

United States Department of the Interior
National Park Service

MP 100002705

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: Catalina Foothills Estates Job 265 House

Other names/site number: DiCenso, Dr. Sabatino, House

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: 5276 N. Camino Real

City or town: Tucson State: AZ County: Pima

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

Applicable National Register Criteria:

A ___ B X C ___ D

Katherine Leece State Historic Preservation Office
Signature of certifying official/Title: _____ Date 18 Jan 2017

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** _____

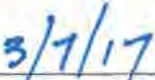
Title : _____ **State or Federal agency/bureau or Tribal Government** _____

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:) _____


Signature of the Keeper


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>2</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____
foundation: CONCRETE, WOOD;
walls: ADOBE, CONCRETE, STONE;
roof: TERRA COTTA;
other: STUCCO, WOOD

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 Catalina Foothills Estates Job 265 (CFE Job 265) House was designed by architect Josias Th. Joesler and built in 1930 by the John W. Murphey Building Company as a speculative house for Catalina Foothills Estates (CFE). Expressing the architect's own interpretation of the Spanish Colonial Revival style, the stucco-clad, mud adobe residence is one of the earliest residences in CFE. Particularly striking is the response to the irregular topography whereby

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Joesler embedded some of the house into the steepest part of the slope while reserving the more level terrain for an enclosed garden yard. Rooted by the stem of a partial cellar, the extended form derives from a complex (linear and massed) plan with wings that extend to the north and northwest. This residence demonstrates Joesler's superior construction skills for hilly terrain, undoubtedly brought with him from Switzerland. (Today rarely would one find a speculative house this expensive to build.) Built of thick adobe walls, it also represents Joesler's response to the desert climate.

Joesler's carefully limited palette includes the buttressed lower level, the hierarchical core building mass with radiating wings, low-pitched roofs of tile, stucco-clad mud adobe walls, wood frame double-hung windows, arches above several door openings – some accentuated with carved wood doors - and a wood porch. The interior is noteworthy for its somewhat formal and stately rooms, high ceilings, exposed rafters, dark-stained wood floors and trim contrasted with smooth plastered walls. The living room with its grand fireplace, large south window and French doors to its covered porch is the primary interior space.

The main residence is the contributing building on site. The non-contributing building is a small horse stable (1979) and non-contributing structures include a greenhouse, a shed and a carport (1991). The property is in very good condition and its alterations meet the Secretary of the Interior's Standards for Rehabilitation.

(Landscape elements like a camellia arbor, numerous rose plants and a mature fig tree in a bird-proof enclosure reflect the lifelong devotion to horticulture of Dr. Sabatino DiCenso, owner of the property since 1966).

Narrative Description

Location and Setting

The CFE Job 265 House is constructed on top of an undulating finger ridge at approximately 2,600 feet above mean sea level (amsl) on the southwestern slope (*bajada*) of the Santa Catalina Mountains. Built on a dissected fan terrace formed by unnamed *arroyos*, Joesler's site plan takes advantage of existing topographical grades and blends the architectural components into the sloping desert landscape. Unmodified portions of the lot are covered with a relatively sparse assortment of native Sonoran Desert scrub plants including prickly pear, saguaro, cholla and barrel cactus with shrub and tree varieties of mesquite and palo verde. There is a spectacular view of the nearby Santa Catalina Mountains.

The CFE Job 265 House is located on the east side of North Camino Real approximately 600 feet north of its intersection with Camino a Los Vientos. The original lot comprised a 6.76-acre hilly parcel designated Lot No. 36 on the Catalina Foothills Estates subdivision plat (Murphey 1930). The building site was set on the highest portion of the ridge top, distant from the main road, with broad buffers of native desert landscape between the house and adjacent lots. Over time the lot

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was subdivided. Today, the CFE Job 265 House is situated on 2.7 acres that comprise the central portion and highest topographical points of the original historic lot.

The CFE Job 265 House is approached from the west via a gravel drive off North Camino Real. The driveway passes through a pair of ornamental wrought-iron gates and opens to a generously-sized gravel parking zone, partially enclosed by a plastered wall just northwest of the residence. At the southwest end of the parking zone is an open, double carport with a flat roof built in the 1970s. Just outside the plastered garden wall is a shed structure for garden equipment. Down slope, a flat-roofed, three-stall stable of stucco-clad block defines the southwest end of the building complex.

Landscape features are organized into zones, some that are enclosed by walls or fences, and others that the current owner developed just outside the walls. Walled zones adjacent to the residence include a large north garden yard and an intimate, west entry yard. The north yard has an expansive grass lawn with decades-old Aleppo pines, palm and Cyprus trees. Rock-edged border gardens hold large terra cotta pots containing carefully-tended rose plants. The west entry yard is simple with gravel ground cover. Formerly this yard provided access to the garage and the service wing, but now it functions as the forecourt of the most commonly used house entrance. Here a small, curved walk of red concrete connects the entry to an iron gate at the south end of the yard.

Landscaped zones at the northwest end of the property and outside the north garden yard walls include a "corridor" defined by a framed trellis (a camellia arbor) leading to a fountain with goldfish at the path's east end. In this zone is the owner's greenhouse, a non-contributing structure that currently is not in use. South of the swimming pool yard is a mature Osborne Everbearing fig tree in a bird-proof enclosure. Elsewhere, stone retaining walls are built where needed.

The swimming pool and concrete decking are shown on a 1958 aerial photograph of the property. The pool yard contains the original rectangular pool with rounded corners. Oriented on a northwest-southeast axis, the pool is surrounded by tan colored, concrete cool decking. The pool yard is enclosed by a segment of the north garden wall and other fencing designed and built by the current owner made from wood and metal.

A common practice since deed restrictions expired in the 1980s, lot splitting does not disqualify a Joesler/Murphey property as long as the feeling of the original setting remains. This means that the site is not over developed, the view of the mountain range is unobstructed and much of the natural desert remains, as is evident here. Development that reflects the owner's horticultural interests enhances the story of the property.

Exterior

Built in 1930, the CFE Job 265 House is one of the Joesler/Murphy team's earliest creations in Catalina Foothills Estates. Its extended form springs from a plan with rectilinear wings, one of which projects east and the other aligns obliquely toward the northwest (Joesler n.d.). The form

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integrates Joesler's typical spatial arrangement that uses a central building mass with bedroom and utility wings placed at the sides.

The house is relatively free of exterior ornamentation. Plain wall surfaces, shadowed setbacks, and Mission-tile clad gabled and hipped roofs represent Joesler's idea of the Spanish Colonial Revival style. Ridge lines and walls vary in height to reflect the hierarchy of the interior spaces. Built on a concrete foundation, the walls are 12-inch mud adobe and plastered. The windows, of variable size, are wood frame, fixed and double-hung units painted dark brown. The exterior doors are dark-stained, custom-built designs with planks or carved panels. Nearly all retain their original screen doors.

The south façade is the one that best illustrates Joesler's construction knowledge for hilly terrain and is the most interesting one with respect to its variety of features. At the lowest level there is a partial basement embedded into the slope. Above, a visually dominant, partial wrap-around, covered porch juts out from the living room mass and is incorporated under a hipped Mission tile roof supported by bracketed 6-inch-by-6-inch wood posts. Even Joesler couldn't design to prevent the decades-long, severe deterioration of the wood structure beneath and the present owner built an arched stone foundation for this porch. Of local material, the work matches retaining wall features on site and is a logical extension of the owner's interest in landscaping. The modification is obscured from view by natural site vegetation. Otherwise, the façade is pristine in integrity.

The south entry, a screened plank door in an arched opening, leads into the dining room, which is expressed outside by a shed-gabled mass that is set back from the living room. The entry is accessed by a steep red concrete staircase with a stepped, plastered sidewall. Flanking the west side of the entry is a fixed 4-ft-by-5-ft plate glass window. To the east, and shaded by the porch roof, is the fixed 6-ft-by-6-ft living room window. On the balcony, a pair of original screened multi-pane French doors accesses the east living room wall.

The southeast end of the house stands at the steepest part of the slope and exhibits tall, buttressed walls that enclose a lower-level basement. Above are multi-pane double-hung windows for the bedrooms and bathroom, and plastered buttresses at the corners of some setbacks. A full-height, plank door serves the partial basement beneath the southeast bedroom. Reminiscent of rural architecture in European mountainous regions, the façade has features that undoubtedly express the influences of Joesler's life and travels.

The architect adds interest and functionality to the east façade with the heavy buttresses and plastered walls that vary in height depending upon the natural grade. Tile-roofed plastered setbacks of various widths articulate rooms within that range in size from bedrooms to a single closet. Two of the three east wing bedrooms share a generously-sized, wall-enclosed paved terrace on the northeast corner of the CFE Job 265 House. Access to the terrace is through paired, multi-pane French doors.

The extensive embrace of the north façade is characterized by the Mission tile-capped, pitched-roof masses of differing heights that express the hierarchy and variety of interior spaces. Some

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double hung windows still retain their original shutters. [Built to feature the main entrance into the residence through the porch, there is little evidence that this entrance was ever commonly used. Apparently no road or parking served the gateway from the north (1950 aerial); only the jeep trail evident today.] The original covered porch between the wings was enclosed in 1956 to form a sunroom and quite possibly to prevent flooding. This renovation slightly expanded the porch overhang along the west wing and enclosed the space using a plastered knee wall and bank of wood-frame, single-pane windows between the original posts.

Within the north garden yard, the observer can see the rear wall of the two-car garage. The original, steep, exterior staircase to the garage roof deck remains. Joesler designed a sunroom for this deck (Joesler 1941). In the 1970s a full, second story guest room was built over the deck. Room addition above a garage deck has been seen in other Joesler/Murphey residences in CFE. Located at the end of the utility wing and sympathetic in construction, the addition does not adversely affect historic integrity (NPS 1995; McClelland 2008).

The west elevation includes the garage. The original pair of 8-ft-by-8-ft wood paneled garage doors remains carefully preserved throughout the decades. Each door is divided into sixteen equal panels, the top four being glazed and decorated with spindle work. Above the garage, the plastered walls of the guest room addition are adorned by a small, circular west window and a Mission tile hip roof. The garage is now used as a workshop. The current owners have long used the west (service) entrance as their primary entry to the house. In the mid-1970s, a small, compatible laundry room/entry was built upon the foundations of the old service yard.

Interior

The floor plan is arranged with the living room and dining room comprising the core, and places the bedroom and utility wings at the sides. The private wing, the bedroom wing, projects east and contains the master bedroom and bathroom plus two other bedrooms that flank a shared bath- room. Projecting northwest from the core is a primarily rectilinear utility wing that includes the kitchen, butler's pantry, utility zone, and former maid's quarters (now used as a library and office).

With few decorative embellishments, the overall interior reflects the skilled design and craftsmanship of the Joesler/Murphey team. There is a somewhat "West Central European formality" expressed throughout. Rooms are generously-proportioned and commonly have tall ceilings that accentuate the stateliness of the house interior. The walls and ceilings are smooth plastered. Exposed wood ceiling rafters provide a textural counterpoint that brings warmth and beauty to the spaces. Window openings contain well-crafted, dark-stained, double-hung wood windows and a few fixed-frame, wood units. Such wood windows not only admit natural light but also add texture to the plain walls.

Original, stained, oak plank floors are present throughout most of the house. Wood base boarding and thresholds are common. The utility spaces, sunroom and bathrooms do not have wood flooring. In the sunroom and some utility spaces, the floors are smoothly-finished red concrete. Bathroom floors are clad in solid-colored hexagonal tiles. The original flooring types

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are intact and their well-worn character greatly contributes to the historic ambiance of the interior.

The stately, formal living room, the most impressive interior space, is accessed three ways; either through a pair of multi-lite French doors from the sunroom or from the dining room or the hall of the bedroom wing to the east. The focal point of the living room, which is nearly 325-square-foot in area, is the large fireplace and plastered hearth on the east wall. This artistically-proportioned feature has a ceramic-tiled raised hearth; a rectilinear firebox base, a solid wood mantle and a tapered chimney reveal. Wood French doors at the southeast end provide access to the south porch. As elsewhere, windows are wood and double-hung with the exception of a large, fixed plate glass unit centered on the south wall. A plastered wall niche is present in the northwest corner. At the northeast corner, an arched, hardwood panel door leads to the rear entry hall that connects the private wing.

From the living room, up two carefully detailed wood steps, the observer enters the dining room. The steps are stained and polished hardwood boards that curve at their ends and extend slightly beyond the framed opening. The dining room is an intimate space with a lower ceiling height than most other rooms and a small wall niche with a plastered back and wood shelving. This room is also connected to the kitchen through a triangle-plan pantry. The door to the outside staircase has a small glass portal enclosed by a decorative wrought-iron cover.

The current sunroom was originally an open north porch structured by round posts and a roof of exposed 4-inch-by-4-inch rafters (Joelser n.d.). Enclosed in 1956 (PCA 1956), the porch modification also added a small extension and transformed the original east-facing kitchen window into an interior door. The enclosed sunroom became a family space that also facilitated circulation to the core spaces, private bedroom wing, and utility wing.

The bedroom wing is introduced by the rear entry hall. This hall is accessed either from the living room or the former north exterior door (now contained within the sunroom). The entry end of this hall has a small coat closet and a door to separate it from the hallway that serves the bedrooms.

The master bedroom is entered from the hallway through the original, three-panel wood door. There is a short vestibule with a plastered, arched opening that visually frames the bedroom space. Plastered arches appear above the openings to the master bathroom and dressing room. The walk-in dressing room originally was constructed with intricate built-in drawers and shelving. The closet was modified in the late 1960s. The master bathroom retains its original pedestal sink, tub, and associated fixtures. French doors provide outdoor access to the small low-walled terrace.

Bedroom #2 and Bedroom #3 have south-facing views that showcase the Tucson city lights and Tucson Mountains in the distance. In Bedroom #2, two pairs of matching French doors on the north wall open to the terrace. Both bedrooms share a common bath that retains the original pedestal tub, open-stall shower, 4-ft high painted wainscot paneling, and original hexagonal floor tiles.

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The service wing projects northwest from the dining room and connects through a swinging door on the north dining room wall leading to the butler's pantry and utility doors. The butler's pantry is small, triangular in plan, and it retains the original counters and wood cabinetry. The adjoining kitchen retains its original wood cabinets with an enameled metal counter made by the St. Charles Company of Illinois. [The St. Charles Company began business in 1935 and by 1941 was a leading United States cabinet manufacturer (St. Charles Company 2011)].

The part of the service wing between the kitchen and garage was enlarged and remodeled in several phases, largely by incorporating the former utility yard walls. One was designed by Joesler in 1941. Today, the collective space is used as a breakfast nook, office and library. In the mid 1970s, a compatible laundry room/west entry was built using the foundations of the remaining service entry court. At this time, the spaces north of the kitchen were remodeled to serve as a library and office. These modifications occur at the service end of the wing and do not compromise the overall integrity of the residence.

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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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1930

Significant Dates

1930

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Joesler, Josias Th., Architect
John W. Murphey Building Company

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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.)

With 1930 as its date of significance, the CFE Job 265 House meets the qualifications for listing in the National Register of Historic Places under Criterion C, at the local level of significance. The property pertains to Criterion IV entitled "The Single Family Residential Architecture of Josias Th. Joesler in Tucson and Pima County, Arizona, 1927-1956" from the 2016 MPDF. It is an example of the Regional Eclectic type built by the Joesler/Murphey team in Catalina Foothills Estates (CFE). Representing one of the earliest speculative houses built in the original CFE subdivision, the CFE Job 265 House is a very good example of Spanish Colonial Revival as interpreted by Joesler. With its regional roots, the Spanish Colonial Revival was infinitely appropriate for CFE and was the most common style employed by the team in their premier subdivision. As mentioned in Section 7 the CFE Job 265 House in particular represents Joesler's superior engineering and construction skills for building into a hillside. The residence is also noteworthy for the beauty of its stately and formal interior. With very good integrity, the compatible modifications of the CFE Job 265 House meet the Secretary of the Interior's Standards per the following Registration Requirements.

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

The CFE Job 265 House exemplifies the Regional Eclectic type. This type illustrates Joesler's experimentation with Spanish Colonial, Sonoran, Pueblo, and Rancho Revival styles as well as the influence of Mexican art and architecture, especially in Catalina Foothills Estates. Residences of this type were generally placed on larger lots in subdivisions with meandering streets ultimately designed to attract wealthy clientele to Tucson. The period of significance for this property is its 1930 construction date.

Spanish Colonial Revival

As explained under Spanish Colonial Romanticism in the 2016 MPDF, Spanish Colonial Revival was introduced at the Panama-California International Exposition in San Diego in 1915 and 1916. In their exhibition buildings, lead architects, Bertram Goodhue and Carleton Winslow, applied the richer and more sophisticated details inspired by the Spanish Renaissance (*Plateresco*) and Spanish Baroque (*Churrigueresco*). (MPDF 2016, p.p. 19-20)

Spanish Colonial Revival was an eclectic style that employed decorative details borrowed from the entire history of Spanish architecture. The style was unified by the use of arches, courtyards (patios), plain stuccoed wall surfaces, form as mass, and Spanish or Mission tile roofs, all derived from the Mediterranean region. There was characteristically a low-pitched, tiled, gabled

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or hipped roof, usually with little or no eave overhang. Arches were commonly placed above the entry door or main window or along the front porch. Highly carved or multi-paneled doors were typical, with elaborated door surrounds. Sometimes spiral columns, carved stonework, or patterned tiles were used. Decorative window grilles, decorated chimney tops, brick or tile vents occurring at gabled ends, and round or square towers were also characteristic.

REGISTRATION REQUIREMENTS (See Section F, MPDF 2016)

The CFE Job 265 House is significant under National Register Criterion C for "Architecture." Its association with architect Josias Th. Joesler (in collaboration with the John W. Murphey Building Co.) and the Spanish Colonial Revival architectural style is documented in the Joesler Collection archived in Special Collections, University of Arizona Library in Tucson, Arizona.

The following discussion demonstrates how the CFE Job 265 House exhibits the seven aspects of integrity – Location, Design, Setting, Materials, Workmanship, Feeling, and Association (NPS/nrb 15) by complying with the Secretary of the Interior's Guidelines for Rehabilitation.

Location

The CFE Job 265 House remains in its original location embedded into its hilly site at approximately 2,600 feet above mean sea level on the southwestern slope of the Santa Catalina Mountains. In Section 17, Township 13, Range 14 East (PCA 2010), the property is situated in the original Catalina Foothills Estates subdivision. It comprises a 2.7 acre portion of original Lot 36 of CFE and is accessed from Camino Real.

Design

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

Standard 10. New additions and adjacent or related new construction shall be 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.

The CFE Job 265 House complies with the Secretary of the Interior's Standards 2, 3, 9 and 10 with respect to design. Under Standard 2, remaining intact are its (a) footprint and massing [excepting the garage second story; a feature planned for by Joesler in 1941]; (b) low-pitched gable and hipped roofs sheathed with clay tile; (c) indoor-outdoor connection expressed through large south-facing and other view windows, front porch, glazed sunroom and bedroom terrace; (d) interior spatial hierarchy; and (e) original interior features (Sec. F, pp. 188-189).

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The CFE Job 265 House remains a very appropriate fit for its natural desert setting and retains the original design essence – in scale, proportion, hierarchy and sequence – that characterizes Josias Th. Joesler’s work. The signature design elements: (1) adobe; (2) prominent chimney and fireplace; and (3) built-in wooden cabinetry and shelving, are present (Sec. F, p. 177).

Alterations comply with Standards 9 and 10. They constitute acceptable exterior modifications, interior rehabilitations, new construction or necessary repair work that do not destroy historic materials, are differentiated from the old and compatible with the massing, size, scale, and architectural features. If said alterations were removed in the future, the form and integrity of the historic property and its environment would remain.

Setting

Although the original Lot 36 was split after expiration of the CFE deed restrictions, the portion that now pertains to the subject property (Tax Identification Number 108-15-036C) displays all attributes necessary to constitute an appropriate setting for the residence. Set on the highest portion of the ridge top, distant from the main road, the residence is screened from adjacent lots by buffers of native vegetation. The spectacular view of the Santa Catalina Mountains remains unobstructed, as does that of the city lights at night. The site is not overdeveloped and retains the same assortment of native Sonoran desert scrub plants that undoubtedly flourished in 1930.

Materials

The following demonstrates how Joesler’s carefully-selected palette of materials remains evident and very well preserved in the CFE Job 265 House:

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Per Section F of the 2016 MPDF, Regional Eclectic character-defining materials found in the CFE Job 265 House include (a) stuccoed mud adobe walls; (b) clay tile roofing; (c) plastered interior walls; (d) handcrafted elements; (e) concrete and ceramic ornamental tiles; (f) stained concrete floor; and (g) wood lintels. Wood is a material used to a noteworthy extent structurally and ornamentally in the subject property. This beautiful material, dark-stained and polished, is found not only in foundation and porch posts but also in floors, base boards, rafters, window sashes, shelving, doors (planked, paneled and carved), door casings and the fireplace mantelpiece. Thick mud adobe walls are a very appropriate, regional material for the Sonoran Desert climate.

Stucco and plaster surfaces are painted mellow hues of off-white.

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Workmanship

The following illustrates how the CFE Job 265 House complies with Standard 5 of the Secretary of the Interior's Standards:

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

“Handcraftsmanship” epitomizes the creation of a Joesler-designed residence like the CFE Job 265 House. This attribute is found everywhere from the foundations, walls and roofs to the forged ironwork and hand-carved wooden features like Mexican panel doors. As products of a Master Builder supervising skilled local craftspeople, structural materials, finishes and features also exhibit strength, durability and beauty. Built with “Swiss precision,” Joesler-supervised workmanship in the CFE Job 265 House is also “soft,” that is lacking harshness. [For example, ceiling beams appear to be hand-hewn and the walls and woodwork have developed a beautiful patina over the decades (see Feeling).]

The CFE Job 265 House retains all of its most noteworthy, original, handcrafted features. Alterations, like the remodeled kitchen and some later tile finishes are compatible in simplicity, durability and quality.

Feeling

The CFE Job 265 House complies with Standards 2, 3, 5, 9, and 10 (shown above) with respect to feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time – its historic character. Most important, the residence retains Joesler's original aesthetics in concept; clarity of plan, geometry and hierarchy; appropriateness for its setting; and strength. The scale remains human and comfortable. The CFE Job 265 House is soft (lacking in harshness) in image, sequencing, natural lighting and workmanship. It conveys the beauty of Joesler's artistry and evokes a sense of serenity in the viewer – with its “Swiss-like” dark-wood interior - set in the Sonoran Desert. (2016 MPDF, pp. 165-166.)

Association

The CFE Job 265 House is associated with a particular architectural style: the Spanish Colonial Revival, as interpreted by a particular architect: Josias Th. Joesler.

The Style:

Among Josias Th. Joesler's work in Catalina Foothills Estates, the Spanish Colonial Revival belongs in property type Regional Eclectic and comprises those residences so styled that evoke an association with a romantic image of the region's Mexican heritage being influenced by Mexican art and building traditions. Spanish Colonial Revival was the most popular style used by the Joesler/Murphey team.

The Architect:

Josias Th. Joesler, the eclectic, designed the CFE Job 265 House in his own interpretation of the Spanish Colonial Revival style. The building is particularly grand for a speculative house. The underlying concept to embed the house into its hillside endures and demonstrates Joesler's

Catalina Foothills Estates Job 265 House

Name of Property

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superior knowledge of engineering and construction gained from his studies and travels abroad. Porches, view windows and terraces create the remarkable indoor-outdoor relationship that weds the residence to its setting. Its layout is clear in plan, geometry, and hierarchy. It is appropriate for its setting. It is sequenced and comfortable plus evocative and aesthetically pleasing. It is very well built. The residence is soft in image, sequencing, natural lighting and workmanship. It continues to convey the romantic image of what an early Regional Eclectic Spanish Colonial Revival style house in the Arizona desert should look like.

By retaining a combination of the seven aspects of integrity, the CFE Job 265 House conveys its significance as a very early example of the Regional Eclectic type in the Spanish Colonial Revival style found in CFE by its master architect/builder, Josias Th. Joesler, in association with the John W. Murphey Building Company.

Catalina Foothills Estates Job 265 House
Name of Property

Pima, Arizona
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9. Major Bibliographical References

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

DiCenso, Dr. Sabatino, M.D.

2011 Conversations, site visits, and personal collection of material regarding the history and construction of the CFE Job 265 House.

(DVA)U.S. Department of Veteran Affairs

2011 Nationwide Gravesite Locator accessed online at http://gravelocator.com.va.gov/j2ee/servlet/NGL_v1, 1 March 2011.

Garrison, James

2012 Joesler Residential Properties Registration Requirements, draft policy paper. Phoenix: Arizona State Parks, SHPO, July 2012.

Jeffery, R. Brooks, Janet H. Parkhurst and Ralph Comey

2012 The Architecture and Planning of Josias Joesler and John Murphey 1927-1956. National Register of Historic Places Multiple Property Documentation Form, Draft Revision 2012.

Joesler, Josias T.

n.d. Residence for Catalina Foothills Estates, Job 265. University of Arizona, Main Library, Special Collections.

1941 Additions, Job 265. University of Arizona, Main Library, Special Collections.

McClelland, Linda

2008 "Evaluating the Significance of Additions and Accretions – A National Register White Paper. 20 April 2008.

Murphey, John

1930 Catalina Foothills Estates Approved Plat, Section 17, Township 13 South, Range 14 East.

NPS (National Park Service)

1995 The Secretary of the Interior's Rehabilitation Standards and Guidelines. (36 CFR Part 67).

Pima County Assessor (PCA)

1956 Building Permit Card, Pima County Assessor.

1965 Property Record Card, Pima County Assessor.

2010 Assessor's Record Map, Catalina Foothills Estates Detail Sheet 1, Section 17, Township 13 South, Range 14 East, Pima County Assessor.

2011 Property Record Card, Pima County Assessor.

St. Charles Company

2011 The Notable Legacy of St. Charles Cabinets. Accessed online at <http://www.stcharlescabinets.com/docs/st-charles-timeline.doc>, April 2011.

Catalina Foothills Estates Job 265 House

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Name of Property

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Tucson Daily Citizen (Tucson, Arizona)

- 1945 Husted Foothills Home Sold to Nathan Feldman, 30 August 1945
- 1946 Realty Deals Here Involve \$125,000 Cash, 15 February 1946
- 1947 Hettingers Acquire \$42,000 Residence, 15 January 1947
- 1950 Hospitality House, 12 January 1950.
- 1957 Helicopter Service Returning to Arizona, 23 July 1957
- 1965 Catalina Foothills, Million \$ View, 1 December 1965.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 2.7 Acres

Catalina Foothills Estates Job 265 House
Name of Property

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 12 | Easting: 506532 | Northing: 3573958 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property includes a portion of the original Lot 36 of the Catalina Foothills Estates subdivision. The Pima County Tax Assessor identifies the property as Tax Identification Number 108-15-036C.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries match those of the legal description.

Catalina Foothills Estates Job 265 House
Name of Property

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11. Form Prepared By

name/title: Janet H. Parkhurst, Historic Architect
organization: N/A
street & number: 5221 N. Tigua Drive
city or town: Tucson State: AZ zip code: 85704
e-mail: jhparkhurst@yahoo.com
telephone: 520-320-9043
date: January 12, 2017

Additional Documentation

Submit the following items with the completed form:

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

Figures Log

Name of Property: Catalina Foothills Estates Job 265 House

City or Vicinity: Tucson

County: Pima State: Arizona

Number and Description of Figure(s):

- Figure 1 of 3 Pima County Assessor's Map of Record, Parcel 108-15-036C, 5276 N. Camino Real, Tucson, Arizona (Accessed May 13, 2016).
- Figure 2 of 3 Catalina Foothills Estates Job 265 House Sketch Map, (After Joesler n.d., Joesler, 1941). Includes key for photos.
- Figure 3 of 3 Catalina Foothills Estates Job 265 House Floor Plan, (Joesler n.d.)

Catalina Foothills Estates Job 265 House
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ASSESSOR'S RECORD MAP
108-15
1/4
CATALINA FOOTHILLS ESTATES (AMENDED)
DETAIL SHEET No. 1

118

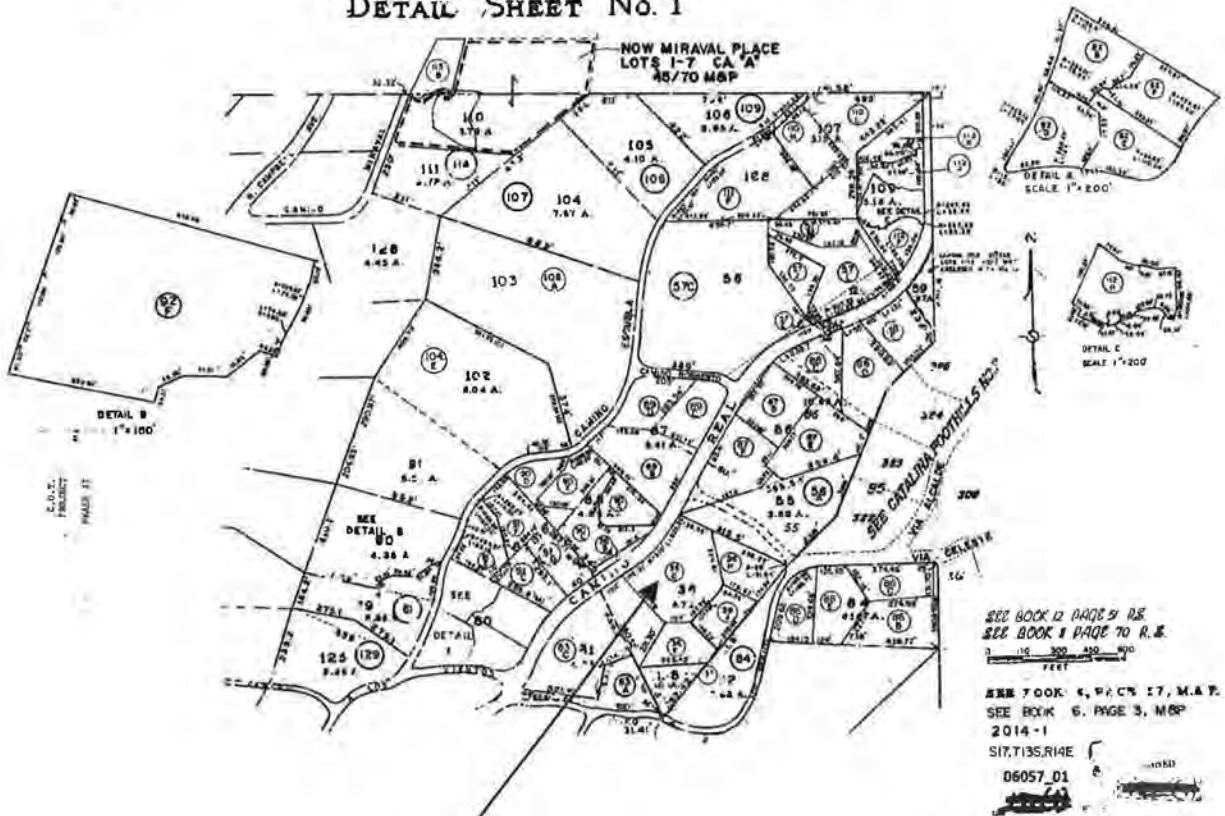


Figure #1

Catalina Foothills Estates Job 265 House
5276 N. Camino Real, Tucson, Arizona
Pima County Assessor's Parcel ID 108-15-036C
Pima County Assessor's Map of Record
(Accessed May 13, 2016)

Catalina Foothills Estates Job 265 House
Name of Property

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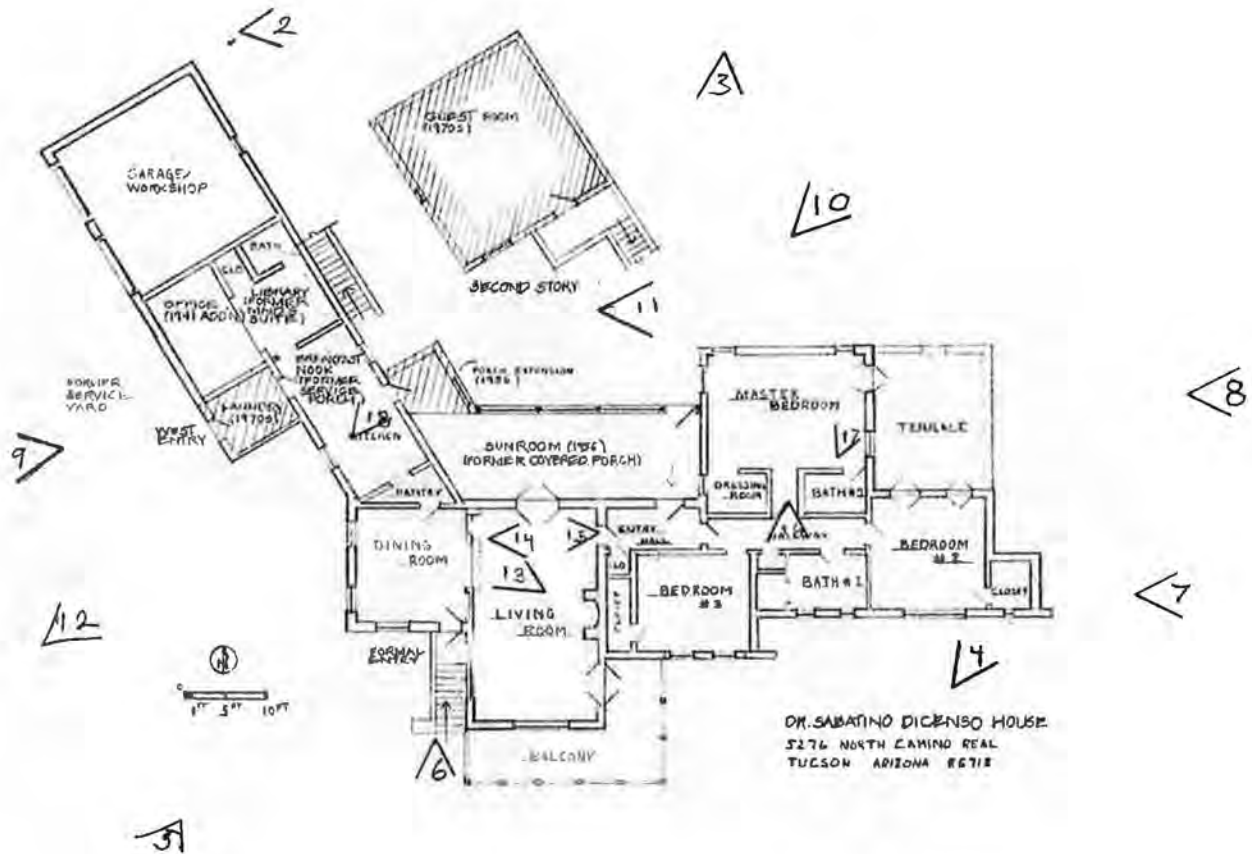


Figure #2

Catalina Foothills Estates Job 265 House Sketch Map

After Joesler n.d. and Joesler 1941

Includes key for photographs

Catalina Foothills Estates Job 265 House
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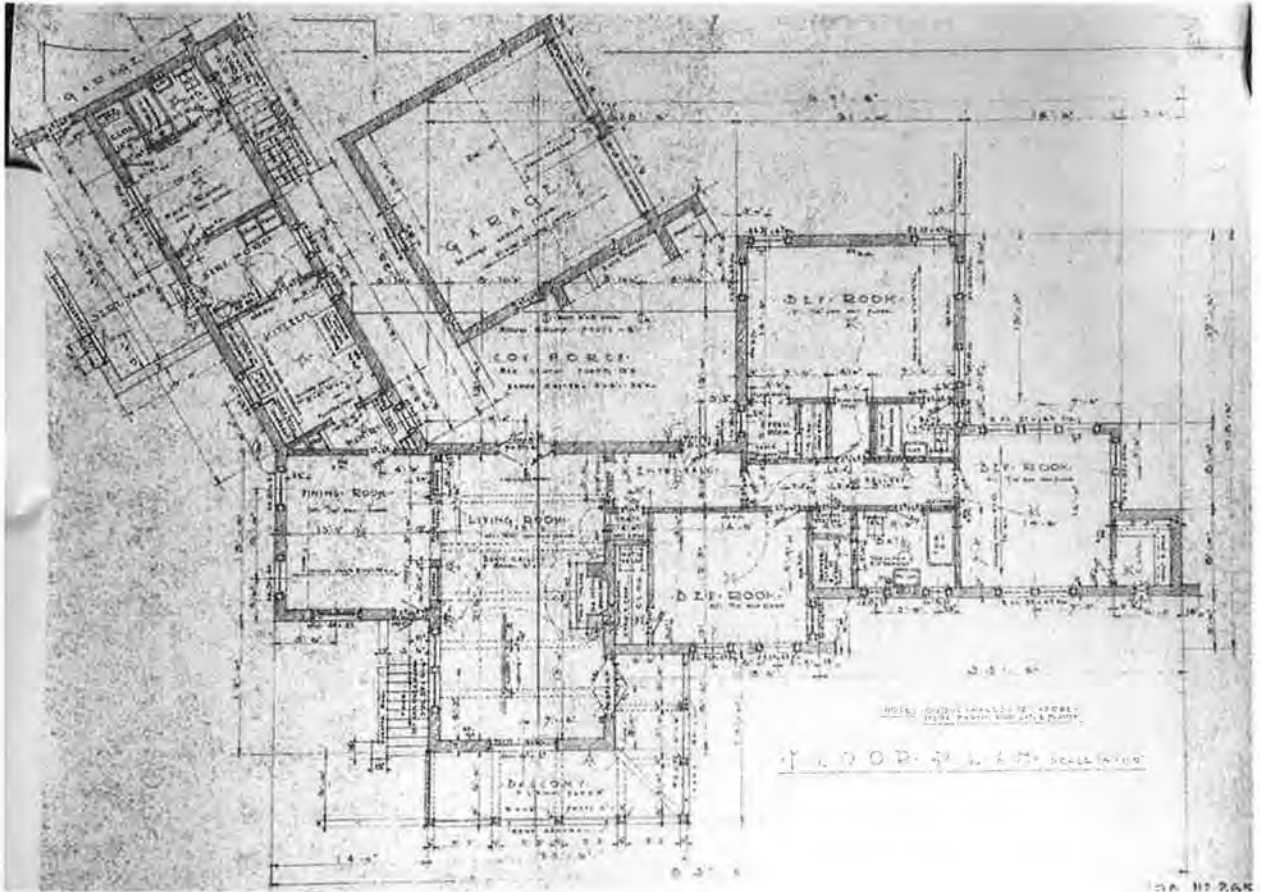


Figure #3

Catalina Foothills Estates Job 265 House Floor Plan

Job #265

(Joesler n.d.)

Catalina Foothills Estates Job 265 House
Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Catalina Foothills Estates Job 265 House

City or Vicinity: Tucson

County: Pima State: Arizona

Photographer: Bill Sandel

Date Photographed: July 11 and 26, 2016

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

Photo #1 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0001)
Catalina Foothills Estates Job 265 House, 2016 aerial photo.

Photo #2 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0002)
Camellia arbor, camera facing southwest.

Photo #3 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0003)
Walled north garden yard with view of Santa Catalina Mountains, camera facing northeast.

Photo #4 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0004)
Mesh-enclosed fig tree, camera facing southwest.

Photo #5 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0005)
South façade, camera facing northeast.

Photo #6 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0006)
Formal entry and staircase, south façade, camera facing north.

Photo #7 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0007)
Buttresses at southeast end of house, camera facing west.

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Photo #8 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0008)
East façade, camera facing west.

Photo #9 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0009)
West façade, camera facing southeast.

Photo #10 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0010)
North façade showing 1956 enclosed porch, camera facing southwest.

Photo # 11 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0011)
North façade, showing guest suite addition above garage, camera facing northwest.

Photo #12 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0012)
Stable building, camera facing southwest.

Photo #13 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0013)
Living room fireplace, camera facing southeast.

Photo #14 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0014)
Stairs between living room and dining room, camera facing west.

Photo #15 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0015)
Arched door between living room and hall, camera facing east.

Photo #16 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0016)
Arched opening into master bedroom vestibule, camera facing north.

Photo #17 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0017)
Master bathroom, original fixtures and finishes, camera facing southeast.

Photo #18 of 18 (AZ_PimaCounty_CatalinaFoothillsEstates_Job_265_0018)
St. Charles kitchen cabinets, camera facing southwest.

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Photograph #1.
Sabatino DiCenso House, 2016 aerial photo.



Photograph #2.
Camellia arbor, camera facing southwest.

Catalina Foothills Estates Job 265 House
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Photograph #3.
Walled north garden yard with view of Santa Catalina Mountains, camera facing northeast.



Photograph #4.
Mesh-enclosed fig tree, camera facing southwest.

Catalina Foothills Estates Job 265 House
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Photograph #5
South façade, camera facing northeast.



Photograph #6
Formal entry and staircase, south façade, camera facing north.

Catalina Foothills Estates Job 265 House
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Photograph #7.
Buttresses at southeast end of house, camera facing west.



Photograph #8
East façade, camera facing west.

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Photograph #9.
West façade, camera facing southeast.



Photograph #10.
North façade showing 1956 enclosed porch, camera facing southwest.

Catalina Foothills Estates Job 265 House

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Photograph #11.

North façade, showing guest suite addition above garage, camera facing northwest.



Photograph #12.

Stable building, camera facing southwest.

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Photograph #13.
Living room fireplace, camera facing southeast.



Photograph #14.
Stairs between living room and dining room, camera facing west.

Catalina Foothills Estates Job 265 House
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Photograph #15. (Left)
Arched door between living room and hall,
camera facing east



Photograph #16, (Right)
Arched opening into master bedroom
vestibule, camera facing north.

Catalina Foothills Estates Job 265 House
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Photograph #17.
Master bathroom, original fixtures and finishes, camera facing southeast.



Photograph #18.
St. Charles kitchen cabinets, camera facing southwest.

Catalina Foothills Estates Job 265 House
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LOCATION MAP



Catalina Foothills Estates Job 265 House

Pima, Arizona

Name of Property

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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.





































National Register of Historic Places
Memo to File

Correspondence

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

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

Janice K. Brewer
Governor

Bryan Martyn
Executive Director

November 15, 2012



Board Members

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

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

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

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

Dear Ms. Shull:

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

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

Sincerely,

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

Enclosures

VS:vs



1104

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name DiCenso, Dr. Sabatino House

other names/site number Hettinger, Francis K. and Harriet G. House

2. Location

street & number 5276 North Camino Real

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

city or town Tucson

state Arizona code AZ county Pima code 019 zip code 85718

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide local

James W. Gorman AZSHPO 15 NOVEMBER 2012
Signature of certifying official/Title Date
AZ STATE PARKS / SHPO
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper Date of Action

Dr. Sabatino DiCenso House
Name of Property

Pima, Arizona
County and State

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	
1	1	buildings
		district
		site
	2	structure
		object
1	3	Total

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

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

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Spanish Colonial Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE, WOOD

walls: ADOBE, CONCRETE, STONE

roof: TERRA COTTA

other: STUCCO, WOOD

Returned

Dr. Sabatino DiCenso House
Name of Property

Pima, Arizona
County and State

Narrative Description

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

Summary Paragraph

The Dr. Sabatino DiCenso House was designed by architect Josias T. Joesler and built by the John W. Murphey Building Company in 1930. Expressing the architect's own interpretation of the Spanish Colonial Revival style, the stucco-clad mud-adobe residence is one of the earliest examples of a Joesler/Murphey speculative house built for Catalina Foothills Estates (CFE). Particularly striking is the architect's response to the irregular topography whereby he incorporates the house into the steepest parts of the slope while reserving the more level terrain for the rear gardens and other outdoor activity spaces. This siting is reminiscent of the mountain architecture that Swiss-born Joesler would have experienced earlier in his life. The extended form derives from a somewhat complex plan with wings that embrace the view of the mountains (Joesler's favorite view) to the rear. The main entry, however, is on the south façade, into the dining room. Here in 1930 and henceforth - Joesler will use his signature, carefully limited palette of features and materials. Key elements of the DiCenso House include the core building mass with its radiating wings, Mission-tile clad gabled and hip roofs, plain walls of stucco-clad mud adobe and arches above several door openings. Some openings are further accentuated by decorative, carved wood doors. The interior is noteworthy for its stately and spacious rooms, high ceilings, exposed rafters, dark-stained wood flooring and smooth plastered walls. The main residence is the contributing building on site. The non-contributing building is a small stable (1979) and non-contributing structures include a greenhouse, a shed and a carport (1991). Landscape elements like a camellia arbor, numerous plants and a mature fig tree in a bird-proof enclosure all reflect the owner's lifelong devotion to horticulture. Modifications within the period of significance (1930-1956) are minor. The current owner made three modifications by splitting the lot, rehabilitating the balcony support and building a second-story guest room above the garage. Joesler designed a precedent for a room over the garage in 1941. Located on a secondary façade, this guest room cannot be seen from the front. The current owner's split of the lot does not harm the feeling of the setting. With respect to the overarching qualities of plan, stylistic expression and setting, the integrity of the DiCenso property is very good and it remains a significant example of Joesler/Murphey's very early work in CFE.

Narrative Description

Location and Setting

The DiCenso House is constructed on top of an undulating finger ridge at approximately 2,600 feet above mean sea level (amsl) on the southwestern slope (*bajada*) of the Santa Catalina Mountains. Built on a dissected fan terrace formed by unnamed arroyos, Joesler's site plan takes advantage of existing topographical grades and blends the architectural components into the sloping desert landscape. Unmodified portions of the lot are covered with a relatively

Dr. Sabatino DiCenso House
Name of Property

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sparse assortment of native Sonoran desert scrub plants including prickly pear, saguaro, cholla and barrel cactus with shrub and tree varieties of mesquite and palo verde. There is a spectacular view of the nearby Santa Catalina Mountains.

The DiCenso House is located on the east side of North Camino Real approximately 600 feet north of its intersection with Camino a Los Vientos. The original lot comprised a 6.76-acre hilly parcel designated Lot No. 36 on the Catalina Foothills Estates subdivision plat (Murphey 1930). The building site was set on the highest portion of the ridge top, distant from the main road, with broad buffers of native desert landscape between the house and adjacent lots. After deed restrictions expired in the mid 1980s, the lot was subdivided. Today, the DiCenso House is situated on 2.7 acres that comprise the central portion and highest topographical points of the original lot.

The DiCenso House is approached from the west via a gravel drive off North Camino Real. The driveway passes through a pair of ornamental wrought-iron gates and opens to a generously-sized gravel parking zone, partially enclosed by a plastered wall just northwest of the residence. At the southwest end of the parking zone is an open, double carport with a flat roof built in the 1970s. Just outside the plastered wall is a shed structure for garden equipment. Down slope, a flat-roofed, three-stall stable of stucco-clad block (1970s) defines the southwest end of the building complex.

Landscape features are organized into zones, some that are enclosed by walls or fences, and others that the owner developed just outside the walls. The vine-covered, plastered-masonry, perimeter walls appear to be original or very early structures. Walled zones adjacent to the residence include a large north garden yard and an intimate, west entry yard. The north yard has an expansive grass lawn with decades-old Aleppo pines, palm, and Cyprus trees. Rock-edged border gardens hold large terra cotta pots containing carefully-tended rose plants. The west entry yard is simple with gravel ground cover. Formerly this yard provided access to the garage and the service wing, but it now functions as the forecourt of the most commonly used house entrance known as the "service entrance." Here, a small curved walk of red concrete connects the entry to an iron gate at the south end of the yard.

Landscaped zones at the northwest end of the property and outside the north garden yard walls include a "corridor" defined by a framed trellis (a camellia arbor) leading to a fountain with goldfish at the path's east end. In this zone is the owner's greenhouse, a non contributing structure that is currently not in use. South of the swimming pool yard is a mature Osborne Ever-bearing fig tree in a bird-proof enclosure. Elsewhere, stone retaining walls are built where needed.

The swimming pool and concrete decking is shown on a 1958 aerial photograph of the property. The pool yard contains the original rectangular pool with rounded corners. Oriented on a northwest-southeast axis, the pool is surrounded by tan colored, concrete cool decking. The pool yard is enclosed by a segment of the north garden wall and other fencing designed and built by the current owner made from wood and metal.

Dr. Sabatino DiCenso House

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A common practice since deed restrictions expired in the 1980s, lot splitting does not disqualify a Joesler/Murphey property as long as the feeling of the original setting remains. This means that the site is not over developed, the view of the mountain range is unobstructed and much of the natural desert remains, as is evident here. Development that reflects the owner's horticultural interests enhances the story of the property.

Exterior

Built in 1930, the DiCenso House is one of the Joesler/Murphy team's earliest creations in Catalina Foothills Estates. Its extended form springs from a plan with rectilinear wings, one of which projects east and the other aligns obliquely toward the northwest (Joesler n.d.). This form integrates Joesler's typical spatial arrangement, which uses a central building mass with bedroom and utility wings placed at the sides.

The house is relatively free of exterior ornamentation. Plain wall surfaces, shadowed setbacks, and Mission-tile clad gabled and hipped roofs represent Joesler's idea of the Spanish Colonial Revival style. Ridge lines and walls vary in height to reflect the hierarchy of the interior spaces. Built on a concrete foundation, the walls are 12-inch mud adobe and plastered. The windows, of variable size, are wood frame, fixed and double-hung units painted dark brown. The exterior doors are dark stained, custom-built plank or carved-panel features, nearly all of which retain their original screened doors.

Perched at the edge of a slope, the front (south) façade exhibits a visually dominant, partial wrap-around balcony of dark stained wood. This feature juts out from the living room mass and is incorporated under a hipped Mission tile roof supported by bracketed 6-inch-by-6-inch wood posts. Because of the severe deterioration of the original structural bracing beneath, the present owner built an arched stone support under the balcony. Of local material, the work matches retaining wall features on-site and appears to be a logical extension of the owner's interest in landscaping. The modification is obscured from view by natural site vegetation and does not have an overly conspicuous impact on the façade as a whole which is otherwise pristine in integrity.

The front entry, a screened plank door in an arched opening, leads into the dining room, which is expressed outside by a shed-gabled mass that is set back from the living room. The entry is accessed up a steep, scored, red concrete staircase with a stepped, plastered sidewall. Flanking the west side of the entry is a fixed 4-ft-by-5-ft plate glass window. To the east, and shaded by the balcony roof, is the fixed 6-ft-by-6-ft living room window. On the balcony, a pair of original screened multi-pane French doors accesses the east living room wall.

The southeast end of the house incorporates the steepest part of the slope and exhibits tall, buttressed walls that encompass a lower-level basement. Above are multi-pane double-hung windows for the bedrooms and bathroom, and plastered buttresses at the corners of some setbacks. A full-height, plank door serves the partial basement beneath the southeast bedroom. Reminiscent of rural architecture in mountainous regions, the façade shows features that undoubtedly express the influences of Joesler's life and travels.

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The architect adds interest and functionality to the east façade with the heavy buttresses and plastered walls that vary in height depending upon the natural grade. Defining spaces inside, tile roofed setbacks of various widths range from a full-sized room to a small projection for a single closet. Two of the three east wing bedrooms share a generously-sized, wall-enclosed, paved terrace on the northeast corner of the DiCenso House. Access to the terrace is through paired, multi-pane French doors. These openings are depicted in Joesler (n.d.) as windows, but based on their materials and workmanship, the doors appear to date back to 1930. (The terrace was present when Dr. DiCenso and his family arrived in 1966.)

The extensive (north) façade is characterized by Mission-tile-capped, pitched-roofed masses of differing heights that express the hierarchy and variety of interior spaces. The original covered porch appears between wings on the north façade and was enclosed in 1956 to form a sunroom. This renovation slightly expanded the porch overhang along the west wing and enclosed the space using a plastered knee wall and bank of wood-frame, single-pane windows (PCA 1956). The perpendicular-plan east wing, housing the bedrooms, and angled west wing (the former utility zone), embrace the central sunroom and border the expansive, green oasis of the north garden yard.

As seen from this yard, at the north end of the west wing is the rear (east) wall of the two-car garage. The original, steep, exterior staircase to the garage roof deck remains. Joesler designed a sunroom for the garage roof deck in 1941 (Joesler 1941; see attached plan). In the 1970s, Dr. DiCenso built a second-story guest room above the garage parapets. Room addition above the garage has been seen in other Joesler/Murphey residences in CFE and is considered an acceptable modification if compatible (Jeffery et. al. 2012). Not visible from the front facade, located at the end of the utility wing and sympathetic in construction, the addition does not adversely affect historic integrity (NPS 2002; McClelland 2008). Having its walls built on top of the tall garage parapets also lessens the visual impact.

The west elevation includes the garage. The original pair of 8-ft-by-8-ft wood paneled garage doors remains carefully preserved throughout the decades. Each door is divided into sixteen equal panels, the top four being glazed and decorated with spindle work. Above the projecting reveal of the garage parapet, the plastered walls of the guest room addition are adorned by a small circular, west window and a Mission tile hip roof. The garage is now used as a workshop and no longer serves its original purpose. The DiCenso family has long used the west (service) entrance as their personal entry to the house. In the mid-1970s, Dr. DiCenso built a small compatible laundry room/west entry upon the foundations of the old service yard, adjacent to a Joesler addition of 1941 (see Interior).

Interior

The floor plan is arranged with the living room and dining room comprising the core and the bedroom and utility wings placed at the sides. The private bedroom wing projects east and contains the master bedroom and bathroom plus two other bedrooms that flank a shared bath room. Projecting northwest from the core is a primarily rectilinear utility wing that includes the kitchen, butler's pantry, utility zone, and former maid's quarters (now used as a library and office).

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With few decorative embellishments, the overall interior reflects the skilled design and craftsmanship of the Joesler/Murphey team. Rooms are generously-proportioned and commonly have tall ceilings that accentuate the stateliness of the house. The walls and ceilings are smoothly plastered. Exposed wood ceiling rafters provide a textural counterpoint that brings warmth and beauty to the spaces. Window openings contain well-crafted, dark-stained, double-hung wood casements and a few fixed-frame, wood units. Such wood windows not only admit natural light but also add texture to the plain walls.

Original, stained, oak plank floors are present throughout most of the house. Wood floor boarding and thresholds are common. The utility spaces, sunroom and bathrooms do not have wood flooring. In the sunroom and some utility spaces, flooring is smoothly-finished, red concrete. Bathroom floors are clad with solid-colored hexagonal tile. The original flooring types are intact and their well-worn character greatly contributes to the historic ambiance within the house.

Joesler's formal entry into the DiCenso House is an arched doorway on the south wall of the dining room. The wood entry door has a small glass portal enclosed by a decorative wrought-iron cover. The dining room is an intimate space with a lower ceiling height than most rooms and a small wall niche with plastered back and wood shelving. A wide, wood-framed, east opening naturally draws interior circulation from the dining room into the ample living room with its fireplace hearth area. Movement toward the living room is further accentuated by a two-step drop in elevation. The steps are stained and polished hardwood boards that curve at their ends and extend slightly beyond the framed opening.

The focal point of the living room, which is nearly 325-square-foot in area, is the large fireplace and plastered hearth on the east wall. Wood French doors at the southeast end provide access to the balcony outside. As elsewhere, windows are double-hung wood casements with the exception of a large, fixed plate unit on the south wall. A plastered wall niche is present in the northwest corner. At the northeast corner, an arched, hardwood panel door leads to the rear entry hall that connects the private wing.

The current sunroom was originally an open, north porch structured by round posts and a roof of exposed 4-inch-by-4-inch rafters (Joesler n.d.). Enclosed in 1956 by Mr. and Mrs. Francis K. Hettinger (PCA 1956), the porch modification also added a small extension and transformed the original east-facing kitchen window into an interior door. The enclosed sunroom became a family space that also facilitated circulation to the core spaces, private bedroom wing, and utility wing.

The private bedroom wing is introduced by the rear entry hall. This hall is accessed either from the living room or the former north exterior door (now contained within the sunroom). The entry end of this hall contains a small coat closet and a door to separate it from the hallway that serves the private bedrooms.

The master bedroom is entered from the hallway through the original, three-panel wood door. There is a short vestibule with a plastered, arched opening that

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visually frames the bedroom space. Plastered arches also are used above the openings to the master bathroom and dressing room. The walk-in dressing room was originally constructed with intricate built-in drawers and shelving. The design was modified by Dr. DiCenso in the late-1960s as he found the original drawer-size and configuration too restrictive. The master bathroom retains its original pedestal sink, tub, and associated fixtures. French doors provide outdoor access to the small low-walled terrace.

Bedroom #2 and Bedroom #3 have south-facing views that showcase the Tucson city lights and Tucson Mountains in the distance. In Bedroom #2, two pairs of matching French Doors on the north wall open to the terrace. Both bedrooms share a common bath, which retains the original pedestal tub, open-stall shower, 4-foot high, painted wainscot paneling, and original hexagonal floor tiles.

The service wing projects northwest from the dining room and connects through a swinging door on the north dining room wall leading to the butler's pantry and utility zones. The butler's pantry is small, triangular in plan, and retains the original counters and wood cabinetry. The adjoining kitchen retains its original wood cabinets with an enameled metal counter made by the St. Charles Company of Illinois. [The St. Charles Company began business in 1935 and by 1941 was a leading United States cabinet manufacturer (St Charles Company 2011)].

The part of the service wing between the kitchen and garage was enlarged and remodeled in several phases, largely by incorporating the former utility yard walls. One was designed by Joesler in 1941. Today, the collective space is used as a breakfast nook, office and library. In the mid 1970s, Dr. DiCenso built a compatible laundry room/west entry using the foundations of the remaining service entry court. At this time, he also remodeled the spaces north of the kitchen into his library and office. These modifications occur at the service end of a wing and do not compromise the overall integrity of the residence.

Integrity

The integrity of the DiCenso House property expresses the following overarching qualities of significance (1) Joesler's original plan, (2) the stylistic expression, and (3) the original setting (Jeffery et. al. 2012). Integrity is very good for both the setting and the primary residence.

Joesler's Original Plan

Joesler's original plan (or concept) of a residence set into the steepest part of a hill with wings that embrace the mountain view to the northeast remains intact. Square footage added to the envelope within the period of significance (1930-1956) comprises Joesler's small addition to the service wing (Joesler 1941) and a small porch extension during the rear porch enclosure (PCA 1956). Additions after 1956 include a laundry room/entry (1970s) and an above-garage guest room (1970s). The appendages meet the Secretary of the Interior's Standards for Rehabilitation (2002), being sympathetic in style and materials and located on secondary facades where they cannot be seen from the front. The above-garage room expresses the fact that Joesler himself intended there to be an addition to

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the garage deck (Joesler 1941). It is also considered an acceptable modification (Jeffery et. al. 2012).

Modifications to the interior plan are minimal and include connecting the sunroom to the kitchen (PCA 1956), removing one partition to enlarge the kitchen and create a breakfast nook from the former service porch plus changing the use of some spaces in the utility end.

The Stylistic Expression

The DiCenso House continues to convey its original Spanish Colonial Revival stylistic expression, as interpreted by Joesler. The enclosure of the rear porch into a sunroom (1956) is particularly well executed in compatibility and materials. The above-garage room (1970s) is built upon the garage parapets which lessens its visual impact somewhat. Its painted stucco walls and Mission tile roofing match the finishes of original house. The small west laundry room/entry (1970s) makes a minimal impact there. The stone underpinning of the front balcony constitutes a compatible rehabilitation to address an urgent repair need. These modifications are either justifiable repairs or located on secondary facades and meet the Secretary of the Interior's Standards for Rehabilitation (NPS 2002).

The Original Setting

Today, the DiCenso House is situated on 7 acres that comprise the central portion and highest topographical points of Lot No. 36, originally 6.76 acres in size. A common practice since deed restrictions expired in the 1980s, lot splitting does not disqualify a Joesler/Murphey property as long as the feeling of the original setting (actual physical environment) remains. This means that the site is not over developed, the view of the mountain range is unobstructed and much of the natural desert remains, as is evident here. Development that reflects the owner's horticultural interests enhances the story of the property. The setting and the built environment together impart the historic sense of place of a Joesler/Murphey property in Catalina Foothills Estates.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1930-1956

Significant Dates

1930

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.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Josias T. Joesler

John W. Murphey Building Company

Period of Significance (justification)

The period of significance is 1930-1956. This includes 1930, the construction year of the residence until 1956, the year that the Hettingers made modest changes to the back porch of the residence.

Criteria Considerations (explanation, if necessary).

N/A

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

The DiCenso House is significant under Criterion C. It is a very good example of a Joesler-designed, Spanish Colonial Revival style house and represents one of the earliest speculative houses built by the Joesler Murphey team in Catalina Foothills Estates. With its regional roots, the Spanish Colonial Revival was infinitely appropriate for Joesler/Murphey's Catalina Foothills Estates and was the most common style employed by the team in their premier subdivision. The house represents Context 2 of the Multiple Property document entitled "The Architecture and Planning of Josias Joesler and John Murphey in Tucson, Arizona, 1927-1956." Because the lot has been split, the property does not represent Context 1 "Subdivision Planning of John Murphey in Tucson, Arizona 1927-1956". Context 2 is "The Architecture of Josias Joesler in Tucson, Arizona 1927-1956." It is a very good example of property type Single Family Residences, (B) Residences in Outer Subdivisions, (1) Catalina Foothills Estates, (d) Modified House on Split Lot. The property meets all (ten) 10 of the "Must" Registration Requirements and this nomination addresses all 11 "Should" Requirements (Garrison 2012).

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

Stylistic Context

The Dr. Sabatino DiCenso House is significant as one of the earliest examples of a Joesler/Murphey speculative house built in Catalina Foothills Estates (CFE). Designed by architect Josias T. Joesler and built by the John W. Murphey Building Company in 1930, the stucco-clad mud-adobe residence expresses the architect's own interpretation of the Spanish Colonial Revival style. In nearly every respect, the residence represents a "textbook example" of the team's early work, which is all the more remarkable for a speculative house. The material used to construct the south façade alone, a full two-stories at its east end, plus the decision to integrate the building into the hill, demonstrate the great lengths the Joesler/Murphey team were willing to expend to attract wealthy clientele to CFE. The Spanish Colonial Revival was the most common pre-War style employed by the team.

Spanish Colonial Revival (1915-1940)

The Spanish Colonial Revival style was one of the Southwestern revivals in vogue in the United States from 1915 through 1930. Especially popular in the Southwest, it was very common in Arizona in many settings, from urban blocks to ranch landscapes. The Spanish Colonial Revival style was found in the entire continuum of architectural production that ranged from the designs of academically trained architects to the popular vernacular creations of contractor/builders.

Spanish Colonial Revival was an eclectic style that employed decorative details borrowed from the entire history of Spanish architecture. The style was unified by the use of arches, courtyards (patios), plain stuccoed wall surfaces, form as mass, and Spanish or Mission tile roofs, all derived from the Mediterranean

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region. There was characteristically a low-pitched, tiled, gabled or hipped roof, usually with little or no eave overhang. Arches were commonly placed above the entry door, main window, or along the front porch. Highly carved or multi-paneled doors with elaborated door surrounds were typical. Sometimes spiral columns, carved stonework, or patterned tiles were used. Decorative window grilles, decorated chimney tops, brick or tile vents occurring at gabled ends, and round or square towers were also characteristic.

Registration Requirements

The DiCenso House is significant under National Register Criterion C for "Architecture." To meet Context 2 eligibility as the work of architect Josias Joesler, the following demonstrates how the DiCenso House meets the draft "Joesler Residential Properties Registration Requirements" (Garrison 2012).

MUSTS for a Joesler-Designed Residential Property

1. *Original location* **YES**
2. *Conveys Joesler's original design intent & significance*
YES Concept to integrate into hillside and embrace mountain views remains, its uniqueness as one of Joesler/Murphey's earliest residences, remarkable because it was a speculative house
3. *Conveys its original stylistic expression*
YES Conveys Joesler's interpretation of Spanish Colonial Revival; most modifications are on secondary facades and sympathetic and meet Secretary of Interior's Standards (NPS 2002)
4. *Retains original materials, workmanship* **YES**
5. *Retains original massing*
YES all original walls remain visible, over-garage addition had a Joesler precedent (1941) and is located on secondary façade; all additions meet Secretary of Interior's Standards (2002) and are acceptable modifications (Jeffery et. al. 2012)
6. *Retains original spatial qualities, primary circulation* **YES**
7. *Retains its primary room articulation*
YES except for minor re-modeling in the utility wing, an acceptable modification (Jeffery et. al. 2012)
8. *Has a documented year of construction* **YES**
9. *Has changes and/or additions that meet the Secretary of the Interior's Standards for Rehabilitation and defer to the original design* **YES**
10. *Has clear contextual significance as a work of Joesler*
YES it retains character-defining features that identify it as a Joesler work and is unique as a very early CFE speculative house designed and built by the Joesler/Murphey team.

Returned

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

**National Register of Historic Places
Continuation Sheet**

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Photograph #17

Compatible service entrance (door with flanking windows); adjacent to Joelser's 1941 addition; meets Secretary of the Interior's Standards (NPS 2002); camera facing northeast.

Photograph #18

Compatible over-garage addition at rear of secondary façade; wall height minimized by sloping from garage parapets; meets Secretary of the Interior's Standards (NPS 2002); camera facing northeast.

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Continuation Sheet

Dr. Sabatino DiCenso House
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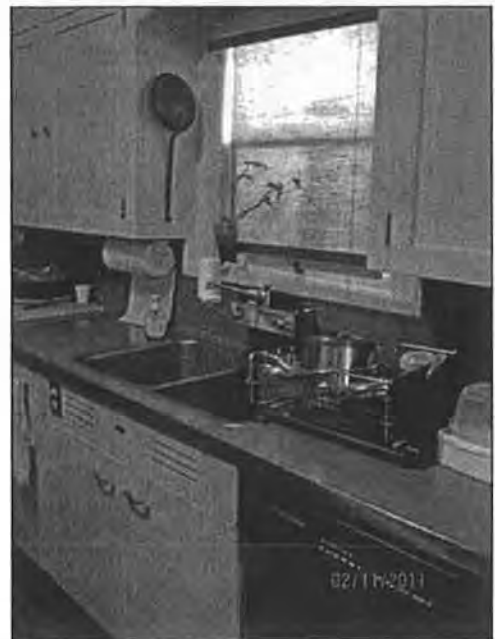


Photograph #13
Arched door between living room and rear entry hall, camera facing northeast.

Photograph #14
Arched opening into master bedroom vestibule, camera facing southeast.



Photograph #15
Master bathroom, original fixtures and



Photograph #16
Kitchen, camera facing southwest.

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

**National Register of Historic Places
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Dr. Sabatino DiCenso House
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N/A
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Photograph #9
Rear façade, showing guest suite addition above garage, camera facing northwest.



Photograph #10
Stable building, camera facing southwest.



Photograph #11
Living room fireplace, camera facing northeast.



Photograph #12
Stairs between living room and dining room, camera facing southwest.

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Photograph #5
Front (south) façade, camera facing northeast.



Photograph #6
Original entry and staircase, south façade, camera facing north.



Photograph #7
Original wood-panel garage doors, camera facing northeast.



Photograph #8
Rear (north) façade showing 1957 enclosed porch, camera facing southwest.

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National Park Service

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Dr. Sabatino DiCenso House
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Name of multiple listing (if applicable)

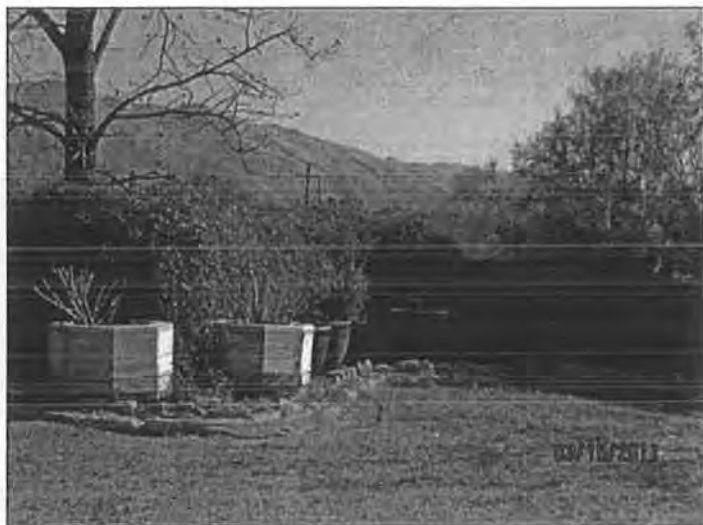
Section number Photographs Page 25



Photograph #1
Sabatino DiCenso House, 2011 aerial photo.



Photograph #2
Camellia arbor, camera facing southwest.

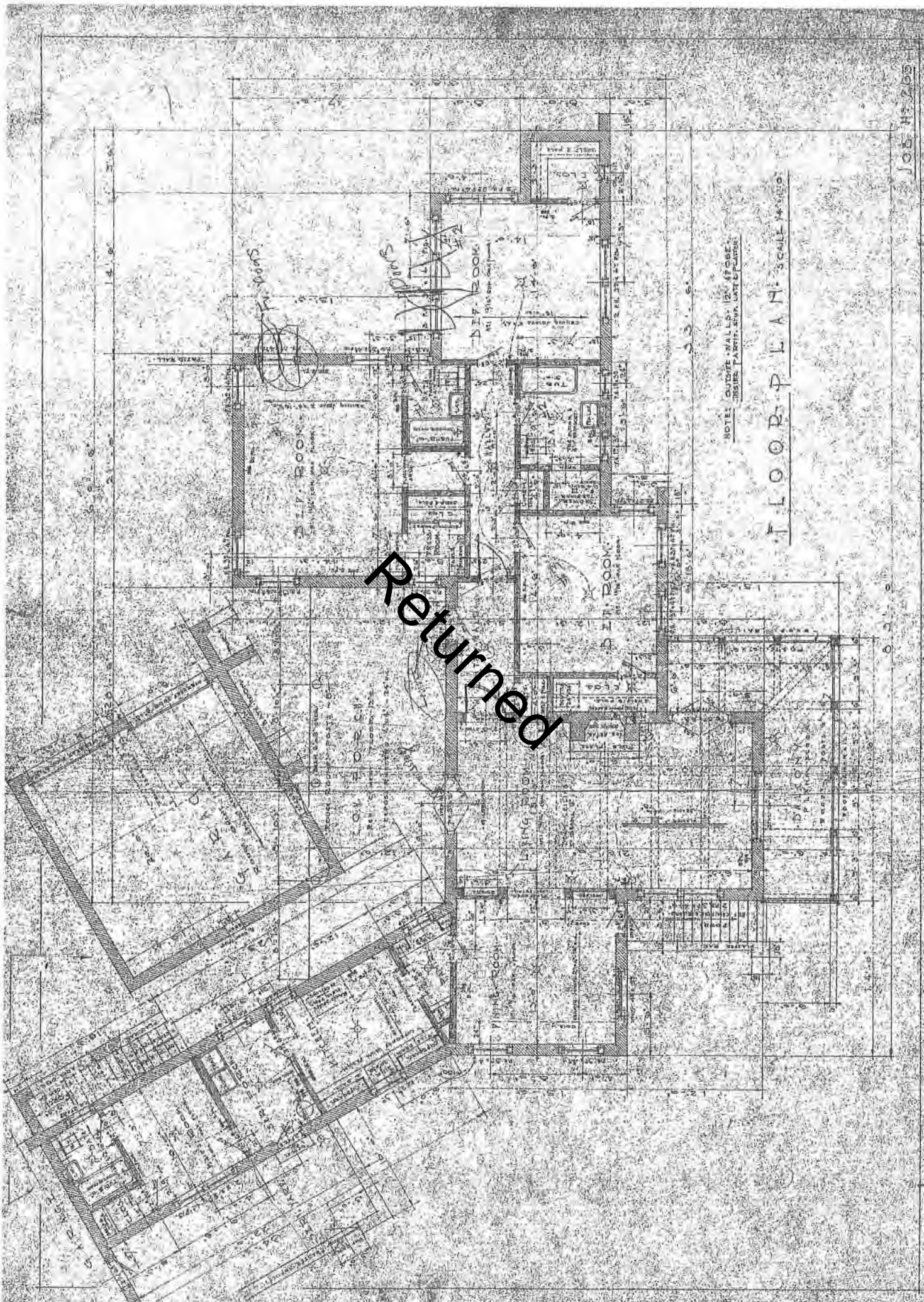


Photograph #3
Walled north garden yard with view of Santa Catalina Mountains, camera facing northeast.



Photograph #4
Mesh-enclosed fig tree, camera facing southwest.

Returned



NOTE: OUTSIDE WALLS 12" THICK
 INSIDE PARTITION WALLS 8" THICK

FLOOR PLAN SCALE 1/8" = 1'-0"

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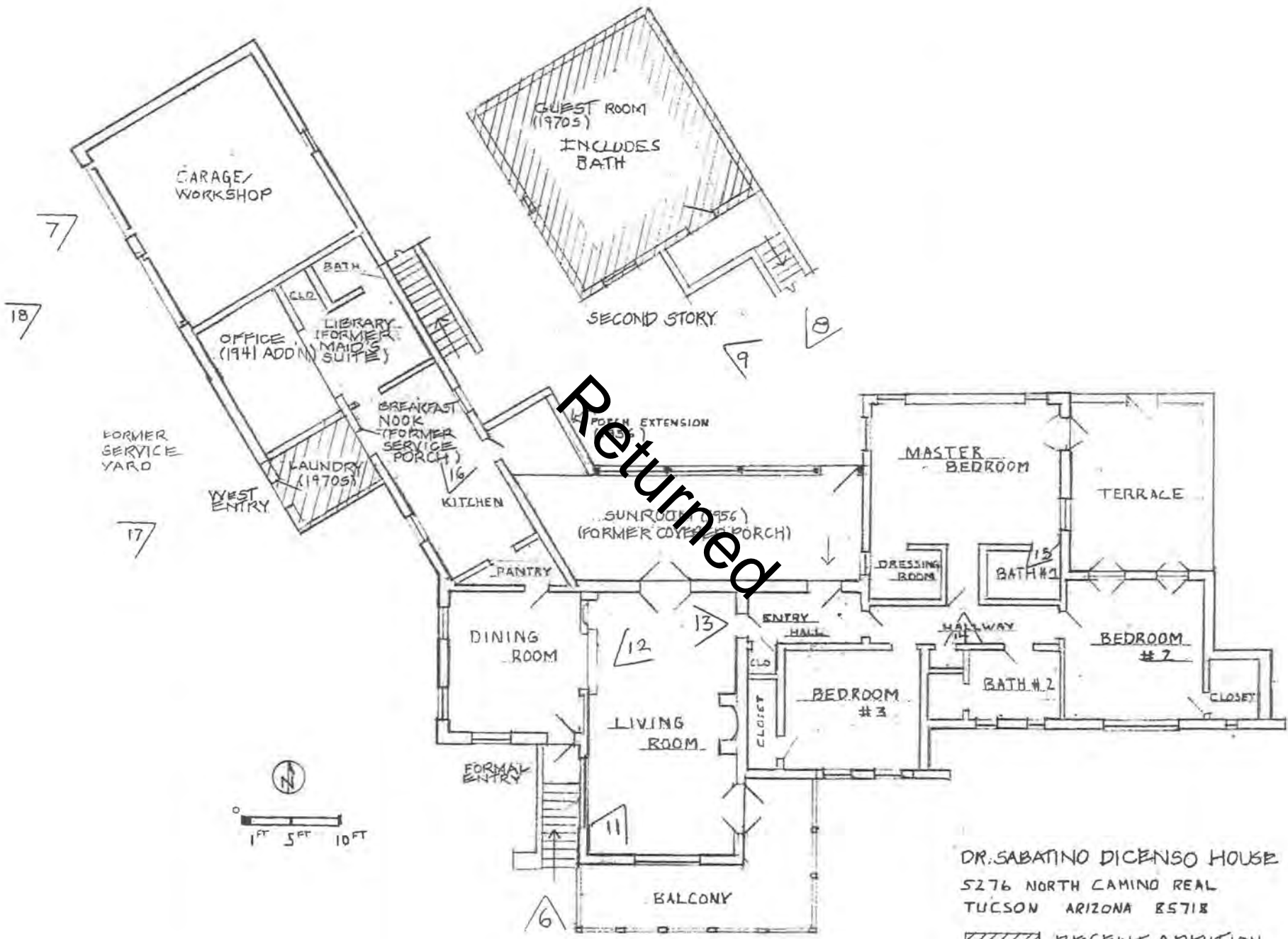
County and State
N/A

Name of multiple listing (if applicable)

Section number Maps Page 22

Floor Plan Job 265 (Joesler n.d.) and "Sun Room Over Garage: Job 265." on the following two pages

Returned



DR. SABATINO DICENSO HOUSE
 5276 NORTH CAMINO REAL
 TUCSON ARIZONA 85718
 [Hatched Box] RECENT ADDITION

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Sketch of Dr. Sabatino DiCenso House on Following Page (after Joesler n.d.; Joesler 1941).

correct
date is ↑
1930

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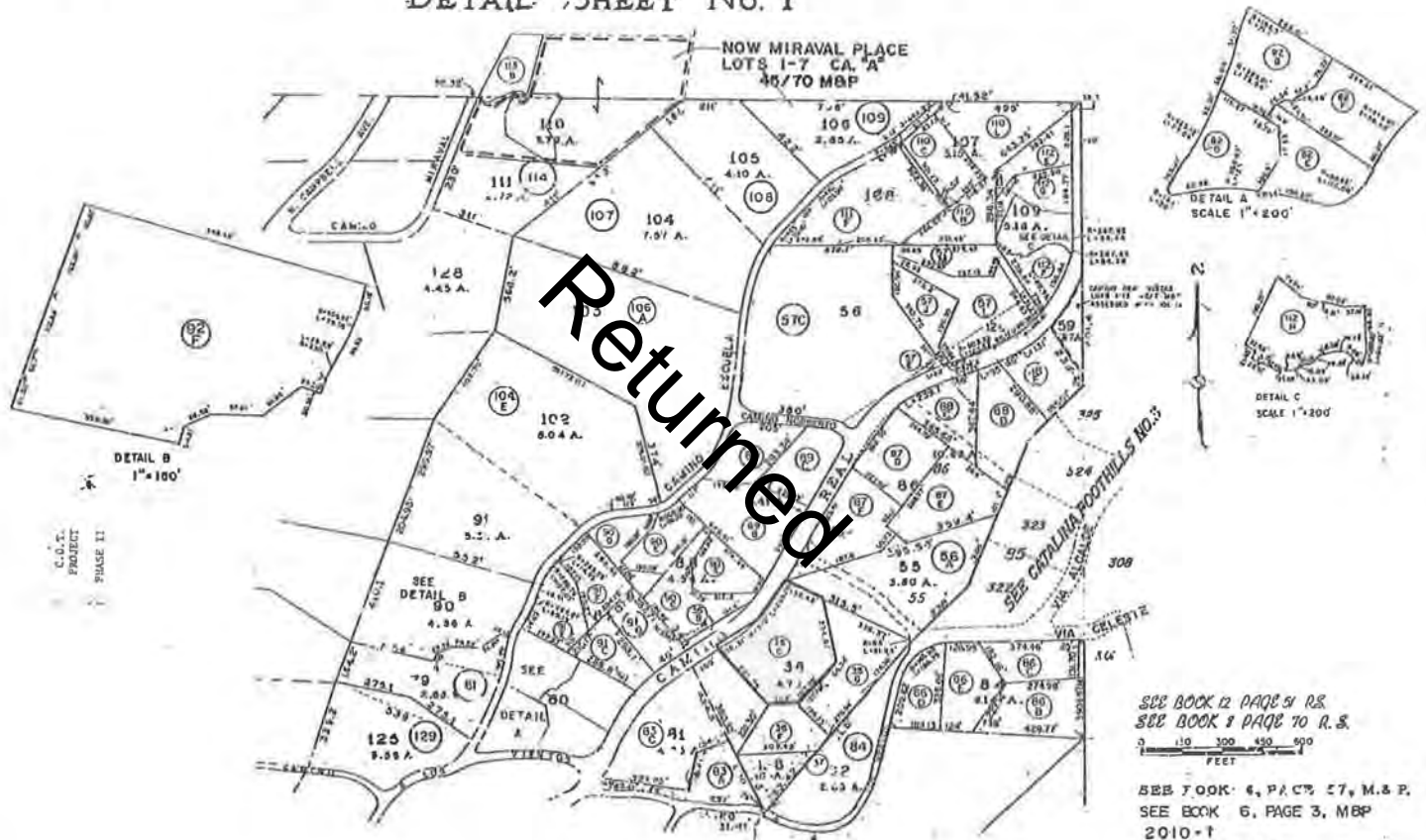
Section number Maps Page 19

ASSESSOR'S RECORD MAP

108-15
1 / 4

CATALINA FOOTHILLS ESTATES (AMFNDED)

DETAIL SHEET No. 1



SEE BOOK 12 PAGE 51 R.S.
SEE BOOK 3 PAGE 70 R.S.
SCALE 1" = 200'
SCALE 1" = 100'
SCALE 1" = 200'
SEE BOOK 4, PAGE 27, M.S.P.
SEE BOOK 6, PAGE 3, MBP
2010-1
S17,T13S,R14E
06057001
1976A



Subject Property - DiCenso, Sabatino House

Assessor's Record Map. Portions of Sections 17,
Township 13 South, Range 14 East (PCA 2010)

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- Photo #13 Arched door between living room and rear entry hall, camera facing northeast.
- Photo #14 Arched opening into master bedroom vestibule, camera facing southeast.
- Photo #15 Master bathroom, original fixtures and finishes, camera facing southeast.
- Photo #16 St. Charles kitchen cabinets, camera facing southwest.
- Photo #17 Compatible service entrance (door with flanking windows); adjacent to Joelser's 1941 addition; meets Secretary of the Interior's Standards (NPS 2002); camera facing northeast.
- Photo #18 Compatible over-garage addition at rear of secondary façade; wall height minimized by springing from garage parapets; meets Secretary of the Interior's Standards (NPS 2002); camera facing northeast.

Returned

Property Owner:

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

name Dr. Sabatino DiCenso

street & number 5276 North Camino Real telephone 520-299-0231

city or town Tucson state AZ zip code 85718

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

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

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Additional Documentation

Submit the following items with the completed form:

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

Photographs:

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

Name of Property: Dr. Sabatino DiCenso House
City or Vicinity: Tucson
County: Pima
State: AZ
Name of Photographer: Janet Parkhurst, Keith Knoblock, Scott Adams
Date of Photographs: February 4, 2011; October 26, 2012
Location of Original Digital Files: 3834 E. Calle Cortez, Tucson, AZ 85716
Number of Photographs: 16

Description of Photograph(s) and number:

- Photo #1 Sabatino DiCenso House, 2011 aerial photo.
- Photo #2 Camellia arbor, camera facing southwest.
- Photo #3 Walled north garden yard with view of Santa Catalina Mountains, camera facing northeast.
- Photo #4 Mesh-enclosed fig tree, camera facing southwest.
- Photo #5 Front (south) façade, camera facing northeast.
- Photo #6 Formal entry and staircase, south façade, camera facing north.
- Photo #7 Original wood-panel garage doors, camera facing northeast.
- Photo #8 Rear (north) façade showing 1957 enclosed porch, camera facing southwest
- Photo #9 Rear façade, showing guest suite addition above garage, camera facing northwest.
- Photo #10 Stable building, camera facing southwest.
- Photo #11 Living room showing fireplace, camera facing northeast.
- Photo #12 Stairs between living room and dining room, camera facing southwest.

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Tucson Daily Citizen (Tucson, Arizona)
1945 *Husted Foothills Home Sold to Nathan Feldman, 30 August 1945*
1946 *Realty Deals Here Involve \$125,000 Cash, 15 February 1946*
1947 *Hettingers Acquire \$42,000 Residence, 15 January 1947*
1950 *Hospitality House, 12 January 1950.*
1957 *Helicopter Service Returning to Arizona, 23 July 1957*
1965 *Catalina Foothills, Million \$ View, 1 December 1965.*

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

Primary location of additional data:
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Arizona Historical Society
Owner's Archives

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

10. Geographical Data

Acreage of Property 2.7 Acres
(Do not include previously listed resource acreage.)

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

1	<u>12</u>	<u>506532</u>	<u>3573958</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property includes a portion of the original Lot 36 of the Catalina Foothills Estates subdivision. The Pima County Tax Assessor identifies the property as Tax Identification Number 108-15-036C.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries match those of the legal description.

11. Form Prepared By

name/title Janet H. Parkhurst, Historic Architect and Keith B. Knoblock
organization Janet H. Strittmatter Inc. date 28 October 2012
street & number 3834 E. Calle Cortez telephone 520-320-9043
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Dr. Sabatino DiCenso House
Name of Property

Pima, Arizona
County and State

9. Major Bibliographical References

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

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Garrison, James

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Jeffery, R. Brooks, Janet H. Parkhurst and Ralph Comey

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Joesler, Josias T.

n.d. Residence for Catalina Foothills Estates, Job 265. University of Arizona, Main Library, Special Collections.

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McClelland, Linda

2008 "Evaluating the Significance of Additions and Accretions - A National Register White Paper. 20 April 2008.

Murphey, John

1930 Catalina Foothills Estates Approved Plat, Section 17, Township 13 South, Range 14 East.

NPS (National Park Service)

2002 The Secretary of the Interior's Rehabilitation Standards and Guidelines. (36 CFR Part 67)

Pima County Assessor (PCA)

1956 Building Permit Card, Pima County Assessor.

1965 Property Record Card, Pima County Assessor.

2010 Assessor's Record Map, Catalina Foothills Estates Detail Sheet 1, Section 17, Township 13 South, Range 14 East, Pima County Assessor.

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St. Charles Company

2011 The Notable Legacy of St. Charles Cabinets. Accessed online at <http://www.stcharlescabinets.com/docs/st-charles-timeline.doc>, April 2011.

Dr. Sabatino DiCenso House
Name of Property

Pima, Arizona
County and State

Foothills home" to Mr. and Mrs. Harold G. Reed (Tucson Daily Citizen 1946). A similarly ambiguous newspaper account from 1945 indicates that a residence in "Catalina Foothills" was purchased by Nathan R. Feldman from E. J. Husted (Tucson Daily Citizen 1945). Little is known about these early owners, although the names of both Mr. Reed and Mr. Feldman were occasionally noted in association with legal notices or advertisements from the period regarding real estate development and/or sales.

Sabatino DiCenso

Dr. Sabatino DiCenso purchased the property at 5276 North Camino Real in 1966. At that time, the house was advertised as an "authentic Spanish home" (Tucson Daily Citizen 1965). Sabatino DiCenso was born on 13 July 1933 in Buffalo, New York to Joseph and Angela DiCenso. His parents emigrated from Italy. Shortly after Sabatino's birth, Angela DiCenso returned to Italy with Sabatino and his brothers Dino and Remo because she missed her extended family. After two years, the threat of World War II prompted their return to the United States. The family returned to Buffalo and lived there for the next eight years while Sabatino's father worked with the U.S. Border Patrol (DiCenso 2011).

The family moved to Arizona in 1946 and in 1951 Sabatino graduated from Tucson Senior High School. He attended the University of Arizona and graduated with honors in 1954. Next, he attended the Creighton University School of Medicine and graduated summa cum laude in 1958. Dr. DiCenso then interned at the Los Angeles County General Hospital after working for years as an attending physician within the Los Angeles County Hospital system. In 1961, he started his surgical residency at Wadsworth General Hospital in west Los Angeles. In 1965, Dr. DiCenso returned to Tucson and practiced medicine until his retirement in 1995.

Francis Krick and Harriet Gallagher Hettinger

Francis Krick Hettinger was born in Missouri on 1 November 1900 and died 23 August 1984 in San Diego, California (DVA 2011). He was a Major in the United States Army during World War II. His wife, Harriet Gallagher Hettinger, was born in New York on 24 August 1907 and died in San Diego on 28 December 1995. Both are buried at Fort Rosecrans National Cemetery in San Diego California (DVA 2011). Mr. Hettinger's occupation was listed in the 1930s Census as "Dental Supply." In 1945, Mr. Hettinger was the Vice President and principal stockholder of Southwest Helicopters, Inc. a company providing general charter service to the public (Tucson Daily Citizen 1957). Mrs. Hettinger, along with Mrs. Harold G. Reed (another previous owner of the DiCenso House), was a member of the Tucson Medical Center (TMC) auxiliary. Both are pictured together in a photograph from 1950 depicting the opening of a recreation room at TMC (Tucson Daily Citizen 1950).

Dr. Sabatino DiCenso House
Name of Property

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SHOULD For a Period Revival Residential Property

1. The nature and arrangement of the plan **YES** see Section 7
2. The nature of and placement on the lot **YES** see Section 7
3. The retention of original views **YES** see Section 7
4. The indoor-outdoor relationship **YES** see Section 7
5. The use of specific materials **YES** see Section 7
6. Examples of skilled craftsmanship **YES** see Section 7
7. The range of an approach to stylistic expression **YES** see Sections 7 and 8
8. All unique spatial features **YES** see Section 7
9. All specific unique features **YES** see Section 7
10. The roof articulation and details **YES** see Section 7
11. Documentation of significant changes and/or additions **YES** see Integrity, Section 7

Developmental history/additional historic context information (if appropriate)

Construction Dates and Lot History

Joesler's floor plan is not dated and the exact construction date for the house is not known. The original plat for Catalina Foothills Estates was not approved until June 1930 (Murphey 1930). In the archival cataloging system, the property is numbered (930) 265 which indicates a known design date of 1930. The DiCenso House was probably constructed sometime between 1930 and 1931 and is one of the earliest speculative houses built for Catalina Foothills Estates by the Joesler-Murphey team.

After the expiration of the Catalina Foothills Estates deed restrictions in the mid-1980s, Lot No. 36 was subdivided and today the DiCenso House property comprises the central 2.7 acres of the original historic lot. Two adjoining lots were created from the southern and eastern portions of the original lot (PCA 2010). Also, approximately one acre of the southwestern part of historic Lot 36 was deeded to the owners of the adjacent property, 5210 N. Camino Real.

Ownership History

Dr. Sabatino DiCenso, the current owner, purchased the house in 1966 and, having lived on the property for over four decades, is the longest known owner/occupant. Owning the house for nearly 20 years, Francis Krick and Harriet G. Hettinger occupied the house from about 1946 through 1965. The Hettingers apparently purchased the property in 1947 from Mr. and Mrs. Harold G. Reed (Tucson Daily Citizen 1947). Other names believed to be associated with the subject property include Nathan R. Feldman. In 1946 "Mr. Nathan R. Feldman sold his Catalina

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: DiCenso, Dr. Sabatino, House

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

STATE & COUNTY: ARIZONA, Pima

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

REFERENCE NUMBER: 12001104

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1/2/13 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Return
REVIEWER Lisa Deline DISCIPLINE Historic
TELEPHONE _____ DATE 1/2/13

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

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

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

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

Property Location: Pima County, Arizona

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

Reason for Return:

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

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

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

Please contact me if you have any further questions.

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

Janice K. Brewer
Governor

Bryan Martyn
Executive Director



Board Members

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

December 30, 2013

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



RE:

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

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

Dear Ms. Shull:

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

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

Sincerely,

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

Enclosures

VS:vs



United States Department of the Interior

NATIONAL PARK SERVICE

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

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

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

Property Location: Pima County, Arizona

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

Date: February 22, 2014

Reason for Return:

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

General Comments

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

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

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

Technical Issues:

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

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

Section 7.

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

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

Section 8.

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

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

Section 9. Update the bibliographic references as appropriate.

Please contact me if you have any further questions.

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



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

DATE: January 19, 2017

TO:

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

FROM:

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

National Register Nominations:

**Andersen, Arthur Olaf and Helen S., House
Tucson, Pima County, Arizona**

and

**Catalina Foothills Estates Job 265 House
Tucson, Pima County, Arizona**

Each nomination is associated with *The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona 1927-1956 Multiple Property Documentation Form.*

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.