

United States Department of the Interior
National Park Service

MP-1231

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Drexel House

Other names/site number: _____

Name of related multiple property listing:

The Single Family Residential Architecture of Josias Th. Joesler and John and Helen

Murphey in Tucson and Pima County, Arizona, 1927 -1956

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

2. Location

Street & number: 5535 North Camino Real

City or town: Tucson State: Arizona County: Pima

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

Applicable National Register Criteria:

___A ___B XC ___D

<u>Katherine Reed</u>	<u>STPD</u>	<u>9 May 2017</u>
Signature of certifying official/Title:		Date
<u>Arizona State Parks</u>		
State or Federal agency/bureau or Tribal Government		

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

[Handwritten Signature]

Signature of the Keeper

6/24/17

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

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

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u>1</u>	objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Regional Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: concrete; walls stucco plaster; roof: built up synthetics.

Narrative Description

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

Summary Paragraph

The Drexel House was designed by Josias Joesler in 1936 and built by the John W. Murphey-Leo. B. Keith Building Company as a speculative project in 1937. Located on the northern edge of the Catalina Foothills Estates, the 3400 square foot completed residence, intended to lure wealthy clients to the desert development, successfully attracted eastern socialites and industrialist heirs Marjorie Gould Drexel and Anthony J. Drexel, who purchased the home as their winter residence. This property is significant within the area of Architecture as an example of Joesler's Regional Eclectic style. Regional Eclectic is described in the Residential Architecture of John and Helen Murphey and Josias Joesler in Tucson, Arizona 1927-1956 as "residences that illustrate Joesler's experimentation with the blending of Spanish Colonial Revival and Pueblo Revival styles, as well as the influence of Mexican art and architecture.

These residences were generally placed on larger lots within subdivisions featuring curvilinear street patterns ultimately designed to attract wealthy clientele to Tucson. The period of significance for this property type begins in 1930 and ends in 1956. The Drexel House was sited on the high point of a large pristine desert lot at the northern end of Camino Real towards the northern edge of the Catalina Foothills Estates Subdivision on lot 109. The home is today centered in a small subdivision. The property retains its original expansive views of the Santa Catalina Mountains to the northwest and northeast and the desert foothills to the southwest. The residence is a masonry building designed in Joesler's Regional Eclectic is heavily influenced by the Pueblo Revival style. Character defining features include flat parapet rooflines and geometric massing stepping down from the center. The home retains most of its original fixtures and details including lights and tile. The sheltered patios, rambling design, carved wood and hand finished

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details, rough textures, all combine to articulate the Joesler/Murphey partnership and its distinctive concept of refined rustication. The house was integrated into the topography of a hill with the original entrance facing west, this placement and siting, creates a sense of seclusion while framing uninterrupted views of both the Santa Catalina Mountains and the Tucson valley.

The resulting effect of the natural topography on varying elevations is a romantic rambling three story rustic residence with the garage and servant quarters on the bottom, main living rooms, bedrooms and service rooms on the second floor and a small storage room and deck on the third level. The house was built on a northwest-southwest axis with wing projecting northeast carting an overall crescent-shape plan that maximizes the impressive desert views. Both principle facades (southwest and east) retain the majority of their original character and have very good integrity. Over the years the house has undergone alterations, including the shift of the main entrance from the southwest to the northeast in the 1940s, a rebuilt southwest facing cantilevered porch, the addition of a master bathroom, the enclosure of the original sunroom and a porch addition. The property and site are a well-preserved example of Joesler's work. The house and the site retain sufficient integrity to convey its significance.

Narrative Description

Location and Setting

The Drexel House is located 1.5 miles north of East River Road, just west of Camino Real Road, on 1.3 acres in a small seven-lot subdivision of the original Catalina Foothills Estate lot 109 and part of lot 56. The irregularly shaped subdivided lots were developed in the first decade of 2000 and each has its own entrance off Camino Real. The house at 5535 is situated at the high point in the subdivision, retaining its sweeping views of the Catalina Mountains to the north and the rolling desert alluvial plain to the west.

An asphalt entrance drive slopes up from Camino Real through an entrance gate into a small parking area, and continues, sloping downwards along the northeastern edge of the house to the original garage, parking area and southwestern elevation. Original native desert flora defines this northwestern part of the property. In 2012 a small guesthouse (noncontributing building) was added on this low-lying rear section of the property, because of the elevation the guesthouse does not obstruct views from the main house. The southwestern elevation was originally intended as the front entrance, but because of its proximity and outward expression towards Camino Real, became the main entrance through common use in the 1940s. The northeast parking area and east elevation garden delineated by a low curved stuccoed wall creates a courtyard garden. This courtyard is characterized by a lush garden and an expansive grassy area shaded by a large imported tree. A flagstone walkway leads through a garden gate into the yard and curves along the wall and residence to an integrated covered patio with French entry doors.

Many of the eastern yard plantings, including the mature cypress trees, are original to the late 1930s. The covered, integrated flagstone patio is the focal point of the garden. To the north is a

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narrow flight of stairs leading to the sundeck and storage room. To the southeast is a small side yard with citrus trees. The southwestern yard includes a swimming pool (noncontributing object), ramada (noncontributing structure) and short stone retaining wall with native desert vegetation beyond.

Exterior

The Drexel House is a multi-level, parapet-walled, flat-roof example of Joesler's Regional Eclectic style and retains sufficient integrity to convey its significance. The details, fixtures and finishes are typical of those associated with Joesler; the detailing captures and showcases his distinctive style and "sense of place." The combination of textured material, hand crafted ornamentation, setbacks, and recessions highlight Joesler's architectural skill and masterfully restrained residential conception. The house is designed as a crescent plan divided into three zones. The middle zone is a combination of the living room, dining room and enclosed patio commonly referred to as an "Arizona Room;" the northeastern zone is a combination of the small kitchen, service quarters and bottom level garage; the southeastern zone houses a hallway and bedrooms.

The southwest façade, looking out onto the rolling desert foothills, cleverly uses the natural sloping topography and multi-level massing to create a stylistically pueblo revival form. The combined result of the rambling main floor, lower garage/service wing and rooftop sunroom is a regionally inspired grandeur. The southwest entrance into the living room is raised above ground level up a short flight of steps to a rustic cantilevered covered porch constructed with hewn beams and decorative carved corbel details. At some point in the late 20th century the porch was rebuilt, wooden vertical beams replaced the cantilevered support beams. The alterations retain the original concept, materials, proportion, scale and massing of the elevated porch.

The wall planes of the southwest elevation step back and parapet height steps down with increasing distance from the central core. The result of this carefully designed scale and form is an irregular rustic appearance that seems to respond organically to the natural desert environment.

The material pallet emphasizes the rustic character of a rambling, Regional Eclectic house. The character-defining details of the exterior elevations include hand-applied stucco, soft curved corners, and large unadorned wall planes punctuated by protruding vigas. Hand carved doors and operable steal casement windows are topped with exposed carved lintels. The most decorative features are the east and southwest porches. The porches are constructed with large crossbeams held up by massive posts and carved corbels supporting the parapets.

The eastern elevation is a combination of two wings extending from a deep-set post-and-beam porch. The porch is an addition added when the original open air Arizona Room was enclosed. The bedrooms are to the south, the kitchen and service rooms to the north. The plan extension of these two wings creates the shallow crescent. Entrances and strategically placed steel casement and fixed frame wood windows capture picturesque views. The small rooftop sunroom is less

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functional then decorative but is cleverly used to create an elegant scale to the residence. This rooftop room is a detail and strategy often employed by Joesler in his early projects to create a sense of proportion.

To the southwest of the house is a small pool—"ramada" similar in style, materials and construction to the main house. The structure faces northwest, looking out over the noncontributing swimming pool. The ramada features a fireplace and is a non-contributor because of its recent construction.

Interior

The residence retains sufficient integrity to convey its significance. The details, fixtures and finishes are typical of those associated with Joesler; the detailing captures and showcases his distinctive style and "sense of place." The rambling, geometric, three story plan with setbacks and projections creates intimate interior spaces while capturing a romantic notion of the Southwest. The details in combination with the design and the response to views create an outstanding example of Joesler's work.

The details of the interior showcase the limited material pallet that is masterfully used to capture an elegant Southwestern sensibility. The carefully framed views of desert and mountains celebrate the landscape and create juxtaposition between the refined interior and harsh desert.

The plan is meandering with zonal design. The public living spaces: living room, dining room and enclosed Arizona Room, are large, open, and the center of the house; each is connected to exterior patios and outdoor spaces. The bedrooms are off a central hallway that runs the length of the south wing; the kitchen, service rooms and stairs down to the garage and servant quarters make up the north wing. The cantilevered porch shades the southwest windows of the living room. The small roof top sunroom above the living core is only accessible from the outside stairs. The east entrance connects with the narrow and long enclosed Arizona Room.

The Joesler-designed interior features his artistically applied, carefully limited palette of features and materials. Naturally lit spaces and excellent views prevail where appropriate. The white plaster walls with soft rounded edges are a counterpoint to the rough, hand-hewn ceiling. The carved wooden doors throughout the house feature Native American motifs including thunderbirds and geometric patters. Built-in coves and shelves are found throughout the interior living space. The original kitchen door includes hand-painted glass panes with decorative floral designs.

The living room is centered on an arched fireplace and mantel. An opening in the northwest living room wall connects to a large dining room. Original hardwood and tiled concrete floors are throughout the house. The striking ceiling in the living room and dining room is constructed of large vigas and saguaro ribs installed in a herringbone pattern.

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A large picture window faces northwest framing the peaks of the Santa Catalina Mountains. The dining room connects through a small butler's pantry to the galley kitchen. To the northeastern side of the main living core is the original (now enclosed) Arizona Room, a long narrow sitting/sunroom room with an original polished sandstone floor.

The intimate bedrooms with lower ceilings are clustered along a central hallway that runs the length of the southeast wing. The bedrooms retain their original features and the master bedroom includes a small corner beehive fireplace. Hand forged iron switch plates are extant throughout the house. The bedroom wing originally had concrete floors and has been covered by Mexican tile.

The interior has retained a high degree of integrity. Limited alterations include the conversion of an open terrace to an enclosed master bathroom at the southeast end of the southeast wing and an expansion of the lower level garage westward.

Integrity

The Drexel House retains sufficient integrity of both site and residence to convey its significance. The current and previous owners were preservation-minded and the limited alternations that have occurred overtime did not destroy the historic materials that characterize the property. The additions differentiated from the original and are compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The changes include the reorganization of the front entrance from the west to east in the 1940s, the enclosure of the Arizona Room and addition of a porch, structural redesign of the west cantilevered porch, the addition of a master bathroom, and the addition and detached outdoor pool ramada, swimming pool and guest house and expansion of the lower level garage.

These additional and alterations were sympathetically designed to limit the impact on the historic features while maintaining the character defining features of the house. The additions and new construction were undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

These additions are differentiated from the original and are compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The Drexel House possesses integrity of location, design, materials, workmanship, setting, feeling and association.

Physical Characteristics and Associative Qualities

The Drexel House is an example of the Regional Eclectic type.

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Physical Characteristics

The Drexel House is part of the single-family residential portfolio resulting from the collaboration between Joesler and Murphey and was constructed in the Catalina Foothills Estates subdivision north of the city of Tucson between 1927 and 1956.

Land Planning

The Drexel House is centered on a high point of the respective lot oriented toward optimal views of the Santa Catalina mountain range surrounding Tucson. As a Regional Eclectic type the Drexel House was set in the Catalina Foothills Estates subdivision outside of the Tucson city limits, which featured curvilinear streets patterns designed to respond to the naturally hilly desert topography. The placement of the Drexel House on the high point of the foothills landscape resulted in the abandonment of a single dominating façade; the east and southwest elevation are equally important elements of the building's overall impression. The northwest façade with the service wing and lower level garage were secondary and the placement of the house on the site makes this façade physically difficult to view.

Signature Design Elements

The Drexel House exhibits design elements that are key aspects of the Joesler/Murphey residential portfolio including: 1. The Building materials include mud adobe or clay brick; 2. The house has a prominent chimney and interior space arranged around a fireplace; and 3. Has built-in wooden cabinetry and shelving.

Characteristics of Individual Physical Elements

Walls

The walls of the Drexel House are typical of those that emerged as part of the Joesler-Murphey collaboration. As in many of the houses from the period in the Catalina Foothills Estates that are almost exclusively made up of clay brick and mud adobe and are covered in stucco.

Windows

The majority of windows of the Drexel House are cased in both steel and are a casement type. The dining room picture window is a fixed pane. The house has exposed wood lintels used as decorative elements to enhance the stylistic expression.

Openings and Doors

A large wooden entry door are used a focal point of both the exterior and interior space. Typical of the Regional Eclectic residences, the front door is hand carved and topped with a wood lintel.

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Roofs

The roof of the Drexel House is consistent with the stylistic expression of the property. A unadorned parapet flat roof is throughout.

Alternations and Additions

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

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

Garage

As is typical in the Regional Eclectic residence the garage of the Drexel House feature a sense of separation from the primary areas, through its placement on the lower level, yet remains connected to the building's main form as part of the utility wing and elevation.

Landscape

Joesler/Murphey utilized the natural desert landscape as a selling point to help in attracting wealthy Easterners to Tucson. Because of this the Drexel House, typical of the Regional Eclectic residences built by this team were placed on a lot with a deed restrictions that prohibited the removal of much of the natural vegetation surrounding the property. These deed restrictions ensured the visual character of the property and surrounding subdivision would not be compromised. The original lot has been subdivided but the original desert landscape surrounding the northwest side of house remains intact.

Interior

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

The Drexel House is composed of clay brick and adobe. The interior walls of the Drexel House are hand applied stucco plaster, a practice that was common during the Regional Revival period.

The large wooden structural members are hand-hewn and are left exposed, further promoting a sense of rustication throughout the interior. These rusticated wooden elements also appear in the built-in shelving and ceilings. The Drexel House features dyed concrete, which according to the MPDF the most distinctive flooring type used by Joesler/Murphey.

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The Drexel House is an example of Joesler's ability to work within a wide variety of stylistic expressions, and his classical Beaux-Arts training is expressed in the floor plan. The tradition of "noble spaces" is carried into the design on this house through the use of a central social core—consisting of a living room, and dining room—clearly demarcated from the private and utility spaces. This division is communicated through not only the physical separation of space with walls, but with varying ceiling heights.

The Drexel House, as in other Regional Eclectic residences, takes the form of a rambling, winged floor plan with a central entry and social core. The private spaces are placed in an articulated wing to one side of the core, while the utility wing (including garage, kitchen and maid's quarters) is located on the opposite side.

Associative Characteristics

The Drexel House and property is representative of John Murphey's suburban land planning (winding streets and irregular lots which conformed to the desert topography; retention of natural vegetation), as well as Joesler's role in promoting Tucson as an exotic and historic place, particularly through his architectural portfolio while in partnership with John Murphey.

As an example of Regional Eclectic, the Drexel House features the Associative Characteristics detailed in the MPDF:

Geographic Information

The Drexel House reflects the land planning ideals set forth by John Murphey in the planning and development of the Catalina Foothills Estates. The house is located in a subdivision featuring curvilinear street patterns, large lot sizes, and natural desert landscaping and vegetation. The original and two additional lots have irregular footprints in response to the hilly desert topography, and preserve the ideals set forth in the planning and development of the Catalina Foothills Estates.

The elevation of the Drexel House Property demonstrates equal visual importance, as the houses is set on high points and in the middle of the lot, allowing for a more sweeping view of the property from the right-of-way. Originally desert vegetation is largely preserved in the interest of maintaining a cohesive visual character.

Boundaries

As detailed in the MPDF: "Occasionally, large lots may have been split up into separate parcels following the expiration of the Joesler/Murphey deed restrictions. In this case the original view shed, both of and from the property, should be preserved in order for a property to be considered eligible." The boundaries of the Drexel House, are an example of this splitting up, and in this case as is required: the original view shed, both of and from the property are preserved and as such are considered eligible.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

Architecture

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Period of Significance

1937

Significant Dates

1937 date of completed construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Josias Th. Joesler (architect) / John W. Murphey-Leo B. Keith Building Company

Period of Significance (justification)

The Period of Significance is 1937, the year construction was completed.

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

The Drexel House (built in 1937) is eligible for listing on the National Register of Historic Places under the Multiple Property Documentation Form: The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956. The Drexel House is significant under Criterion C as an example of the Joesler/Murphey **Regional Eclectic Residence** type. The Drexel House is located on Catalina Foothills Estates lot 109 and retains the character and design created by Joesler/ Murphey team.

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

The Drexel House (built in 1937) is a residential property of Josias Th. Joesler and John and Helen Murphey that is a significant cultural resource to Tucson, Arizona and the city's surrounding subdivisions. The Drexel House and property, an example of a Regional Eclectic Residence, is eligible, at the local level of significance, for the National Register of Historic Places under **Criterion C**, because it conveys Joesler's aptitude of incorporating a range of popular and fashionable romantic revival stylistic expressions into his own classical Beaux-Arts training (Context 1); because it reflects Joesler's timely arrival to the Tucson architectural scene, whose residential character was changing rapidly in the post World War I years (Context 2); because the Drexel House conveys a specific exterior and interior atmosphere stemming from

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rich materials and craftsmanship, many of which were introduced to Joesler's designs by John and Helen Murphey (Context 3); and because the Drexel House is a physical representations of Joesler's years of European architectural training and international travel becoming synthesized into a cohesive and distinct architectural language in Tucson, Arizona (Context 4). (Joesler/Murphey MPDF Section F page 185). The Drexel House is representative of the Joesler/Murphey Romantic Revivalist approach to residential architecture that led to Tucson's foundation as an exotic, resort-style desert oasis, and helped to shape the national perception of the city and surrounding areas. This approach culminated in the construction of a number of residential properties, including the Drexel House, which featured distinctive spatial features, desert-inspired materials and handcrafted elements. (Joesler/Murphey MPDF Section F page 185)

Per the requirements outlined in the Joesler/Murphey MPDF **Criterion C** applies because the Drexel House is an example of a "Joesler/Murphey property that reflects a fusion of Joesler's Beaux-Arts training with the stylistic vision of a John and Helen Murphey in building footprint and spatial arrangement." Additionally the Drexel House is a Joesler/Murphey property distinct from its surrounding properties and is an intact example of the Regional Eclectic property type. (Joesler/Murphey MPDF Section F page 186)

The Drexel House "retains sufficient integrity to convey its original Joesler/Murphey design intent, specifically practiced between the years 1929 and 1956 in Pima County, Arizona." (Joesler/Murphey MPDF Section F page 188). As defined in the Registration Requirements for **Regional Eclectic** – "historic significance should be conveyed through the retention of original lot lines, viewsheds, primary façade, setback, and landscaping. The Drexel House conveying its significance though the retention of original lot lines, viewsheds, primary façade, setback and retention of desert landscaping.

Appropriate for the subdivision, its style is uniquely Joesler's. Distinct from the open-plan Ranch style that was just developing in California, this house incorporates the spatial zoning, room division and other features that typify Joesler's **Regional Eclectic Residence** in the Catalina Foothills Estates.

The stylistically romantic residence is designed to respond to the topography and desert environment of its site. The original Catalina Foothills Estates deed restrictions prevented the scraping of natural vegetation to within five feet of the building, and a large lot like this allowed Joesler to design and orient a sprawling house and walled yard that captured breezes and preserved views of the Santa Catalina Mountains to the north and the city lights to the south. 5535 North Camino Real represents the **Regional Eclectic Residence** and portrays refined rustication in design.

It is an intact house on a subdivided lot in Catalina Foothills Estates. The Catalina Foothills was one of the premier locations in Tucson and the homes were designed to attract an affluent clientele. These residences were generally placed on large lots within subdivisions featuring curvilinear street patterns, ultimately designed to attract wealthy clientele to Tucson. Because of

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the expiration of deed restrictions in the 1980s, few Catalina Foothills Estates properties retain their original acreage and full natural landscapes. The view sheds of the house remain the same. The primary façade meets the registration requirements and some desert landscaping remains intact from the period of significance.

Registration Requirements for Regional Eclectic Residences

As detailed in the Physical Characteristics and Associative Qualities and Characteristics of Individual Physical Elements section of this nomination, the Drexel House is a good example of a Regional Eclectic Residence type and is considered eligible under Criterion C as it retains sufficient integrity to convey its original Joesler/Murphey design intent, specifically practiced between the years of 1936/37 in Pima County, Arizona.

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

The Drexel House, as a Regional Eclectic Residence, is eligible for listing on the National Register having integrity of design, materials, workmanship, and feeling. Per the MPDF the Drexel House is eligible because it includes the following:

1. The Drexel House is one in which characteristic Joesler/Murphey design elements are clearly defined, despite any later additions or alterations, according to the Secretary of the Interior's Standards; specifically, Standard 2, 3, 9, and 10 (design):

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

Standard 3. The Drexel House is recognized as a physical record of its time, place and use. There have been no changes undertaken that create a false sense of historical development and no conjectural features or architectural elements for other buildings added.

Standard 9. New additions, exterior alterations and related new construction did not destroy historic materials that characterize the property. The new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New addition and adjacent or related new construction was undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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- a. The Drexel House winged, geometric footprint is still clearly discernible from the exterior, including the retention of the original building height and proportions, in accordance with Standard 2.
 - b. The flat parapet roof conveys the original massing and stylistic character of the Drexel House property in accordance with Standard 2.
 - c. The Drexel House retains a strong sense of indoor-outdoor connection expressed through the retention of prominent entry patios, screened porches, and open porches throughout in accordance with Standard 2. (see f. v. below on alterations to the rear screened porch).
 - d. The Drexel House retains interior private (secondary) and utility (tertiary) spaces arranged around a central (primary) social core, with varying ceiling heights denoting a prominent sense of hierarchy of space is present in accordance with Standard 2.
 - e. The Drexel House retains original interior features, including picture windows, fireplace, exposed ceiling beams and built in cabinetry, in accordance with Standard 2.
 - f. The Drexel House retains the above character-defining features, despite any later additions or alterations, in accordance with Standard 9. The Drexel House additions meets eligibility requirements because the following is evident:
 - i. The Drexel House additions (New Construction) have not destroyed historic material features, and spatial relationships that characterize the property.
 - ii. The Drexel House additions (New Construction) are differentiated from the old and does not create a false sense of history, in accordance with Standard 3.
 - iii. The Drexel House additions (New Construction) are visually compatible with historic materials, features, size, scale, proportions and massing.
 - iv. The Drexel House additions (New Construction) were undertaken in a manner such that, if removed in the future, the historic integrity of the property and its surrounding environment would not be disrupted, in accordance with Standard 10.
 - v. The alteration of the Drexel House porch has been undertaken with consideration to the above requirement, and has not significantly obscured the original void-to-solid ratio of the feature.
2. The Drexel House retains evidence of original handcrafting and significant workmanship in accordance with Standard 5 (workmanship). Character-defining features that provide evidence of skilled workmanship includes:
- a. Forged ironwork from local artisans.
 - b. Hand-carved wood elements including: panel doors, lintels, beams, as well as built in cabinetry.
3. The Drexel House retains original character-defining materials (materials). Materials are both present and persevered in accordance with Standard 5, 6 and 7. These materials include the following:
- a. Interior walls rendered with plaster
 - b. Rusticated elements

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- c. Concrete and ceramic ornamental tiles
 - d. Stained, scored concrete floors
 - e. Both wood and cast concrete lentils
4. The Drexel House retains the original interior and exterior spatial and visual relationships, as well as the specific stylistic expression, intended by Joesler and Murphey in the initial design (feeling). Standards 2, 3, 5, 9, and 10 in particular were considered when evaluating the integrity of the Drexel House.

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

Additional developmental history and historic context information

Marjorie Gould Drexel (1891 -1955) and Anthony J. Drexel (1887-1946) originally purchased the house as a winter home. Marjorie Gould Drexel was the granddaughter of Jay Gould and the daughter of George Jay Gould I and American actress Edith M. Kingdon; she was an heiress of the Gould Fortune. Her grandfather Jason "Jay" Gould built a system of Midwest railroads in the later 1800s and later gained control of four western railroads including the Union Pacific and the Missouri Pacific Railroad. By 1882 he controlled a 15% interest in the country's tracks. He also obtained a controlling interest in Western Union and after 1881 a controlling interest in the elevated railways of New Your City. His son, Marjorie's father, was the primary beneficiary of the Gould estate. George Jay Gould was a financier and a railroad executive, eventually leading the Denver and Rio Grande Western Railroad and the Western Pacific Railroad.

In 1910 Marjorie Gould married Anthony J. Drexel, Jr., the grandson of Philadelphia financier Anthony Joseph Drexel. His grandfather, a banker, was a founding partner with J. P. Morgan, creating "Drexel, Morgan & Co." and the architect of the modern financial system as well as the founder of Drexel University.

The Drexel House was sold in 1945 to the Peoria Paper and the account detailed in the Tucson "Daily Citizen" 21 March 1945:

Drexel Home Purchased by Peoria Paper

45,000 Paid for Catalina Foothills Estate by Illinois Concorn

The sale of the Santa Catalina foothills estate of Mrs. Marjorie Gould Drexel to the Peoria-Transcript Journal for the sum of \$45,000 was confirmed today by Villette Donau, real estate broker who handled the deal. The newspaper also purchased additional land she said.

The law firm of Darnell & Robertson represented Carl P. Slane, president of the Peoria paper, in concluding the sale. Slane is the husband of the former Frances Ann Pindell,

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daughter of Henry Pindell, who was twice nominated by President Wilson to be ambassador to Russia but declined the nomination on both occasions. He was the owner of the Peoria Herald, which later was incorporated with the Peoria Transcript.

The estate, located at the end of Camino Real in the eastern part of the Catalina Foothills Estates was used by Mrs., Drexel and her husband, Anthony J. Drexel, as a winter home. They have wintered in Florida for the past few years. Mrs. Drexel is the granddaughter of the late Jay Gould.

All information was collected from the original Pima County subdivision plat maps and city directory (AHS). Newspaper articles from the Tucson Daily Citizen, Joesler Archive of the University of Arizona Special Collections, and the Arizona Historical Society Library.

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9. Major Bibliographical References

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

Braddick, Carol A., owners. Site tour and conversations, December 2010.

Historic 1937 photograph, unknown photographer, Arizona Historical Society, Scovani Collection.

Joesler, Josias T. "Residence Catalina Foothills Estates by John W. Murphey-Leo B. Keith Building Company Archives, Job 349" construction documents, December 1936. Arizona Special Collections, Joesler Archive.

Lee, Polly. Tucson Magazine, Cool Green Patios of Tucson, June 1953.

Pima County Assessor (PCA), Catalina Foothills Estates (Amended) Detail Sheet No. 1 recent.

Tract Book, Catalina Foothills Estates property transactions, Fidelity National Titles, Tucson, AZ various dates.

Tucson Daily Citizen 21 March 1945: Drexel Home Purchased by Peoria Paper.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.03

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

Zone: 14

Easting: 318519

Northing: 3576073

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

The boundary is the lot shown on the attached site map site map.

Boundary Justification (Explain why the boundaries were selected.)

Selected as identified in the Pima County Tax Identification No. 108-15-112H

11. Form Prepared By

name/title: Demion Clinco
organization: Frontier Consulting Group
street & number: 230 East 23rd Street
city or town: Tucson state: Arizona zip code: 85712
e-mail: demionclinco@gmail.com
telephone: (520) 247-8969
date: July 1, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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LOCATION MAP



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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log.

Photo Log

Name of Property: Drexel House
City or Vicinity: Tucson
County: Pima State: Arizona
Photographer: Demion Clinco
Date Photographed: 2010

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

- 1 of 12: Partial west elevation, looking east.
- 2 of 12: Partial west elevation, porch detail, looking east.
- 3 of 12: Partial west elevation, south wing detail, looking east.
- 4 of 12: Partial west elevation, window detail, looking east.
- 5 of 12: Partial east elevation, porch detail, looking southwest.
- 6 of 12: Partial north elevation, viga and wall detail, looking west.
- 7 of 12: Partial north elevation, looking southwest.
- 8 of 12: Living room fireplace, looking southeast.
- 9 of 12: Dining room door detail, looking northwest.
- 10 of 12: Master bedroom fireplace, looking northeast.
- 11 of 12: Living room ceiling detail.
- 12 of 12: Sitting room floor detail.

Historic Photograph and number

- H1 of 1: West elevation, porch, looking northwest
- H2 of 2: Architectural drawings.

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

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

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Photograph Guide

Exterior photographs shown.



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Photo 1 of 12. Partial west elevation, looking east



Photo 2 of 12. Partial west elevation, porch detail.

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Photo 3 of 12. Partial west elevation, south wing detail



Photo 4 of 12. Partial west elevation, window detail.

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Photo 5 of 12. Partial east elevation, porch detail.



Photo 6 of 12. Partial north elevation, viga and wall detail.

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Photo 7 of 12. Partial north elevation.

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Photo 8 of 12. Living room fireplace

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Photo 9 of 12. Dining room door detail.

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Photo 10 of 12. Master bedroom fireplace.

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Photo 11 of 12. Living room ceiling detail.



Photo 12 of 12. Sitting room floor detail.

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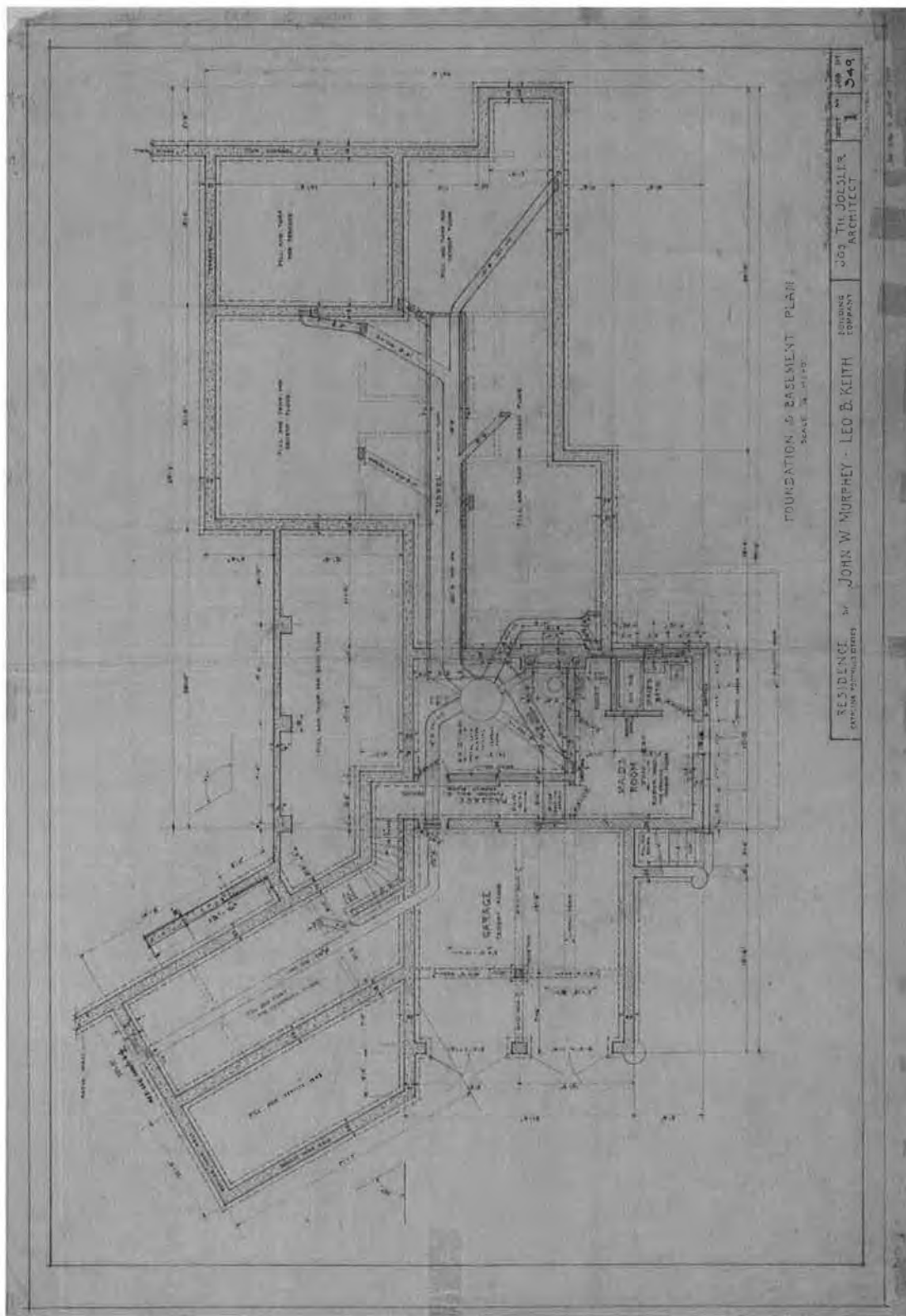
Additional Imagery



Historic photograph showing west elevation, porch, looking northwest.

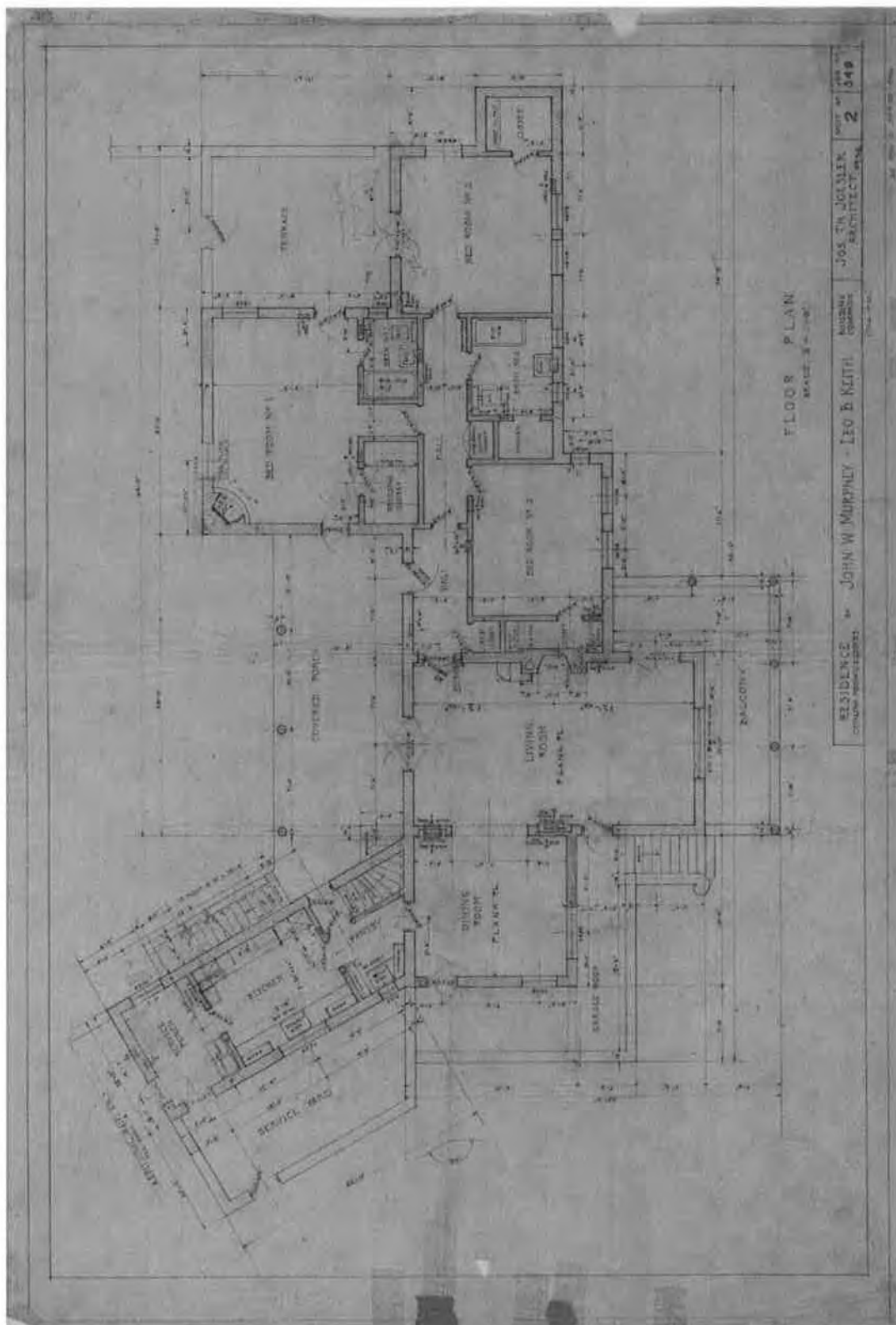
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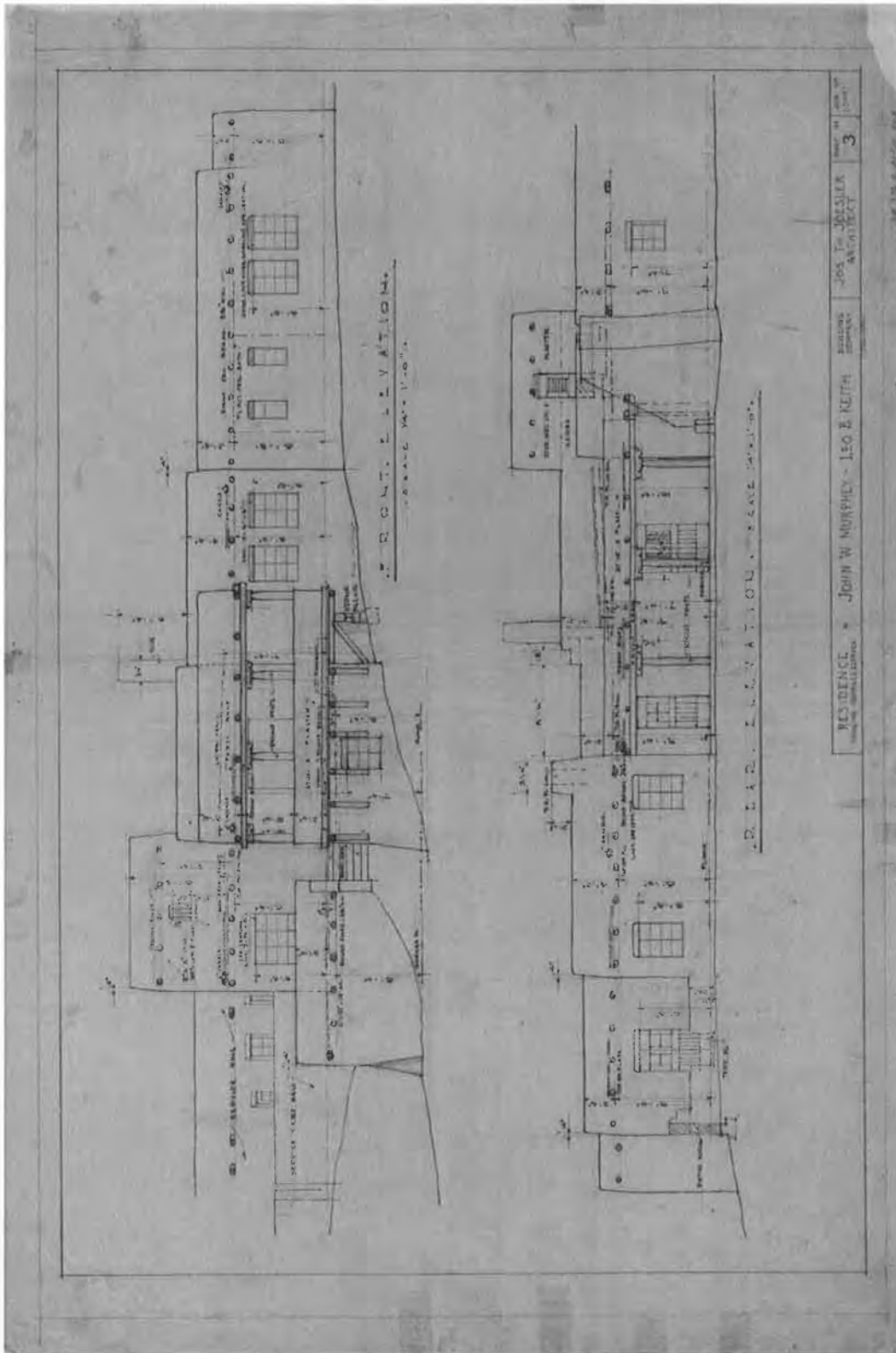


Drexel House

Name of Property

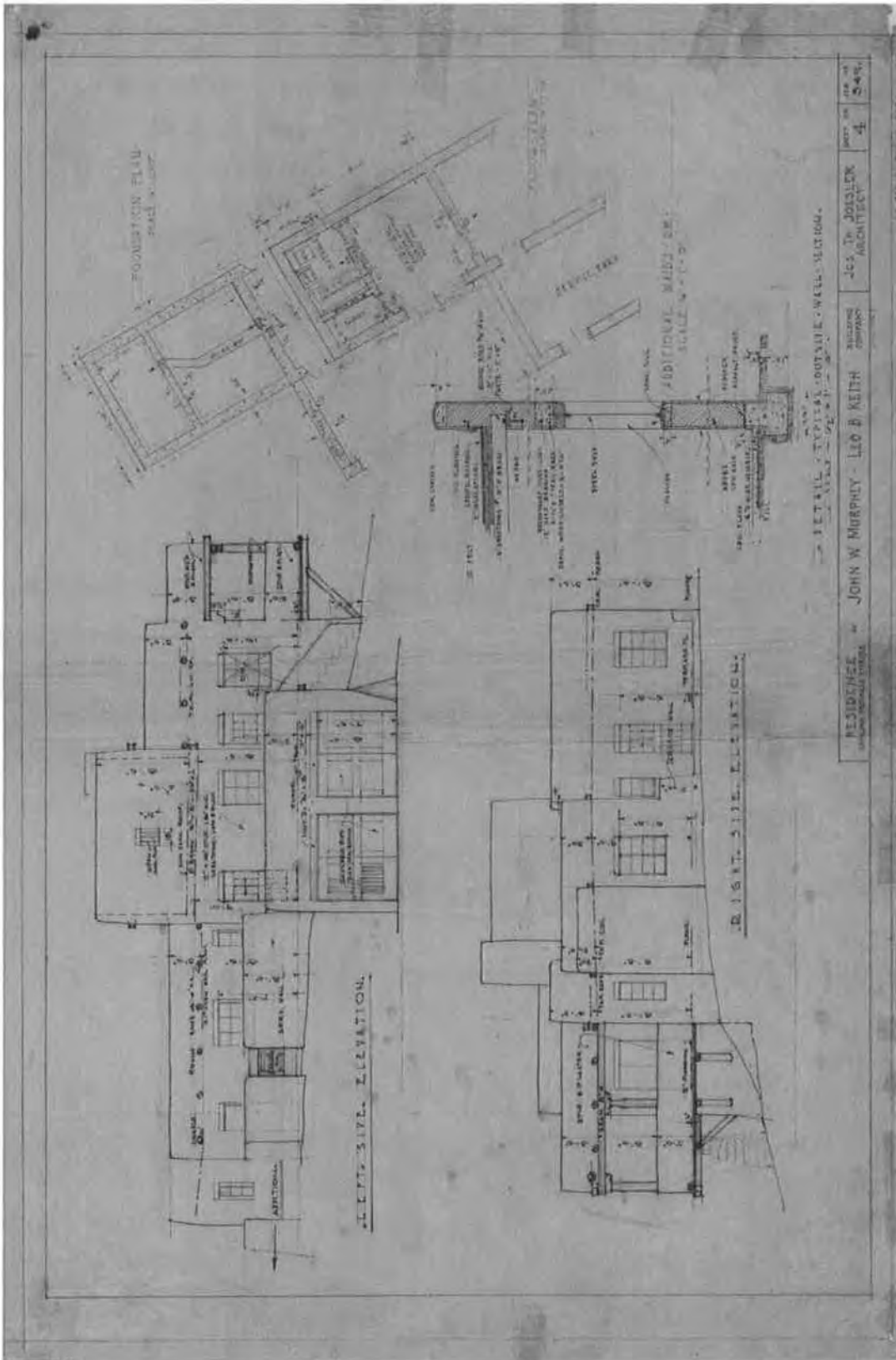
Pima, AZ

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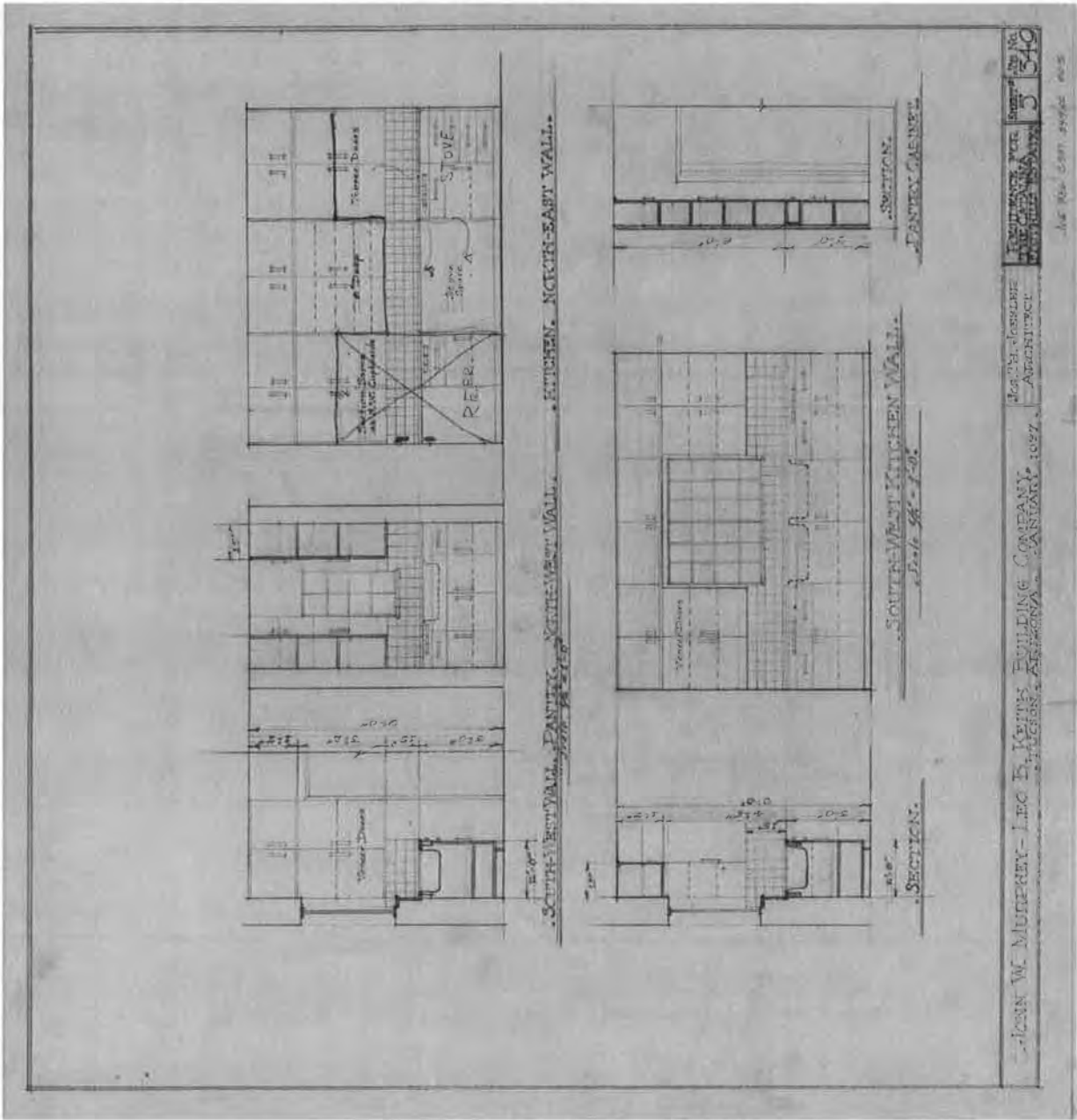
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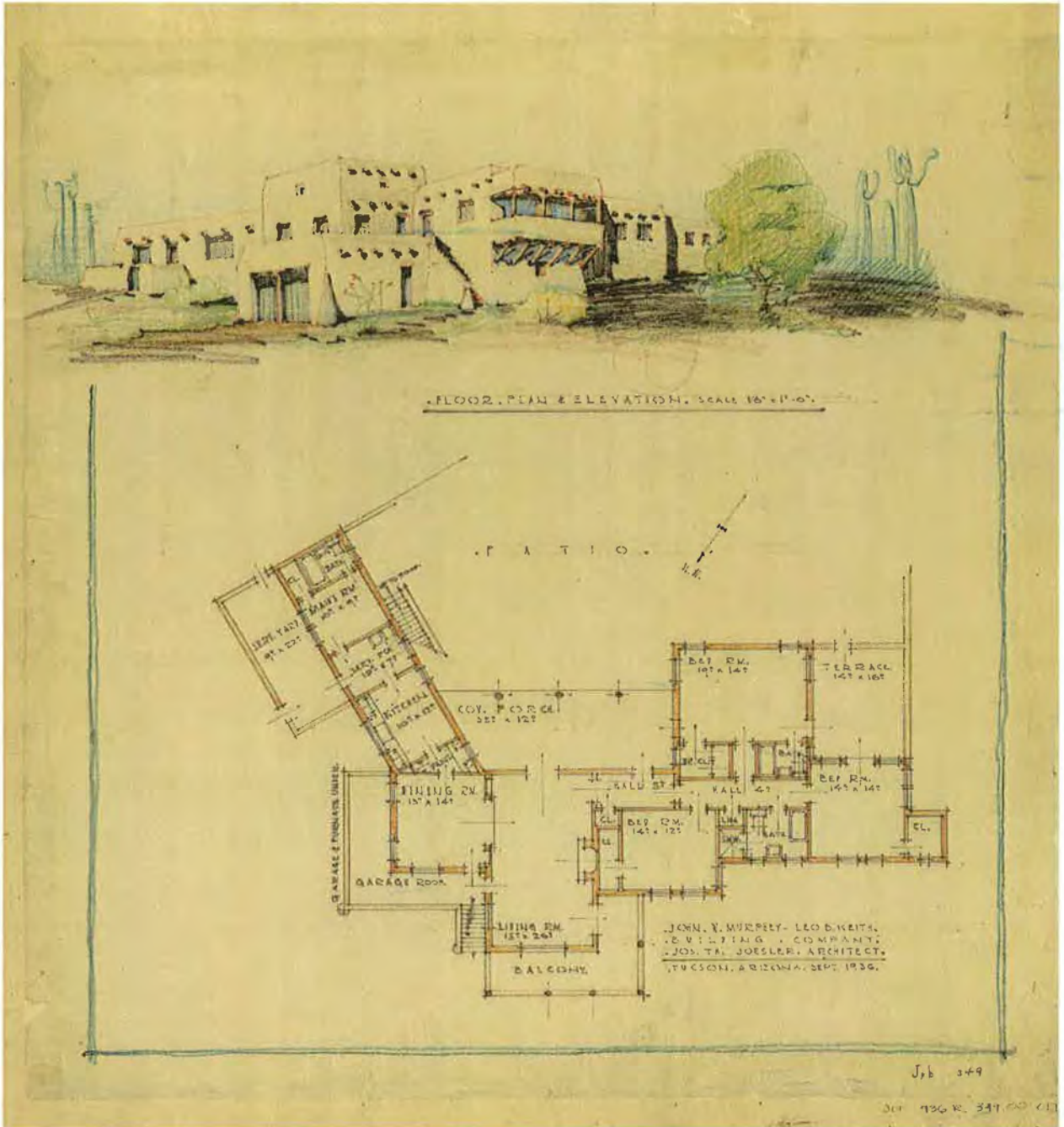
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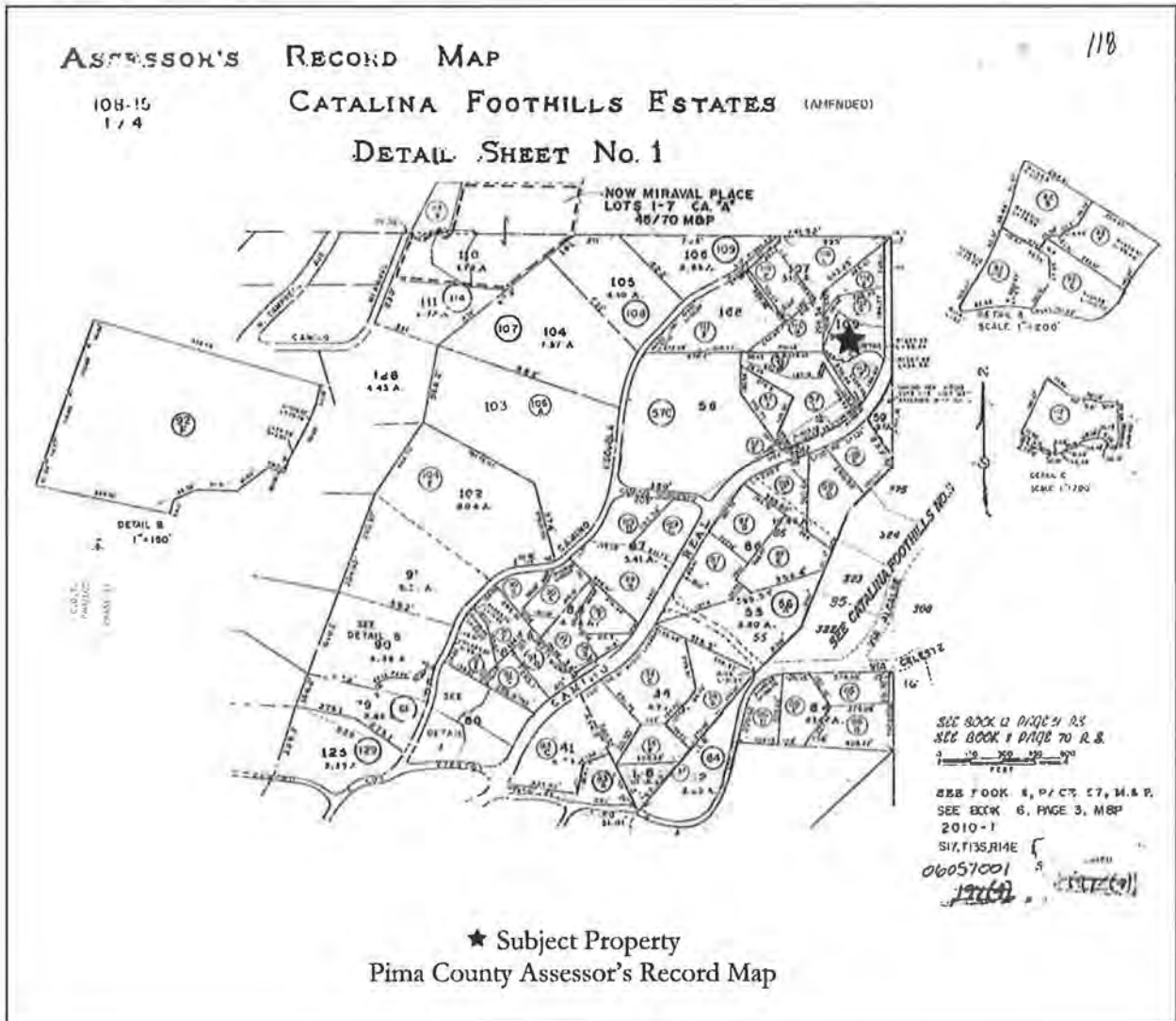
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Drexel House

Multiple Name: Single Family Residential Architecture of Josias Joesler and John and Helen Murphey MPS

State & County: ARIZONA, Pima

Date Received: 5/12/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 6/26/2017 Date of Weekly List:

Reference number: MP100001231

Nominator: State

Reason For Review:

X Accept Return Reject 6/26/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 6/24/17

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

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

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



DATE: May 9, 2017

TO:

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

FROM:

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

National Register Nominations:

**Hilgeman, Franklin, House
Phoenix, Maricopa County, Arizona**

**Drexel House
Tucson, Pima County, Arizona**

**Craig, George C., House
Tucson, Pima County, Arizona**

The latter two nominations from Pima County are associated with the Multiple Property Documentation Form *The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956.*

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