

United States Department of the Interior  
National Park Service

743

# 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 (NPS Form 10-900a).

### 1. Name of Property

Historic name Haynes Building

Other names/site number \_\_\_\_\_

### 2. Location

street & number 312-314 E. Sixth Street  not for publication

city or town Tucson  vicinity

State Arizona code AZ county Pima code 019 zip code 85705

### 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. Gorman  
Signature of certifying official

27 JULY 2010  
Date

State Historic Preservation Officer  
Title

Arizona State Parks  
State or Federal agency and bureau

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

Signature of commenting official

Date

Title State or Federal agency and bureau

### 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:)

Edson H. Beall  
Signature of the Keeper Date of Action 9-9-10

The Haynes Building  
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
- private

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

The Architecture and Planning of  
Josias Joesler & John Murphey in  
Tucson, Arizona, 1927-1956

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE: specialty store

**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE: specialty store

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS  
Spanish Colonial Revival

**Materials**

(Enter categories from instructions)

foundation: CONCRETE

walls: STUCCO

roof: ASPHALT, TERRA COTTA

other: CERAMIC TILE

The Haynes Building

Pima, Arizona

Name of Property

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 Haynes Building at 312-314 E. Sixth Street was designed by architect Josias T. Joesler and built in 1928 by John Murphey for attorney John C. Haynes. This building is one of very few remaining commercial properties of the Joesler/Murphey team. It is a styled example of the typical "two-part commercial block," the common type that fills most of its lot and abuts its neighbors and the sidewalk. Joesler's personal stamp on this building is its Spanish Colonial Revival style façade. Using very simple design features the building presents a striking image. A street level colonnade with a flat stuccoed façade above rises to three separate roof treatments. The design is a skillful arrangement of forms which suggests a colonial Mexican urban streetscape. With no apparent exterior alterations, the Haynes Building has excellent integrity.

### **Narrative Description**

#### **Location and Setting**

Between the University and downtown Tucson, the Haynes Building is located on the south side of Sixth Street between Fourth and Fifth Avenues and west of the narrow alley/street, Herbert Avenue. The building is a "styled commercial block" that fills its entire 3,315-square-foot lot, except for a shallow rear yard. The street frontage is fifty-one feet wide. The front façade of the building abuts the sidewalk and the wall of the commercial building to its west. On the east side, the adjacent driveway leaves part of the side wall exposed.

#### **Exterior**

The Haynes Building is subdivided for three tenants. Each office occupies approximately one-third of the building space. North-south oriented frame walls divide the two offices. The basic interior space of each office is open, but the tenants have made some further improvements.

This building features the typical, simple, rectangular plan that characterizes commercial buildings everywhere. However, true to form, Joesler has styled the front façade of what can otherwise be a plain, vernacular, storefront-dominant type. Three regular, segmental arched openings at the street level support three distinct features above. The building is a masonry bearing wall structure with a wood joist supported roof. The front wall and the exposed portion of the east wall are stucco-clad, concrete block. The remainder of the side walls, the rear wall and a band around the cornice of the front tower are concrete block faced with brick.

The front façade is stuccoed masonry. Three segmental arches rest on pilasters. Behind the arches are store front windows with decorative ceramic tile faced bases and recessed store entrances. Above, the flat façade incorporates a central tower with a Mission tile roof, flanked by a parapet section to the west and a tile-clad shed roofed section to the east. On the tower is an arched doorway with a small, sculptural balcony and simple, wrought iron railing. Centered on the arches below are tiny, circular, ceramic-tile framed windows with wrought iron grilles.

The Haynes Building

Name of Property

Pima, Arizona

County and State

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**Interior**

The Haynes Building was designed to contain three stores and currently an architect's office uses the larger space to the east and an actors' training studio occupies the smaller space to the west. The occupant of the middle suite was not ascertained. The main interior has plaster walls, very high, acoustic tile ceilings with skylights and vinyl/composition tile floors.

The architect's office has been subdivided for offices, a storage area, and a second level loft. The training studio contains a front room and a rear study.

**Integrity**

The Haynes Building is for a unusual commercial building because its original façade and exterior features have not been altered. Even its store entrances have not been changed. Thus, it retains excellent historic authenticity and possesses integrity of location, design, materials, workmanship, setting, feeling and association.

The Haynes Building  
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)

ARCHITECTURE

**Period of Significance**

1928

**Significant Dates**

1928

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Josias T. Joesler

John W. Murphey

**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.

The Haynes Building

Pima, Arizona

Name of Property

County and State

### Period of Significance (justification)

### Criteria Considerations (explanation, if necessary)

N/A

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

The Haynes Building is significant under National Register Criterion C. It is an excellent example of a minimally altered, Spanish Colonial Revival style, commercial building designed and built by the Joesler/Murphey team for attorney John C. Haynes. Constructed in 1928, this was one of Joesler's earlier Tucson projects. The architect had recently arrived from California where this style had been in vogue for over a decade. John C. Haynes Sr. was a prominent Tucson attorney who also served a stint as a Pima County representative to the state legislature. The Haynes Building represents Property Type Commercial Projects, (A) Styled Commercial Blocks, and meets all registration requirements.

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

The Haynes Building was built in 1928 and for attorney John Crepin Haynes. The building is named after this gentleman who was the son of pioneer Willis P. Haynes, a founder of the Tucson Realty & Trust Co. Haynes was from a high-profile, Tucson family and just the sort of client to seek Joesler and Murphey's talents. This Spanish Colonial Revival style commercial block is one of the team's few remaining commercial projects. Having just come from southern California, where the Spanish Colonial Revival style was flourishing in the hands of masters like George Washington Smith, Joesler was well-versed in the design characteristics of the style.

### Spanish Colonial Revival Style (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 low-pitched, tiled, gabled or hipped roof, usually with little or no eave overhang. 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 elaborated 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.

### Registration Requirements

The Haynes Building is significant under Criterion C for its street façade retains excellent visual integrity with respect to location, design, setting, materials, workmanship, feeling and association. It is one of the few remaining examples of this Joesler/Murphey property type

The Haynes Building  
Name of Property

Pima, Arizona  
County and State

**Developmental history/additional historic context information (if appropriate)**

John Crepin Haynes Sr. was the son of pioneer Willis P. Haynes and Jennie Crepin, daughter of Tucson physician Harry N. Crepin. W. P. Haynes was a commissioner on the bench of the California Supreme Court who came to Tucson with his family in 1897. Haynes was a charter member of the Old Pueblo Club when it was founded in 1907 and one of the founders of the Tucson Realty & Trust Co. The family was associated with the Haynes law building, purchased by Willis P. Haynes in 1905, at 127 N. Stone Avenue. It was sold in 1983 to a developer.

John C. Haynes was born November 5, 1895, in San Diego, California, while Willis and Jennie were on a trip. He graduated from Tucson High School and received his law degree from the University of Southern California in 1916. He then returned to Tucson where he practiced law until he retired in 1978. He married Tucsonan Edith Failor. The couple had two sons, John C. Jr. and Harry H. They joined their father in the practice of law at the Stone Avenue building.

Title records indicate that in 1934, John C. and Edith F Haynes sold the Sixth Street commercial building to Hepsy Marie Connor, guardian of the estate of John Joseph Conner, a minor. According to a sampling of city directories, the commercial building had various tenants including Maytag West Coast Co. in 1929. From 1962 to 1970, 312 E. Sixth Street housed the Isbell Printing Co.

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Cooper, Jim. "Haynes (Family)." 1983 The Old Pueblo Club, 1 December 1983,

"John C. Haynes Sr. dead at 89 - Tucson attorney from 1916 to 1978," Tucson Citizen, 22 May 1985.

Pima County Assessor (PCA), Block 68, City of Tucson, recent.

Pima County Assessor (PCA), property record card, <http://www.asr.co.pima.az.us>, ca. 1964.

Tract Book, City of Tucson transactions, Fidelity National Title, Tucson, AZ, various dates.

**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 # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Arizona Historical Society Library  
(AHS), Tucson  
Owners' archives

Historic Resources Survey Number (if assigned): N/A

The Haynes Building  
Name of Property

Pima, Arizona  
County and State

**10. Geographical Data**

**Acreage of Property** 3,355 S.F.  
(Do not include previously listed resource acreage)

**UTM References**  
(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>503200</u>	<u>3565663</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 boundaries of this property are those of City of Tucson, the west 114.8' of Lot 2, Block 68 (tax parcel no. 117-05-0350), as shown on the accompanying map.

**Boundary Justification** (explain why the boundaries were selected)

The boundaries match those of the subject lot described above.

**11. Form Prepared By**

name/title Janet H. Parkhurst and Ralph Comey  
organization Janet H. Strittmatter Inc., Ralph Comey Architects date June 18, 2010  
street & number 3834 E. Calle Cortez telephone 520-320-9043  
city or town Tucson state Arizona zip code 85716  
e-mail jhparkhurst@yahoo.com; comeyarchitects@earthlink.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)



The Haynes Building  
Name of Property

Pima, Arizona  
County and State

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**Photographs:**

Submit clear and descriptive black and white 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:** Haynes Building

**City or Vicinity:** Tucson

**County:** Pima

**State:** Arizona

**Photographer:** Bill Sandel

**Date Photographed:** April 30, 2009

**Description of Photograph(s) and number:**

- 1 of 4 The Haynes Building in its setting, looking southeast.
- 2 of 4 Front façade, looking south
- 3 of 4 Segmental arched entry showing inset door and ceramic tiles
- 4 of 4 Detail of central tower with balcony, looking south

**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.).

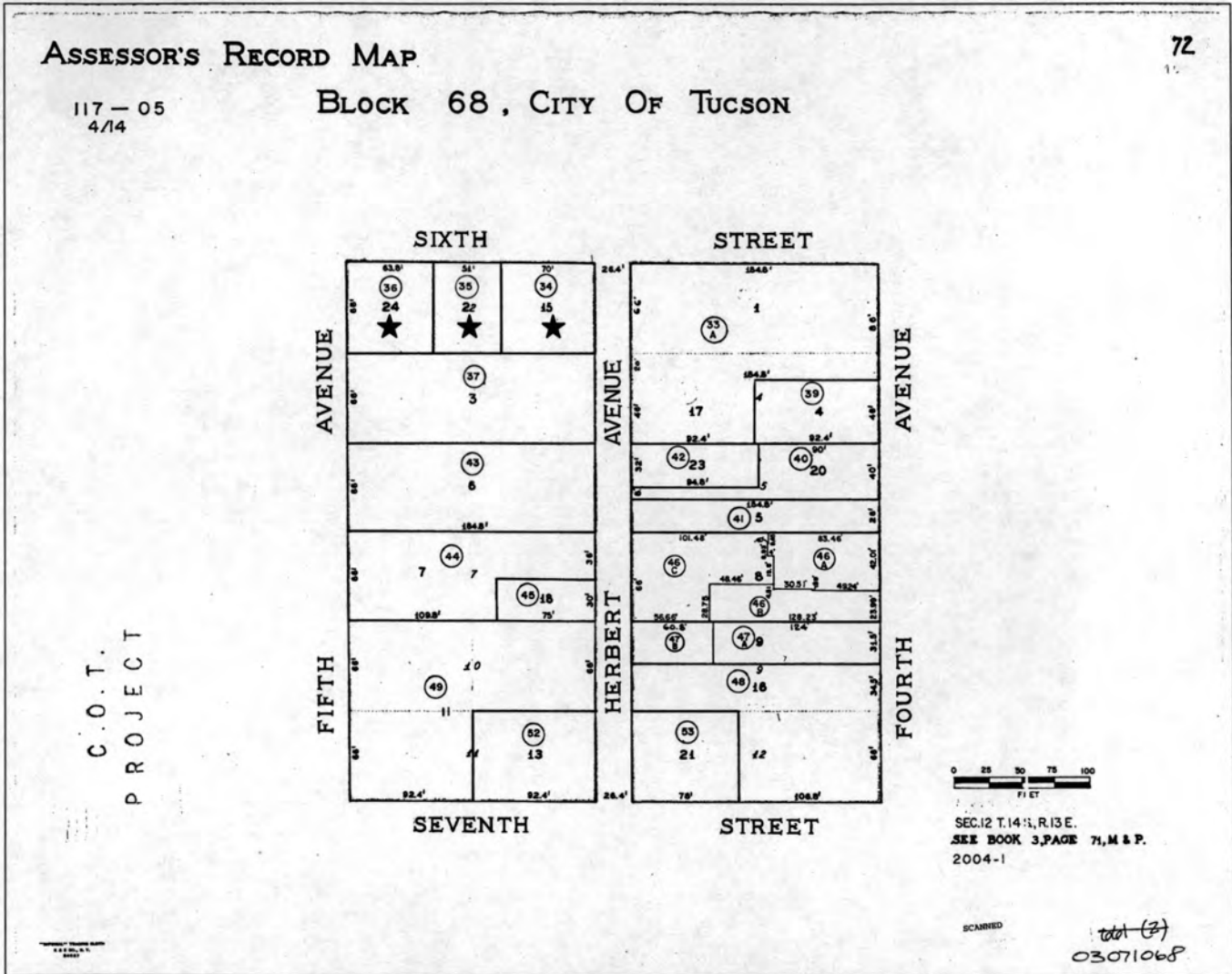
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 2050

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Haynes Building
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)

Section number Maps Page 11



★ Subject Property — Haynes Building

Assessor's Record Map. Block 68 (current)

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

**National Register of Historic Places**  
**Continuation Sheet**

Haynes Building

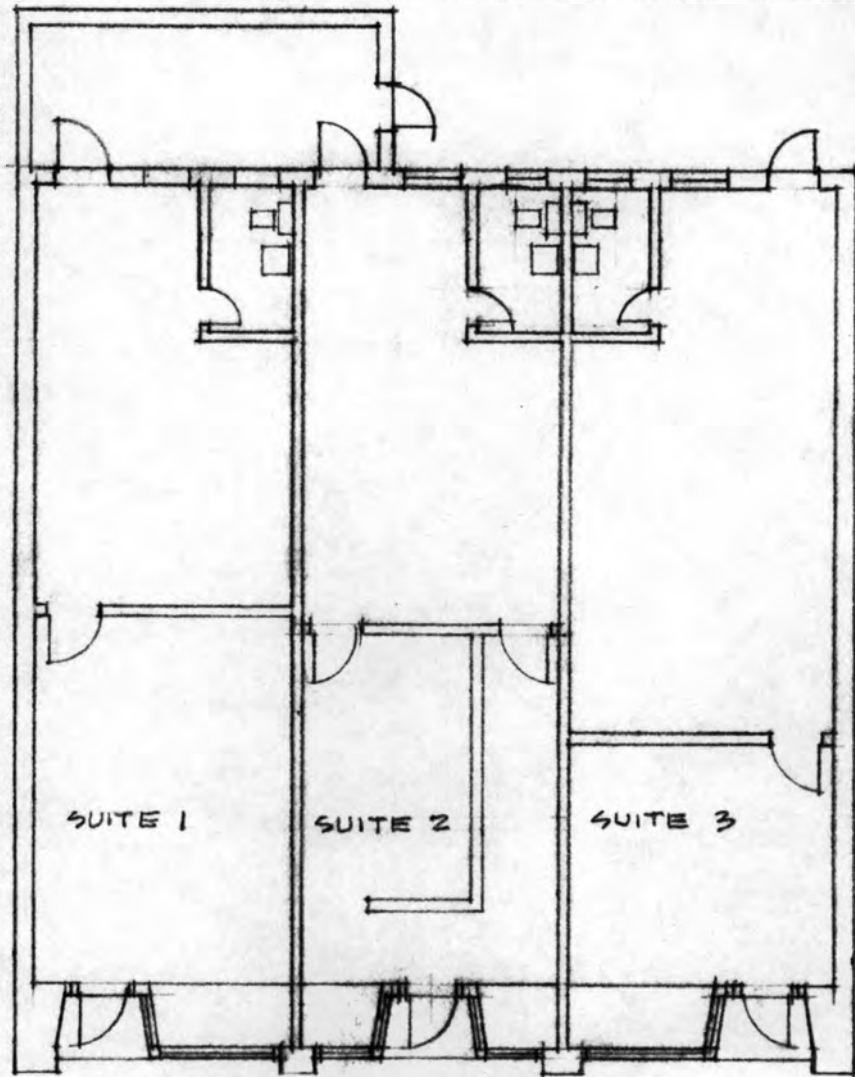
Name of Property  
Pima, Arizona

County and State  
The Architecture & Planning of  
Joesler & Murphey in Tucson 1927-1956

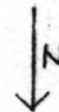
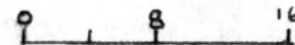
Name of multiple listing (if applicable)

Section number Maps Page 12

**Haynes Building Floor Plan on Following Page (perimeter After Pima  
County Assessor 1964, interior approximate).**



FLOOR PLAN (PERIMETER AFTER  
PCA 1964, INTERIOR APPROXIMATE)  
HAYNES BUILDING



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Haynes Building
Name of Property Pima, Arizona
County and State The Architecture & Planning of Joesler & Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)

Section number Photographs Page 14



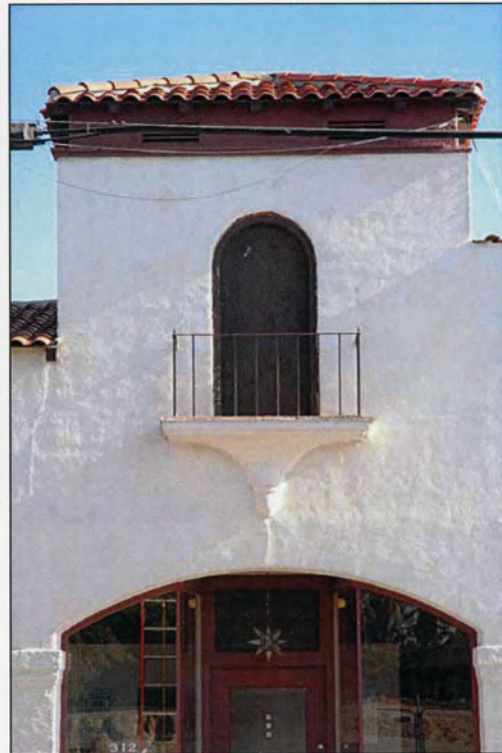
No. 1



No. 2



No. 3



No. 4

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Haynes Building

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

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 7/29/10 DATE OF PENDING LIST: 8/23/10  
DATE OF 16TH DAY: 9/07/10 DATE OF 45TH DAY: 9/12/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000743

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 9-9-10 DATE

ABSTRACT/SUMMARY COMMENTS:

*Sparely <sup>meets</sup> legibility.  
Interior remodeled  
no photos - already*

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.









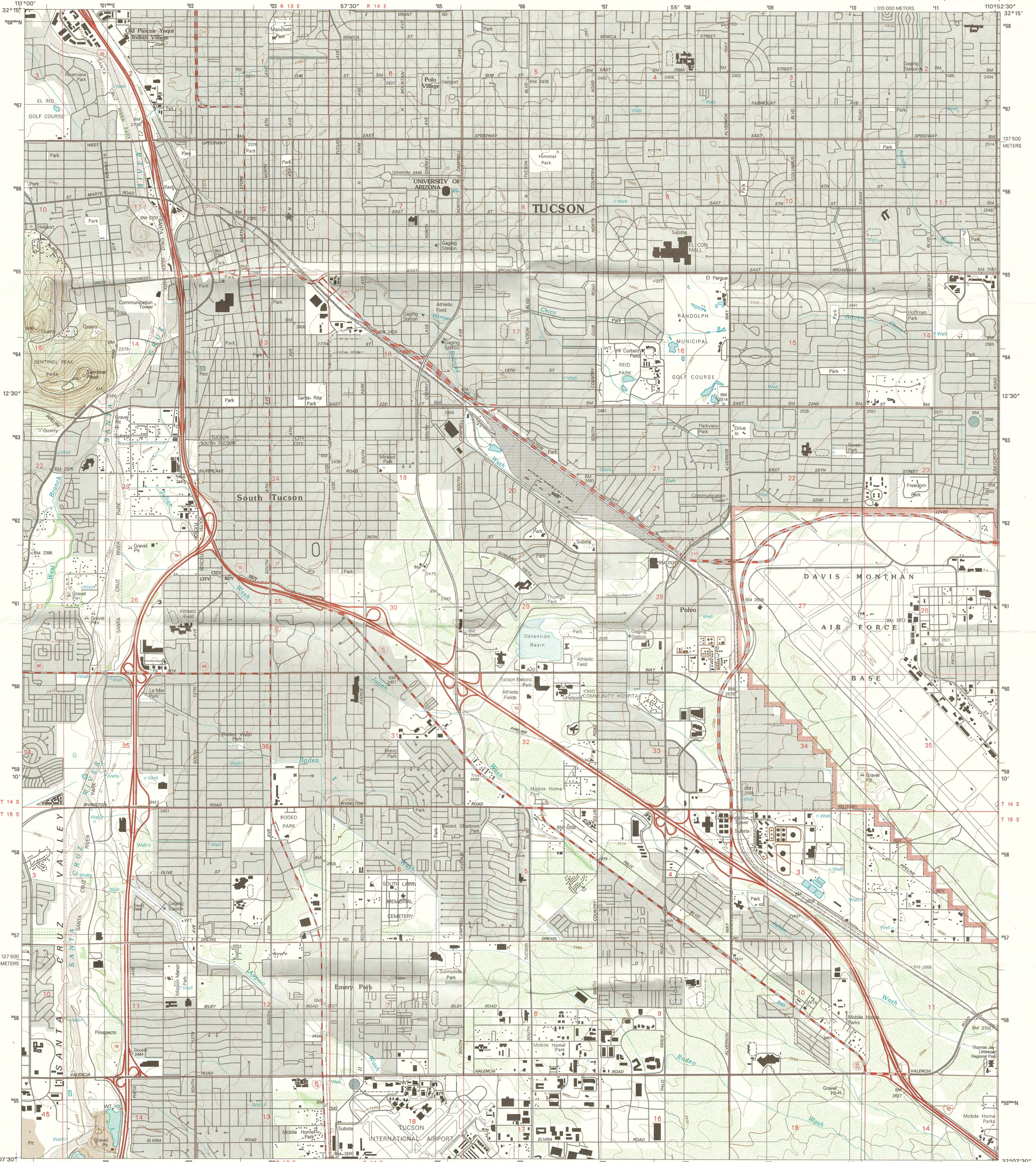






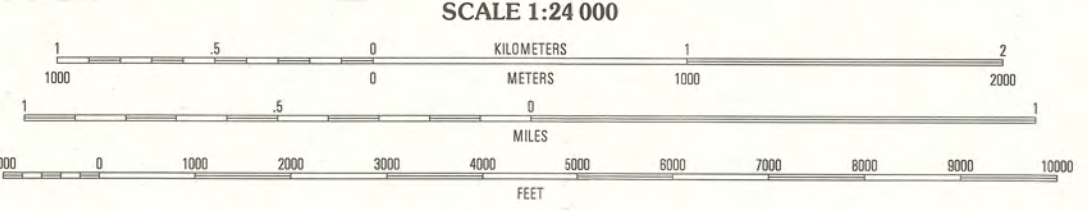


HAYNES BUILDING  
JOESLER & MURPHEY  
PIMA COUNTY, AZ  
4 OF 4



Produced by the United States Geological Survey  
Topography compiled 1954. Planimetry derived from imagery taken 1956 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 1981

**HAYNES BUILDING**  
312-314 E. 6TH ST.  
TUCSON, PIMA COUNTY, ARIZONA  
509220E-354562N



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

**ROAD CLASSIFICATION**

- Primary highway hard surface
- Improved road
- Secondary highway hard surface
- Unimproved road
- Light-duty road, hard or
- Improved surface
- Interstate Route
- U.S. Route
- State Route

QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

**TUCSON, AZ**  
1996

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

NIMA 3848 III NW-SERIES V898





July 29, 2010 "Managing and conserving natural, cultural, and recreational resources"



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

**RE: MPDF: The Architecture and Planning of Josias Joesler and John Murphey in Tucson AZ, 1927-1956**

- MPDF: Erskine P. Caldwell House**
- MPDF: Don Martin Apartment House**
- MPDF: Eleven Arches**
- MPDF: First Joesler House**
- MPDF: Gabel House**
- MPDF: Haynes Building**
- MPDF: Hecker House**
- MPDF: Type A at 2101 E. Water Street**
- MPDF: Type B at 2019 E. Water Street**
- Tucson, Pima County, AZ**

Janice K. Brewer  
Governor

State Parks  
Board Members

Chair  
Reese Woodling  
Tucson

Tracey Westerhausen  
Phoenix

Larry Landry  
Phoenix

Walter D. Armer, Jr.  
Vail

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

Dear Ms. Shull:

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

The Architecture and Planning of Josias Joesler and John Murphey in Tucson AZ, 2917-1956 National Register of Historic Places Multiple Property Documentation Form is organized around two historic contexts and their associated property types.

- The Erskine P. Caldwell House property contains 1 contributing building.
- The Don Martin Apartment House property contains 1 contributing building.
- The Eleven Arches property contains 1 contributing building and 1 noncontributing building.
- The First Joesler House property contains 1 contributing building.
- The Gabel House property contains 1 contributing building and 1 noncontributing building.
- The Haynes Building property contains 1 contributing building.
- The Hecker House property contains 1 contributing building.
- The Type A at 2101 E. Water Street property contains 1 contributing building and 1 noncontributing building.
- The type B at 2019 E. Water Street property contains 1 contributing building and 1 noncontributing building.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov)

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

Enclosures