

Wilson, Betty-Jean House
Name of Property
United States Department of the Interior
National Park Service

JAN 08 2016 Pima, AZ
County and State

Nat. Register of Historic Places
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: Wilson, Betty-Jean House

Other names/site number: _____

Name of related multiple property listing:

The Single Family Residential Architecture of Josias Th. Joesler ad 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: 2322 E. Calle Lustre

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Not For Publication: Vicinity: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:

X A ___ B X C ___ D

<u>James W. Garrison</u> <u>AZSIAPD</u> <u>22 DECEMBER 2015</u>	
Signature of certifying official/Title:	Date
<u>Arizona State Parks/State Historic Preservation Office</u>	
State or Federal agency/bureau or Tribal Government	

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Handwritten Signature]
Signature of the Keeper

2/23/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

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

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th and 20th CENTURY REVIVAL

Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: CONCRETE
walls: STUCCO
roof: ASPHALT, TERRA COTTA
other: WOOD, METAL: iron, steel, GLASS

Narrative Description

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

Summary Paragraph

The Betty-Jean Wilson House was designed by Josias Th. Joesler and built by the John W. Murphey and Leo B. Keith Building Co. in 1935. Little is known about its first owner who may have been connected with the Delaware DuPonts. Situated on a slightly elevated desert site of 4.36 acres, the house is surrounded by native desert vegetation. There are views in two directions, with the major view towards the mountains to the north. The residence is a one-story 3211 sq. ft. building representing Joesler's interpretation of the Spanish Colonial Revival Style and is considered a Joesler/Murphey Regional Eclectic residence, which were built between 1930-1954.

The house presents a striking image in its desert setting. Primary character defining features that convey significance include: a distinctive "H"-shaped floor plan with a central living space, a bedroom wing to the left, and an angled wing to the right containing the dining room and service area with an attached garage; white stuccoed walls with parapets topped by red brick caps and with a broad south facing screened porch with a contrasting low sloping sheet roof covered with red mission tiles and supported by white-painted brick piers and featuring exposed beams and rafters and a large, pristine desert site. Secondary character defining features that convey significance include: large, spaced blue-painted double hung windows with muntins and exposed wood lintels; raised stuccoed chimneys with simple decorative vents; a front service

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

yard and a rear patio enclosed by exposed mud adobe walls with burnt adobe brick caps; and unusual interior decorative features including; a wood plank front door with a bas relief decorative carving; ornamental wrought iron gates at the dining room; kitchen cabinets with floral designs painted by Helen Murphey; and master bedroom exterior doors with glass panes containing floral clusters painted by Helen Murphey. The house is noteworthy for its well-designed and comfortable interior and for the quality of its construction. The house has been general well maintained through the years, although some features are weathered. The integrity of both the house and site is excellent.

Narrative Description

Location and Setting

The property consists of 4.36 acres with one contributing residence within Catalina Foothills Estates No. 1. It is located one mile north of E. River Road and just west of Campbell Avenue on East Calle Lustre. With typical Joesler/Murphey site placement, the house is located on its slightly elevated desert site with gentle slope on three sides. Construction of the house minimized disturbance to the native desert vegetation that surrounds the house, and the majority of the property remains unchanged. Native plants include: palo verde trees, saguaro cactus, barrel, prickly pear, cholla, and staghorn cactus, creosote bush and desert scrub. A light gravel surfaced driveway with rock edging curves up from the road to the west and makes a generous circle at the east side of the house. Three planters within the circle contain desert trees and shrubs. An attached two-car garage and the service yard open to the circle. The original driveway, now used only minimally, curves up from the street to the north and meets the circle. A side entrance from the front porch connects directly to the circle, close to the house. Double screen doors from the front porch open to a brick platform with two steps that connect to a short pathway leading back to the driveway circle. North of the house, a 4 ft. high exposed adobe brick wall with a burnt adobe brick cap curves slightly to enclose a broad informal patio area. Within the wings of the house is a terrace paved with dry-set brick. Three planters here contain arid zone trees and desert shrubs. A low brick wall partially encloses the terrace and features a deep ornamental well. The outer patio area has a light gravel surface and contains several planters edged with desert rock that contain arid zone and desert trees and plantings.

Exterior

The Wilson House is organized in wings with one wing angled. The house has a horizontal scale with masonry walls topped by parapets. The main south façade has a broad porch with a low sloping shed roof. The materials palette is consistent around the house. The walls are white-stuccoed adobe with parapets topped by a single course of red burnt adobe brick. The windows are blue-painted double hung wood with white-painted concrete sills with blue-painted wood storm windows. The exposed wood lintels are natural-stained. The exterior doors are blue-painted wood panel doors half-glazed with lights with muntins. The south sloping porch roof is

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

covered with red mission tile and has exposed natural-stained wood beams and rafter ends and is supported by white-painted brick piers.

The main feature of the south facing façade is the broad screened porch with its sloping tiled roof, described above. The stuccoed masonry walls with their brick coping extend across the façade and, to the left, end at a short elevated corner chimney with a brick cap and a side vent. In the wall below the chimney is a large double hung window. The façade ends at the right corner of the porch where the southeast facing wing extends northeast at a 60-degree angle.

The southeast façade contains four double hung windows in a stuccoed masonry wall with a continuous parapet. To the right is the curving end of the service yard wall constructed of exposed natural adobe. Here, the garage projects forward. The southwest façade of the garage contains, at its left side, a small blue window and a blue wood-paneled door with half glazing leading to the service area of the house. In the wall above the door, the parapet steps down. There is a small high window in the sidewall of the garage. The entrance to the garage, facing southeast, contains a pair of overhead garage doors painted a natural wood color.

The northeast façade contains the sidewall of the garage to the left, with a similar small high window as seen in the southeast façade. To the right, beyond the garage, the façade is set back and the parapet steps up. Here, three double hung windows open from the service area.

The northwest façade of the service wing contains three double hung windows and, at the right corner, a blue wood paneled, half glazed, door opening from the pantry. This wing partially encloses the terrace outside the living area.

The north façade faces the terrace and, at the left, a half-glazed door opens from the living room vestibule. A large fixed plate glass window with blue stops opens from the living room. Just to the right, a chimney with a stepped side buttress rises slightly above the parapet. It contains a side vent.

The east façade extends from the chimney and partially encloses the terrace. It contains two double hung windows.

The north façade of the bedroom wing contains one double hung window and a chimney with one front-facing vent opening that rises above the parapet. To the right is the end wall of the glazed sleeping porch.

The west façade contains the glazed, wood-framed sleeping porch at its left side. The south sloping porch roof above is covered with red mission tile and is supported by natural stained rafters, beams, and posts. The façade contains three large and two small double hung windows. The continuous parapet above ends at a corner chimney with a typical front facing vent.

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

Interior

The Betty-Jean Wilson House has a compact floor plan organized in wings that contain the major living functions. The main front entrance opens into the living room. The angled wing to the right is the dining/service wing and contains the dining room, pantry, and kitchen. Just beyond are the service entrance and two offices. The garage is entered to the right. To the left from the living room is a hallway connecting the bedrooms in the bedroom wing. The sleeping porch is reached from bedrooms #2 and #3.

The house contains 3211 sq. ft. and feels spacious. The major rooms have large window opening overlooking the surrounding desert site. The living room is 17' by 28' by 10' high to the bottom of the 6" x 8" support beams with decking above. The front porch is 11'-7" x 29' x 8'-2" high to the low point of the 6" x 8" rafters with spaced wood decking above. The dining room is 14' x 16' by 9' high to the bottom of the 6" x 8" beams with decking above. The front bedroom #1 is 15' x 20' x 8'-8" high to the low point of the 6" x 8" beams with decking above.

The interior materials in the main rooms are fairly consistent. In the living room, the floors are concrete tooled to simulate 12" x 12" ceramic tile, and are stained a terra cotta color. The walls are white plaster with the lintels and wood-shelving boards stained a dark brown. The plank and beam ceiling is also stained a dark brown. The brick floor of the front porch is stained a soft rose-gray. The brick walls and front piers are painted white, as are the windows and door-frames. The decorative wood front door is stained a dark brown. The wood lintels are stained a natural brown, as are the wood pole rafters, purlins, and decking above. The material colors in the dining room are the same as in the living room. The floor in the pantry is concrete stained a reddish brown. The walls and wood deck ceiling above are painted a soft yellow. The wood lintels and beams above are stained a slightly greenish tan. The colors in the kitchen are similar. In the guest room, the concrete floors are stained a reddish brown, the plaster walls are painted a pale green, and the wood doors and plank and beam ceiling are stained a grayish tan. The study and the master bedroom colors are the same except the walls are painted an off-white. The master bathroom floor is a lavender-colored ceramic tile laid in a diagonal pattern. There is a similar colored base. Likewise, the bathtub wall tiles are a lavender color. The plaster walls, wood doors, and plank and beam ceiling are painted a light tan. The plumbing fixtures are also a lavender color and the water closet and freestanding lavatory are unusual antiques.

The living room is a major living space and the main focal point is the centrally placed fireplace. Large and simple designed, the white fireplace is 7'-0" wide x 5'-6" high and has a slightly projecting mantel with a red ceramic tile surface. The fireplace opening is 4'-0" side x 3'-0" high and has a raised hearth with a decorative tile edging. The living room also contains recessed bookcases with dark-stained wood lintels and plank shelving. The natural stained wood plank front has an original built-in china cabinet with storage cabinets below and open shelving above. There are other unusual decorative features in the house. The wrought iron gates separating the dining room from the adjacent arched passageway to the living room are especially elegant. The pantry and the kitchen have custom cabinets with unsanded wood

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

surfaces with a slightly greenish tan stain. There are floral designs by Helen Murphey painted on the cabinets. The counter tops are yellow ceramic tile. The plank door from the master bedroom to the sleeping porch is half glazed with four lights and has a pair of operable solid shutters. The glass panels are painted with floral designs by Helen Murphey.

Integrity

The Betty-Jean Wilson House has been well maintained through the years and retains excellent integrity of location, design, setting, materials, workmanship, and feeling. There are only a few modifications; the front porch, once open, is now screened (date unknown) however, the front porch still maintains a sense of indoor-outdoor living space. The sleeping porch, once screened, is now glazed (date unknown) but this has not significantly changed the original feature. The double hung windows are now covered with storm windows for insulation; the original windows are still visible. The wood garage doors are now painted metal (date unknown) but this does not affect the spatial relationships of the garage to the house.

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.

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1935

Significant Dates

1935

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Josias Th. Joesler and Murphey/Keith Building Company

Period of Significance (justification)

The period of significance is 1935 - the year of construction.

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

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

The Betty-Jean Wilson House (built in 1935) is eligible, at the local level of significance, for the National Register of Historic Places under **Criterion C** because "it 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 Residences** - "historic significance should be conveyed through the retention of original lot lines, viewsheds, primary façade, setback, and landscaping."

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

The Betty-Jean Wilson House is significant under **Criterion C** as an example of a Spanish Colonial Revival Style house designed by Josias Th. Joesler and built by Murphy/Keith. It represents **Regional Eclectic Residences** defined in the Joesler/Murphey MPDS and illustrates Joesler's experimentation with the blending of Spanish Colonial Revival and Pueblo Revival styles, as well as the influence of Mexican art and architecture.

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

Registration requirements

The house presents a distinctive "H" shaped floor plan with central living space, a bedroom wing to the left, and an angled wing to the right containing the dining room and service area with an attached garage. The walls, windows, opening and doors, roof and plan following a formal and traditional hierarchy of spaces characteristic of a Regional Eclectic Joesler/Murphey residence.

Few alterations have been made to the landscape, the exterior or interior of the Betty-Jean Wilson House making it an iconic example of a **Regional Eclectic Residence** designed by Joesler and built by Murphey/Keith in Pima County Arizona.

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

9. Major Bibliographical References

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

Original drawings – Residence designed by Josias Th. Joesler ad built by John W. Murphey/Leo B. Keith Building Co. in 1935.

Pima County Assessor (PCA) Assessor’s Record Map, Catalina Foothills Estates NLY PTN Lot 44, Leslie Galloway and Balfour Walker, owners.

Leslie Galloway and Balfour Walker, owners Conversations and site visits, October 1, 2010 to March 2012.

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.0
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

10. Geographical Data

Acreage of Property 4.36

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

Zone: 12 Easting: 505478 Northing: 3574160

1. Zone: Easting: Northing:

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

The subject property is located on Calle Lustre just west of Campbell Avenue and one-mile North of River Road. The property is identified by the Pima County Tax Identification No. 108-15-04A. This parcel describe in the legal description as Catalina Foothills Estates NLY PTN Lot 44.

Boundary Justification (Explain why the boundaries were selected.)

Selected as identified in the Pima County Tax Identification No. 108-15-04A.

11. Form Prepared By

name/title: Ralph Comey, Kristi Jenkins
organization: Ralph Comey Architects
street & number: 5215 E. 8th Street
city or town: Tucson state: AZ zip code: 85711
e-mail comey architects@cox.net
telephone: 520.777.7982
date: December 2015

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.)

Wilson, Betty-Jean House
Name of Property

Pima, AZ
County and State

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: Betty-Jean Wilson House
City or Vicinity: Tucson
County: Pima State: AZ
Photographer: Balfour Walker
Date Photographed: March 2012

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

- Photo #1 - View of the site looking north towards house
- Photo #2 - View of south (primary) façade showing covered porch
- Photo #3 - View of southeast façade showing side porch entry and service yard wall
- Photo #4 - View of part of southeast faced showing service yard wall and garage
- Photo #5 - View of northeast façade of service wing and part of garage
- Photo #6 - View terrace within wings of house showing northwest, north and east facades
- Photo #7 - View of north façade showing glazed sleeping porch
- Photo #8 - View of west façade showing glazed sleeping porch
- Photo #9 - View of west façade showing double hung window with storm window
- Photo #10 - View of living room looking west
- Photo #11 - View of guest bedroom looking southwest
- Photo #12 - View of kitchen looking north showing original cabinets with decorations painted by Helen Murphey
- Photo #13 - View of main entrance showing decorative carving
- Photo #14 - View of decorative wrought iron gate between dining room and living room
- Photo #15 - View of door to sleeping porch showing glass decorations painted by Helen Murphey

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.).

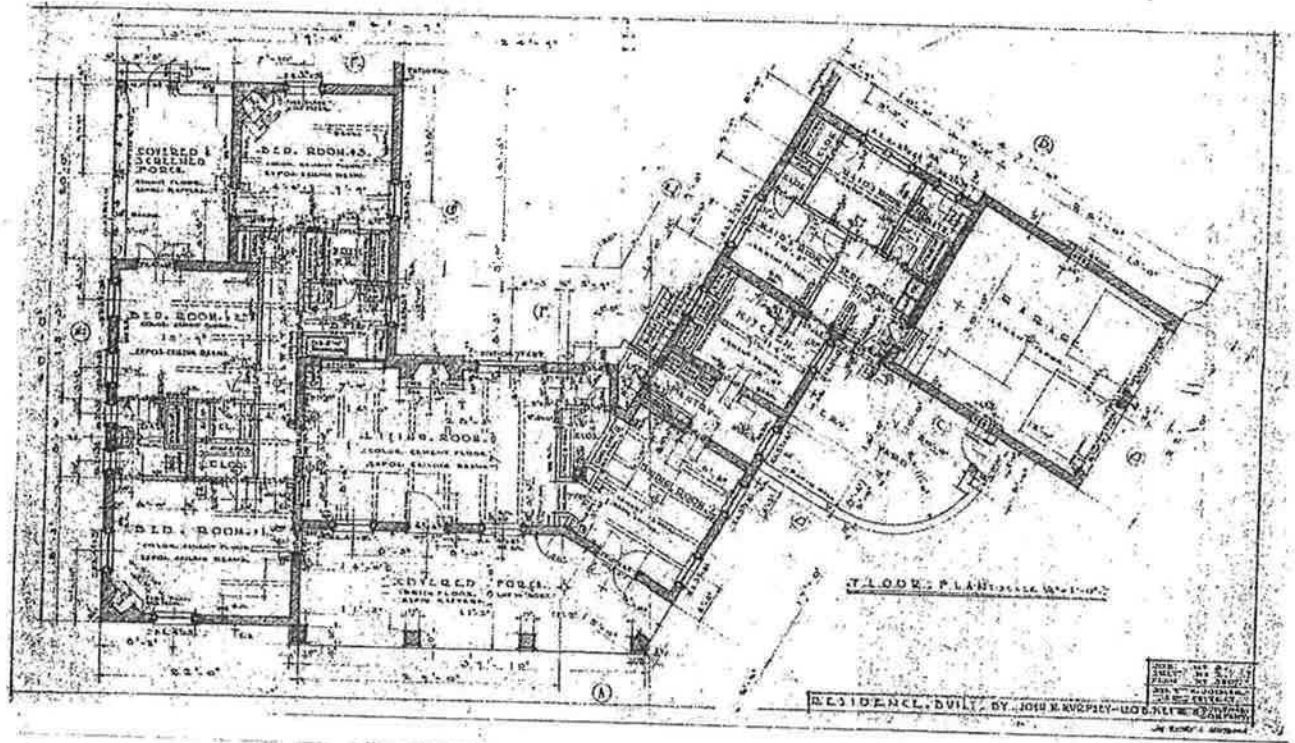
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 14



Betty-Jean Wilson House

Original Floor Plan – Josias Joesler, Architect

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean. House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

Page 15



Photograph #1
View of site looking north towards house.



Photograph #2
View of south (primary) facade showing covered porch.



Photograph #3
View of southeast facade showing side porch entry and service yard wall.



Photograph #4
View of part of southeast facade showing service yard wall and garage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

Page 16



Photograph #5
View of northeast façade of service wing and part of garage.



Photograph #6
View of terrace within wings of house showing northwest, north and east facades.



Photograph #7
View of north façade showing glazed sleeping porch.



Photograph #8
View of west façade showing glazed sleeping porch.

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

**National Register of Historic Places
Continuation Sheet**

Wilson, Betty-Jean House

Name of Property

Pima, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

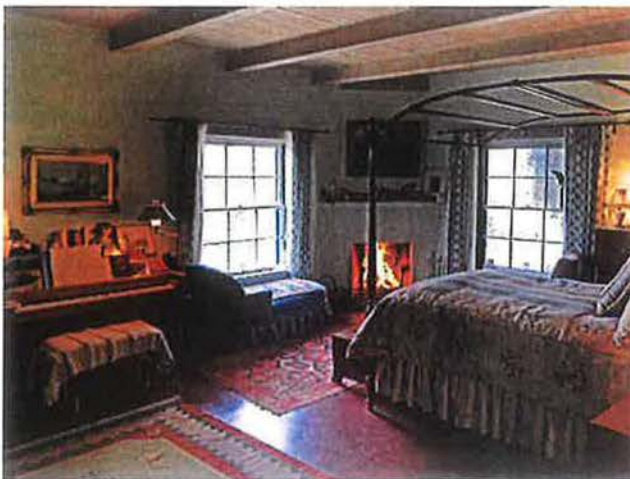
Page 17



Photograph #9
View of west façade showing double hung windows with storm window.



Photograph #10
View of living room looking west.



Photograph #11
View of guest bedroom looking southwest.



Photograph #12
View of kitchen looking north showing original cabinets with decorations painted by Helen Murphey.

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

**National Register of Historic Places
Continuation Sheet**

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

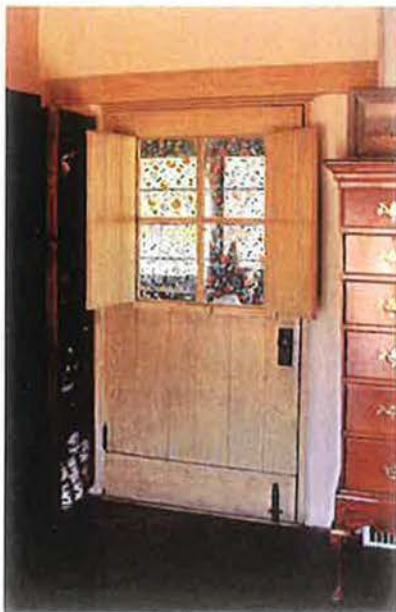
Page 18



Photograph #13
View of main entrance showing decorative carving.



Photograph #14
View of wrought iron gates between dining room and living room.



Photograph #15
View of door to sleeping porch showing glass decorations painted by Helen Murphey.

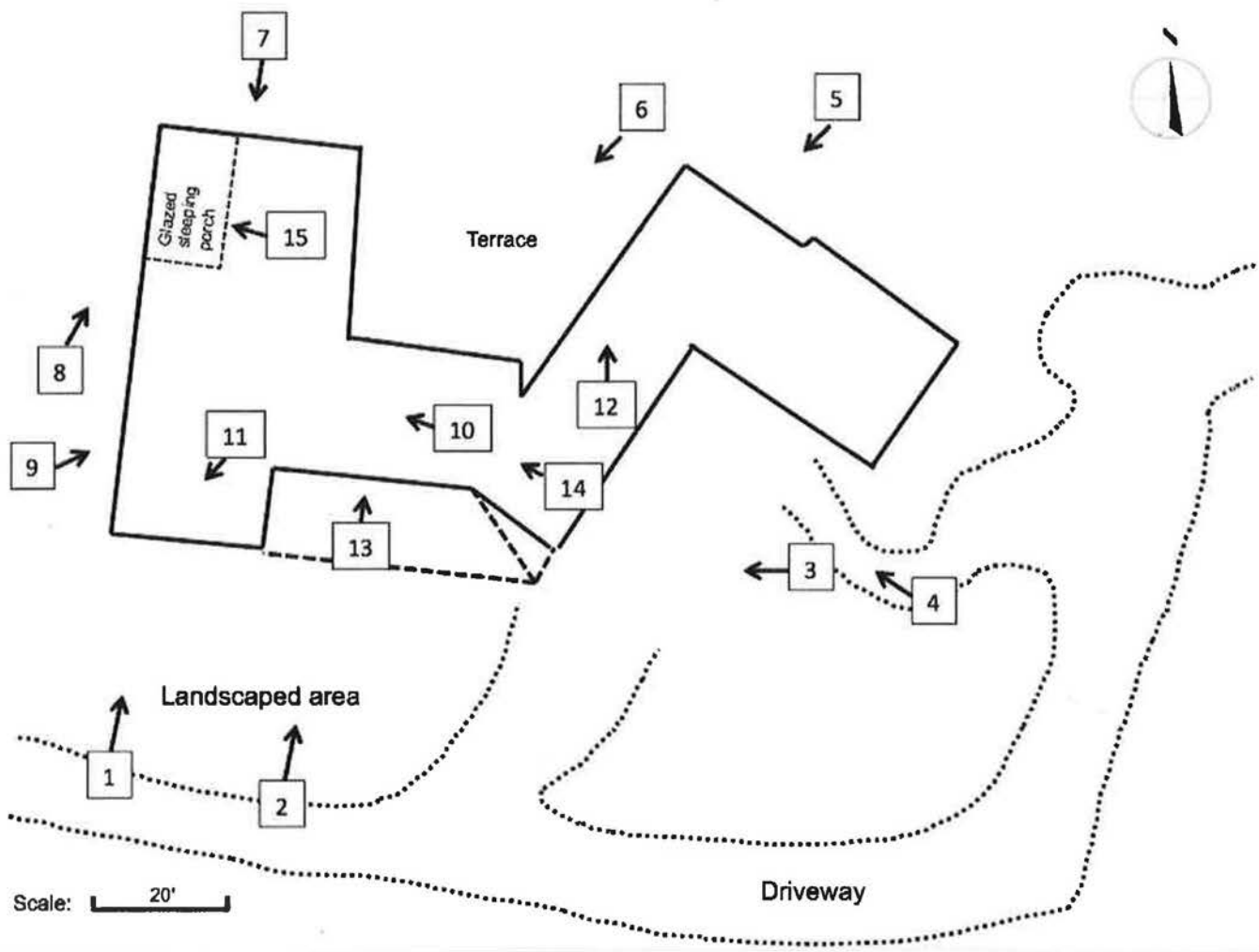
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photo Map Page 19

Betty-Jean Wilson House: Photograph Guide

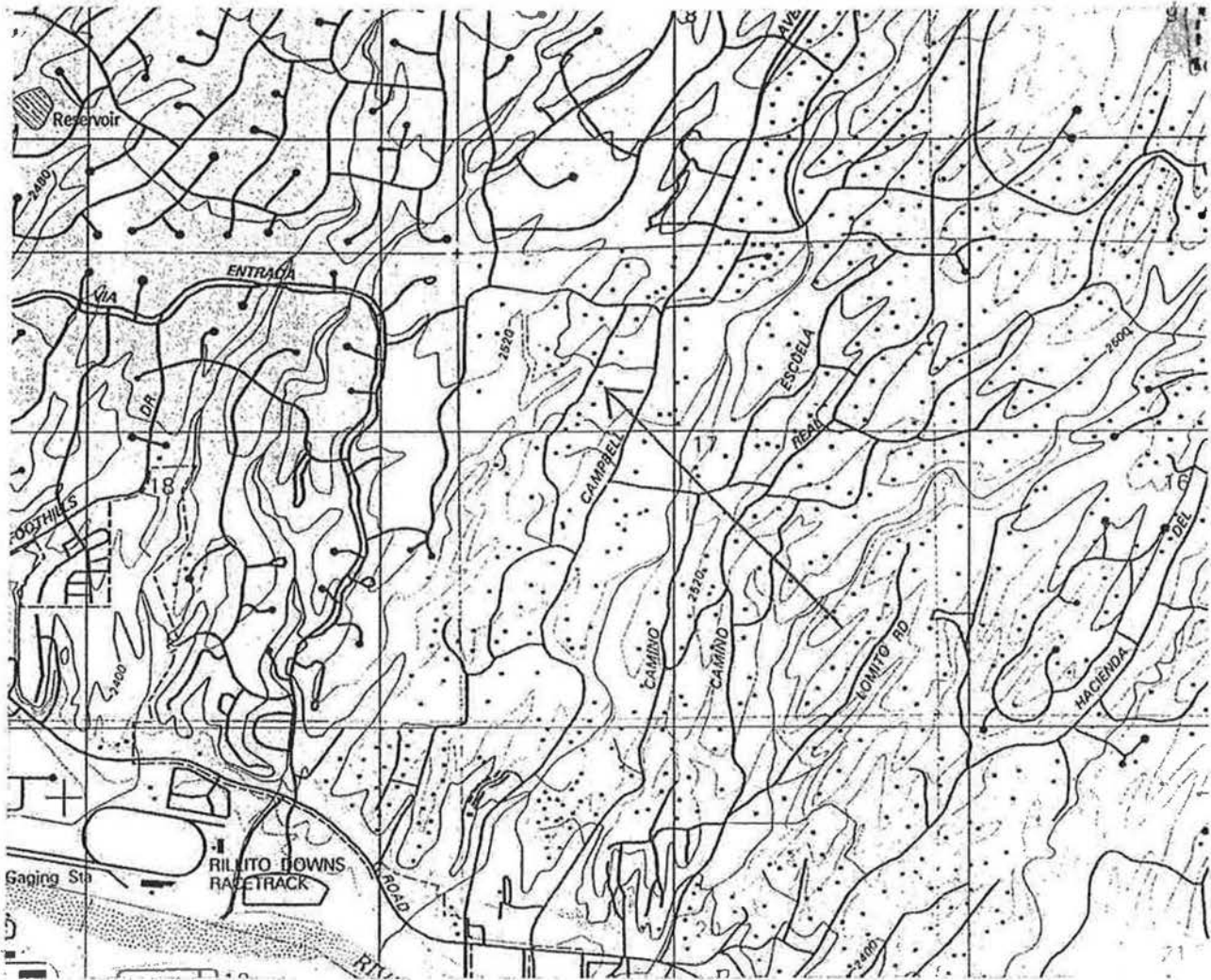


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 20



Betty-Jean Wilson House

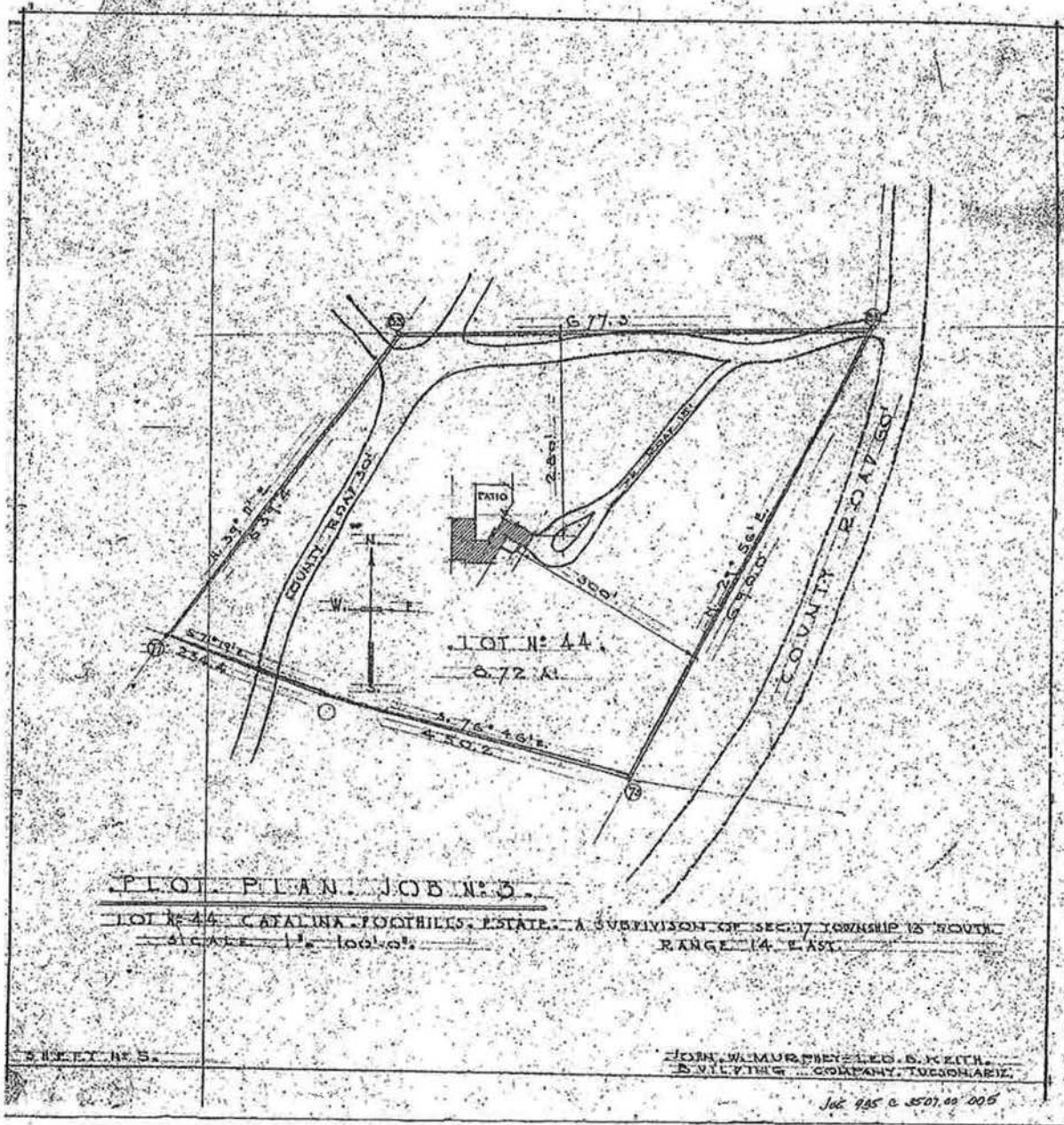
Part USGS Map - House Location

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 22



Betty-Jean Wilson House

Original Plot Plan – Josias Joesler, Architect, 1935











La
Vistalla





















National Register of Historic Places
Memo to File

Correspondence

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wilson, Betty-Jean, House

MULTIPLE NAME: *Spyle Family* Residential Architecture of Josias Joesler in Tucson, Arizona
John + Helen Murphy

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 1/08/16 DATE OF PENDING LIST: 2/09/16
DATE OF 16TH DAY: 2/23/16 DATE OF 45TH DAY: 2/23/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000024

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/23/16 DATE

ABSTRACT/SUMMARY COMMENTS:

Architecture *part of the MPS.*
local level
1935

RECOM./CRITERIA C
REVIEWER Lisa Line DISCIPLINE sp/pt
TELEPHONE _____ DATE 2/23/16

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.

Janice K. Brewer
Governor

Bryan Martyn
Executive Director

November 15, 2012



Board Members

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

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

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

Dear Ms. Shull:

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

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

Sincerely,

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

Enclosures

VS:vs

United States Department of the Interior
National Park Service



1107

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 Wilson, Betty-Jean House

other names/site number _____

2. Location

street & number 2322 E Calle Lustre

not for publication

city or town Tucson

vicinity

state Arizona code AZ county Pima code 019 zip code 85718

3. State/Federal Agency Certification

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

James W. Garrison, AZSHPO
Signature of certifying official/Title

15 NOVEMBER 2012
Date

AZ State Parks/State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper _____ Date of Action _____

Wilson, Betty-Jean 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		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

Joesler / Murphey MPDF

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 and 20th CENTURY REVIVALS

foundation: CONCRETE

Spanish Colonial Revival

walls: STUCCO

roof: ASPHALT, TERRA COTTA

other: WOOD, METAL: Iron, steel, GLASS

Returned

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

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 Betty-Jean Wilson House was designed by Josias T. Joesler and built by the John W. Murphey and Leo B. Keith Building Co. in 1935. Little is known about its first owner who may have been connected with the Delaware DuPonts. Situated on a slightly elevated desert site of 4.36 acres, the house is surrounded by native desert vegetation. There are views in two directions, with the major view towards the mountains to the north. The residence is a one story 3211 sq. ft. building representing Joesler's interpretation of the Spanish Colonial Revival Style.

The house presents a striking image in its desert setting. Primary character defining features which convey significance include: a distinctive "H"-shaped floor plan with a central living space, a bedroom wing to the left, and an angled wing to the right containing the dining room and service area with an attached garage; white stuccoed walls with parapets topped by red brick caps and with a broad south facing screened porch with a contrasting low sloping shed roof covered with red mission tiles and supported by white-painted brick piers and featuring exposed beams and rafters; and a large, pristine desert site. Secondary character defining features which convey significance include: large, spaced blue-painted double hung windows with muntins and with exposed wood lintels; raised stuccoed chimneys with simple decorative vents; a front service yard and a rear patio enclosed by exposed mud adobe walls with burnt adobe brick caps; and unusual interior decorative features including: a wood plank front door with a bas relief decorative carving; ornamental wrought iron gates at the dining room; kitchen cabinets with floral designs painted by Helen Murphey; and master bedroom exterior doors with glass panes containing floral clusters painted by Helen Murphey. The house is noteworthy for its well-designed and comfortable interior and for the quality of its construction. The house has been generally well-maintained through the years, although some features are weathered. The integrity of both the house and site is excellent.

Narrative Description

Location and Setting

The property consists of 4.36 acres with one contributing residence within Catalina Foothills estates No. 1. It is located one mile north of E. River Road and just west of Campbell Avenue on East Calle Lustre. With typical Joesler / Murphey site placement, the house is located on its slightly elevated desert site with gentle slopes on three sides. Construction of the house minimized disturbance to the native desert vegetation which surrounds the house, and the majority of the property remains unchanged. Native plants include: palo verde trees, saguaro cactus, barrel, prickly pear, cholla, and staghorn cactus, and creosote bush and desert scrub. A light gravel surfaced driveway with rock edging curves up from the road to the west and makes a generous circle at the east side of the house. Three planters within the circle contain desert trees and shrubs. An attached two-car garage and the service yard open to the circle. The original driveway, now used only minimally, curves up from the street to the north and meets the circle. A side entrance from the front porch connects directly to the circle, close to the house. Double screen doors from the front porch open to a brick platform with two steps which connect to a short pathway leading back to the driveway circle. North of the house, a 4'-0"-high exposed adobe brick wall with a burnt adobe brick cap curves slightly to enclose a broad informal patio area. Within the wings of the house is a terrace paved with dry-set brick. Three planters here contain arid zone trees and desert shrubs. A low brick wall partially encloses the terrace and features a deep ornamental well. The outer patio area has a light gravel surface and contains several planters edged with desert rock which contain arid zone and desert trees and plantings.

Exterior

The Wilson House is organized in wings with one wing angled. The house has a horizontal scale with masonry walls topped by parapets. The main south façade has a broad porch with a low sloping shed roof. The materials palette is consistent around the house. The walls are white stuccoed adobe with parapets topped by a single course of red burnt adobe brick. The windows are blue-painted double hung wood with white-painted concrete sills and with blue-painted wood storm windows. The exposed wood lintels are natural-stained. The exterior doors are blue-painted wood panel doors half-glazed with lights with muntins. The south sloping porch roof is covered with red mission tile and has exposed natural-stained wood beams and rafter ends and is supported by white-painted brick piers.

Wilson, Betty-Jean House

Name of Property

Pima, Arizona

County and State

The main feature of the south facing façade is the broad screened porch with its sloping tiled roof, described above. The stuccoed masonry walls with their brick coping extend across the façade and, to the left, end at a short elevated corner chimney with a brick cap and a side vent. In the wall below the chimney is a large double hung window. The façade ends at the right corner of the porch where the southeast facing wing extends northeast at a 60 degree angle.

The southeast façade contains four double hung windows in a stuccoed masonry wall with a continuous parapet. To the right is the curving end of the service yard wall constructed of exposed natural adobe. Here, the garage projects forward. The southwest façade of the garage contains, at its left side, a small blue window and a blue wood-paneled door with half glazing leading to the service area of the house. In the wall above the door, the parapet steps down. There is a small, high window in the side wall of the garage. The entrance to the garage, facing southeast, contains a pair of overhead garage doors painted a natural wood color.

The northeast façade contains the sidewall of the garage to the left, with a similar small high window as seen in the southeast façade. To the right, beyond the garage, the façade is set back and the parapet steps up. Here, three double hung windows open from the service area.

The northwest façade of the service wing contains three double hung windows and, at the right corner, a blue wood paneled, half glazed, door opening from the pantry. This wing partially encloses the terrace outside the living area.

The north façade faces the terrace and, at the left, a half-glazed door opens from the living room vestibule. A large fixed plate glass window with blue stops opens from the living room. Just to the right, a chimney with a stepped side buttress rises slightly above the parapet. It contains a side vent.

The east façade extends from the chimney and it partially encloses the terrace. It contains two double hung windows.

The north façade of the bedroom wing contains one double hung window and a chimney with one front-facing vent opening which rises above the parapet. To the right is the end wall of the glazed sleeping porch.

The west façade contains the glazed, wood-framed sleeping porch on the left side. The south sloping porch roof above is covered with red mission tile and is supported by natural stained rafter beams, and posts. The façade contains three large and two small double hung windows. The continuous parapet above ends at a corner chimney with a typical front facing vent.

Interior

The Betty-Jean Wilson House has a compact floor plan organized in wings which contain the major living functions. The main front entrance opens into the living room. The angled wing to the right is the dining / service wing and contains the dining room, pantry, and kitchen. Just beyond are the service entrance and two offices. The garage is entered to the right. To the left from the living room is a hallway connecting the bedrooms in the bedroom wing. The sleeping porch is reached from bedrooms #2 and #3.

The house contains 3211 sq. ft. and feels spacious. The major rooms have large window openings overlooking the surrounding desert site. The living room is 17'-0" x 28'-0" x 10'-0" high to the bottom of the 6" x 8" support beams with decking above. The front porch is 11'-7" x over 29'-0" x 8'-2" high to the low point of the 6" x 8" rafters with spaced wood decking above. The dining room is 14'-0" x 16'-0" x 9'-0" high to the bottom of the 6" x 8" beams with decking above. The front bedroom #1 is 15'-0" x 20'-0" x 8'-8" high to the low point of the 6" x 8" beams with decking above.

The interior materials in the main rooms are fairly consistent. In the living room, the floors are concrete tooled to simulate 12" x 12" ceramic tile, and are stained a terra cotta color. The walls are white plaster with the lintels and wood shelving boards stained a dark brown. The plank and beam ceiling is also stained a dark brown. The brick floor of the front porch is stained a soft rose-gray. The brick walls and front piers are painted white, as are the windows and door frames. The decorative wood front door is stained a dark brown. The wood lintels are stained a natural brown, as are the wood pole rafters, purlins, and decking above. The material colors in the dining room are the same as in the living room. The floor in the pantry is concrete stained a reddish brown. The walls and wood deck ceiling above are painted a soft yellow. The wood lintels and beams above are stained a slightly greenish tan. The colors in the kitchen are similar. In the guest room, the concrete floors are stained a reddish brown, the plaster walls are painted a pale green, and the wood doors and plank

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

and beam ceiling are stained a grayish tan. The study and the master bedroom colors are the same except that the walls are painted an off-white. The master bathroom floor is a lavender-colored ceramic tile laid in a diagonal pattern. There is a similar colored base. Likewise, the bathtub wall tiles are a lavender color. The plaster walls, wood doors, and plank and beam ceiling are painted a light tan. The plumbing fixtures are also a lavender color and the water closet and free-standing lavatory are unusual antiques.

The living room is the major living space and the main focal point is the centrally-placed fireplace. Large and simply designed, the white fireplace is 7'-0" wide x 5'-6" high and has a slightly projecting mantel with a red ceramic tile surface. The fireplace opening is 4'-0" wide x 3'-0" high and has a raised hearth with a decorative tile edging. The living room also contains recessed bookcases with dark-stained wood lintels and plank shelving. The natural stained wood plank front door has an elegant bas relief carving of a Spanish conquistador and ornamental wrought iron hardware. The dining room has an original built-in china cabinet with storage cabinets below and open shelving above. There are other unusual decorative features in the house. The wrought iron gates separating the dining room from the adjacent arched passageway to the living room are especially elegant. The pantry and the kitchen have custom cabinets with unsanded wood surfaces with a slightly greenish tan stain. There are floral designs by Helen Murphey painted on the cabinets. The counter tops are yellow ceramic tile. (The kitchen cabinets are not original). The plank door from the master bedroom to the sleeping porch is half glazed with four lights and has a pair of operable solid shutters. The glass panes are painted with floral designs by Helen Murphey.

Integrity

The Betty-Jean Wilson House has been well-maintained through the years and retains excellent integrity of location, design, setting, materials, workmanship, feeling, and association. The most important of these aspects of integrity in this historic house are design, materials, workmanship, feeling and feeling. The original primary and secondary character defining features which convey significance described in the Narrative Description summary paragraph have not been changed. There are only a few modifications. The front porch, once open, is now screened. The sleeping porch, once screened, is now glazed. The double hung windows now are covered with storm windows for insulation. The original openings, however, have not been obscured. The wood garage doors are now painted metal. Thus, the integrity of the original character features which convey significance are excellent. Also, the house meets all SHPO standards for integrity and eligibility.

Returned

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

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.)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1935

Significant Dates

1935

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

n/a

Architect/Builder

Josias T. Joesler and Murphey-Keith Building

Company

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 begins in 1935, the construction date.

Criteria Considerations (explanation, if necessary)

n/a

Returned

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

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

The Betty-Jean Wilson House is significant under Criterion C. It is an example of a Spanish Colonial Revival Style house designed by Joesler in its modified desert setting. The Spanish Colonial Revival Style was popular in Tucson during the 1930s. Joesler designed some interesting variations of the style. This one has a unique simple character. Catalina Foothills Estates was one of the premier subdivisions in Tucson and the homes were designed to attract a superior clientele. Because of the expiration of deed restrictions in the 1980s, few Catalina Foothills Estates properties retain their original acreage and natural landscapes. The Betty-Jean Wilson House represents Context 1 and Context 2 of the Multiple Property document entitled "The Architecture and Planning of Josias Joesler and John Murphey in Tucson, Arizona 1927-1956." It is an excellent example of property type Single Family Residences (B) in Outer Subdivisions (1) Catalina Foothills Estates (d) Intact House on Split Lot. The residence meets all registration requirements.

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

The Betty-Jean Wilson House is an interpretation of the Spanish Colonial Style. It has been placed in its desert setting to face directly north and south to capture the breezes and take advantage of the spectacular desert and mountain views. It reflects superior design and construction quality.

Spanish Colonial Revival (1915-1940)

This style was one of the Southwestern revivals in vogue in the United States from 1915 through 1940. Especially popular in the Southwest, it was very common in Arizona in many settings, from urban blocks to ranch landscapes. The Spanish Colonial Revival style was found in the entire continuum of architectural production that ranged from the popular vernacular creations of contractor/builders to the academic elite designs of architects.

Spanish Colonial Revival was an eclectic style that employed decorative details borrowed from the entire history of Spanish architecture. The style was unified by the use of arches, courtyards (patios), plain stucco wall surfaces, form as mass, and Spanish or Mission tile roofs, all derived from the Mediterranean region. There was characteristically a tile low-pitched gabled or hipped roof, usually with little or no eave overhang, and occasionally, flat roofs with parapets. Arches were commonly placed above the entry door or main window or along the front porch. Highly carved or multi-paneled doors were typical, with elaborate door surrounds. Sometimes spiral columns, carved stonework, or patterned tiles were used. Decorative window grilles, decorated chimney tops, brick or tile vents occurring at gabled ends, and round or square towers were also characteristic.

Joesler Spanish Colonial Revival Style

Joesler uses a few distinctive forms of the style and emphasizes them with color and material contrasts. The broad front porch with its low sloping mission tile roof is very appropriate in its desert setting.

Registration Requirements

The Betty-Jean Wilson House is significant under National Register Criterion C by possessing integrity of location, design, setting, materials, workmanship, feeling, and association, with the most important being design, materials, workmanship, setting, and feeling and by visually conveying this significance. As an excellent example of an intact residence on a split lot, the property epitomizes Joesler and Murphey's intentions for the Catalina Foothills Estates which were to create a well-planned community of skillfully designed houses with a southwestern flavor in order to attract easterners to Tucson.

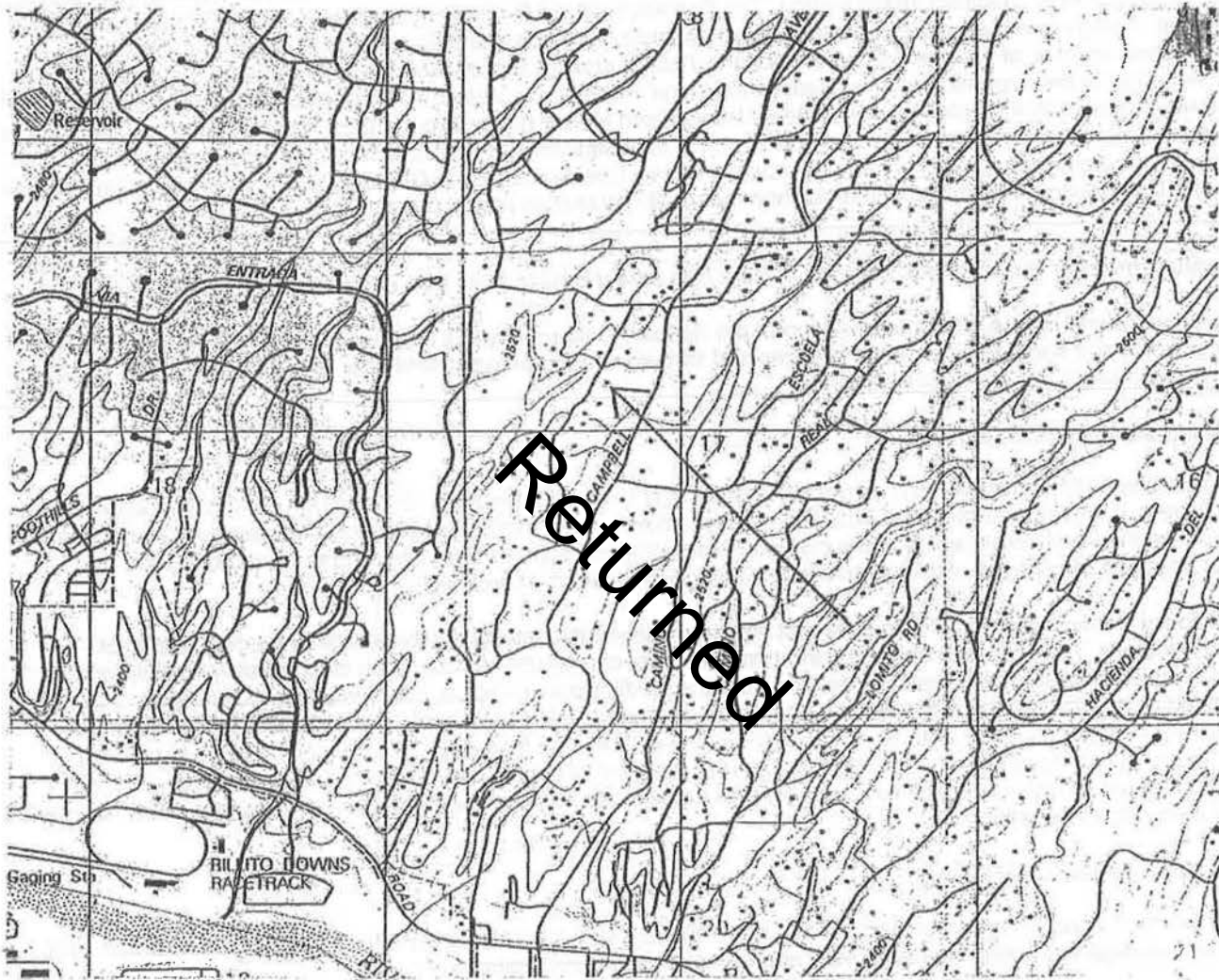
Developmental history/additional historic context information (if appropriate)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 11



Betty-Jean Wilson House

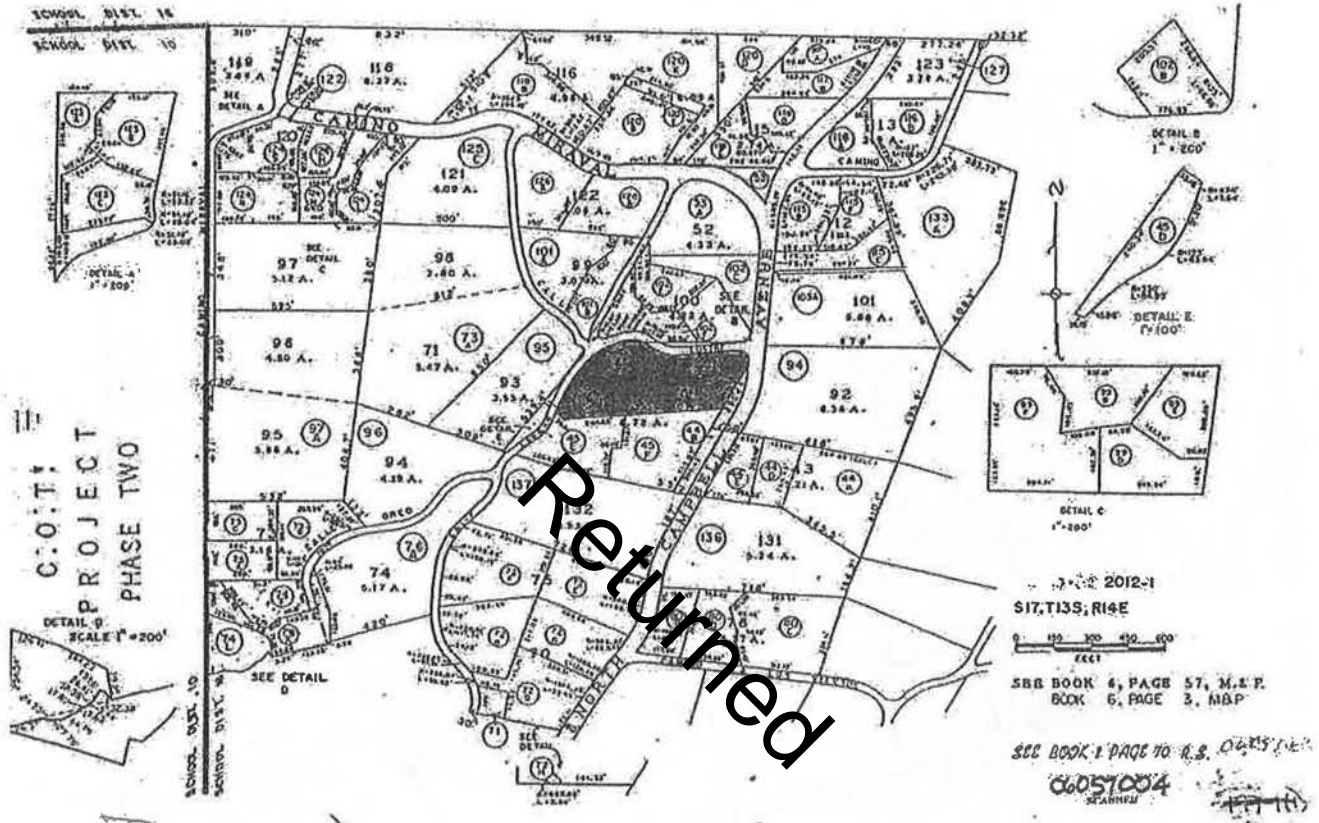
Part USGS Map - House Location

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 12



Subject Property – Betty-Jean Wilson House

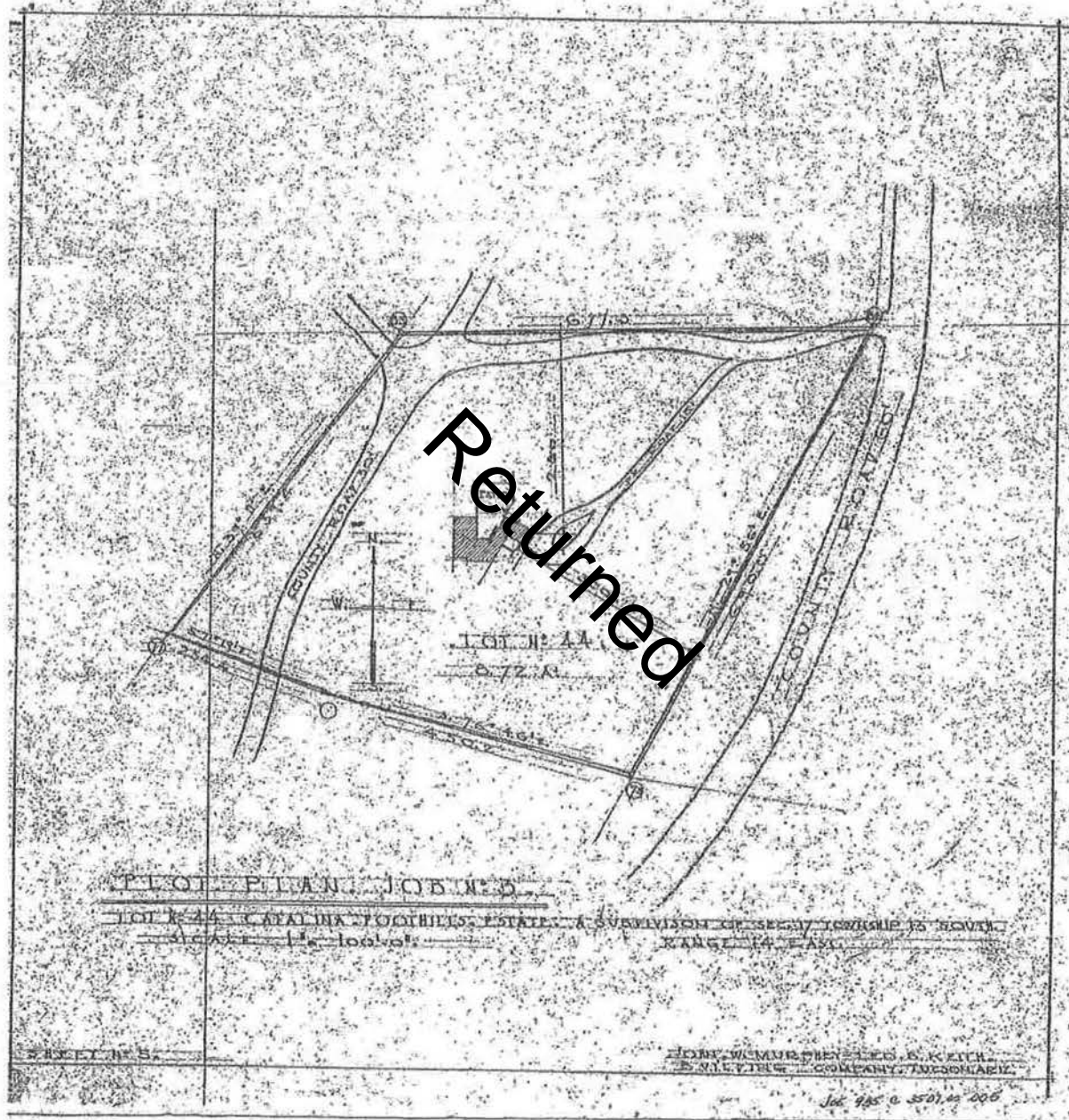
Assessor's Record Map. Catalina Foothills Estates (PCA 2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 13



Betty-Jean Wilson House

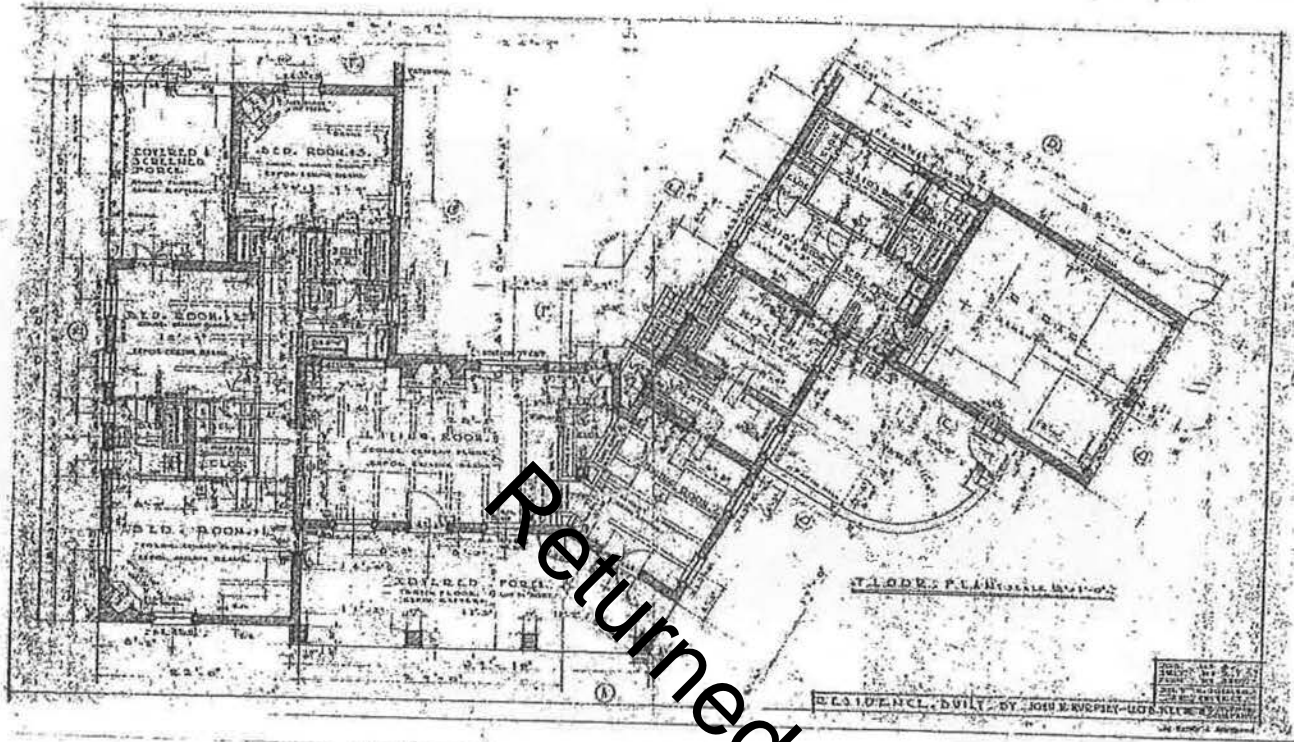
Original Plot Plan – Josias Joesler, Architect, 1935

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Maps Page 14



Betty-Jean Wilson House

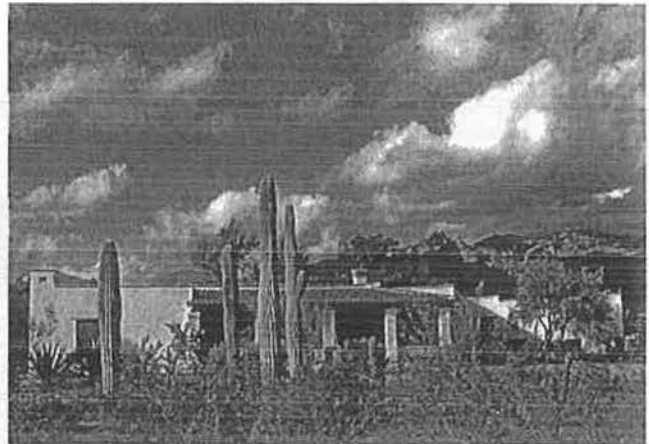
Original Floor Plan – Josias Joesler, Architect

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

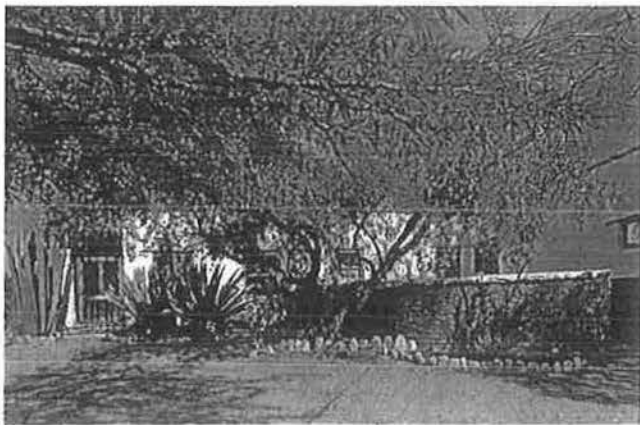
Wilson, Betty-Jean. House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number _____ Photographs _____ Page 15



Photograph #1
View of site looking north towards house.

Photograph #2
View of south (primary) facade showing covered porch.



Photograph #3
View of southeast facade showing side porch entry and service yard wall.

Photograph #4
View of part of southeast facade showing service yard wall and garage.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number _____ Photographs _____

Page _____ 16 _____



Photograph #5

View of northeast façade of service wing and part of garage.

Photograph #6

View of terrace within wings of house showing northwest, north and east facades.



Photograph #7

View of north façade showing glazed sleeping porch.



Photograph #8

View of west façade showing glazed sleeping porch.

Returned

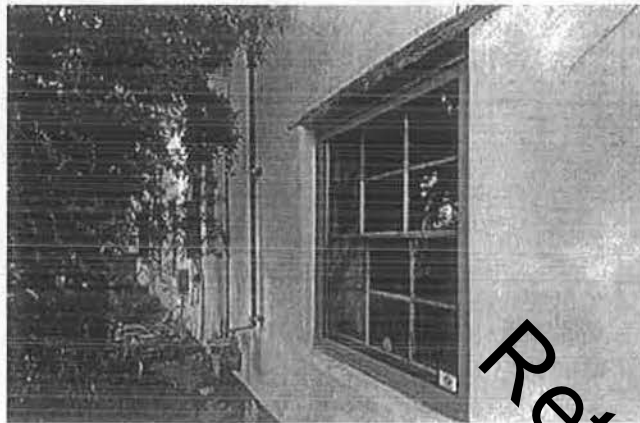
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number _____ Photographs _____

Page _____ 17 _____



Photograph #9
View of west façade showing double hung windows with storm window.



Photograph #10
View of living room looking west.



Photograph #11
View of guest bedroom looking southwest.



Photograph #12
View of kitchen looking north showing original cabinets with decorations painted by Helen Murphey.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilson, Betty-Jean House
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

Page 18



Photograph #13
View of main entrance showing decorative carving.



Photograph #14
View of wrought iron gates between dining room and living room.



Photograph #15
View of door to sleeping porch showing glass decorations painted by Helen Murphey.

Returned

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

9. Major Bibliographical References

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

Original drawings – Residence designed by Josias T. Joesler and built by John W. Murphey – Leo B. Keith Building Co., in 1935.

Pima County Assessor (PCA) Assessor’s Record Map, Catalina Foothills Estates Nly Ptn Lot 44, Leslie Galloway and Balfour Walker, owners.

Leslie Galloway and Balfour Walker, owners. Conversations and site visits, October 1, 2010 to March 2012.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.36
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>505478</u>	<u>3574160</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

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

The subject property is located on Calle Lustre just west of Campbell Avenue and one mile north of River Road. The property is identified by the Pima County Tax Identification No. 108-15-04A. This parcel is described in the legal description as Catalina Foothills Estates NLY PTN Lot 44.

Boundary Justification (Explain why the boundaries were selected.)

Returned

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

11. Form Prepared By

name/title Ralph Comey, Kristi Jenkins
organization Ralph Comey Architects date 4/30/2012
street & number 5215 E 8th Street telephone 520-777-7982
city or town Tucson state AZ zip code 85711
e-mail comeyarchitects@cox.net

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

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

Name of Property: Betty-Jean Wilson House

City or Vicinity: Tucson

County: Pima State: AZ

Photographer: Balfour Walker

Date Photographed: April 2011 and March 2012

Description of Photograph(s) and number:

- Photo #1 - View of the site looking north towards house
- Photo #2 - View of south (primary) façade showing covered porch
- Photo #3 - View of southeast façade showing side porch entry and service yard wall
- Photo #4 - View of part of southeast façade showing service yard wall and garage
- Photo #5 - View of northeast façade of service wing and part of garage
- Photo #6 - View terrace within wings of house showing northwest, north and east facades
- Photo #7 - View of north façade showing glazed sleeping porch
- Photo #8 - View of west façade showing glazed sleeping porch
- Photo #9 - View of west façade showing double hung window with storm window
- Photo #10 - View of living room looking west
- Photo #11 - View of guest bedroom looking southwest
- Photo #12 - View of kitchen looking north showing original cabinets with decorations painted by Helen Murphey
- Photo #13 - View of main entrance showing decorative carving
- Photo #14 - View of decorative wrought iron gate between dining room and living room
- Photo #15 - View of door to sleeping porch showing glass decorations painted by Helen Murphey

Wilson, Betty-Jean House
Name of Property

Pima, Arizona
County and State

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

name Balfour Walker and Leslie Galloway
street & number 2322 Calle Lustre telephone cell: (520) 907-9505
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.

Returned

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wilson, Betty Jean, House

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

STATE & COUNTY: ARIZONA, Pima

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

REFERENCE NUMBER: 12001107

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

 ACCEPT / RETURN REJECT 1/2/13 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Return

REVIEWER H. S. [Signature]

DISCIPLINE Historic

TELEPHONE _____

DATE 1/2/13

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.

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

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

Property Location: Pima County, Arizona

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

Reason for Return:

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

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

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

Please contact me if you have any further questions.

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



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, DC 20240

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

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

Property Location: Pima County, Arizona

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

Date: February 22, 2014

Reason for Return:

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

General Comments

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

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

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

Technical Issues:

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

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

Section 7.

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

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

Section 8.

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

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

Section 9. Update the bibliographic references as appropriate.

Please contact me if you have any further questions.

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

Janice K. Brewer
Governor

Bryan Martyn
Executive Director



Board Members

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

December 30, 2013

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



RE:

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

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

Dear Ms. Shull:

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

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

Sincerely,

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

Enclosures

VS:vs



RECEIVED 2280

JAN 08 2016

Nat. Register of Historic Places
National Park Service

Douglas A. Ducey
Governor

Sue Black
Executive Director

State Parks Board
R.J. Cardin, Chairman
Kay Daggett, Vice-Chairman
Mark Brnovich, Phoenix
Alan Everett, Sedona
Shawn Orme, Mayer
Orme Lewis, Jr., Phoenix
Lisa Atkins, State Land Commissioner

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

DATE: December 22, 2015

TO:

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

FROM:

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

National Register Nomination property/resource:

WILSON, BETTY-JEAN HOUSE

Location:

**2322 E. Calle Lustre
TUCSON, PIMA, ARIZONA**

Criterion:

A & C

Level of significance:

LOCAL

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