

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

JAN 08 2016 Pima, AZ  
County and State

Nat. Register of Historic Places  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name: Wilson, Betty-Jean House

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

Name of related multiple property listing:

**The Single Family Residential Architecture of Josias Th. Joesler ad John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956**

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

## 2. Location

Street & number: 2322 E. Calle Lustre

City or town: Tucson State: AZ County: Pima

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

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

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

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

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

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

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

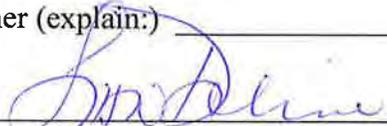
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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**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

2/23/16  
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>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVAL

Spanish Colonial Revival

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### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

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

### Narrative Description

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

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### Summary Paragraph

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

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

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

## **Narrative Description**

### **Location and Setting**

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

### **Exterior**

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

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

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

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

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

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

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

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

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

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

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### Interior

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

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

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

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

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

Integrity

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

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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.

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**Criteria Considerations**

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

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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

1935

**Significant Dates**

1935

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Josias Th. Joesler and Murphey/Keith Building Company

**Period of Significance (justification)**

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

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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.)

The Betty-Jean Wilson House (built in 1935) is eligible, at the local level of significance, for the National Register of Historic Places under **Criterion C** because "it retains sufficient integrity to convey its original Joesler/Murphey design intent, specifically practiced between the years 1929 and 1956 in Pima County, Arizona" (Joesler/Murphey MPDF Section F page 188). As defined in the Registration Requirements for **Regional Eclectic Residences** - "historic significance should be conveyed through the retention of original lot lines, viewsheds, primary façade, setback, and landscaping."

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

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

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

**Registration requirements**

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

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

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## 9. Major Bibliographical References

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

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

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

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

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### Previous documentation on file (NPS):

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

### Primary location of additional data:

- State Historic Preservation Office
  - Other State agency.0
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** 4.36

Use either the UTM system or latitude/longitude coordinates

### UTM References

Datum (indicated on USGS map):

Zone: 12 Easting: 505478 Northing: 3574160

1. Zone: Easting: Northing:

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

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

### Boundary Justification (Explain why the boundaries were selected.)

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

## 11. Form Prepared By

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

## Additional Documentation

Submit the following items with the completed form:

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

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

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

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

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

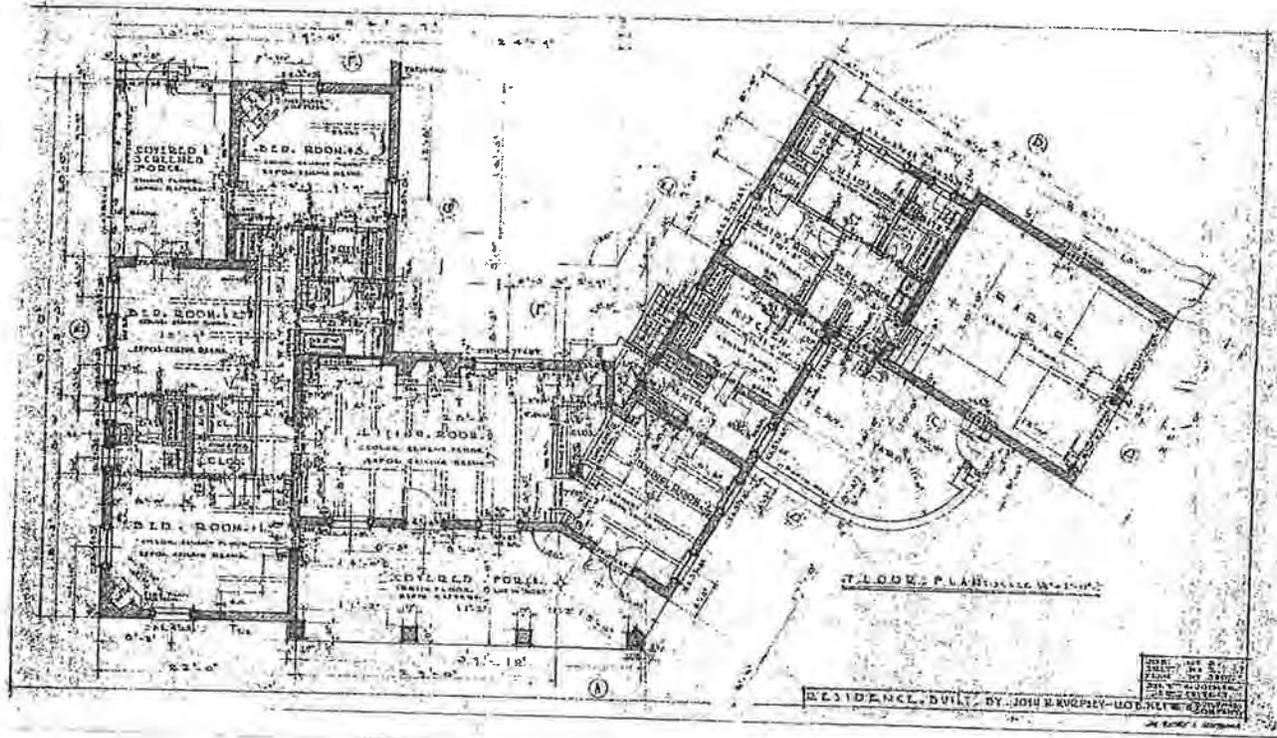
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

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Betty-Jean Wilson House

Original Floor Plan – Josias Joesler, Architect

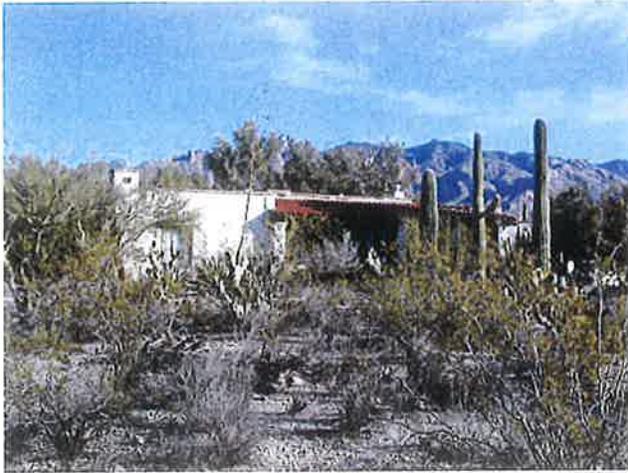
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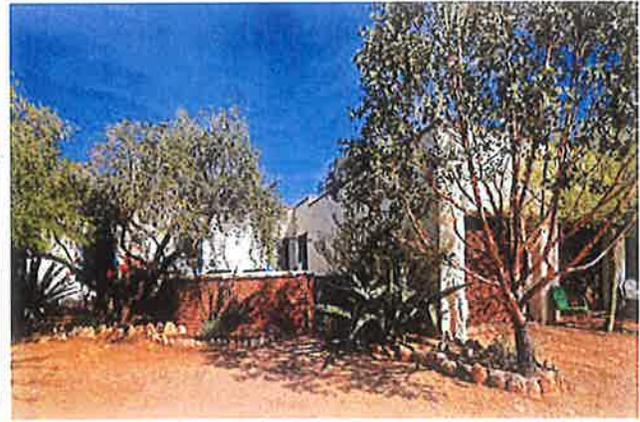
Photograph #1  
View of site looking north towards house.



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



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



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

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



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



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



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

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



Photograph #10  
View of living room looking west.



Photograph #11  
View of guest bedroom looking southwest.



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

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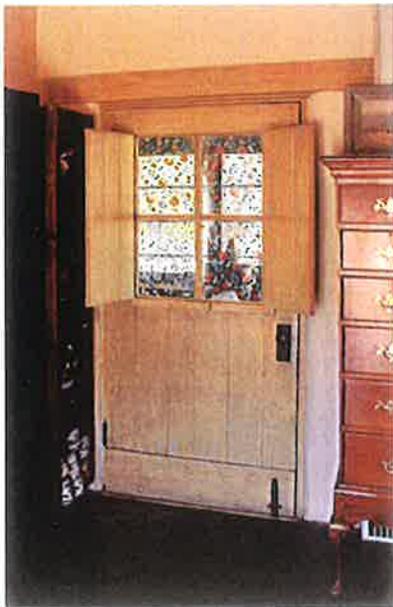
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Photograph #13  
View of main entrance showing decorative carving.



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



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

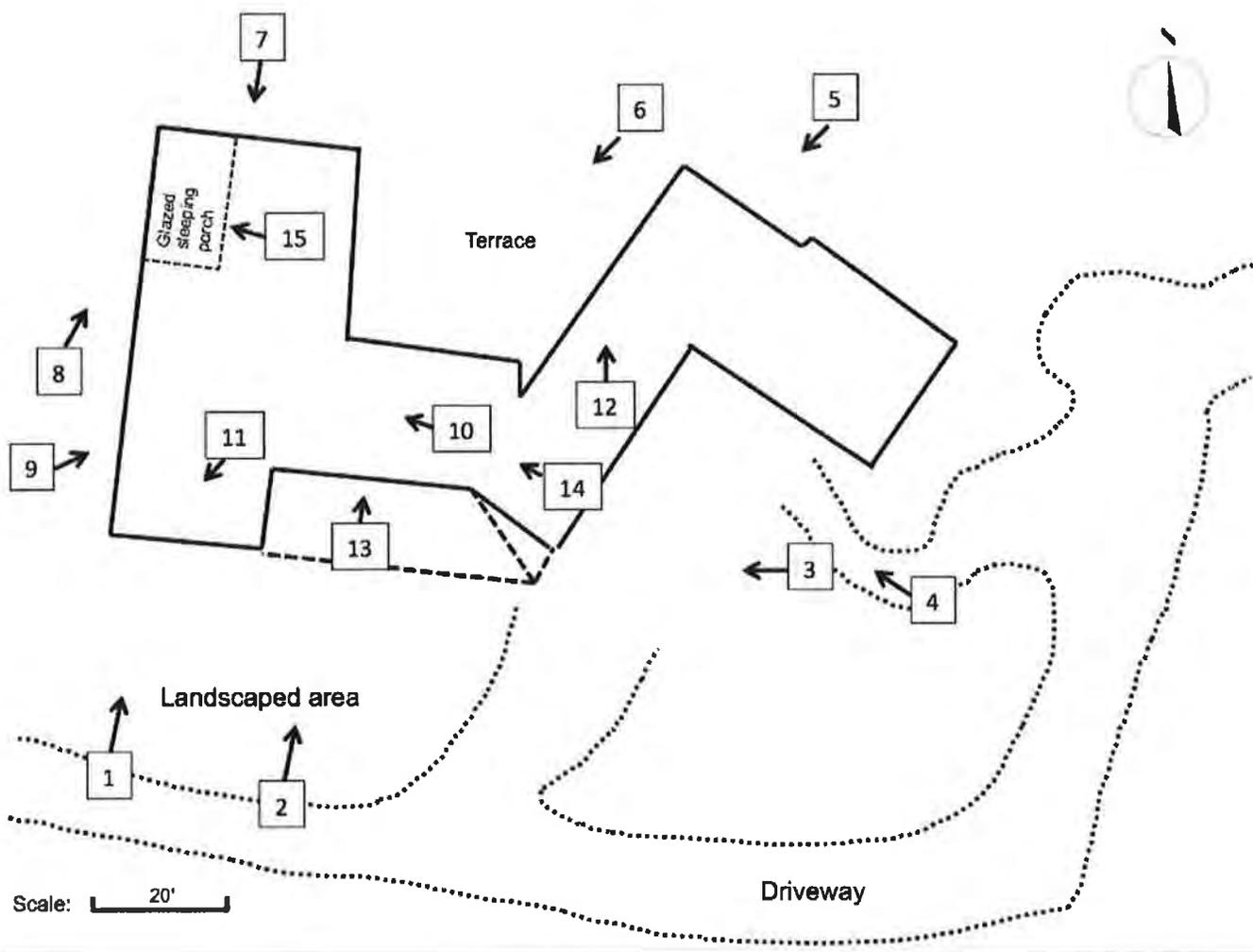
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Betty-Jean Wilson House: Photograph Guide

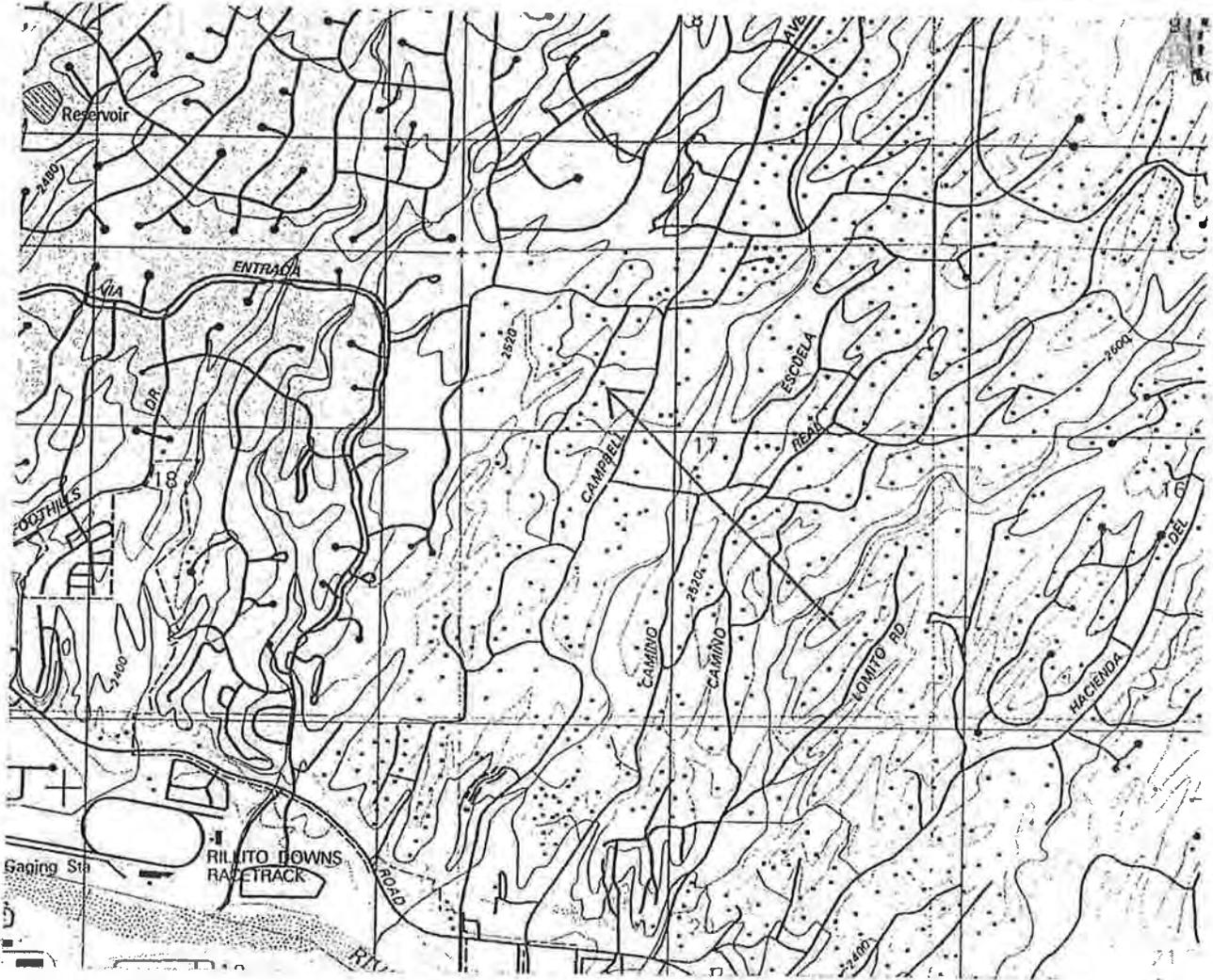


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Part USGS Map - House Location

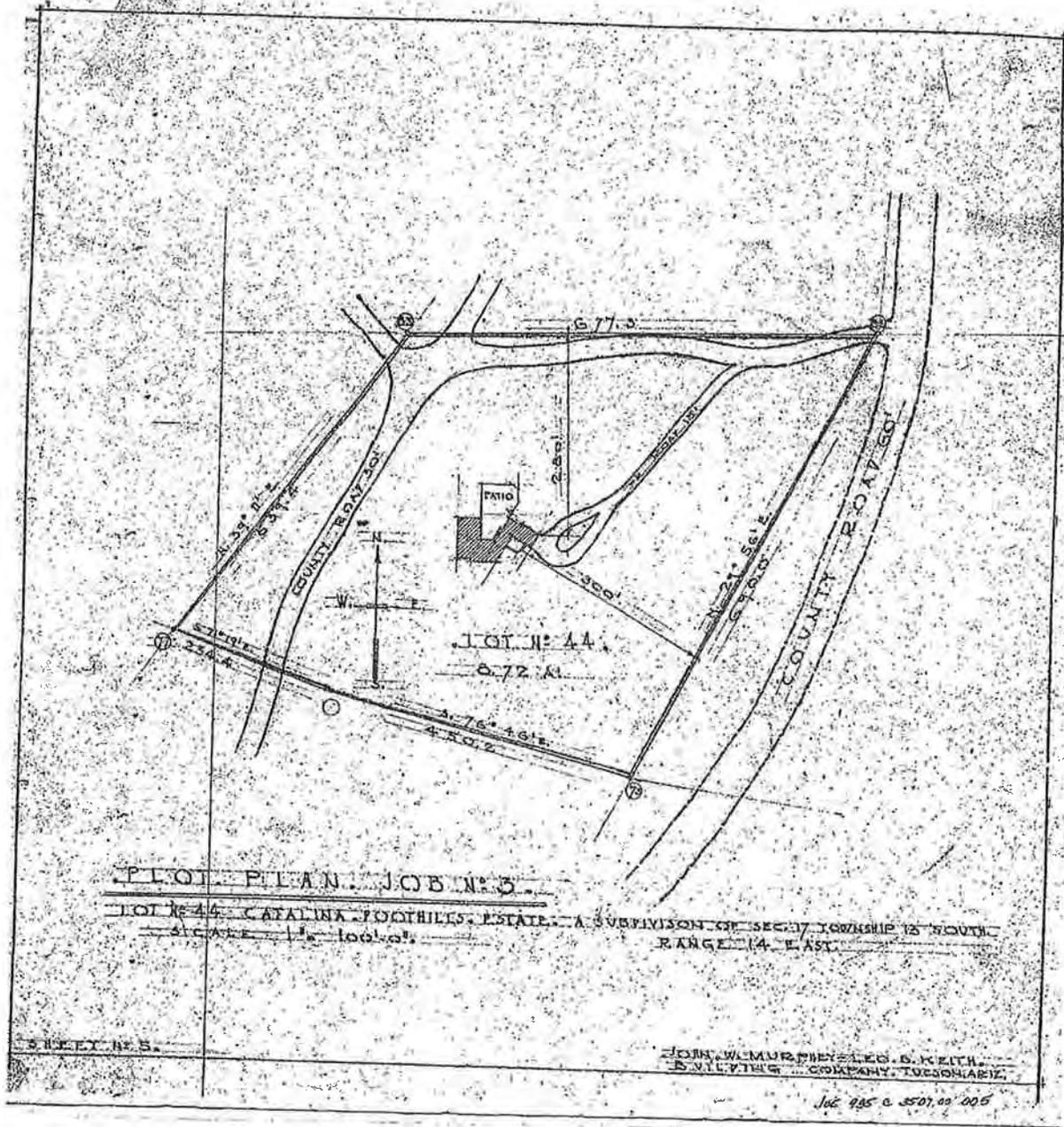


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Original Plot Plan – Josias Joesler, Architect, 1935











La  
Vistilla



















