

United States Department of the Interior
National Park Service



296

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 Ghost Ranch Lodge
other names/site number AZ BB:9:393 (ASM)

2. Location

street & number 801 West Miracle Mile Road not for publication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
Signature of certifying official James W. Gowran Date 6 APRIL 2012
Title STATE HISTORIC PRESERVATION OFFICER State or Federal agency/bureau or Tribal Government AZ STATE PARKS/SHPO

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 [Signature] Date of Action 5/30/12

5. Classification

Ownership of Property
(Check as many boxes as apply)

- Private
- public - Local
- public - State
- public - Federal

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

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
16	17	Buildings
0	0	District
2	1	Sites
0	1	Structures
1	1	Objects
19	20	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Hotel = motor hotel or motel

COMMERCE/TRADE / Restaurant =
restaurant and bar

COMMERCE/TRADE / Specialty Store =
service station

Current Functions
(Enter categories from instructions)

DOMESTIC / Multiple Dwelling = apartment
buildings

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS:

Mission/Spanish Colonial Revival _____

MODERN MOVEMENT: Ranch Style _____

Materials

(Enter categories from instructions)

foundation: Concrete _____

walls: Brick _____

roof: Terra cotta; Asphalt (rolled) _____

Wood _____

other: Steel _____

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.)

See the Inventory of Resources, Summary, and Narrative Description below.

Ghost Ranch Lodge: **INVENTORY OF RESOURCES 2011**

National Register eligibility evaluated under Criteria A and C

Feature Mark	Building or Feature	Style	NR Eligible	Reason not Eligible	Condition
ORIGINAL BUILDING GROUP - 1941 (Joesler, architect)					
B	Duplex Casitas	Spanish Colonial Revival	Yes		Rehabilitated
C	Duplex Casitas	Spanish Colonial Revival	Yes		Rehabilitated
D	2-Duplex Casitas	Spanish Colonial Revival	Yes		Rehabilitated
E	Duplex Casitas	Spanish Colonial Revival	Yes		Rehabilitated
F	2-Duplex Casitas	Spanish Colonial Revival	Yes		Rehabilitated
G	Duplex Casitas	Spanish Colonial Revival	Yes		Rehabilitated
Q	Office	Spanish Colonial Revival	Yes		Rehabilitated
AA	Courtyard	No Style	Yes		Rehabilitated
FIRST BUILDING GROUP ADDITION - 1947-1950					
A	Lodgings	Ranch Style (Spanish Col.)	Yes		Rehabilitated
H	Lodgings	Ranch Style (Spanish Col.)	No	Loss of integrity	Demolished
I	Lodgings	Ranch Style (Spanish Col.)	Yes		Rehabilitated
J	Lodgings	Ranch Style (Spanish Col.)	Yes		Rehabilitated
K	Lodgings	Ranch Style (Spanish Col.)	Yes		Rehabilitated
T	Restaurant/Lobby	Modern influence (remodel)	No	Loss of integrity	Demolished
W	Car Shed	No Style	No	Lack of significance	Demolished
AC	Service Station	Spanish Colonial Revival	No	Loss of integrity	Demolished
SECOND BUILDING GROUP ADDITION - 1951-1954					
L	Duplex	Ranch Style (Contemporary)	Yes		Rehabilitated
M	Duplex w/Patio	Ranch Style (Contemporary)	Yes		Rehabilitated
N	Duplex w/Patio	Ranch Style (Contemporary)	Yes		Rehabilitated
O	Duplex w/Patio	Ranch Style (Contemporary)	Yes		Rehabilitated
P	Duplex w/Patio	Ranch Style (Contemporary)	Yes		Rehabilitated
R	Bath House	Modern influence (remodel)	No	Lack of significance	Demolished
X	Sign	No Style	Yes		Rehabilitated
AB	Cactus Garden	No Style	Yes		Rehabilitated
AD	Guest Laundry	No Style	No	Lack of significance	Demolished
THIRD BUILDING GROUP ADDITION - 1955-1959					
S	Motel Strip	Ranch Style	No	Lack of significance	Demolished
U	Staff Dwelling	Ranch Style	No	Lack of significance	Demolished
V	Staff Dwelling	Ranch Style	No	Lack of significance	Demolished
Y	Sign	No Style	No	Insufficient age	Demolished
Z	Laundry/Housekeeping	Ranch Style	No	Lack of significance	Demolished
FOURTH BUILDING GROUP ADDITION - 2011 (Massey, architect)					
1	Apartment, 1-story	Modern	No	Insufficient age	New
2	Recreation Bldg, 1-story	Modern	No	Insufficient age	New
3	Apartment, 1-story	Modern	No	Insufficient age	New
4	Apartment, 1-story	Modern	No	Insufficient age	New
5	Apartment, 2-story	Modern	No	Insufficient age	New
6	Apartment, 2-story	Modern	No	Insufficient age	New
7	Garage	Modern	No	Insufficient age	New
8	Garage	Modern	No	Insufficient age	New
9	Swimming Pool	No Style	No	Insufficient age	New

Note:
Feature marks are keyed to the 2009 NPS Eligibility Determination Site Plan (Figure 11) and the 2011 Eligibility Site Plan (Figure 12) on the Continuation Sheets.

SUMMARY

The Ghost Ranch Lodge is Tucson's first *destination courtyard motor lodge* that combined the access and affordability of a motel with the character of a dude ranch and the amenities of a resort. The Ghost Ranch Lodge opened in 1941 as an innovative type of lodging in Tucson that for the first time provided affordable accommodations with up-scaled amenities for long-term guests. The 5.8-acre Ghost Ranch Lodge was one of the first and largest tourist accommodations on the Miracle Mile Road. Located two miles north of downtown Tucson, Miracle Mile Road began as a tourist-oriented transportation corridor that connected U.S. Highway 80 (the Florence Highway; later Oracle Road) to State Route 87 (the Casa Grande Highway; later State Route 84, U.S. Highway 84, and Interstate 10). Ghost Ranch Lodge, as a destination courtyard motor lodge, stands out as being remarkably different from the many overnight motels surviving on Miracle Mile and other traveler routes through Tucson. The original site design concept (contributor), innovated here by architect Josias Thomas Joesler, arranged a group of semi-detached Spanish Colonial Revival casitas (eligible component) around a formal courtyard (eligible component) *free from automobiles* to characterize this new kind of roadside hospitality property. Under the continuing direction of the lodge's owners, Arthur and Phoebe Pack, the property grew in three more building group additions. The first two groups (eligible components), built sometime between 1947 and 1954, reinterpreted the original planning concept with a naturalistic courtyard (eligible component) and introduced compatible high-quality guest units (eligible component) of the Ranch style and craftsman-like construction techniques. The third building group, characterized as common franchise motel strip units (non-eligible component now demolished), was constructed sometime between 1955 and 1959. This third addition departed from the original planning concept and artistic quality to such a degree as to mark the end of the property's period of significance in hospitality innovation and architectural excellence.

APPEARANCE OF THE PROPERTY

HISTORIC APPEARANCE

The Ghost Ranch Lodge opened in 1941 with a group of eight romanticized Mexican casitas immediately surrounding a formal courtyard and central terrace that created the feeling of a destination resort rather than a motor court. The lodge featured an outer driveway loop and parking at the rear of the casitas to hide automobiles from view from the casitas and courtyard. This pedestrian-oriented arrangement differed greatly from the inner loop driveways of typical contemporaneous motor courts where automobiles were always in view and guests crossed traffic to reach the common outdoor spaces. The original lodge, designed by the highly regarded Tucson architect Josias Thomas Joesler, reflects his signature Spanish Colonial Revival style. Some time between 1947 and 1954, the owners of the lodge, Arthur and Phoebe Pack, constructed two groups of complementary Modern Movement/Ranch-style buildings in a site layout following Joesler's original pedestrian-oriented courtyard concept but employing an informal, naturalistic desert character.

Built some time between 1955 and 1959, the last building group addition reflected a common, economical strip motel approach for accommodating short-term travelers. Reflecting the competitive influence of the newly acquired Best Western referral franchise for the lodge, these buildings and their automobile-oriented site plan departed drastically from the original, innovative intent of an affordable seasonal resort. Isolated by a driveway and perpendicular parking, the later motel strip building was isolated from the pedestrian-friendly courtyards and pathways of the earlier building groups. The character of the post-1954 Ranch-style buildings descended precipitously from the initial high quality of architectural design, materials, and workmanship of the previous Revivalist and Modern buildings. The third building group addition no longer conveyed the feeling of the affordable destination resort that had made the Ghost Ranch Lodge unique. The post-1954 departure from the original design concept marked the end of the historic period of significance for Ghost Ranch Lodge. At its highest point of development by 1959, the Ghost Ranch Lodge grew to twenty-five buildings.

CERTIFIED REHABILITATION OF THE PROPERTY

In 2011, an experienced development group successfully completed the rehabilitation of Ghost Ranch Lodge as low-income senior housing through a certified adaptive use project following *The Secretary of the Interior's Standards and the NPS/IRS Tax Credit Program*. Prior to construction, the National Park Service (NPS) concurred with the developer's Historic Preservation Certification Application—Part 1, by stating that Ghost Ranch Lodge would "likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Office [SHPO]." (Letter from Roger Reed, Historian NRHP, 7 August 2009.) In that concurrence letter, the NRHP historian specifically identified the contributing and non-contributing buildings, features, and "pattern of layout that reflects the evolution of the property as a motor court with courtyard landscapes representing both formal and naturalistic plantings." Contributing resources

include the buildings developed during the period of significance, 1941 through 1954. Non-contributing resources included a) the buildings from the post-1954 development, b) the buildings with irreversible integrity loss, and c) missing buildings. Based upon this eligibility concurrence letter, the rehabilitation project proceeded and successfully opened to full occupancy in March of 2011. The SHPO has also concurred with Parts 2 and 3 of the Certification Application.

To make the rehabilitation project financially feasible and to preserve the contributing buildings and site features, it was necessary to replace the non-contributing buildings with new, compatibly designed one- and two-story buildings of higher density of occupancy. The sensitive introduction of new buildings at the secondary margins of the property complies with *The Secretary's Standards* and has no adverse effect on the ability of the property to convey its historic significance. The project has preserved the character-defining components of the significant pedestrian-oriented courtyard site plan with its evocative architecture as masterfully designed by Josias Joesler and as respectfully reinterpreted by the subsequent unidentified architect(s). This nomination meets the Tax Credit Program stipulation for listing the rehabilitated property on the National Register of Historic Places that enables the developer to obtain the federal tax credits.

CURRENT APPEARANCE

The essential architectural character of the contributing buildings and the spatial qualities of the pedestrian-oriented courtyard settings remains much as it was in 1954 at the close of the period of significance. The rehabilitation project has retained the formal and naturalistic courtyards surrounded by their inward-facing casitas, duplexes, and lodging units. New two-story apartment buildings stand along the rear of the property where the non-contributing post-1954 strip motel and service buildings once stood. The two-story buildings are almost unnoticeable from the two historic courtyards and are unseen from the primary access points on Miracle Mile Road. Set back from Miracle Mile Road, new one-story apartment buildings replace the badly altered restaurant building and the missing service station. Although these compatible new buildings are readily visible from the primary arterial road, they do not detract from the scale, materials, arrangement, and form of the historic buildings. The iconic Ghost Ranch Lodge sign (with cow skull logo designed by world-renown artist Georgia O'Keefe) has been preserved and relocated left of the original main entrance.

The carports of the duplex casitas and lodging units have been adapted for use as bedroom/bathroom additions. These in-fills retain the highly significant wooden grilles that once screened the carports and now screen private patios and bedroom additions from the courtyards. The alignments of the historic driveways have been retained. One contributing lodging unit (Building H) was removed to provide required fire truck access through the site. Nonetheless, the matching unit (Building A) was retained and rehabilitated to demonstrate the design, materials, and workmanship found at the now-demolished Building H.

The surviving desert landscaping of the historic cactus garden has been preserved and supplemented with additional native specimens. The high-water-use landscaping of the formal courtyard was lost to neglect prior to the rehabilitation project. Sustainable, low-water-use plants have been installed in compliance with local water conservation guidelines. The project has consciously retained the original courtyard's formal layout, plant massing, terrace, barbeque, and walkways.

DESCRIPTION OF THE PROPERTY FEATURES

The significance of Ghost Ranch Lodge as an innovative hospitality property is represented by the buildings and courtyards constructed during the first three of four historic periods of development. The buildings within each group share commonalities of design, materials, construction methods, and workmanship. Only the buildings of the original group and the next two additional groups convey the significance of the innovative *destination courtyard motor lodge*—the original ambition of owners' Arthur and Phoebe Pack. These three significant building groups are organized around central courtyards in a manner that minimizes the mixing of pedestrians and automobiles.

The original building group romantically interprets a Mexican village formal courtyard surrounded by Spanish Colonial Revival style casitas. The first building group addition retains the same romantic feeling by creating semi-detached sets of duplexes and lodgings rendered in what is locally called Spanish Colonial Ranch style. The second building group addition retains the aesthetic feeling with an up-dated image by using a regional Modern style (locally called Contemporary style) in rustic materials. The third building group addition abandoned the lodge's historically significant courtyard concept by favoring the commonplace motel strip approach and by utilizing the ordinary Ranch style.

In 2011, a fourth building group addition replaced the non-contributing motel strip buildings and outbuildings, the badly altered restaurant, inappropriate building additions, and the missing service station. The new apartment buildings

reinterpreted the essential architectural characteristics of the original building group by expressing the historic imagery with similar massing, simpler detailing, and smoother materials.

ORIGINAL BUILDING GROUP – 1941-1946 (Josias Joesler, architect)

Courtyard AA, Casitas B, C, D, E, F, G, and Office Q

The original building group, surrounding a formal courtyard free from automobiles, includes the original 1941 core of six rectilinear, one-story, painted brick casitas with integrated rear-entry carports, a service building, and the original owner's apartment. Prior to 1954, an in-fill addition merged the owner's apartment and service building into a single rambling office building (Building Q), changing the number of buildings from the original eight to the current seven.

The characteristic design of the original lodge, looking inward toward a formal courtyard, can be found in up-scale garden hotels and resorts of the pre-World War II Southwest, such as The Arizona Inn of Tucson (a National Register-listed property) and Camelback Inn and Jokake Inn of Phoenix. All vehicular circulation and parking areas at these larger resorts are relegated to the periphery of the property, preserving the natural beauty of the courtyard for the enjoyment of the guests. This courtyard design typology of the resort hotels was the precedent for the initial development of the Ghost Ranch Lodge. The spatial relationship between casitas and an auto-free courtyard is the most important design concept of the Ghost Ranch Lodge for it sets the stage for the architecture, landscaping and amenities that create the image of a destination resort.

Casitas B, C, D, E, F, and G (*eligible*)

The casitas are based on multiples of a duplex casita with an integrated, covered carport providing one parking space per guest unit. The casitas vary little in functional design—a combined living/bedroom studio, a small kitchenette, closet, and full bathroom. This simple lodging unit would become the planning benchmark of subsequent guestroom design variations for the entire Ghost Ranch Lodge complex. The two plan variations of the original casitas have carports located either between two lodging units or at either end of the building. The double carports located between casitas consist of one large space, separated only by support posts on the two outside facades located in the center of the two-car space. As another means of varying the overall site layout and creating privacy for the individual units, Joesler placed the casitas as isolated blocks (Buildings B, C, E, G) or attached and staggered them (Buildings D, F) creating opportunities for creative interplays of solids and voids. Joesler articulated these staggered connections with non-functional towers and chimneys that rise above the roof line. Building D has a squat, round tower extending above the bathrooms of two units. Building F has a non-functional chimney supported on beams and rafters above two carports. Both rooftop features are surmounted with decorative steel wind flags (weathervanes) above the clay tile roofs.

At Buildings B and G, the carports have been filled in during the historic period to expand the casitas into larger suites. The carport screens facing the courtyard were replaced by steel casement windows and wood sheathing that is consistent with the design vocabulary of the original complex, but depart from the overall rhythm of the primary courtyard facades. The rear (tertiary elevation) of those buildings was expanded with an addition utilizing horizontal wood siding and low-scaled building massing found in the original casitas. During the 2011 rehabilitation project, the historic-period additions and alterations were removed back to the original fabric of the building. New carport in-fills were introduced to provide bedrooms and bathrooms for the apartments.

The original building group was designed in the Spanish Colonial Revival style, consistent with the architectural stylistic expression of many of Joesler's Tucson buildings. The one-story buildings are characterized by low profiles, low-pitched clay tile gable roofs, extended ridge and ledger beams and exposed rafters resting on double-wythe brick walls. These unique, painted brick walls are laid with irregular face planes, modulated in and out, to provide an illusion of rustic masonry or vernacular craftsmanship (locally known as "*borracho* [drunken] brickwork"). The roof is supported on wood posts and corbels at the inset entry porches and on brick piers elsewhere.

Original operable steel casement windows have been replaced by appropriately designed energy-efficient aluminum slider windows. The new windows match the original muntin patterns and the one-sash to three-sash width configurations found in each of the original living/bedrooms as well as in the bathrooms. The sashes are divided by narrow horizontal muntins into uniform twelve-inch-high lights or panes. The window openings, resting on slanted brick sills, are spanned by rough-sawn wooden lintels. For variety on the overall courtyard facade, some original window openings are surrounded by exposed, unpainted brick laid on end to outline the window form. Each lodging unit has an integrated covered porch that faces the courtyard and is functionally attached to the carport space allowing direct access between automobile and front door. The courtyard elevation of the carport is defined by a decorative wooden grille that contributes to the rhythm of the overall inward-facing facades and conceals the bedroom patios from the courtyard as they once hid the carports.

The 2011 rehabilitation project used the carports for adding bedroom/bathroom suites to the studio guestrooms. The additions extend beyond the rear façade of the duplexes in order to provide a narrow private patio behind the original carport grille. This arrangement retains the original access route between entry porch and carport (now the patio). The new bedroom opens through a sliding glass door to the patio. On the side of the bedroom addition, the carport grilles have been replaced with a stucco-sheathed wall panel that is delineated by the original horizontal trim boards at top and bottom. The horizontal band of the carport grille is still expressed by the stucco panel.

The integrity of the rehabilitated duplexes has not been adversely affected by the carport in-fills or by the interior remodeling to convert studio guestrooms into one-bedroom apartments.

Office Q (eligible)

The Office Building Q consisted of a combination of several small rooms beneath one roof that created an entryway and glazed sunroom. Located at the street frontage of the lodge, the office was the welcoming façade that drew travelers into the courtyard and the amazing setting of the make-believe Mexican village. Throughout the years, the Office Building has been remodeled and expanded for additional administrative and maintenance space, and for expanded living quarters. Most of these changes were in keeping with the original character of the Period Revival design.

The integrity of the rehabilitated Office Building Q has not been adversely affected by the internal alterations to create larger, more functional spaces for adaptive use as the common dayroom and administrative office of the apartment complex. The historic fireplace of the dayroom has been restored.

Courtyard AA (eligible)

The formal courtyard (Courtyard AA) also is an important character-defining feature contributing to the overall character of the original Joesler design. The edges of the courtyard are delineated by brick paths connecting the guest units. A centrally placed, raised terrace is outlined with rows of small-scaled trees and a brick border. At its center is a concrete slab, barbecue grill, and seating area. The interplay of the auto-free courtyard and surrounding casitas is identified as the most significant character-defining feature of the Ghost Ranch Lodge. The spatial dialogue between formal courtyard and eclectic facades is the essence of Joesler's site plan strategy, architectural composition, and romanticized imagery. He succeeded in creating a rich, secluded environment that seems far removed in time and space from a mid-twentieth-century highway entering a desert city. Although the original landscaping materials of the courtyard had been lost to an extended period of no maintenance and too little water, the original hardscape features defining the formal geometry of the courtyard have survived intact.

The integrity of design of Courtyard AA has not been adversely affected by the rehabilitation treatment. The formal geometric layout of the original courtyard with its brick walls, raised terrace, barbeque, and walkways has been preserved. Low-water native plants have been introduced in the same locations and at the same scale as the original landscaping. These native plants are used in a formal arrangement contrasting the naturalistic arrangement found in Cactus Garden AB. Due to considerations of sustainability, the original lawn has been replaced with decomposed granite as a responsible, compatible adaptive use solution. A new, small swimming pool replaces the deteriorated shuffleboard courts relocated to this location during the mid-1950s.

FIRST BUILDING GROUP ADDITION – 1947-1950

Lodging Buildings A, H, I, J, and K; Restaurant T and added Bath House R; Car Shed W; and Service Station AC

These two lodging buildings and one car shed comprise the First Building Group Addition, probably completed immediately after World War II. These buildings' stylistic characteristics resemble Joesler's original design, but are typologically distinct from the casitas. Buildings A and H are located on the periphery of the original Joesler design, but are still connected to the courtyard through landscaping extensions. Building A completes the visual enclosure of the courtyard by blocking the view of the peripheral driveway originally seen between Buildings B and C. Building H does not have a strong visual connection with the original courtyard and thus does not contribute to the character-defining spatial interplay. Building H does not have the same spatial relationship to the Original Building Group that Building A has.

Lodging Building A (eligible) and Lodging Building H (eligible 2009; demolished 2010)

In contrast to the floor plans of Joesler's original grouping, Buildings A (and similar Building H, demolished) has a series of attached units without the variation of a staggered layout, has no integrated carports, and has a continuous, scored concrete slab porch sheltered beneath the main gabled roof form. Facing the adjacent open spaces, the porch provides access to the units. The porch roof is supported by 6"x6" wooden columns that bear a 6"x10" wooden beam running the entire length of the porch. The columns are topped by carved wooden corbels that are simpler than those of the original buildings. Imitative of the original design, this Spanish Colonial Ranch style building has exposed, painted beams and rafters and double-wythe brick wall construction. The ledger beams also serve as the window and door lintels. In contrast to Joesler's painted brick wall texture, Building A has mortar-washed bricks. (Demolished Building H had exposed red brick with a random pattern of individually painted bricks.) The west porch facade of Building A has a consistent composition of a door adjacent to a five-sash aluminum sliding window at each lodging unit. (Building H had a similar composition using four-sash steel casement windows.) This facade configuration, like the typical unit floor plan, is repeated in the contiguous units. The porch facade of the building is accented with a baseboard frieze of decorative and plain Mexican ceramic tiles. (Building H also had a decorative (non-functional) chimney atop the tile roof at the western end of the building.)

The integrity of Building A has not been adversely affected by the combining of adjacent rooms to create one-bedroom apartment. The addition of another apartment on the north end of the building is in keeping with the character of the building but is differentiated in material (stucco) and simpler detailing. To accommodate additions of the interior walls, several exterior openings have been infilled in to still express their location and size.

Building H has been removed in order to provide code-required access for firefighting, emergency, and sanitation vehicles to pass through the site. This fire/life safety consideration was not addressed in the historic site plan. The removal of Building H has been mitigated, in part, by the fact that surviving Building A retains the same architectural details.

Lodging Buildings I, J, and K (eligible)

These three buildings constructed between 1946 and 1953 draw from an architectural vocabulary in common with the earlier buildings, yet they are distinct from the original development at Ghost Ranch Lodge. The design and construction of these Spanish Colonial Ranch style buildings are inspired by the Joesler-designed Spanish Colonial Revival buildings. Buildings I, J, and K appear to have been sited to extend the pattern of the original buildings to the western portion of the property, forming an "L" west from Building H. The pattern of the courtyard-and-casita concept was almost immediately reinforced by the construction of the cluster of the Modern (Contemporary) style duplexes (Buildings M, N, O and P) around a central Cactus Garden courtyard.

Although reference to Joesler's casita configuration is apparent here, there was no attempt to stagger the lodging units to create the varied courtyard facade effect seen in the original 1941 design. These buildings, historically containing two, four, and six units, respectively, are laid out in a straight line connecting the units' front porches directly with the carports. Unlike the connection between front porch and carport in the original casitas, which had a step down to the two carport spaces, these buildings have a continuous walkway on one level even as it passes through the carport. The straight alignment and continuous front porch does not have the same degree of charm or privacy of the original casitas that were accessed individually by narrow brick walkways set within the courtyard several paces away from their porches. The front elevations on the carports (now in-filled with bedrooms) here are characterized by a similar decorative wooden screen that is reminiscent of the overall rhythm and composition of the original casita design.

These three lodging buildings share design characteristics with Building A—continuously attached units, a straight-line plan layout, a continuous concrete porch (but in this case it is an unscored, smooth surface) integrated beneath the main gable roof form. The roof structure is supported by 6"x6" posts connected directly to the 6"x10" beam without corbels. All the buildings are textured with the randomly painted brick detailing as once found on Building H. Similar to Building A, these buildings exhibit some Spanish Colonial Ranch style in their expression, having exposed, painted beams and rafters, and double-wythe brick wall construction. The ledger beams in these buildings also serve as the window and door lintels. The front facades have a consistent composition of a door and a five-sash window configuration that is repeated in the adjacent buildings, like the unit plans themselves. The roofing material originally was asphalt rolled roofing rather than the clay tile of the Joesler building's roofs. The 1953 aerial photograph clearly indicates that the roofs of the buildings on the west half of the property were not covered with clay tiles. The aerial photograph contradicts the 1959 postcard featuring an artist's *idealistic* aerial view rendering that shows clay roofs throughout the lodge complex.

The integrity of Buildings I, J, and K is very good, with no serious compromise to their design, materials and workmanship posed by the rehabilitation project's sensitive in-fill of carports and addition of three more apartments on the west end of Building J.

Restaurant Building T and added Bath House Building R (non-eligible 2009; demolished 2011)

Building T serves as the historic-era restaurant, cocktail lounge and lobby. This amalgamated building began as two or three separate Spanish Colonial Ranch Style buildings constructed between 1946 and 1953. By 1954 the buildings had been connected and expanded with Modern-influenced additions and street facades. Also, a swimming pool and shuffleboard court (two lanes) had been added near the rear of the combined buildings. Historic-era postcards imply that Building R (actually an addition to Building T in the early 1950s) served as the bath house for the pool. The 1959 birds-eye-view postcard clearly illustrates that the original swimming pool had been filled in to create a large terrace immediately adjacent to the rear of the lobby and office wing. In turn, a new swimming pool was constructed atop the location of the original shuffleboard court on a slightly lower level south of the new terrace. The shuffleboard function moved to the north end of the original courtyard (Courtyard AA) and adjacent to the terrace behind the enclosed porch of Building Q.

Between 1954 and 1959 a covered automobile pull-through (or porte cochere) was added on the north side of the restaurant. The character of the porte cochere evoked the influence of the Modern Movement, being supported on steel pipe columns and integrated with the earlier neon sign (Sign X) and a raised planter. Picture postcards from the early 1960s show that the fascia of the porte cochere roof was sheathed in overlapping horizontal siding set at an outward leaning angle.

The combined Restaurant and Bathhouse Building was again extensively remodeling, probably in the 1970s or 1980s, modifying the Modern-influence to its architectural character to a popular commercial expression using eclectic Spanish features and materials. The broad picture windows of the restaurant were reduced to small openings; the low-pitched front-gable profile was hidden by applied parapets; and the brick wall textures were obscured by stucco sheathing. Except for the service entrance areas on the west of the building, virtually all remnants of the original and expanded buildings had been obscured.

The integrity of feeling, design, materials and workmanship of the combined Bath House R and Restaurant T had been irreversibly lost to a post-historic remodeling project. They no longer conveyed their significance as features of the historic property and were removed during the 2011 rehabilitation project to provide space for new one-story apartment and recreation buildings.

Car Shed W (non-eligible 2009; demolished 2010)

Car Shed W was constructed between 1947 and 1953, as seen in the 1953 aerial photograph. This utilitarian, wood-frame structure served as covered parking for the strip motel unit, Building A, which did not have integrated carports.

The integrity of Car Shed W had been compromised by deterioration and structural fatigue caused by lack of prolonged lack of maintenance. The building was removed during the 2010 phase of the rehabilitation project to provide space for the new two-story apartment building and garage building.

Service Station AC (non-eligible; demolished 2007)

The 1950 Holiday Service Station was originally located on the northwest corner of the property. Historic photographs reveal how its character blended with that of the lodge. Atypical of service stations of the era that were expressing the Modern Movement era of exuberance embodied in new automobile design, this building harked back to Spanish Colonial Revival architectural styles of the era prior to World War II. More than just providing gasoline along the Miracle Mile connection between Highways 80 and 89, this full-service station also provided repair and maintenance services, not only to the local residents, but also to the increasing number of tourists flocking Tucson. Its adjacency to the Ghost Ranch Lodge was a convenient amenity for those travelers who needed accommodations during long-term repair work. Its presence was an important component of a total roadside hospitality property depending on business from travelers as well as local residents.

The service station was symmetrical in plan with two garage bays defining a central cross-gable roof form on either side of which is another repair bay and an office characterized by a large corner casement window to showcase products. Consistent with the lodge's other buildings, the service station is double-wythe brick construction, painted on the exterior, covered with a low-pitched, cross-gable roof covered with red clay tiles and enhanced with exposed painted ridge and ledger beam ends and rafter tails. To anchor the building in this Revivalist style, the end walls of the central form splay

outward at their bases to form battered buttresses that give the perception the central form is slightly protruding from the main body of the building.

The integrity of the service station has been entirely lost due to its demolition in 2007, four years prior to the certified rehabilitation project. There appear to be no significant archaeological resources that have survived.

SECOND BUILDING GROUP ADDITION – 1951-1954

Duplex Buildings L, M, N, O and P, Sign X, and Cactus Garden AB

This group of five similar duplexes consists of one building (Building L) north of Building K and four buildings that occupy the center of the east half of the lodge property. In contrast to the original formal courtyard, the narrow Cactus Garden is naturalistic in character defined by large mesquite trees, desert succulents, and gravel groundcover, characterizing it as distinctly desert.

Duplex Buildings L, M, N, O, and P (eligible)

These Modern (Contemporary) style buildings are an up-dated interpretation of the stylistic vocabulary of the original development. Consistent with original development, each of the buildings is a duplex separated by an integrated two-space carport. However, in contrast to the original carport layouts, the individual car spaces are divided by five-foot-tall brick walls, that extend into the circulation area with posts rising from the wall to support the roof beam. These carports are not open to the courtyard facade, as in the other units, but are separated by a wood frame wall that is partially constructed of horizontal ventilation slats, more functional than decorative. Each of the four clustered duplex units has a semi-private courtyard composed of a small lawn, low-water green plantings, and a concrete slab terrace surrounded by a five-foot-high brick wall. Vehicular circulation and access to the carports is assigned to the rear of the four units. By contrast, Building L has a carport entered from the front side and has no semi-private courtyard.

The primary facade of the duplexes is characterized by a large picture window typical of the Contemporary style that had become popular for a portion of post-World War II residential building in Tucson. Typical of this variation of the Modern style, the opening in the brick wall in which the window is placed extends from near the floor to the ceiling (or ledger beam), but in this case the horizontally configured band of fixed wood windows fills up only the top two-thirds and is underscored by wood planking to emphasize horizontality consistent with that style. On either end of this horizontal band of windows were a set of vertically oriented, operable steel casement windows.

The building features include double-wythe brick wall construction, very-low-pitched gable roofs, and exposed and painted ridge and ledger beams. Although consistent with the modern aesthetic, rafter ends were not exposed but covered by a fascia board to enhance the clean line of the roof edge. The roof was sheathed with rolled asphalt and the wall textures vary from painted and mortar-washed to the individual bricks artistically painted in different colors.

The integrity of Buildings L, M, N, O, and P has been preserved by the sensitive rehabilitation treatments employed to alter the interiors for creating kitchens and bedrooms in the original guest suites. The carports and semi-private courtyards have been preserved for continued use by residents.

Sign X (eligible)

The distinctive Ghost Ranch Lodge neon sign displays the iconic graphic image (cow skull logo and rustic typeface letters) strongly associated with the property. It has an important role as roadside advertisement on a tourist transportation arterial, where every business had a sign competing for the attention of the passing motorist using size, brightness, and distinctive design. The postcard renderings of 1954 and 1959 both indicate that a prominent sign occupied this location in front of the Lobby (Building T). Although lacking clarity of detail, these postcards imply that the surviving sign is identical to the profile of the sign seen in both postcards. In 1954 the sign had a lower solid portion that reached from the ground to the upper surviving portion. The lower portion may have been removed when the porte cochere was added between 1954 and 1959 and the upper portion was mounted above the roofline.

Approximately twenty feet long by six feet tall, Sign X is supported by two steel pipe columns, and hovers approximately twenty feet in the air. The two-sided sign prominently displays the image of a cow skull designed by artist Georgia O'Keefe, who lived on the Ghost Ranch in northern New Mexico, also owned by Arthur and Phoebe Pack. The design, presented free from copyright restrictions, was a 1936 wedding gift from O'Keefe to the Packs. The distinctive cow skull design, based on one of O'Keefe's famous paintings, is set in a triangle and the words "Ghost Ranch Lodge & Restaurant" are outlined in white neon and set against a black background. The image was the inspiration for the name of the Lodge's cocktail lounge, "The Sign of the Golden Skull." It is not known who devised and built the actual sign, but the quality of

design, workmanship and materials are befitting of the quality of the O'Keefe artwork. Sign X is an excellent example of mid-twentieth-century roadside signs related to tourism and is associated with the work of master artist Georgia O'Keefe. Sign X, constructed prior to 1954 and slightly modified prior to 1959, is an excellent surviving local example of neon sign artistry.

The integrity of Sign X has been restored by the 2011 rehabilitation project through repairs, rewiring, and minor replacement of broken parts and neon tubing. The wording of the sign was not changed even though the property no longer serves as a lodge and restaurant. Because non-eligible Building R was removed during the project, the iconic sign was relocated to the east next to the complex office, Building Q. The sign continues to serve as the primary identification landmark for motorists on Miracle Mile Road at the main entrance to the property.

Cactus Garden AB (eligible)

The Cactus Garden is the naturalistic counterpoint to the formal Courtyard AA of the Original Building Group. Playing off the original concept of an open space forming the internal focus of the surrounding duplexes, the Cactus Garden is a variation of the original Ghost Ranch Lodge courtyard concept. The narrow gravel-covered cactus garden is bounded by the original five-foot-high walls of the surrounding duplex buildings. Many of the historic-period cacti from the Sonoran desert of the American Southwest and Mexico still managed to survive a long period without care. The towering centerpiece specimen of the garden is the rare double-trunked boojum tree, which still appears healthy. Originally, the cacti were labeled with small signs as would be found in a botanical garden. Only a few such historic signs remained. Near the center of the garden, there is a compass rose scored into the surface of the curvilinear concrete walkway that winds through the garden and leads to each duplex's gate. The historic postcards feature the cactus garden as a unique amenity for guests and visitors to enjoy. This Cactus Garden is likely the small prototype for Arthur Pack's later development of the internationally known Arizona-Sonora Desert Museum west of Tucson.

Although Cactus Garden AB has suffered somewhat from damage, drought, and loss of specimen plants, it retains sufficient integrity of design, materials, feeling, setting, and association to convey its significance as a special amenity and roadside attraction. More importantly, it continues to serve as the open space focus of the surrounding duplexes—a continuation of the spatial concept established by Joesler's Original Building Group. The rehabilitation project has preserved the spatial layout, the original walkway, and the surviving specimen plants. Appropriate new cacti and succulents now replace the missing plants as documented by the surviving botanical name labels and postcard photos. New plant labels have been provided. The rehabilitated garden still conveys its historic character and serves as a signature amenity of landscape design and botanical education for the property.

THIRD BUILDING GROUP ADDITION – 1955-1959

Motel Strip Building S; Utility Building U; Staff Dwelling V; Sign Y; and Laundry Z

The construction of these three buildings appears to coincide with the granting of membership to the Ghost Ranch Lodge to the Best Western and American Automobile Association (AAA) referral and reservation systems. The 1959 postcard bears the Best Western and AAA logos that was not seen on the 1954 edition of the postcard. Typical of the design homogeneity of national chain motels, Buildings S, U and Z lack the distinctive architectural significance of the original high-style Period Revival Style buildings or of the later Modern (Contemporary) style buildings.

Building S (non-eligible 2009; demolished 2011)

Building S was the last set of guest units built by the Packs between 1955 and 1959. Marking the departure from the Packs' original courtyard and amenities concept of hospitality, it did not convey the significance of Ghost Ranch Lodge as an innovative destination courtyard motor lodge. Building S, an L-shaped motel strip, was expeditiously constructed of painted concrete block, steel casement windows, flush doors, and a low-pitched, gable roof that cantilevered over the concrete walkway along the front façade. The design of the building reflected an attitude of expedience and economy in its repetitive use of standard guest units attached in a series. The front wall of the long building was flush, having no modulation to add visual interest. There was no ornamentation. Its roof was sheathed with rolled roofing rather than with clay tiles. The main facade of the motel strip was obscured by a six-foot-high, stucco-sheathed block wall that enclosed a narrow, common yard that was sparsely landscaped and surface with gravel. The yard was entered through three openings in the wall. A long row of parking spaces was provided along the outside of the walled yard. Unlike the earlier lodging buildings, the placement of the motel strip required pedestrians to cross the driveway and parking area to reach the heart of the property.

The integrity of Building S had been badly affected by deterioration and vandalism. It was removed to make space for a new two-story apartment building as part of the 2011 rehabilitation project.

Utility Buildings U and Z (non-eligible 2009; demolished 2010)

Buildings U and Z were smaller buildings, used for housekeeping, laundry, utility and storage. The expedient design and materials of the service buildings (Buildings U and Z) was similar to the motel strip. Like Building S, they were located on the rear edge of the property. As secondary service buildings, these structures did not convey the significance of the original lodge planning concept or architectural quality.

The integrity of Buildings U and Z had been compromised by deterioration and vandalism. They were removed to make space for a new two-story apartment building as part of the 2010 phase of the rehabilitation project.

Staff Dwelling V (non-eligible 2009; demolished 2010)

Staff Dwelling V is a one-bedroom detached lodging unit that may have provided accommodation for a staff member. This unit had its own one-car attached carport. Its simpler design departed from the higher standards of architectural character found in the nearby original building group. Its isolation from the rest of the guest complex within the service and storage area implied that it likely was not intended as one of the guest lodgings.

The integrity of Staff Dwelling V had been compromised by deterioration and vandalism. It was removed to make space for a new two-story apartment building as part of the 2010 phase of the rehabilitation project.

Sign Y (non-eligible 2009; demolished 2010)

Sign Y, similar in graphic design to the larger Sign X, appears to have been constructed after 1959, for it is not evident in the postcard aerial rendering dating from that year. It was constructed after the period of significance of the courtyard-related lodge buildings. The vertical, two-sided sign had materials and a design that are in keeping with the styles of the early 1960s. It consisted of a single twenty-foot-tall tapered steel box emblazoned with an overlapping triangular cow skull logo and supported a rectangular, back-lighted cabinet sign with the stacked words "Ghost Ranch Lodge."

The integrity of Sign Y was good, but as a non-eligible component was removed as part of the 2010 phase of the rehabilitation project to make space for code-required vehicular access and parking along the frontage of the property.

FOURTH BUILDING GROUP ADDITION – 2011 (non-eligible for insufficient age)

One-story Apartment Buildings 1, 3, and 4, Two-story Apartment Buildings 5 and 6, Recreation Building 2, Garages 7 and 8, and Swimming Pool 9

The Fourth Building Group Addition, along with certified additions and alterations to the historic buildings, expanded the occupancy of the Ghost Ranch Lodge in order to make feasible the rehabilitation of the property as low-income senior housing. By replacing the non-eligible buildings of the Third Building Group Addition with new, denser one- and two-story apartment buildings, the National Register-eligible earlier buildings and open spaces could be preserved. Being partially funded by federal housing programs and by receiving investment tax credits, the project was designed and built in compliance with NHPA Section 106 requirements and with *The Secretary of the Interior's Standards for Rehabilitation*. All designs and finished construction was reviewed and concurred by the State Historic Preservation Office.

The new buildings and the rehabilitations of the historic buildings were designed by Scottsdale architect Paul Massey, RA. Historical architect Don W. Ryden, AIA rehabilitation project provided historic preservation guidance to the owners, architect, and contractor, as well as informal consultation with the SHPO compliance officer, the NPS Tax Program administrator, and the historians of the National Register Keeper's office. Ryden also prepared the Tax Credit Program Applications and National Register nomination. Design consultations also involved resolution of handicap accessibility considerations and fire/life safety issues.

In keeping with The Secretary's Standards the new buildings are contemporary interpretations of the significant historic buildings of Ghost Ranch Lodge. As simplifications of the historic precedents, they are designed to complement yet defer to the historic buildings in terms of massing, materials, details, and color. The height of the two-story buildings at the rear of the property has been calculated to be blocked by historic buildings and thus are virtually unnoticed from the centers of the two main courtyards.

The new buildings are constructed of wood framing sheathed with an insulated stucco system. They are roofed with red concrete tiles or membrane roofing on the low-pitched roofs behind parapets. The powder-coated, insulated sliding windows follow the patterns and proportions of the historic windows. However, unlike the historic steel casement windows, those of the new buildings have no muntins in order to help differentiate new from old.

INTEGRITY OF THE PROPERTY

The original buildings, those of the First and Second Building Group Additions, and the open spaces and courtyards of Ghost Ranch Lodge retain sufficient integrity of design, materials, workmanship, setting, feeling, location, and association to convey their collective significance as an important destination courtyard motor lodge concept designed by master architect Josias Joesler and as an important component in the development of tourism-related commerce on U.S. 84 / Miracle Mile Road. The completed certified rehabilitation project as approved by the National Park Service is evidence of the appropriate treatment of the integrity of the historic resource's character-defining features.

As part of the historic preservation consultation process for the federal Tax Credit Program, the National Park Service provided a review of Part 1 of the Historic Preservation Certification Application and offered a recommendation of eligibility for each of the extant resource components (letter from NRHP historian Roger Reed to Brad Davis, 7 August 2009). NPS was of the opinion that "the property appeared to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer."

The rehabilitation design, as guided by these recommendations, removed inappropriate additions and alterations to the eligible buildings (1941-1954) and removed the non-eligible buildings of the Third Building Group Addition (1955-1959). The certified rehabilitation design provided for the sensitive modifications of the eligible buildings and for the construction of new, compatible buildings of the Fourth Building Group Addition (2011). The design and construction work followed the guidelines of *The Secretary of the Interior's Standards for Rehabilitation* and appropriate NPS Preservation Briefs. The SHPO compliance officer concurred with the design and the finished rehabilitation work that adapted the vacant motor lodge as a low-income senior housing apartment complex.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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.

Areas of Significance

(Enter categories from instructions)

- Transportation
- Commerce (Tourism)
- Architecture

Period of Significance

1941-1954

Significant Dates

- 1941 – original building group constructed
- 1947 – 1st building group addition constructed
- 1951 – 2nd building group addition constructed

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Josias Thomas Joesler (1895–1956), architect

Period of Significance Justification

The period of significance of the Ghost Ranch Lodge begins in 1941 when the original building group was constructed, and ends in 1954, the year before construction of the third building group addition that departed from the original concept of the destination courtyard motor lodge and the high-quality design and materials.

Criteria Considerations

(explanation, if necessary)

No Criteria Considerations are applicable to this property.

Statement of Significance Summary Paragraph

(provide a summary paragraph that includes level of significance and applicable criteria)

Ghost Ranch Lodge is eligible for listing on the National Register at a local level of significance under Criterion C as the work of master architect Josias Thomas Joesler as conveyed through his (1941) innovative site plan, artistic Period Revival design, rustic use of materials and a high level of workmanship; and for the subsequent evolution of motel architecture and planning as conveyed through its subsequent additions of buildings and spaces. The property's Areas of Significance include Architecture and Tourism. Ghost Ranch Lodge is an important non-residential commission in the later work Joesler. Because his large body of work consists primarily of Period Revival residences within exclusive, walled residential subdivisions, the original portion of this motel is one of very few Joesler-designed properties accessible to the public today. By skillfully combining design concepts from other existing types of tourist accommodations – the resort, the dude ranch and the motor court – Joesler fashioned a singular, innovative type of lodging, Tucson's first **destination courtyard motor lodge**. Joesler went against the then-current trend of motor court types to produce something new of high artistic value – a romanticized Mexican village plaza or courtyard surrounded by duplex casitas free from the visual intrusion of automobiles. Joesler succeeded in filling an empty niche of tourism marketing and design with an affordable, extended-stay accommodation providing the up-scale amenities of a resort, the regional character of a dude ranch, and the vehicular accessibility of a motel. As a destination courtyard motor lodge, Ghost Ranch Lodge was marketed and used as a low-cost winter residence that could readily compete with a short-term hotel stay in downtown Tucson.

The next two expansions or building group additions of the motor lodge reflect the private owner's business response to changes in the nature of tourism during the late-1940s and early-1950s. The third building group addition constructed between 1954 and 1959 is associated with the corporate franchise approach to national branding, marketing and reservation systems. The various expansion projects at the Ghost Ranch Lodge portray the evolution of mid-century motel architecture and site planning in Tucson. The incremental changes in the quality of design, materials and workmanship reflect the Lodge owner's response to more competition for a broader demographic group of tourists. It is evident that the private owner departed dramatically from his original, innovative lodging concept at the time he became involved with the national franchises. The third building group addition does not have the character that made Ghost Ranch Lodge unique.

Narrative Statement of Significance

(provide at least **one** paragraph for each area of significance)

AREAS OF SIGNIFICANCE

The innovative architectural design and hospitality business model of Ghost Ranch Lodge was developed in order to take advantage of the mid-century Tucson tourism opportunities afforded by the fortunate combination of a new transportation route and its anticipated commercial prospects.

TRANSPORTATION under Criterion A

The initial development of America's interstate highway system during the 1920s brought many more vacationers in their family cars to Arizona than had the railroads in previous decades. Essentially the growing highway system stitched together and improved the series of existing roadways that already had connected adjacent communities. Such is the case in Tucson, where the wagon roads out to Casa Grande, Florence, and Benson were up-graded as paved two-lane highways. In turn, these highways were connected to the subsequent links west through Phoenix and Yuma to San Diego or east through Las Cruces to El Paso. At the northern approach to Tucson, where the highways from Casa Grande (U.S. 84) and from Florence (U.S. 80 and 89) converged to within two miles of each other, a new road was created called the Miracle Mile. Intended to funnel travelers from both highways into downtown Tucson, the Miracle Mile was ideal for the development of the automotive tourist trade attracted by the region's exotic desert scenery, romanticized Old West history, and colorful native cultures. Having opened in 1941, Ghost Ranch Lodge is associated with the early development of transportation-related businesses on Tucson's Miracle Mile highway link.

COMMERCE (Tourism) under Criterion A

The tourist business began blossoming in the "Old Pueblo" of Tucson when the Tucson Sunshine Climate Club was established in 1922. It was the idea of Jesse James, the Dodge automobile car dealer, to have an organization, separate from the chamber of commerce, whose sole purpose would be the promotion of the tourist trade for this area. Realizing that Tucson lacked a resort hotel playing off the climate, history, and beauty of the desert, this organization initiated the

idea and enlisted investors for developing the luxurious Spanish Colonial Revival-style El Conquistador Hotel of the mid-1920s. It was soon matched, in 1930, by Isabella Greenway's Arizona Inn—Tucson's first luxury garden resort offering individual casitas for privacy, quiet, and sunshine.

Since 1941, Ghost Ranch Lodge also has played an important role in the tourism commerce of Tucson, specifically for its influence in the planning, design and development of subsequent motor hotels as seen along Miracle Mile Road at the city's northern gateway. Intended as an up-scale yet affordable accommodation, Ghost Ranch Lodge was christened with the evocative name of "lodge" rather than that of "motel, motor hotel or motor court." The imagery of the word "lodge" clearly was an association with the romance of the owners' working cattle ranch in New Mexico, the Ghost Ranch. As a strategy of branding (both in the marketing and ranching), the evocative name conjured romantic notions of the old desert Southwest in the minds of potential visitors. Upon arrival at Arthur and Phoebe Pack's lodge, guests were not disappointed by what they saw. The owners provided beautiful surroundings with comfortable private quarters, fine dining and drink, and full-service automotive care—important considerations for popular roadside commerce. Ghost Ranch Lodge may take its place among Tucson's historic destination hostelrys such as the immortal Arizona Inn and the mourned El Conquistador Hotel.

ARCHITECTURE under Criterion C

Since the turn of the twentieth century, the authentic regional architecture of the Southwest had been revived and romanticized by entrepreneurs like Fred Harvey to convince tourists to ride the Santa Fe Railway and patronize his Harvey House hotels, restaurants, and stores throughout the West. Historian Kathleen L. Howard claims that the Fred Harvey Company virtually invented our image of the Southwest through its promotion of rail travel and sale of Native American art at the railroad hotels and stores. The Santa Fe Railway depots and Harvey Houses consciously mimicked regional architectural styles such as Mission Revival (Alvarado Hotel of Albuquerque), Spanish Colonial Revival (La Posada Hotel of Winslow), and Pueblo Revival (La Fonda Hotel of Santa Fe). This approach to tourism commerce through period revival and popular culture architecture has been carried on by motor courts, motor hotels, and motels since the 1920s.

The Spanish Colonial Revival-style original buildings of Ghost Ranch Lodge proudly perpetuated that regional imagery in the highest quality of design and construction as envisioned by architect Josias Joesler. And indeed, the unknown architect(s) who followed with the next two building group additions respected Joesler's design concept and quality but turned to the Ranch and Contemporary styles of the 1950s while retaining the earlier materials and massing. The hospitality vision of Arthur Pack, as fulfilled by Joesler and the later architects, was diminished in 1955 by the formulaic regimentation of strip motel design as influenced by the reservation franchises brought onboard to improve occupancy in an increasingly competitive motel business environment. It is the original building complex and early additions that are architecturally significant for creating and reinterpreting the underlying concept of the destination courtyard motor lodge.

Developmental history/additional historic context information (if appropriate)

A CONTEXTUAL GLIMPSE OF TOURISM AND HOSPITALITY

TOURISM IN AMERICA AND ARIZONA DURING THE EARLY TWENTIETH CENTURY

Throughout the first decades of the twentieth century, the population of Arizona increased slowly and steadily, as did the popularity of the automobile, and the demand for better roads grew apace. In 1912, the first year of statehood, the Arizona legislature passed the State Road Law, which called for a network of approximately 1,500 miles of road connecting all county seats and most principal towns. In 1920, Arizona ranked ninth in the nation in per capita ownership of automobiles, and there was great concern about poor road conditions throughout the state. Through a 1921 amendment to the Federal Aid Act of 1916, states received federal funds for the construction of a comprehensive and connected system of primary and secondary highways equal to seven percent of each state's total road mileage. Between 1880 and 1927, Arizona's population grew from roughly 40,000 to over 400,000. During the same period, roadways in the state expanded from 2,000 to 22,000 miles, mainly because of the advent of the automobile.

Increases in automobile ownership in Arizona and across the nation—coupled with the cooperative federal-state highway program to expand and improve the national highway system—precipitated a rise in automobile tourism as families had the means to travel to distant points of interest. With its open spaces, favorable climate, scenic beauty, and rich history, Arizona became a popular tourist destination. In the mid-1920s, the Automobile Club of Arizona filmed and distributed a

documentary of the state's scenic attractions to entice winter visitors to Arizona. Chambers of commerce and civic groups throughout Arizona placed advertisements in nationally circulated magazines that promoted the state's natural beauty. In subsequent years, transcontinental routes (e.g., U.S. Highways 60, 66, 70, and 80) brought tourists to the state in record numbers. This influx of interstate motorists led to a proliferation of roadside services that included auto camps, motor courts, diners, gas stations, and general stores.

Among the earliest accommodations along travel routes were campgrounds where travelers parked their cars and pitched a tent alongside. This type of accommodation provided an affordable and more family-oriented alternative to the traditional downtown hotel. Beginning in the 1920s, towns along principal routes organized free municipal auto camps partly out of community pride and partly to confine campers to a specific location that could be policed by local authorities. Many facilities provided water, firewood, toilets, and showers. As tents evolved into "tent-cabins", then "cabin camps" and "bungalow camps", comfort replaced simplicity as the permanence and amenities increased both in the individual units, as well as the common facilities, including tables, seats, cooking areas, bathrooms, showers, and laundries. As automobile tourism became more popular, there was an increased demand for both private and public accommodations.

During the first decades of the twentieth century, numerous "motor courts," were built along highways. Motor courts (also known as tourist courts, cottage courts, and motor hotels) became the lodging of choice for the automobile traveler by the mid-1920s. Many early motor courts were developed as an extension of gas and service stations that were often managed by mom-and-pop operators as a means of earning extra income. With the gas station facing the street or road and the units tucked behind it in the rear, the sign often was the only way of identifying the motor court as anything more than a service station. These signs, vying for the attention of the fast-traveling drivers, often became a competition of size and nighttime brightness, lending them to exploit the design and lighting opportunities provided by the popularity of neon. The elaborate neon signs of early and mid-century motor courts created a distinct roadside vernacular landscape that evolved into the exuberant Googie architectural style of the subsequent motel generation of tourist accommodation. Googie style was a wildly popular post-World War II expression of all-American optimism for the future and respect for the rustic beginnings of the country. Its primitive characteristics included stone, plants, and wood. Its futurism was reflected in Space Age and Atomic Age symbols and shapes. Indoor-outdoor spatial transparency was widely exploited.

During the Depression, the less expensive motor courts became a preferred mode of accommodation, and their sustained popularity actually helped buoy the construction industry as one of the few building types that continued to be built during this period. Architectural, construction, and even popular science journals, provided plans for motor court units and even entire complexes, testifying to the popularity of motor courts as a profitable venture for the common entrepreneur. By 1939, motor courts represented 26% of the accommodation market and were so popular that some traditional hotels (such as Tucson's El Conquistador Hotel) included detached cottages as an alternative form of accommodation. As the United States was coming out of the Depression, the traveling public increasingly fueled demand for better motor courts. By the end of the 1930s there were varying degrees of comfort and cost that helped contribute to the growth of the communities served by them.

Motor courts as a building type are characterized by their U-shaped configuration of detached or semi-detached units, usually surrounding a narrow common open space that, as the motor court building typology matured, included common recreational amenities, such as a swimming pool, shuffleboard courts, or lawns. Some motor courts also included a restaurant, as well as a common facility for laundry and other services for the long-term travelers. In other motor court types, the individual dwelling units came with kitchens and some of the comforts of home, including attached carports. As with camping, travelers continued to sleep near their cars with the unit's entry often facing the parking or vehicular circulation area. Vehicular circulation and parking (and the unit's entry) was often on the interior of the U-shaped configuration, but as in the case of the Sunset Villa Court in Tucson, a double row of detached units were accessed with driveways on both sides of the "U". The term "motel" came into use nationally in the 1940s as a contraction of the words "motor hotel," and became a generic term to describe a wide variety of roadside accommodations. Motels differed from hotels in that guests could come and go through separate entrances without traversing a public lobby, and provided easy access to both their car and their room.

TOURISM AND THE DEVELOPMENT OF MOTOR HOTELS IN TUCSON

With the ascendancy of the automobile in the early twentieth century, Tucson became a major tourist center for interstate motorists. Its position as a major destination along U.S. Highway 80—the southernmost transcontinental route across the United States—ensured a constant flow of auto-tourists and the development of an accommodation industry to serve them. U.S. 80 in Arizona stretched from Douglas in the southeast of the state through Bisbee, Tombstone, and Benson before arriving at Tucson, and continued northwest to Florence, Phoenix, Gila Bend, and Yuma. Accommodations for motorists along U.S. 80 developed on the outer edges of most cities, which in Tucson included the Benson Highway, South Sixth Avenue, and Oracle Road. During the 1920s, the Tucson Sunshine Climate Club promoted the city's auto camps as part of its national marketing campaign to increase tourism in Tucson. By the end of the decade, three auto camps were operating along Oracle Road (U.S. 80) which served as the northwest gateway to Tucson. Vida's Place, constructed in 1931, was the first motor court on Oracle Road. In 1937, substantial improvements to a 1.75-mile stretch of Oracle Road from Drachman Street north to the Casa Grande Highway extension (Miracle Mile) precipitated a nonresidential building boom as motor courts, restaurants, taverns, and service stations developed along the transportation corridor. Roadside motor courts along the re-engineered thoroughfare embraced Art Deco, Pueblo Revival, Spanish Colonial Revival, and Mission Revival architectural styles. Travelers on the Casa Grande Highway (later State Route 84 and then Interstate 10) who wished to reach the accommodations along U.S. 80 found a convenient bypass along the extension of the Casa Grande Highway (later Miracle Mile Road). Entrepreneurs quickly reasoned that lodgings along this two-mile strip could serve both highways and established numerous businesses that thrived in the area until Interstate 10 was constructed in the late 1950s.

Ghost Ranch Lodge of 1941 marks a milestone of hospitality development on Miracle Mile and Oracle Road between the years 1931 and 1968. Most of the new hostelries built along the roadsides of Tucson continued in the typical mode of motor courts and motels catering to overnight layovers for highway travelers (1952 Riviera Motor Lodge at 515 West Miracle Mile. The Wayward Winds Lodge is the only hospitality facility on Miracle Mile that followed in the path of Ghost Ranch Lodge as a large-scaled destination courtyard motor lodge.

Less than a quarter-mile east of Ghost Ranch Lodge on Miracle Mile stands the 1958 Wayward Winds Lodge (707 W. Miracle Mile) designed in a red-brick variation of the post-World War II International style rather than in revival or contemporary styles. The site plan of Wayward Winds Lodge consists of single, large central courtyard surrounded by inward-facing lodging buildings which are ringed by vehicular circulation and parking. A lobby/recreation building with its *porte cochere* and looped driveway stands as the roadside welcoming element of the lodge. The palm-studded, landscaped courtyard shelters the swimming pool and barbeque patio. Set in an angled pattern around the courtyard stand the four detached one-story strip lodging buildings. The single two-story lodging building stands at the rear of the courtyard to form a backdrop to the natural setting. The Wayward Winds Lodge borrows heavily from corporate motel designs as well as its neighbor Ghost Ranch Lodge, but its spatial arrangement, scale, and architectural character does not convey the same feeling of comfort or unique sense of place found in Joesler's lodge built seventeen years earlier. The 1953 Tucson Inn (143 West Drachman Street/US 80, 89), likewise, demonstrates many of the basic design precepts of Joesler's destination courtyard motor lodge.

As an interesting variation of the affordable destination resort, the Desert Shores Mobile Home Park of 1943 employed a palm-lined lagoon as the central landscape feature and single-wide mobile homes as lodging units. Desert Shore (1067 West Miracle Mile) is less than a quarter-mile west of Ghost Ranch Lodge on U.S. 80, 89. This roadside lodging facility is a combination of an up-scaled travel trailer park of the 1930s and an inexpensive destination resort of the early 1940s. Its amenities include a waterside clubhouse, swimming pool, laundry building, and manager's residence.

THE DEVELOPMENTAL HISTORY OF GHOST RANCH LODGE

In 1941, Josias Joesler created the unusual complex for Arthur and Phoebe Pack and their friends and business partners William and Esther Van Scoy. In June 1942, the Van Scoys deeded over the property to the Packs who, along with their children, resided at the lodge for a good portion of each year. Arthur and Phoebe Pack were the owners of the New Mexico Ghost Ranch, prominent entrepreneurs, philanthropists, and financial contributors to the creation of the Arizona-Sonora Desert Museum. Following his father's example, Arthur Pack was an active promoter of conservation programs as well as a civic leader. In 1952, Arthur Pack was honored as Tucson's Man of the Year. Owners Arthur and Phoebe Pack

resided at the lodge until Arthur's death in 1975. After Arthur passed away, Phoebe sold the lodge. In the ensuing years, ownership of the lodge changed hands several times.

Among the first and also the largest of the roadside accommodations on Miracle Mile Road, Ghost Ranch Lodge was designed to combine in a unique manner many of the features of motor court development in the United States. Reflecting national trends in automobile tourism in the early twentieth century, Ghost Ranch Lodge was originally developed as a series of detached, or semi-detached units, together with a main building (consisting of a lobby, office, and manager's apartment), surrounding a landscaped courtyard. As a modification of the earlier motor court typology, Ghost Ranch Lodge combined the automobile-oriented features of motor courts with features catering to a more elite clientele, reflecting Tucson's growing identity as a resort destination for winter visitors.

One of these features is the location of the unit's entry relative to the automobile, which, in the case of Ghost Ranch Lodge, is facing the interior formal courtyard, not the driveway. The original configuration of this complex, and its later additions, reflects an inward-focused resort hotel (similar to the Arizona Inn, also located in Tucson), as much as a motor court. The other feature that distinguishes Ghost Ranch Lodge as a more luxurious motor hotel is the provision of a kitchenette in the unit itself, providing the long-term guests the opportunity to cook for themselves.

It was the innovative combination and modification of these components of tourist accommodations that made Ghost Ranch Lodge Tucson's first destination courtyard motor lodge. The essence of this business plan promoting extended stay accommodations was maintained throughout most of the life of the destination lodge although architectural concessions were eventually made in the late 1950s to provide greater density and less expensive accommodations.

During World War II, tire and gas rationing and the curtailment of unnecessary travel reduced automobile tourism causing the use of motor courts to decline nationwide. Ghost Ranch Lodge, like many motor courts in Tucson, served as semi-permanent or transitional housing for military personnel during and after the war. Thus, Ghost Ranch Lodge, with its central open spaces and up-scaled casitas equipped with kitchenettes, began its life as a residence hotel for military families rather than as a stop-over for traveling vacationers or home base for winter visitors. The post-war population boom of Tucson fueled in part by returning military personnel and their families and increasing numbers of winter visitors, allowed Ghost Ranch Lodge to remain successful and even helped to break the color barrier in Tucson lodgings.

THE ARCHITECT-INSPIRED CONCEPT OF GHOST RANCH LODGE – 1941-1946

In 1941, as a commission from Arthur and Phoebe Pack, the highly-regarded local architect Josias Joesler created an innovative design concept for Ghost Ranch Lodge, Tucson's first affordable *destination courtyard motor lodge*, by integrating and improving earlier ideas from highway motel planning, dude ranch regional character, and secluded garden resort hotel amenities. He masterfully crafted a new type of lodging that had not been seen before in Tucson, or perhaps in Arizona, that promoted affordable extended-stay accommodations for vacationers rather than an inexpensive overnight respite for highway travelers on the Miracle Mile Road. The design blends previously distinct site planning concepts by providing a loop driveway around the *outer* perimeter and *behind* the lodging units to create an auto-free landscaped courtyard surrounded by rustic casitas. During the 1920s and 1930s motor courts typically were arranged with the loop driveway around the *inner* perimeter and in *front* of the separate lodging units with interstitial, uncovered parking spaces accessed from the front. This earlier arrangement left only a long, narrow common area isolated from the units by the driveway loop. By contrast, the courtyard of Ghost Ranch Lodge is a broad rectangular courtyard at the scale of a village plaza.

Joesler's inventive planning concept created a spatial dialogue between a ring of duplex casitas and a formal open space. Thus, the site's introverted layout is focused toward a courtyard as would a resort rather than broadcasting an extroverted presence to the highway as would a motel. For roadside visibility and business image, Ghost Ranch Lodge relies upon its large distinctive neon sign with cow skull logo (designed by Georgia O'Keefe). Furthermore, the unique character of Ghost Ranch Lodge is derived from Joesler's romanticized interpretation of Spanish Colonial Revival style. He and his client/owners, the Packs and the Van Scoys, chose to develop a new kind of affordable, yet high style lodging by creating an idealized version of a Mexican village and plaza in an authentic manner rather than in a popular commercial caricature typical of motels of the period. The character of the low-profile groupings of rustic casitas is far removed in concept from the garish rows of decorated boxes often found in motor courts along the Miracle Mile and throughout the nation.

The original building group (Courtyard AA, Buildings B, C, D, E, F, G, and Q) of Ghost Ranch Lodge is an exceptional example of the work of prominent Tucson architect Josias Joesler. As one of only a few of Joesler's public buildings, it

provides an opportunity to see architectural features only seen in his residential work which is virtually inaccessible. Ghost Ranch Lodge is an important non-residential commission in the later work Joesler. Because his large body of work consists primarily of Period Revival residences within exclusive, walled residential subdivisions, the original portion of this motel is one of very few Joesler-designed properties accessible to the public today.

The most important character-defining feature associated with Joesler's architecture is the relationship of the the inward-facing casitas with the courtyard environment and the calculated exclusion of automobiles from this retreat setting. Here the building forms, rhythm, scale, texture, and materials all contribute in creating a courtyard façade that envelopes an exterior space as the primary architectural experience. The formal central space creates a spatial dialogue with the facades of the surrounding attached casitas. This internalized site plan was an innovative departure from the typical layouts of earlier motor courts and contemporaneous motels that related strongly to the highway frontage. Also, in order to appeal to the long-term vacationer, Ghost Ranch Lodge provided numerous amenities including a guest laundry and kitchenettes in some of the casitas. The initial recreational amenities consisted of a terrace with barbeque grill and a broad lawn for games such as croquet and volleyball.

Other tourist centers of the West evidently felt the need for affordable destination motor hotels during the middle of the twentieth century. For example, in Paso Robles, California, a similar destination courtyard motor hotel replaced the 1891 Queen Anne style hotel and hot spring spa that fire destroyed in December of 1940. A well-known San Francisco architectural firm, Hertzka and Knowles, designed the new Paso Robles Inn in "a South American theme." Owner Edward Roseburg described the new facility as "not a hotel, not a motel—but a combination of both, capitalizing on the informality and convenience of the motor court yet retaining all the atmosphere and fine features of a formal hotel. We believe that we have something entirely unique. We intend to keep the informal atmosphere and will feature sensible prices within the reach of everyone."

This hotel styling was promoted as accommodated the needs of motoring travelers well; the guests' cars could be garaged just behind each room, offering visitors convenience while retaining the view of the lovely central garden. During the 1940s, several architectural journals featured the Inn because of its "unique style." The Paso Robles Inn reopened on 18 February 1942—*almost a year after Pack and Joesler's Ghost Ranch Lodge opened!*

THE OWNER-GUIDED ADDITIONS TO GHOST RANCH LODGE – 1947-1954

The next two building group additions (1947-1950 and 1951-1954) of the motor lodge reflect Arthur Pack's efforts to continue the courtyard concept developed in Joesler's original design in the face of the changing economies of motel investments that, by the 1950s, encouraged inexpensive construction and franchise regimentation. By providing a fine restaurant and lounge and a full-service gas station and repair garage, the owner's expanded their business model to include local residents. The Ghost Ranch Lodge courtyard concept and high-style architecture continued to evoke an exotic sense of arrival for Tucson's visitors and a homelike sense of place for Tucson's residents.

The two consecutive expansion projects are a collection of related parts which, taken as a whole, portray the owners insistence on maintaining the essence of the original courtyard concept inspite of the changing economics and competition of roadside hospitality during the post-war decades. The first two building group additions possess a high level of artistic architectural design demonstrating a continuity, understanding and respect for the original site concept as expressed through styles popular during that period.

However, the layout of the western half of the property reflects a series of growth spurts reacting to market influences. The property appears to have grown without a comprehensive master plan but only a desire to carry on the original courtyard concept using architectural styles of the time. Arthur Pack remained the guiding hand for the undetermined architect(s) to assure smooth organic growth of the original successful concept.

The post-World War II expansion did provide more features of hospitality including a heated swimming pool, shuffleboard courts, a restaurant and bar, and a service station. These roadside attractions, resort amenities, and varying room sizes worked together to appeal to a broader demography of guests including extended-stay winter visitors, vacationing families, drop-in travelers, and local residents. The idea of maintaining landscaped open space carried through from the formal courtyard to the naturalistic cactus garden.

As a conservationist, Arthur Pack was deeply interested in the desert plants of the world. Here at Ghost Ranch Lodge in 1951, he established this small cactus garden courtyard planted with labelled specimens from the Sonoran desert and other deserts of the western hemisphere. It is this initial experience in creating a botanical garden and desert experience

for the enjoyment of residents and visitors, that may have inspired Pack in 1952 to collaborate with William Carr in establishing and seeking funding for the Arizona-Sonoran Desert Museum. This world-famous natural and cultural history museum east of Tucson has grown tremendously to include wildlife exhibits within the setting of a desert botanical garden.

The setting and feeling of the Ghost Ranch Lodge, especially the Joesler-designed features and cactus garden, have endeared property to today's Tucson residents who associate the lodge with pleasant personal events and celebrations and with the post-WWII image of Tucson.

THE FRANCHISE-INFLUENCED ADDITION TO GHOST RANCH LODGE – 1955-1959

As competition with an ever-growing number of low-cost motels along the Miracle Mile became more intense during the mid-1950s, the owners of Ghost Ranch Lodge were forced to adjust their business plan, and thus the type of dwelling units. They found it necessary again to broaden the appeal and to improve the affordability of accommodations. Between 1955 and 1959, Ghost Ranch Lodge joined the Best Western and Automobile Association of America (AAA) national franchises serving quality lodgings in order to benefit from the nation-wide branding and the reservation systems.

The third building group addition constructed some time between 1955 and 1959 reflects the switch to a corporate franchise approach to national branding, marketing, and reservation systems. The dramatic decrease in the quality of design, materials and workmanship reflect the perceived need to compete for an even broader demographic group of tourists—accommodating cheap overnight stays in addition to affordable winter visits.

The franchise design standards of the Best Western Corporation not only would have dictated dimensions and layouts of rooms, site planning for buildings and parking, in-room amenities, materials, and finishes, but also methods of management, maintenance, guest relations, and promotion of the corporate image. The corporate strip motel building concept and mediocre architecture lost touch with the character that made Ghost Ranch Lodge unique.

A brochure from the early 1960s presents a wide variety of rooms, suites, and casitas. The anticipated increase in business created the need for more budget-grade rooms. Thus, the third building group addition consisted of a typical strip motel building that did nothing to reinforce the innovative concept of a destination garden motor lodge. The long, narrow L-shaped building along the south and west perimeter of the property was designed to appeal to the casual overnight traveler rather than to the extended-stay guest. The character of Building S is similar to that of the typical economy motels along the highways of Arizona and the Miracle Mile during the late-1950s. Separated from the earlier portions of the property by the driveway and parking lot, the motel strip building was further isolated by a high screen wall that obscures its façade as much as it screens the parking lot depending on point of view. Also during this period, in a visual appeal to the highway traveler, a *porte cochere* was added to the front of the restaurant building where the lobby greeted guests.

By the late 1950s, motor courts in Tucson began a slow decline in popularity due to increasingly affordable air travel, national chain motels, and the introduction of self-contained car trailers to the automobile tourist industry. Outdated motor courts were increasingly becoming destinations for the growing "couple trade" that fueled prostitution and drug use still associated with motor courts and motels today. This prompted the demolition or the remodeling of many motor courts during the 1960s through 1980s. Furthermore, the construction of Interstate 10 diverted through-traffic around the city's core and off Miracle Mile. However, owing to its resort-like atmosphere and appeal to short- and long-term guests, Ghost Ranch Lodge survived this transformation of the motor lodging industry better than its nearby competitors and remained a mainstay of lodging on the Miracle Mile until its closure in 2005. The longevity of Ghost Ranch Lodge can also be attributed in part to its immense popularity with local residents for special occasions at its restaurant, banquet room, cocktail lounge and gardens. The property is a unique local variation of a mid-century American building type that met the needs not only of the emerging automobile age, but also of post-war Tucson's growing suburban population.

ELIGIBILITY OF THE PROPERTY

See the Inventory List for the eligibility determination for each component resource of this individual property.

THE INTEGRITY OF GHOST RANCH LODGE AS A CERTIFIED REHABILITATION PROPERTY

As part of the historic preservation consultation process for the federal Tax Credit Program, the National Park Service provided a review of Part 1 of the Historic Preservation Certification Application and offered a recommendation of eligibility for each of the extant resource components (letter from NRHP historian Roger Reed to Brad Davis, 7 August 2009). NPS was of the opinion that "the property appeared to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer."

The rehabilitation design, as guided by these recommendations, removed inappropriate additions and alterations to the eligible buildings (1941-1954) and removed the non-eligible buildings of the Third Building Group Addition (1955-1959). The certified rehabilitation design provided for the sensitive modifications of the eligible buildings and for the construction of new, compatible buildings of the Fourth Building Group Addition (2011). The design and construction work followed the guidelines of *The Secretary of the Interior's Standards for Rehabilitation* and appropriate NPS Preservation Briefs. The SHPO compliance officer concurred with the design and the finished rehabilitation work that adapted the vacant motor lodge as a low-income senior housing apartment complex.

THE SIGNIFICANCE OF GHOST RANCH LODGE IN THE HISTORY OF TUCSON TOURISM and HOSPITALITY

Ghost Ranch Lodge...

- ...led the way for mid-century development of highway hospitality on U.S. 84 / Miracle Mile Road, Tucson's northern gateway for travelers;
- ...introduced the *destination courtyard motor lodge* to travelers and developers as a new type of highway hospitality;
- ...enhanced the image of Tucson as an affordable destination for winter visitors;
- ...demonstrated an innovative, balanced business model that served visitors and residents alike;
- ...provided a romantic setting and attentive staff to create fond personal memories for visitors as well as for residents;
- ...filled an emergency need for military family housing in Tucson during WWII and transitional housing later; and
- ...provided a cactus garden that may have inspired Arthur Pack to establish the Arizona-Sonora Desert Museum.

Thus,

as Tucson's first destination courtyard motor lodge,

Ghost Ranch Lodge is primarily eligible for listing on the National Register of Historic Places

at a local level of significance under Criterion A, in the areas of Transportation and Commerce,

for its association with mid-20th-century growth of tourist-related development along U.S. 84 / Miracle Mile Road.

THE SIGNIFICANCE OF GHOST RANCH LODGE IN THE HISTORY OF TUCSON MOTEL ARCHITECTURE

Ghost Ranch Lodge...

- ...is a notable work of Tucson's acclaimed master architect Josias Joesler that captured the Tucson sense of place;
- ...is Joesler's synthesis of a *destination courtyard motor lodge* based on three earlier hospitality types;
- ...provided an innovative model of site planning, architecture, and imagery inspiring others to emulate and evolve; and
- ...set a new, high quality standard in architecture and construction for future motor hotels in Tucson and the West.

Thus,

as the innovative and inspiring design work of Tucson's master architect Josias Thomas Joesler,

Ghost Ranch Lodge is also eligible for listing on the National Register of Historic Places

at a local level of significance under Criterion C, in the area of Architecture,

for its association with mid-20th-century evolution of motel planning and architecture in Tucson.

ADDITIONAL BIOGRAPHICAL SKETCHES

JOSIAS THOMAS JOESLER, architect (1895-1956)

Josias Joesler's architectural experience began in Switzerland where he was born in 1895 into a family headed by an architect father. He was educated in architecture and engineering in Switzerland and Germany, respectively, as well as drawing at the Sorbonne in Paris. Between 1916 and 1923, he worked and traveled in Switzerland, Germany, Italy, North Africa, and lastly in Spain, where he married. In 1924, Joesler and his wife, Natividad, left Europe and lived briefly in Havana, Mexico City, and Los Angeles where Joesler was introduced to John and Helen Murphey, partners in a growing Tucson building and development company.

The Murpheys' role in Joesler's career is significant. They had a vision to build residential developments that emulated the prestigious resort communities of Los Angeles and Santa Barbara, that attracted wealthy residents from the East. The Murpheys needed an architect who could interpret this vision in the form of buildings that portrayed the various historical revival styles popular in other parts of the West. Joesler's extensive travels, combined with his education in both the technical and artistic realms of architecture provided the Murpheys with just the palette of styles needed to express their vision. The Murpheys hired Joesler in 1927, beginning a 30-year relationship of patron-architect until Joesler's death in 1956. During his career, Joesler designed over 400 projects, including commercial, educational, and religious building types, but the majority of his work is residential, with very little done outside the Tucson vicinity. Today, there are approximately 250 Joesler-designed buildings remaining, the most prominent and public of which include St. Philip's in the Hills Episcopal Church with its plaza and surrounding buildings, Broadway Village, Seventh-day Adventist Church, Ghost Ranch Lodge, and St. Michael's and All Angels' Episcopal Church.

Although Joesler occasionally worked as an independent architect, the vast majority of his work was under the patronage of the Murpheys. With so many projects built under the design of a single architect, it is tempting to refer to these projects as having a "Joesler style". In reality, Joesler was an eclectic. His design vocabulary borrowed from historic as well as contemporary styles and he often blended these styles with local building traditions resulting in a distinctive regional image. Joesler also applied "revival" styles to his buildings in Tucson, to provide an illusionary link to other cultures and places. In Joesler and Murpheys' first major collaboration, the Old World Addition, formerly located in what is now the University's medical campus, Joesler used English, Swiss, French, and Spanish historical styles to articulate Murpheys' vision of a prestigious and romanticized "Old World" subdivision. Throughout the rest of his career, Joesler experimented with many other styles including the Spanish Colonial Revival, Mission Revival, Pueblo ("Santa Fe") Revival, Contemporary Ranch, Art Deco, and regional variations of the International style. Through the use of this architectural vocabulary, Joesler created buildings that were both timeless and avant-garde.

Joesler designed buildings in numerous subdivisions in Tucson with the Murpheys, including Old World Addition, Blenman Elm, Sam Hughes, El Encanto, Colonia Solana, El Montevideo Estates, Broadway Village, Country Club Estates, and Catalina Foothills Estates. The most significant of these, in its influence on Tucson residential development, was the Catalina Foothills Estates. Joesler, as supervisory architect for Catalina Foothills Estates, controlled the architectural design as well as the surveying of each property, which, at that time, averaged over four acres. He took advantage of the topography by laying out the homesites based on their view, which he later refined in the design of each individual house. The majority of buildings in the Catalina Foothills Estates were designed as variations of the Spanish Colonial Revival style. They were usually centered upon a patio or pool, with low-pitched tiled roofs, smooth stucco, or burnt adobe walls, sculpted wood members, and ornamental ironwork, all crafted with a sense of antiquity which enhanced the style. The use of arches, breezeways, and patios also represented the outdoor lifestyle desired by the Murpheys to attract Easterners to Tucson. Architecturally, these features portray the timeless elements of design in desert climates throughout the world and confirm the design expertise gained from Joesler's well-traveled life.

ARTHUR PACK, conservationist, philanthropist, businessman, and innkeeper (1893-1975)

by Peggy Pickering Larson

Arthur Pack was born February 20, 1893, in Cleveland, Ohio. After attending schools in Florida and Massachusetts, he graduated in 1915 from the Harvard Graduate School of Business Administration. Following graduation, he worked as an aide in the United States Ordnance Department in Washington D. C. During World War I he was stationed in England as a first lieutenant, later a captain, in that department. There he was involved behind the scenes in pioneering efforts in using airplanes in warfare. Later he obtained his private pilot's license and frequently flew his own plane.

Arthur and his father, Charles, who was a dedicated forest conservationist, founded the American Nature Association of Washington D. C. and Arthur, as a part of his work with the Association, became editor of *Nature Magazine*. Charles Pack also founded the Charles Lathrop Pack Forestry Foundation.

During the 1930's, Arthur Pack bought a ranch in northern New Mexico known as Ghost Ranch and wrote two books about that site and his family's experiences there: *We Called It Ghost Ranch* and *The Ghost Ranch Story*. A friend of Arthur Pack, the American artist Georgia O'Keefe, lived for many seasons in a small house at Ghost Ranch while exploring and painting the visual treasures of New Mexico for which she gained worldwide fame. In 1955, Arthur and his wife, Phoebe Finley Pack, whom he had married in 1936, presented the ranch to the Board of Christian Education Presbyterian Church, USA, for use as a national retreat and education center.

In 1941, Arthur Pack began building Ghost Ranch Lodge in Tucson, and in 1946, he and his family moved there permanently, except for vacations spent at the New Mexico Ghost Ranch. Arthur Pack, born in the East, transplanted to the West, was one of the two men instrumental in establishing the Desert Museum. In 1952, Arthur and William Carr co-founded the Arizona-Sonora Desert Museum, which, through Pack's efforts, received substantial funding from the Charles Lathrop Pack Forestry Foundation. Arthur Pack was the first president of the Museum, later was named Co-Founder and President Emeritus, and continued his interest in and assistance to the Museum for the remainder of his life. In 1959, Pack and Carr also founded the Ghost Ranch Museum, an institution similar to the Desert Museum, located near Abiquiu, New Mexico.

Arthur and Phoebe Pack were described as "quiet doers." They donated funds for the building of a much-needed hospital, located 25 miles north of Santa Fe, in Espanola, New Mexico in 1945. In 1972, they established a one million-dollar trust fund for St. Mary's Hospital in Tucson. Arthur Pack was very active as a philanthropist and as a tireless community worker in numerous organizations in Tucson, including the Tucson Chamber of Commerce, YMCA, Tucson Child Guidance Clinic, United Way, Pima Mental Health Association, House of Neighborly Service, County Parks and Recreation Commission, and as Chairman of the Board of Trustees of St. Mary's Hospital.

Among the many honors Arthur Pack received were those of Tucson's Man of the Year in 1952; the Kalish Award by the Jewish Community Council for outstanding leadership in conservation in 1968; the 1974 award of the Association of Interpretive Naturalists, in recognition of his many years of work and contributions to the field of conservation; an honorary doctor of science degree from the University of Arizona; and an honorary doctor of laws degree from the University of New Mexico.

By the time of his death on December 6th, 1975, Mr. and Mrs. Pack had contributed over \$500,000 to the development of the Arizona-Sonora Desert Museum.

In a salute to Arthur Pack, Congressman Morris Udall stated, "If I could wish one blessing for each community, I would ask that each be blessed with at least one Arthur Pack." Bill Carr described Arthur Pack's generosity, "Having been born with a silver spoon, he used it to feed others as well as himself. . . Arthur Pack was a leader in two ways. He was always ready to stand up for his views and to back them up with his philanthropy."

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

University of Arizona – Arizona Architectural Archives; Arizona Historical Society/Tucson; Pima County Assessor's Office

recorded by Historic American Engineering Record # _____ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 5.8
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

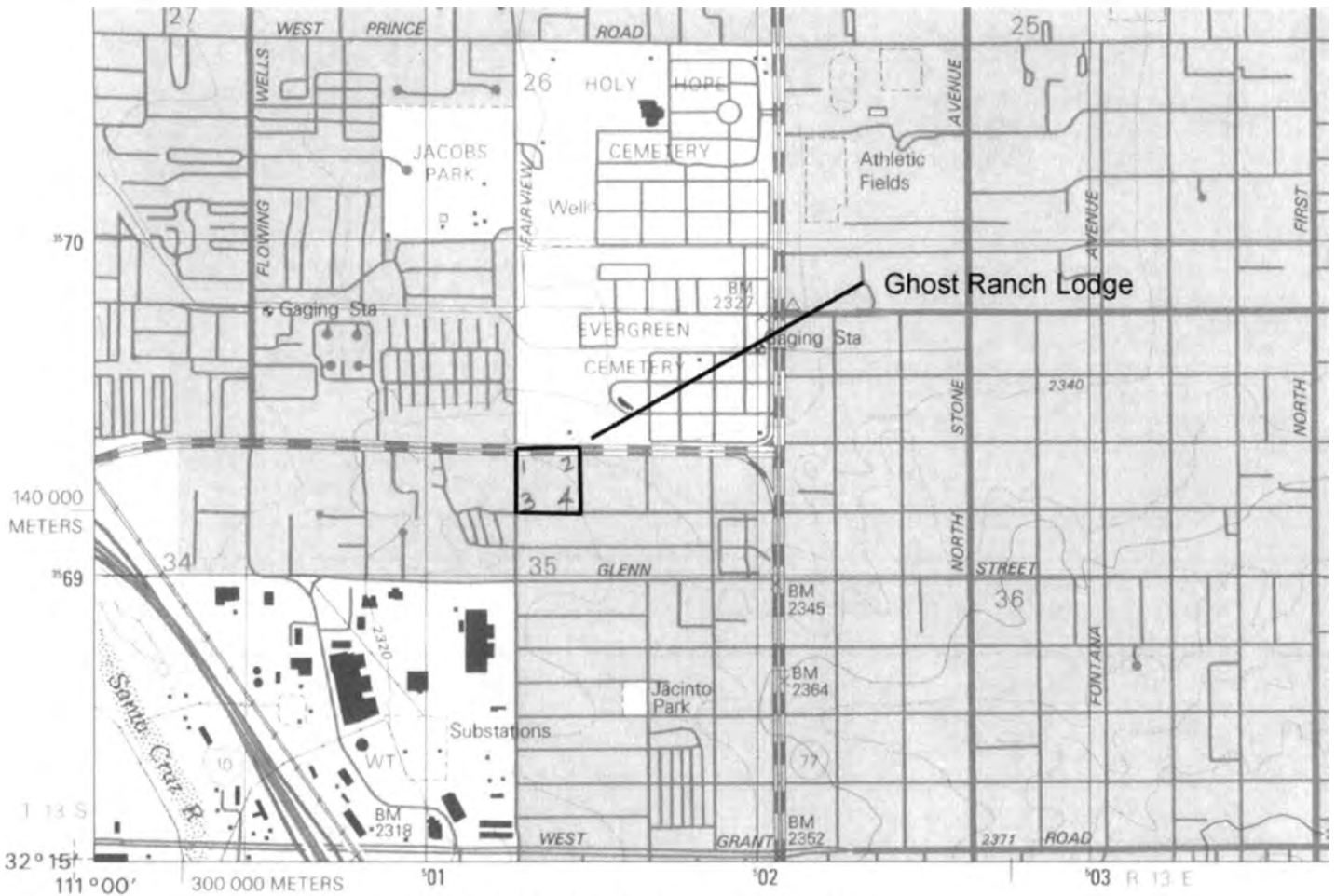
1	<u>12</u>	<u>501265</u>	<u>3569370</u>	3	<u>12</u>	<u>501265</u>	<u>3569185</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>501465</u>	<u>3569370</u>	4	<u>12</u>	<u>501465</u>	<u>3569185</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary of the nominated district is identical to the property lines of the one-city-block parcel as identified in the appended site plan of Ghost Ranch Lodge (see Additional Information). The property is bounded on the north by Miracle Mile Road, on the south by Laguna Street, on the east by Glaris Avenue, and on the west by Fairview Avenue.

Boundary Justification (explain why the boundaries were selected)

The nominated district corresponds to the extent of the property ownership during the historic period of significance plus the 2010 addition of a portion of the abandoned Glaris Avenue (Pima County Assessor parcel #107-05-1260).



GHOST RANCH LODGE, a National Register property

UTM References (Tucson North, Arizona – USGS map 1996)

Reference	Zone	Easting	Northing
1.	12	501265	3569370
2.	12	501465	3569370
3.	12	501265	3569185
4.	12	501465	3569185

11. Form Prepared By

name/title Don W. Ryden, AIA, historical architect, and Scott Thompson, historian
and R. Brooks Jeffery, heritage preservation consultant, who prepared the initial draft nomination

Organization Ryden Architects, Inc date 9 December 2011

street & number 902 West McDowell Road telephone 602-253-5381

city or town Phoenix state AZ zip code 85007

e-mail thefrontdoor@rydenarchitects.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**

A **USGS map** (7.5 or 15 minute series) indicating the property's location. See excerpt of map in Part 10 or full-sized original map enclosed with nomination.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets:**

Photographs

Figures

- **Additional items:** (Check with the SHPO or FPO for any additional items)

Two USGS maps marking location of property.

Two 2011 Eligibility Site Plans.

One labeled disc of completed NPS Form 10-900 in Word format.

Two sets of TIFF photos, labeled in pencil, 4x6 size, 300dpi.

One archival disc containing TIFF photos using the standard naming format.

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: Ghost Ranch Lodge

City or Vicinity: Tucson

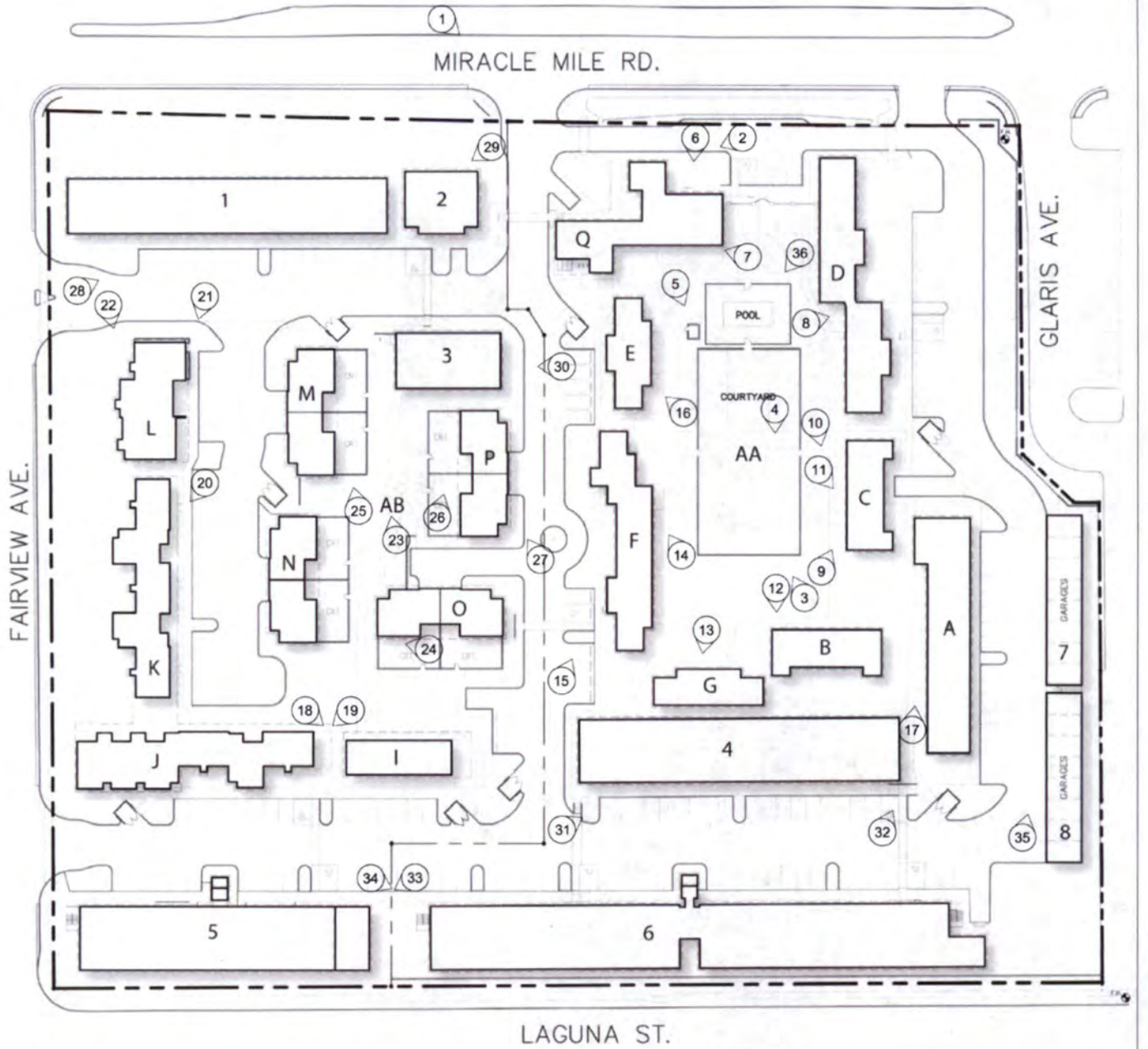
County: Pima **State:** AZ

Photographer: See captions or Description of Photograph(s) table.

Date Photographed: See captions or Description of Photograph(s) table.

Description of Photograph(s) and number: See captions or Description of Photograph(s) table

Photo No.	Direction	Negative No.	Description
1	SE	1	Building Q
2	SW	2	Rehabilitated sign
3	NW	3	Courtyard AA.
4	S	4	Courtyard AA
5	SE	5	Courtyard AA Bar-B-Que
6	S	6	Office Q
7	NW	7	Patio at Office Q
8	NE	8	Building D
9	NE	9	Building D and C
10	SE	10	Building C
11	NE	11	Building C
12	S	12	Building B
13	S	13	Building G
14	NW	14	Building F
15	NE	15	Building F
16	NW	16	Building E
17	NE	17	Building A
18	SE	18	Building I
19	SW	19	Building J
20	S	20	Building K
21	SW	21	Building L
22	SE	22	Building L
23	N	23	Cactus Garden AB
24	NW	24	Building O
25	NW	25	Building M
26	NE	26	Building P
27	NW	27	Building P
28	NE	28	New one-story Apartment Building 1
29	SW	29	New welcome center Building 2
30	NW	30	New one-story Apartment Building 3
31	NE	31	New one-story Apartment 4
32	NE	32	Modern apartment compliments historic Building D
33	SW	33	New two-story Apartment 5
34	SE	34	New two-story Apartment 6
35	N	35	New Garages 7 and 8
36	SW	36	New Pool
37	-	37	Typical Interior
38	-	38	Typical Interior
39	-	39	Typical Interior
40	-	40	Typical patio at in-fill carport
41	-	41	Interior Office Q



2011 Photo Key

Photo Key

GHOST RANCH LODGE
801 W. Miracle Mile Road
Tucson, Arizona

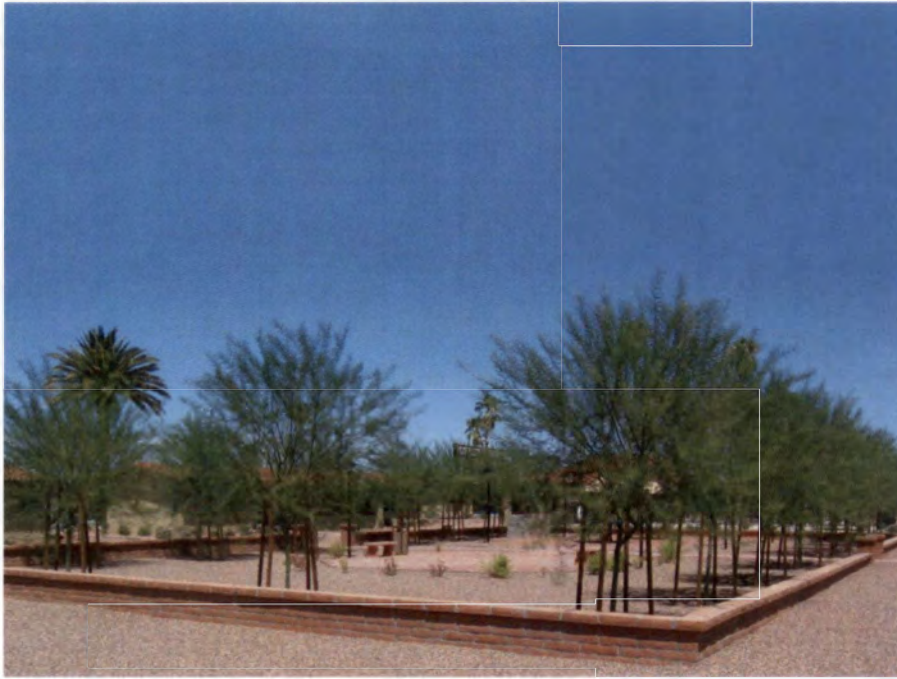




1.
Original Building Group
Approach to Ghost Ranch Lodge
at Building Q and Sign X.
View to Southeast.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



2.
Original Building Group
Rehabilitated sign relocated to
Office Q. View to southwest.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



3.
Original Building Group
Formal Courtyard AA retains historic hardscape and layout of trees and shrubs. View to northwest.
(Photo by Paul C. Sikorski of Ryden Architects, Inc., 2010)



4.
Original Building Group
As seen from the terrace of the rehabilitated formal Courtyard AA, the new one- and two-story apartments are concealed by Buildings B and G. View to south.
(Photo by Paul C. Sikorski of Ryden Architects, Inc., 2010)



5.
Original Building Group
Restored historic barbecue grill at
Courtyard AA. View to southeast.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



6.
Original Building Group
Entrance to rehabilitated Office Q.
View to south.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



7.

Original Building Group

South patio behind rehabilitated Office Q. View to northwest.
(Photo by Paul C. Sikorski of Ryden Architects, Inc., 2010)



8.

Original Building Group

Rehabilitated porch and tower at Building D. View to northeast.
(Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



9.
Original Building Group
Building D and C. View to northeast.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



10.
Original Building Group
Rehabilitated Building C has an
in-filled carport on the ends.
View to southeast.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



11.
Original Building Group
Rehabilitated entry porch at
Building C. View to northeast.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



12.
Original Building Group
Joesler-designed Spanish
Colonial Revival casita
(Building B) with private porch and
end carport. View to south.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



13.
Original Building Group
Joesler-designed Spanish Colonial Revival casita (Building G) with private entry porch and carport. View to south. (Photo by Paul C. Sikorski of Ryden Architects, Inc., 2010)



14.
Original Building Group
Rehabilitated Building F. View to northwest. (Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



15.
Original Building Group
Bedroom addition in-filling the
carport projects from the rear
façade of the rehabilitated
Building F. View to northeast.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



16.
Original Building Group
Joesler-designed Spanish
Colonial Revival casita
(Building E) with private porch and
carport. View to northwest.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



17.
First Building Group Addition
Spanish Colonial Ranch Style
linear units (Building A) with
covered walkway and no carports.
View to northeast.
(Photo by Paul C. Sikorski of
Ryden Architects, Inc., 2010)



18.
First Building Group Addition
Spanish Colonial Ranch Style
linear units (Building I) with
covered walkway and end
carports. View to southeast.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



19.
First Building Group Addition
Spanish Colonial Ranch Style
linear units (Building J) with
covered walkway and end
carports. View to southwest.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



20.
First Building Group Addition
Building K carport infill retains
sense of space and original grilles.
View to south.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



21.
Second Building Group Addition
Contemporary Style duplex
(Building L) with front carport.
View to southwest.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



22.
Second Building Group Addition
Contemporary Style duplex
(Building L) with rear infills.
View to southeast.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



23.
Second Building Group Addition
Cactus Garden AB retains its original hardscape, major plants, and sense of place. View to north.
(Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



24.
Second Building Group Addition
Contemporary Style duplex
(Building O) with original walled
patio area. View to northwest.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



25.
Second Building Group Addition
Contemporary Style duplex
(Building M) with walled patio area.
View to northwest.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



26.
Second Building Group Addition
Contemporary Style duplex
(Building P) with walled patio area.
View to northeast.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



27.
Second Building Group Addition
Contemporary Style duplex
(Building P) with rear addition and
original carport. View to northwest.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



28.

Fourth Building Group Addition

The new one-story Apartment (Building 1) is a simplified interpretation of the Joesler-designed duplexes.

View to northeast.

(Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



29.

Fourth Building Group Addition

The new Recreation Center (Building 2) is a simple interpretation that compliments the Joesler-designed buildings.

View to southwest.

(Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



30.
Fourth Building Group Addition
The new, one-story Apartment (Building 3) is a simplified interpretation of the Joesler-designed duplexes. View to northwest. (Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



31.
Fourth Building Group Addition
The new, one-story Apartment (Building 4) is a simplified interpretation of the Joesler-designed duplexes. View to northeast. (Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



32.

Fourth Building Group Addition

The simple details and finishes of the new Apartment (Building 4) (foreground) defer to and complement the historic character of the Joesler-designed Building D (background). View to northeast. (Photog by Don W. Ryden of Ryden Architects, Inc., 2011)



33.

Fourth Building Group Addition

The new, two-story Apartment (Building 5) stands at the rear of the property where its height has no adverse effect on the one-story historic buildings. View to southwest. (Photo by Paul C. Sikorski of Ryden Architects, Inc., 2010)



34

Fourth Building Group Addition

The new, two-story Apartment (Building 6) stands at the rear of the property where its height has no adverse effect on the one-story historic buildings.

View to southeast.

(Photo by Paul C. Sikorski of Ryden Architects, Inc., 2010)



35.

Fourth Building Group Addition

New garages (Buildings 7 and 8) line the east edge of the property. They are unseen from the historic Courtyard AA. View to north.

(Photo by Don W. Ryden of Ryden Architects, Inc., 2011)



36.
Fourth Building Group Addition
Located at the north end of
Courtyard AA, non-eligible
shuffleboard courts have been
replaced by a new swimming
pool. View to southwest.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2011)



37.
Original Building Group
Typical livingroom looking
into bedroom infill of a carport
at a rehabilitated Joesler-
designed duplex. Brick wall,
roof beams, and tile floors are
preserved.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2010)



38.
Original Building Group
Typical dining room and kitchen
of a rehabilitated Joesler-
designed duplex.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2010)



39.
Original Building Group
Typical bedroom addition that
in-fills original carport yet
retains original grilles and
sense of space with a private
patio.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2010)



40.
Original Building Group
Recessed placement of the
bedroom infill retains character
of open carport in the form of a
patio.
(Photo by Don W. Ryden of
Ryden Architects, Inc., 2010)



41.

Original Building Group

Low-income seniors now enjoy the dayroom of rehabilitated Office Q. (Photo by Don W. Ryden of Ryden Architects, Inc., 2010)

Property Owner:

name Atlantic Development & Investments, Stu Katz
 _____ (or contact partner John Cichon in Scottsdale, AZ 602-663-7806 mobile) _____

street & number 3 Charter Oak Place telephone 860-241-0140 ext 104

city or town Hartford state CT zip code 06106

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. for the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ghost Ranch Lodge
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 4/13/12 DATE OF PENDING LIST: 5/04/12
DATE OF 16TH DAY: 5/24/12 DATE OF 45TH DAY: 5/30/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000296

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/30/12 DATE

ABSTRACT/SUMMARY COMMENTS:

*historic destination frontyard on the lodge.
Pos. 1941-1954 local level of significance.
Area of significance = transportation,
commerce,
architecture*

RECOM./CRITERIA AoC

REVIEWER W. D. [Signature]

DISCIPLINE His/

TELEPHONE _____

DATE 5/31/12

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.



AZ - Pima County - Ghost Ranch Lodge - 0001

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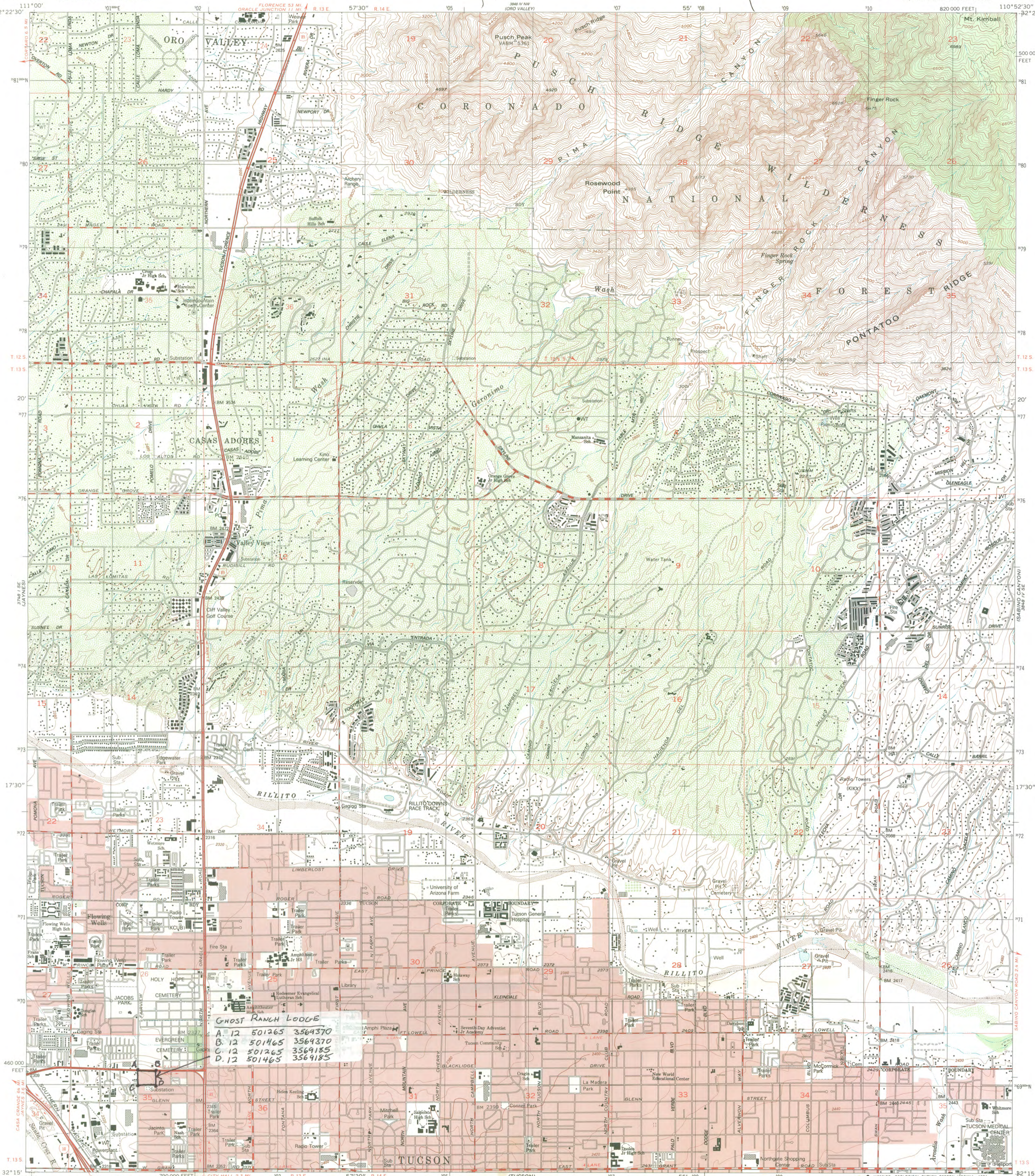
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Mapped, edited, and published by the Geological Survey

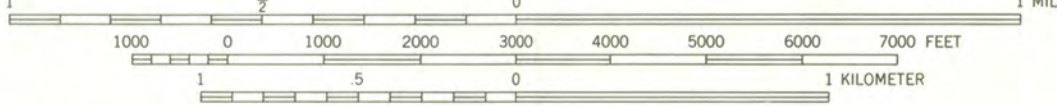
Control by USGS, NOS/NOAA, and USCE

Topography by photogrammetric methods from aerial photographs taken 1968. Field checked 1968. Revised from aerial photographs taken 1980. Limited field check 1981. Map edited 1984.

Projection and 10,000-foot grid ticks: Arizona coordinate system, central zone (transverse Mercator). 1000-meter Universal Transverse Mercator grid, zone 12. 1927 North American Datum.

To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 62 meters east as shown by dashed corner ticks.

Red tint indicates areas in which only landmark buildings are shown. There may be private inholdings within the boundaries of the National or State Reservations shown on this map.

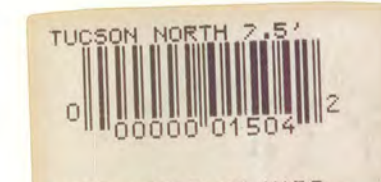
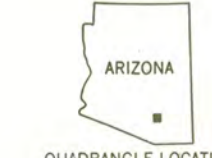


CONTOUR INTERVAL 40 FEET
DASHED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

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



TUCSON NORTH, ARIZ.
SW/4 MT. LEMMON 15' QUADRANGLE
N3215-W11052.5/7.5
1984

DMA 3848 IV SW-SERIES V898

Janice K. Brewer
Governor

Bill Feldmeier
Interim Executive Director



Board Members

Walter D. Armer, Jr., Vail, *Chair*
Maria Baier, State Land Commissioner, *Vice Chair*
Alan Everett, Sedona
Larry Landry, Phoenix
William C. Scalzo, Phoenix
Tracey Westerhausen, Phoenix
Reese Woodling, Tucson

April 6, 2012

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

**RE: GOVERNOR BENJAMIN B. MOEUR HOUSE – TEMPE, MARICOPA, AZ
GHOST RANCH LODGE – TUCSON, PIMA, AZ**

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

Enclosures

VS:vs