and a corbelled, natural brick lintel. East of the dining room entry, is a large, multi-pane casement window with a heavy concrete lintel. On the east wing, there also is a small window with a wrought-iron grille in a diagonal pattern. The west bedroom wing has a corner chimney with a decorative, vented brick cap and Joesler's typical wrought-iron weather vane.

The west façade is characterized by a simple stepped appearance representing the bedroom wing within. Much of the south façade is hidden behind high shrubbery. The main feature is the wide, central, glass-enclosed sunroom (former screened porch). It has a sloping shed roof clad in mission tile. The parapet of the central residential mass rises above the sunroom. As in front, parapets on either side are lower, being those of secondary building wings. At the far west end, the master bedroom suite opens onto its own porch. Three corner chimneys can be seen from the south, including that of the northwest bedroom with the decorative cap. Another chimney features a simple, corbelled brick cap.

Of the three non-contributing ancillary buildings, the pool guest house is special as it was designed by noteworthy Tucson architects Place & Place. Contemporary in style, it is built of burnt adobe brick and features a heavy, cantilevering roof that also serves as a deck. Three panels of floor-to-ceiling, steel frame windows overlook the pool. The three-car garage and garden/utility building were built around 1967 from compatible materials. West of the pool is a non-contributing, mission-tile-roofed shade structure.

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Interior

The Corcoran House exhibits a variation of Joesler's characteristic U-plan and is a mirror image of that used in the nearby, National Register-listed Erskine P. Caldwell House. Its spatial organization centers on a generous-sized social "core" that to the north includes the entry hall, living room, powder room/closet and dining room. Lining the entire south side of this core is the ample Arizona room, a sunroom created from the original screened porch. Typical of Joesler's design intentions, private spaces and utility spaces are at opposite ends of the house. Thus, the bedrooms occupy the west wing and the kitchen, utility spaces and former garage (now a studio) occupy the east wing.

The entry hall of the Corcoran House is a generous 8'-3" wide and simple in detailing. Facing north is the custom-built, wood-plank door while from the south a pair of French doors leading to the Arizona room allows light to enter the space. The floor is highly polished concrete of a rich, red-brown hue and hand-scored to give the appearance of tiles set in a border. The entry hall allows access to the living room, dining room and Arizona room through openings dissimilar in character in order to emphasize hierarchy and the functional differences of the spaces beyond.

The most impressive living space is the ample, 476-square-foot living room. This room is reached from the entry hall through a rectilinear opening embellished with rustic, scrolled corbels (*zapatas*) and double doors, all uniquely hand-carved with various motifs in its panels. The central focal points of the living room include on the south wall, a plain plaster fireplace, straight-sided from floor to ceiling, and, on the north wall, the major view window. The high ceiling is exposed wood beams with cross bracing in an enlarged "egg crate" pattern, the interstices of which are plastered and painted white. Rectilinear bookshelf niches, very simple in detail, flank the west side of the fireplace and appear on the west wall. The floor is a continuation of the tile-patterned, scored colored concrete found in the entry hall, polished to a high sheen.

The dining room is announced from the east wall of the entry hall by an arched opening with sculpted plaster molding at each spring line. A vestibule with a powder room and closet on either side of its short hall are transitional spaces to the double carved doors of the dining room. These doors feature scalloped borders and identical pinwheel motifs inside the panels. The room itself is approximately 242-square-feet in plan. It also opens into the sun room and the kitchen zone.

Currently, many Joesler/Murphey residences in Catalina Foothills Estates feature what is locally known as an "Arizona room," a sunroom created by enclosing Joesler's signature screened porch. This Arizona room typically remains one of the most appealing, informal spaces in the house. In the Corcoran House, there is a "beehive" fireplace in the northwest corner. Easy access to the kitchen on the east allows for casual dining here. Also, in the southeast corner is the staircase to the partial cellar.

The four remaining, original bedrooms were generous in size for the era. Each one retains its own bathroom, built-in closet and simple materials and features. The non-original, master bedroom suite was added to the southeast end of the bedroom wing in two separate phases. The date of the first addition is unknown but pre-dates the occupancy of the current owners who enlarged the northwest end with a spacious, contemporary master bath in 1995.

The Corcoran House retains most of the Joesler/Murphey team's original detailing like red-brown colored concrete tiles for the social spaces and color matched, plain concrete slabs in the bedroom wing. Bathrooms retain their decorative Mexican floor tiles. Except for the kitchen, bathrooms and hallways, all ceilings in the residence have exposed, white-washed planks supported by 6-inch-by-6-inch wood beams. Walls are plastered with a smooth finish, painted white. Door handles and light fixtures are hand-crafted.

Joesler's characteristic variation in window treatment also occurs inside. Although most openings are simple and rectilinear, in two secondary bedrooms, deep-set arched coves showcase the windows. Door openings are commonly rectangular or arched for emphasis. A variety of hand-carved doors can be found throughout the house, the most elaborate of which are found in the communal living area.

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Throughout the residence are numerous examples, in excellent condition, of ornamental work by Leionne Salter, a talented interior decorator of that era. (Ms. Salter's work is also found in the Erskine P. Caldwell House, another speculative house.) It may well be that the Joesler/Murphey team commissioned her to decorate some of their speculative houses, although John Murphey's wife, Helen Murphy, commonly filled that role. Of special interest are the stamped tin features and painted decorations on glass reflecting Ms. Salter's predilection for colorful, nature-inspired motifs in the "Mexican" theme. An exquisite display of Salter tinwork is found in the powder room.

Integrity

The current owners, Frederick and Mary Frelinghuysen, are the second owners. When they acquired the house in 1994, it was in deteriorated condition. (The Corcorans had let a series of institutions/charities occupy the premises and over the years, the property fell into distress.) The Frelinghuysens have lovingly restored this property that they have named *Casa de Los Arroyos* (House of the Dry Stream Beds). Their minor additions and remodels constitute necessary rehabilitations and acceptable upgrades for Catalina Foothills Estates properties. The owners have made every attempt to preserve existing materials and ornamentation. Where deterioration was too severe, they replaced materials in kind. The integrity of the house is very good and of the property as a whole is excellent.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1940

Significant Dates

1940

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Josias T. Joesler

John W. Murphey - Leo B. Keith Building Co

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period of significance is the construction date.

Criteria Considerations (explanation, if necessary)

N/A

John P. and Helena S. Corcoran House

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

Summary Paragraph

The John P. and Helena S. Corcoran House property is significant under Criterion C. Ideally placed in its natural setting on more than nine acres of land, the residence epitomizes Joesler and Murphey's intentions for Catalina Foothills Estates properties under the original deed restrictions. First a speculative project, the property was designed to attract high-profile clientele like John and Helena Corcoran, wealthy philanthropists. The Corcoran House is designed in the Sonoran Revival, an appropriate regional style but not as frequently used as the Spanish Colonial Revival in the premier subdivision. Even at the speculative stage, the team may have commissioned interior decorator Leionne Salter to produce the exquisite pressed tin artifacts and painted motifs, signed by her hand, evident inside. Adjacent to the pool garden is a Contemporary style guest house by well-known Tucson architectural firm Place & Place. The Corcoran 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." Context 1 is "Subdivision Planning of John Murphey in Tucson, Arizona 1927-1956." Context 2 is "The Architecture of Josias Joesler in Tucson, Arizona 1927-1956." It is a very good example of property type Single Family Residences, (B) Residences in Outer Subdivisions, (1) Catalina Foothills Estates (a) Modified House on Original Lot. The property meets all registration requirements.

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

The Corcoran House was designed as a speculative house by architect Josias T. Joesler and built in 1940 by the John W. Murphey-Leo B. Keith Building Company in the Sonoran Revival style.

Sonoran Revival Style (late 1800s-early 1940s)

The Sonoran Revival is a local variant among the popular Southwestern Revival styles that evolved in the United States during the late 19th and early 20th centuries, particularly in areas of Hispanic settlement. Quite common in Tucson, Arizona, this style derived from Hispanic vernacular types found in southern Arizona and northern Mexico from the late 18th century up to the present day. Spanish Colonial and Mexican dwellings of this sort were rectilinear in plan with high, flat facades of adobe and flat roofs with parapets. Drainpipes (*canales*) pierced the parapets. Recessed doorways and informally placed window openings reflected the interior room arrangement. To prevent adobe deterioration, later houses of this type had plaster sheathing and fired brick parapet caps.

Gradually the vernacular type was transformed through contact with Anglo-American settlers from the East. In Tucson, a styled version now known by local scholars as the Sonoran Revival evolved. Buildings in this style were simpler in detail than other Southwestern Revivals (Spanish Colonial, Mission and Pueblo Revival) and featured flat roofs, parapets and flat facades, often of burnt adobe. Parapets were commonly capped, either with simple bricks or more elaborate coursing like soldier bricks set diagonally. Ornamental wrought iron grilles (*rejas*) commonly appeared on window openings. After World War II, a modernized adaptation locally known as the Territorial Ranch style grew from the earlier Sonoran Revival. Generally built of burnt adobe, it was adopted by architects and contractor/builders to become Tucson's third most popular post-war style.

Registration Requirements

The Corcoran House is significant under National Register Criterion C because of the excellent integrity of its site and very good integrity of its residence with respect to location, design, and setting, materials, workmanship, feeling and association. As a very good example of a modified residence on its original lot, the property continues to represent Joesler and Murphey's intentions for Catalina Foothills Estates. Its additions are compatible, minor in size, and in secondary locations.

John P. and Helena S. Corcoran House

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Developmental history/additional historic context information (if appropriate)

John Phillip and Helena Springer Raskob Corcoran

John (Jack) Phillip Corcoran (1900-1992), a land owner and developer, is known to have been residing at 2200 E. Calle Lustre by July 1941. Among his ventures, Corcoran apparently developed his holdings at the Green Gold Ranch in Sahuarita. In August 1943, he was president of Green Gold Ranchos operating from 189 E. Toole Avenue (Tucson City Directories and Phone Books, 1941-1943). Helena (Skipper) Springer was first married to John J. Raskob, a financier with whom she ran a dairy ranch in the 1940s and early 1950s on East River Road. After John Raskob's death in 1950, in 1952 Helena married John P. Corcoran ("Mrs. Corcoran...1963).

Helena Corcoran was one of Tucson's most generous philanthropists, known for her support of community charities throughout Arizona. In Tucson she made large donations to Catholic institutions including local schools and hospitals. Her name is closely associated with Salpointe Catholic High School which began in 1950 as a modest school for one hundred pupils. Named for Arizona's first Bishop, Jean-Baptiste Salpointe, much of the school's early development was headed by Mrs. Corcoran who donated eight to ten million dollars for construction. Under her sponsorship, the school grew from 400 to 1,000 pupils and the physical infrastructure that forms today's campus was established ("Mrs. Corcoran...1963, Wikipedia 2010). The Corcorans were also avid supporters of the Arizona Sonora Desert Museum. At the age of 77, Mrs. Corcoran died July 8, 1963.

Leionne Salter

Tucson artist and interior designer Leionne Salter decorated the interiors of many of Tucson's early homes and hotels, including the subject residence at 2200 East Calle Lustre. Although it is known that Helen Murphey, the wife of John W. Murphey, was responsible for much of the decoration of the Joesler/Murphey team's architecture, Mrs. Salter and probably her husband Cliff, manufacturer of furniture and decorative tin, did the work here. It is not known whether she decorated for Joesler/Murphey while the house was still a speculative venture, or later for the Corcorans.

Leionne Salter signed her work and was probably best-known for her early interest in combining Mexican artifacts and culture with Territorial architecture. The Salters were involved with Isabella Greenway's Arizona Hut, a workshop that first opened in 1927 in Tucson to provide employment for disabled veterans. Mr. and Mrs. Salter took over the Arizona Hut when Isabella Greenway King went to Washington as an Arizona congresswoman. They gradually turned it into an interior decorating service renamed the Arizona Studio. In 1966, Leionne Salter was named first president of the newly formed Southern Arizona chapter of the American Institute of Interior Designers. ("Services..." 1972.)

John P. and Helena S. Corcoran House
Name of Property

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9. Major Bibliographical References

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

Frelinghuysen, Frederick and Mary, owners. Conversations and site visits regarding construction of the Corcoran House, January 12, 2010 and March 9, 2010.

Joesler, Josias T. "Residence for Catalina Foothills Estates Tucson – Lot 71," date illegible. Arizona Architectural Archives.

"Mrs. Corcoran Leaves \$500,000 To Hospital", Arizona Daily Star, 18 July 1963.

Pima County Assessor (PCA), Assessor's Record Map Lot 71 and 98, Catalina Foothills Estates, Amended Detail Sheet No. 4, 2010.

Pima County Assessor (PCA), property record card, <http://www.assr.co.pima.az.us>, 2010.

"Salpointe Catholic High School-History," Wikipedia 2010.

"Services for Mrs. Salter, noted decorator, planned", Tucson Citizen, 19 February 1972.

Tucson City Directories , 1940-1955, Arizona Historical Society Library.

Tucson Phone Books, 1940s, Arizona Historical Society Library.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Arizona Historical Society, Tucson.

Historic Resources Survey Number (if assigned):

N/A

John P. and Helena S. Corcoran House
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10. Geographical Data

Acreage of Property 9.27 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>505568</u>	<u>3574280</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property encompasses Lots 71 and 98 in Catalina Foothills Estates subdivision. The property is identified as Pima County Tax Identification Number 108-15-073A.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries match those of the legal description.

11. Form Prepared By

name/title Janet H. Parkhurst, Ralph Comey, and Keith B. Knoblock

organization J. H. Strittmatter Inc., R. Comey Architects date 9 June 2011

street & number 3834 E. Calle Cortez telephone (520) 320-9043

city or town Tucson State AZ zip code 85716

e-mail jhparkhurst@yahoo.com; comeyarchitects@cox.net; keith@eteam-llc.com

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.)

John P. and Helena S. Corcoran House
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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: John P. and Helena S. Corcoran House
City or Vicinity: Tucson
County: Pima
State: AZ
Name of Photographer: Ralph Comey (exterior), Janet Parkhurst and Keith Knoblock (interior)
Date of Photographs: March 2010
Location of Original Digital Files: 3834 E. Calle Cortez, Tucson, AZ 85716
Number of Photographs: 12

Description of Photograph(s) and number:

Photo #1 John P. and Helena S. Corcoran House setting.
Photo #2 North (front) façade, camera facing south.
Photo #3 East façade, camera facing southwest.
Photo #4 South façade, camera facing north.
Photo #5 West façade, camera facing northeast.
Photo #6 Guest house west façade, camera facing northeast.
Photo #7 Entry hall, camera facing south.
Photo #8 Living room carved doors, camera facing southeast.
Photo #9 Arizona room, camera facing east.
Photo #10 Painted rooster motif by Leonie Salter in Arizona room, camera facing northwest.
Photo #11 Bathroom detail, camera facing north.
Photo #12 Typical colored concrete slab detail.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Fredrick and Mary Frelinghuyesen
street & number 2200 East Calle Lustre telephone 520-577-1102
city or town Tucson state AZ zip code 85718

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

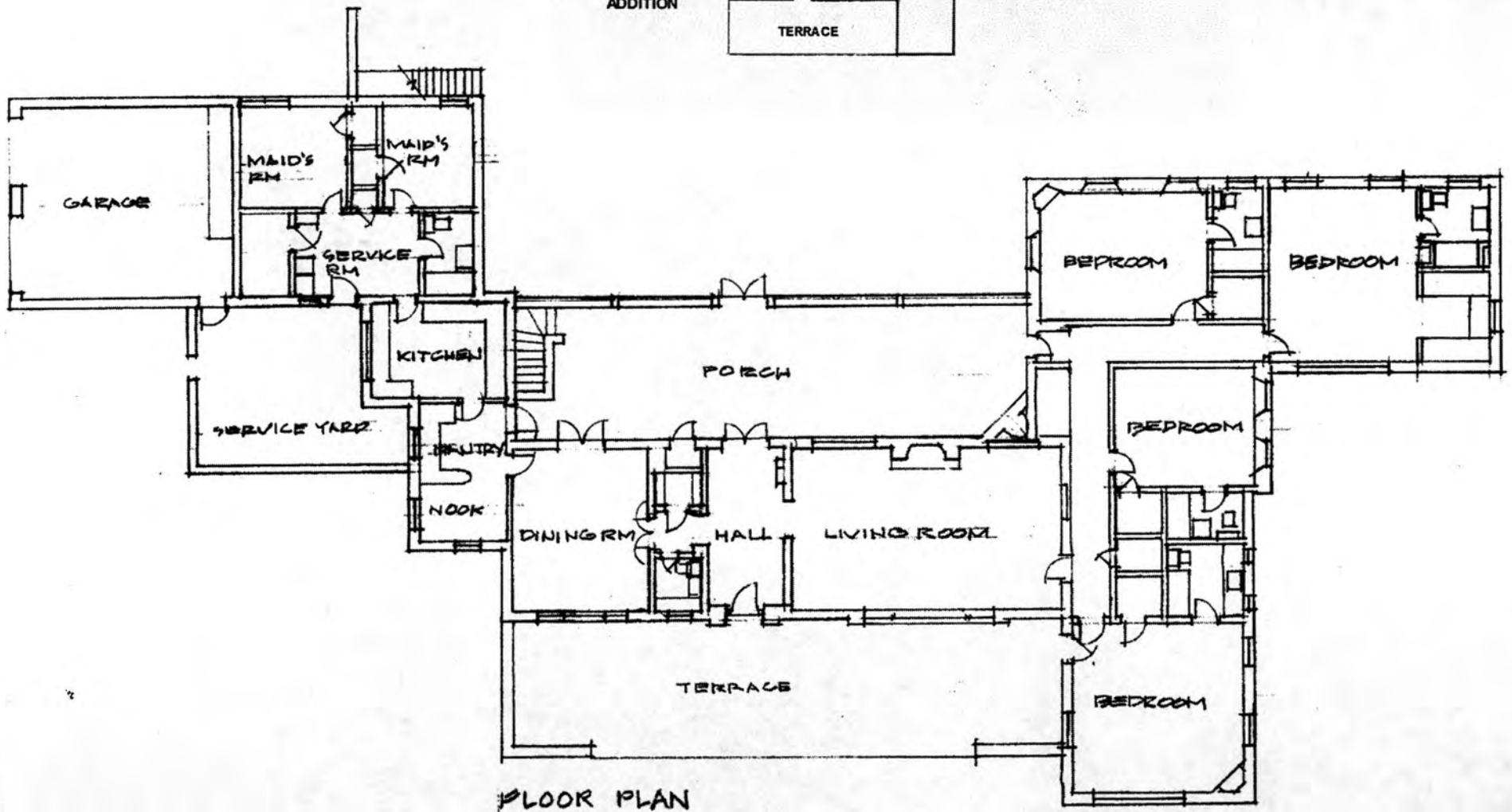
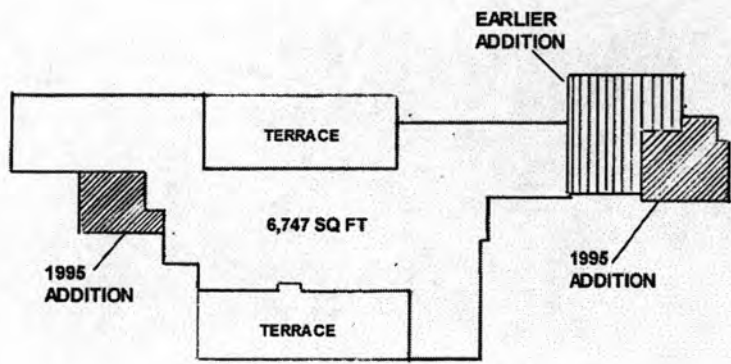
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

John P. and Helena S. Corcoran House
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N/A
Name of multiple listing (if applicable)

Section number Maps Page 14

**John P. and Helena S. Corcoran House Floor Plan on Following Page
(after Joesler 1940).**



FLOOR PLAN

J.P. & H.S. CORCORAN HOUSE
 2200 E, CALLE LUSTRE



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

**National Register of Historic Places
Continuation Sheet**

John P. and Helena S. Corcoran House

Name of Property

Pima, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 16



Photograph #1
John P. and Helena S. Corcoran House setting.



Photograph #2
North (front) façade, camera facing south.



Photograph #3
East façade, camera facing southwest.



Photograph #4
South façade, camera facing north.

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

**National Register of Historic Places
Continuation Sheet**

John P. and Helena S. Corcoran House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs Page 17



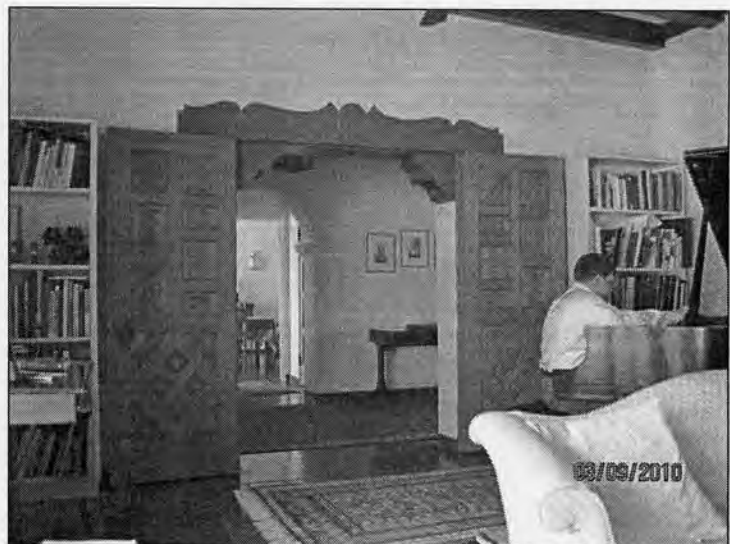
Photograph #5
West façade, camera facing northeast.



Photograph #6
Guest house west façade, camera facing northeast.



Photograph #7
Entry hall, camera facing south.



Photograph #8
Living room carved doors, camera facing southeast.

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

**National Register of Historic Places
Continuation Sheet**

Name of Property	John P. and Helena S. Corcoran House
County and State	Pima, Arizona
Name of multiple listing (if applicable)	N/A

Section number Photographs Page 18



Photograph #9
Arizona room, camera facing east.



Photograph #10
Painted rooster motif by Leoinne Salter in Arizona room, camera facing northwest.



Photograph #11
Bathroom detail, camera facing north.



Photograph #12
Typical colored concrete slab detail.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Name of Property

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

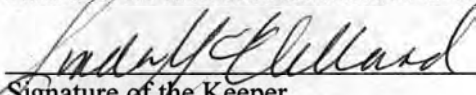
NRIS Reference Numbers: 11000569

Property Names: Corcoran, John P. and Helena S., House

County: Pima State: AZ

Multiple Property Name: Architecture and Planning of Josias Joesler and John Murphey in Tucson, AZ, MPS

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

 _____
Signature of the Keeper Date of Action August 30, 2011

Amended Items in Nomination:

Section 5: Name of Related Multiple Property Listing

The name of the MPS, "Architecture and Planning of Josias Joesler and John Murphey in Tucson, AZ, MPS," is, hereby, entered and "N/A" dropped.

The Arizona SHPO Office was notified of this amendment.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Corcoran, John P. and Helena S., House

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

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 7/15/11 DATE OF PENDING LIST: 8/08/11
DATE OF 16TH DAY: 8/23/11 DATE OF 45TH DAY: 8/30/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000569

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

 ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept. C

REVIEWER SM C. Colman

DISCIPLINE _____

TELEPHONE _____

DATE 8/29/11

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

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



CORCORAN HOUSE

PIMA CO. AZ

1 of 12

FUJIFILM
FUJICOLOR Crystal Archive
Paper
FUJIFILM
FUJICOLOR Crystal Archive
Paper
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FUJICOLOR Crystal Archive
Paper

QZ_Pima County (1) 025 @ HD
112 019-2 N N-1 --- 2062 0/10019



CORCORAN HOUSE
PIMA CO. AZ

2 of 12

1712 019 N N N44 --- 2049 8/10/00

1712 Pima County 028 © HD



CORCORAN HOUSE

PIMA CO. AZ

3 of 12

992 Pima County 029 © HD
1712 019 N N 1-2049.8/100.0

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CORCORAN HOUSE
PIMA CO., AZ
5 of 12

92Z Pima County () 833 © HD
1712 01941 N N41 -- 20488-1000



CORCORAN HOUSE
PIMA CO. AZ
6 of 12

1712 019 N N N+1 --- Z049.8/100.0
AZ Pima Cou. 4117 > 035 © HD

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Archive
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Paper

FUJIFILM



03/09/2010

CORCORAN HOUSE
PIMA CO. AZ
7 of 12

92Z Pima County <f> 037 © HD
1712 019 N N N-3 --- 2059 3/100.9

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Fujicolor Crystal
Paper



03/09/2010

CORCORAN HOUSE
PIMA CO. AZ
8 of 12

162 PIMA COUNTY (7) 039 © HD
112 019 N N N-1 -- Z0593/1000



CORCORAN HOUSE
PIMA Co. AZ
9 of 12

742-Pima County > 841 © HD
1712 919 N N N-4-- 2153.7/1000



03/09/2010

CORCORAN HOUSE
PIMA CO. AZ
10 of 12

192 Pima County > 043 @ HD
1712 019 N N N-3 --- 2009.1/1000

FUJIFILM



CORCORAN HOUSE
PIMA CO. AZ
11 of 12

Fujicolor Crystal Archive
Fujifilm
Fujicolor Crystal Archive
Fujifilm
Fujicolor Crystal
Paper

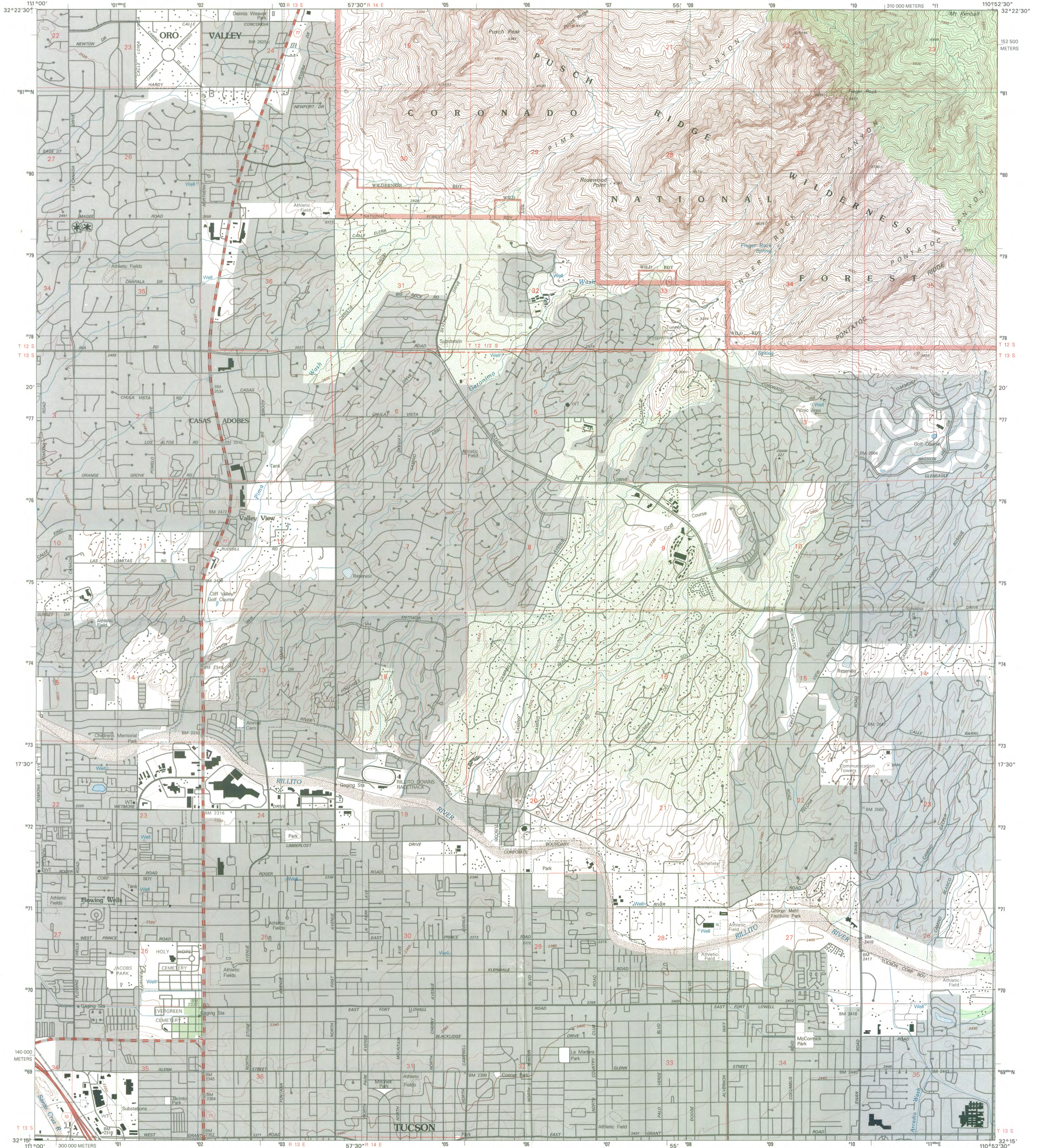
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03/09/2010

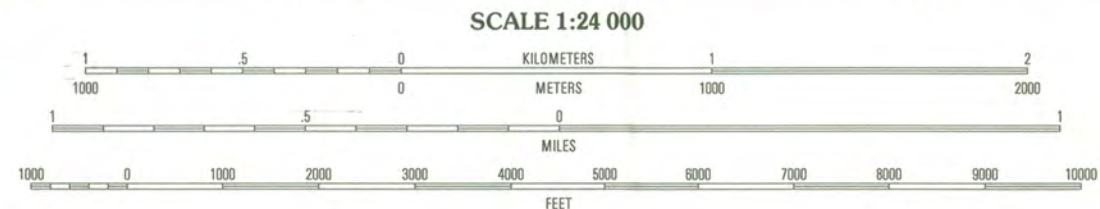
CORCORAN HOUSE
PIMA CO. AZ
12 of 12

1992 Pima County () 0417 © HD
1/12 019 H N N-1 --- 205943/1990



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

ZONE 12 505509E 3674280 N
JOHN F. AND HELEN S. CORCORAN HOUSE
2200 E. CALLE LUSTRE
TUCSON, AZ 85718



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLE NAMES

ROAD CLASSIFICATION

- Primary highway: hard surface (solid line), improved surface (dashed line), secondary highway (dotted line), unimproved road (dashed line)
- Light-duty road, hard or improved surface (solid line)
- Interstate Route (thick red line with shield)
- U.S. Route (red line with shield)
- State Route (red line with shield)

TUCSON NORTH, AZ

1996

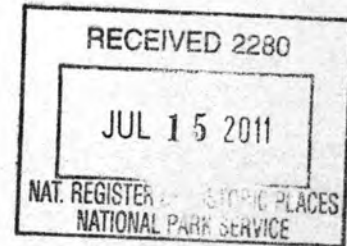
NIMA 3848 IV SW-SERIES V898

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





July 8, 2011



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

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

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Forms for the following properties:

- Van Schaick, Nellie Mae Kellogg House – Tucson, Pima, AZ
- Tout, Edwin I. and Gladys M. House – Tucson, Pima, AZ
- McFadden, Phillip G. House – Tucson, Pima, AZ
- Hall, Lewis D.W. House – Tucson, Pima, AZ
- Hall, Arthur C. and Helen Neel House – Tucson, Pima, AZ
- Fletcher, P.W. House – Tucson, Pima, AZ
- Corcoran, John P. and Helena S. House – Tucson, Pima, AZ
- Adams, James P. and Sarah House – Tucson, Pima, AZ

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

Enclosures

VS:vs

Janice K. Brewer
Governor

State Parks
Board Members

Chair
Tracey Westerhausen
Phoenix

Walter D. Armer, Jr.
Vail

Reese Woodling
Tucson

Larry Landry
Phoenix

Alan Everett
Sedona

William C. Scalzo
Phoenix

Maria Baier
State Land
Commissioner

Renée E. Bahl
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188