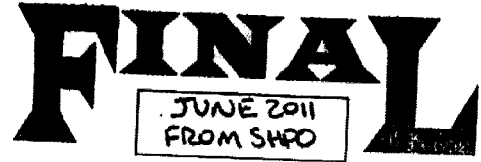


United States Department of the Interior  
National Park Service



# 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 (NPS Form 10-900a).

### 1. Name of Property

Historic name Type A at 2101 E. Water Street  
Other names/site number Raderstorf / McPherson House

**PART OF: The Architecture and Planning of  
Josias Joesler and John Murphey in Tucson,  
Arizona, 1927-1956**

### 2. Location

street & number 2101 E. Water Street  not for publication  
city or town Tucson  vicinity  
State Arizona code AZ county Pima code \_\_\_\_\_ zip code 85719

### 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. Gamien  
Signature of certifying official  
Title State Historic Preservation Officer

27 JULY 2010  
Date  
Arizona State Parks  
State or Federal agency and bureau

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

\_\_\_ 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:)

Type A at 2101 E. Water Street  
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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal
- private

**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
		sites
		structures
		objects
1	1	<b>Total</b>

**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 & 20TH CENTURY REVIVALS  
 OTHER: Sonoran Revival  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Materials**  
 (Enter categories from instructions)

foundation: CONCRETE  
 walls: STUCCO  
 \_\_\_\_\_  
 roof: ASPHALT, METAL  
 other: WOOD, METAL: steel  
 \_\_\_\_\_

Type A at 2101 E. Water Street  
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### 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

Type A at 2101 E. Water Street was designed by Josias T. Joesler in 1940 and built by Angle Realty Co. in the Olive Park Addition, a small, central Tucson subdivision. "Type A" was one of several types drawn up by the architect for speculative houses and three known examples exist. The subject property is a modest example of a flat-roofed, parapet-walled Sonoran Revival style residence. Joesler-designed traits include a simple corbelled brick parapet, a flanking stepped knee wall at the front porch entry, a skillfully-designed corner fireplace inside and the architect's typical scored colored-concrete floors. The current owners have undertaken landscaping upgrades, some front façade modification and a rear addition. There was also a remodel and addition to the rear in 1993. These alterations are visually compatible with the original design and impact the front façade minimally. The house has good integrity.

### Narrative Description

#### Location and Setting

Joesler's Type A at 2101 E. Water Street was built in 1940 on Lot 7, the west portion of the original Lot 11 of Block 4, in the Olive Park Addition to the City of Tucson. This tiny subdivision comprises two complete blocks and two half blocks just north of E. Grant Rd. and just east of N. Campbell Ave. Although Olive Park's houses are modest in size, Joesler's "types" along Water Street are somewhat larger and occupy larger lots. This residence is located on the northeast corner of Olsen Avenue and Water Street. Type A also appears at 2149 E. Water Street.

At 10,765 square feet, Lot 7 is one of three similar-sized lots along Water Street in Block 4 and is larger than most in the subdivision. The south and west facades of the house can be seen from the street. An alley runs along the north edge of its property line. Installed in 1993, curbing and a concrete sidewalk line Water Street. A straight, concrete walk connects the sidewalk to the front door. The current owners have recently and artistically landscaped the right-of-way and street-facing yards with palo verde, mesquite, cactii and other regionally-appropriate, low-water-use plants in a ground cover of decomposed granite. On the southeast end is a recent concrete apron for the driveway to the original carport. The back yard has been enlarged and enclosed by a brown, metal-panel fence. The principal feature in this yard is a large mesquite tree that shades a lawn. There is a 540-square-foot two-car garage, built in 2003, at the northeast end of the property with access from the alley.

#### Exterior

Type A at 2101 E. Water Street is a simple, Sonoran Revival style, rectilinear-plan residence with an L-shaped, entry façade and a concrete terrace in the "L." The buff-color, painted walls are built of concrete tiles, stucco-clad in 1993. The roof is flat with asphalt composition roofing. There is a modest, corbelled cap to the parapet. Accessed from the raised, concrete terrace, the entry door faces south, not the original orientation. Flanking the terrace entrance are the original, stepped, knee wall and a similar, recently-built one to the west. In 2003, the owners added the metal-clad porch roof on a wood post to shade the entry. Windows are the original multi-pane, steel casements with stucco-clad masonry sills. Set back from the east end of the 1940 block is a carport behind which is a barely visible compatible segment of the 2003 rear master bedroom addition that connects the house to the garage. (Raderstorf 2009.)

Type A at 2101 E. Water Street  
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The remaining facades retain Type A's corbelled cornice, steel casement windows and simplicity. The master bedroom has a north-facing aluminum sliding door to the terrace. Wood overhangs extend to provide shade for terraces in the rear garden.

Interior

The original 840 square foot, rectilinear-plan house was laid out on an east-west axis with a bedroom wing that projected perpendicularly to the rear (north) at the east end. The original spaces included a kitchen, dining room, living room, bathroom, furnace room, hall plus two bedrooms. Remodeled and enlarged in 1993, the entry was changed from a side one facing west onto the terrace into its present south orientation. The former dining room then became the entrance hall and the former kitchen became the utility room. The 1993 rear addition incorporated a modern kitchen and dining room. In 2003, the owners added a 384-square-foot master bedroom suite at the northeast end. (Raderstorff 2009).

The major, social space is the living room with its plastered masonry fireplace in the northeast corner of the room. Although simple, the fireplace is designed with skill. The original plan called for plastered walls and ceilings, colored concrete floors with wood baseboard and linoleum flooring in the kitchen. Most original, interior materials remain intact in the 1940 portion of the house.

Integrity

Contributing Type A at 2101 E. Water Street has good integrity of location, design, materials, workmanship, setting, feeling, and association as a modest, Joesler-designed, Sonoran Revival style residence based on a replicable model. The recent addition to the rear is visible from Water Street only as a connector behind the carport. This segment does not obscure the house's original form. The addition of the porch roof where none was designed by Joesler is an acceptable rehabilitation for the desert climate. Although the house has been sheathed, its original windows have been retained and the house retains its essential physical features.

Type A at 2101 E. Water Street  
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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**

1940  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1940  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Josias T. Joesler  
\_\_\_\_\_  
Angle Realty Co.  
\_\_\_\_\_

**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.

Type A at 2101 E. Water Street  
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**Period of Significance (justification)**

**Criteria Considerations (explanation, if necessary)**

N/A

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

Type A at 2101 E. Water Street is significant under Criterion C. It was designed by Josias Joesler in 1940 for Angle Realty Co., owner of lots in the Olive Park Addition platted in 1923. Joesler apparently worked alone, without Murphey, for Angle Realty Co. to draw up several "types" for speculation. The residence at 2101 E. Water Street is one of three known built examples of "Type A," two of which are located on the same street in this subdivision. One of Joesler's most humble designs, Type A at 2101 E. Water Street is a simple Sonoran Revival style house significant for its small size and the fact that it was a model. (In collaboration with Murphey, Joesler also designed upscale, speculative models for replication in Catalina Foothills Estates. their premier foothills subdivision.)

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

Type A at 2101 E. Water Street is a very simple, Sonoran Revival style residence. Apparently in 1940 Joesler worked alone for Angle Realty Co. to design a few modest, residential types for Olive Park Addition and elsewhere. Type A actually represents a transition from Joesler's earlier fully-realized Sonoran and Spanish Colonial Revival styles to the Contemporary style, one variant of which employs a flattish, overhanging roof. Since this house has parapets, it is closer to the Sonoran Revival.

**Sonoran Revival Style (late 1800s-early 1940s)**

The Sonoran Revival is a local variant among the popular Southwestern Revival styles that evolved in the United States during the late 19th and early 20th centuries, particularly in areas of Hispanic settlement. Quite common in Tucson, Arizona, this style derived from Hispanic vernacular types found in southern Arizona and northern Mexico from the late 18th century up to the present day. Spanish Colonial and Mexican dwellings of this sort were rectilinear in plan with high, flat facades of adobe and flat roofs with parapets. Drainpipes (*canales*) pierced the parapets. Doorways were recessed and informally placed windows reflected the interior room arrangement. To prevent adobe deterioration, later houses of this type had plaster sheathing and fired brick parapet caps.

The Sonoran Revival was simple in detail compared to the more elaborate Spanish Colonial Revival, Pueblo Revival and Mission Revival styles. After World War II, a modernized adaptation locally called the Territorial (or Territorial Ranch) style grew from the earlier Sonoran Revival. Generally built of burnt adobe, it was adopted by architects and contractor/builders to become Tucson's third most popular post-war style.

Type A at 2101 E. Water Street  
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**Registration Requirements**

Type A at 2101 E. Water Street is significant under National Register Criterion C because of its good integrity of location, design, setting, materials, workmanship, feeling and association. Changes to its front façade constitute either acceptable modifications or necessary rehabilitations.

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

Olive Park Addition to the City of Tucson was platted by William E. McEuen and his wife, Katherine M. McEuen in 1923. In 1940 Alexander A. and Bessie L. Coutlee, owners of Angle Realty Co., acquired extensive Lot 11 in Block 4 to subdivide. According to title and City Directory research, the subject property existed by 1941 in its present location.

The residence at 2101 E. Water Street was listed as vacant in the 1941 City Directory. In 1942 it was occupied by tenants and by 1944, by Edward F. (Kath F.) Trego. Edward F. Trego was with the United States Navy.

**9. Major Bibliographical References**

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

- City Directories 1940-1946. Arizona Historical Society (AHS), Tucson, Arizona.
- Joesler, Josias T. Unlabeled Drawing for "House Type A," April 1940. University of Arizona Main Library, Special Collections.
- Pima County Assessor (PCA), Block 4, Olive Park, current.
- Pima County Assessor (PCA), Property Record Card, <http://www.asr.co.pima.az.us>, ca. 1964/1965.
- Pima County Recorder (PCR), Olive Park Addition Plat Map, Book 4, Page 24, 1923.
- Ross Raderstorf, owner. Site tour, February 5, 2009.
- Tract Book, Olive Park property transactions, Fidelity National Title, Tucson, AZ, various dates.

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Arizona Historical Society

Name of repository: Library, Tucson, Owners' Archives

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

N/A

Type A at 2101 E. Water Street  
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**10. Geographical Data**

**Acreege of Property** 10,765 S.F.  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>505580</u>	<u>3568248</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The boundaries of this property are those of Olive Park Lot 7, Block 4, as shown on the accompanying map.

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

The boundaries match those of Lot 7.

**11. Form Prepared By**

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

**Additional Documentation**

Submit the following items with the completed form:

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



Type A at 2101 E. Water Street  
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**Photographs:**

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

**Name of Property:** Type A at 2101 E. Water Street

**City or Vicinity:** Tucson

**County:** Pima **State:** Arizona

**Photographer:** Bill Sandel

**Date Photographed:** April 30, 2009

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

- 1 of 5 Setting showing corner location, looking northeast
- 2 of 5 South (front) façade showing landscaping, looking north
- 3 of 5 South (front) façade, original house block, looking north
- 4 of 5 West façade, looking east
- 5 of 5 North (rear) façade and yard, looking south

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

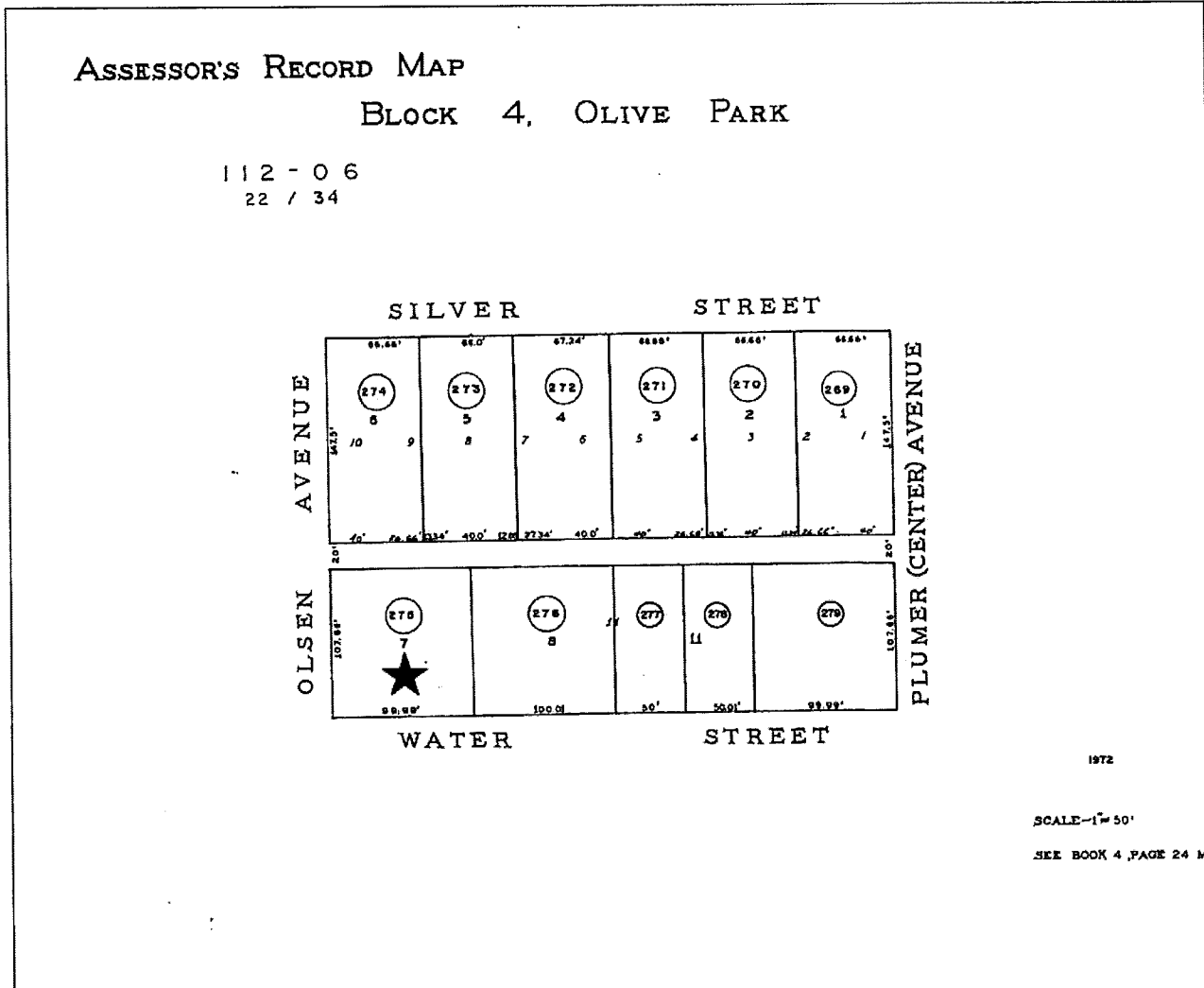
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Type A at 2101 E. Water St
Name of Property Pima, Arizona
County and State Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)

Section number Maps Page 10



★ Subject Property — Type A at 2101 E. Water Street

Assessor's Record Map, Block 4, Olive Park (PCA current)

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

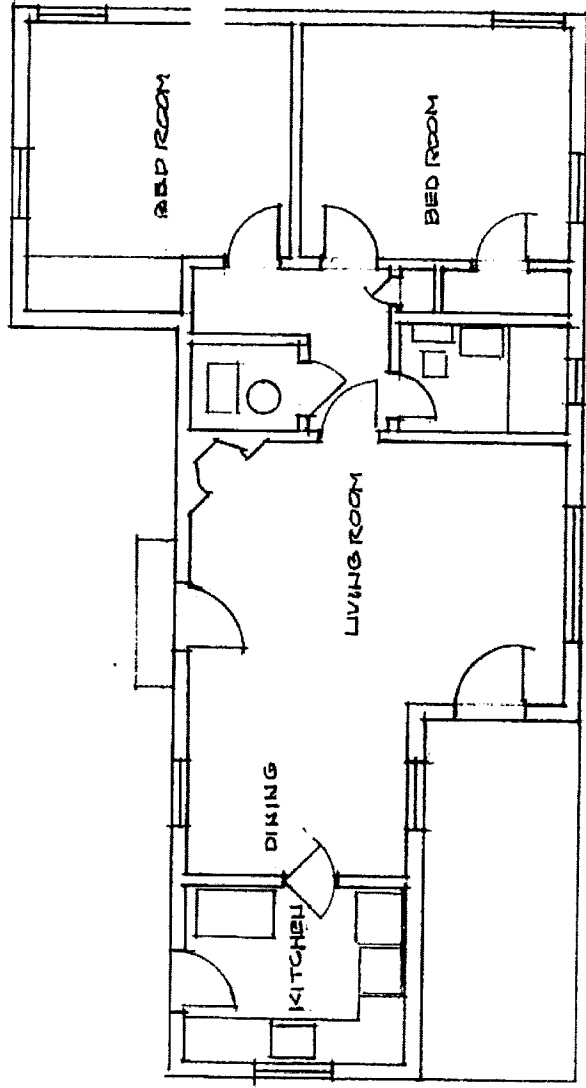
**National Register of Historic Places**  
**Continuation Sheet**

Type A at 2101 E. Water St
<b>Name of Property</b> Pima, Arizona
<b>County and State</b> Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
<b>Name of multiple listing (if applicable)</b>

Section number Maps Page 11

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**Type A at 2101 East Water Street Floor Plan on Following Page**  
**(after Joesler 1940).**



FLOOR PLAN (AFTER JOESLER 1940)  
TYPE A AT 2101 E. WATER STREET



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

**National Register of Historic Places  
Continuation Sheet**

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Type A at 2101 E. Water St

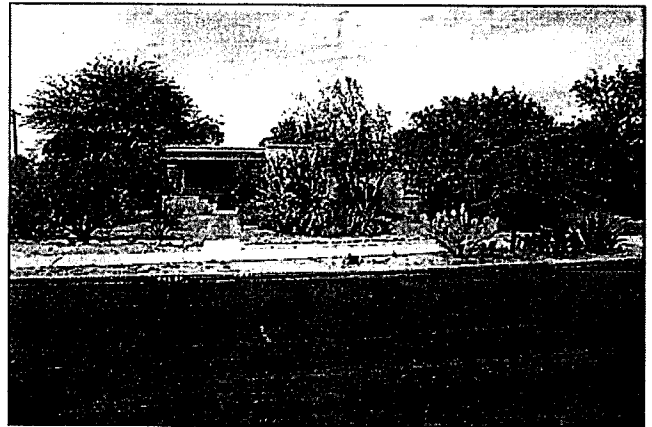
Name of Property  
Pima, Arizona

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

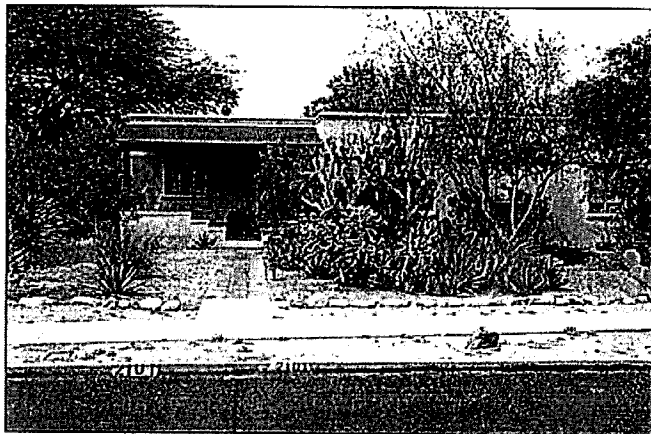
Name of multiple listing (if applicable)



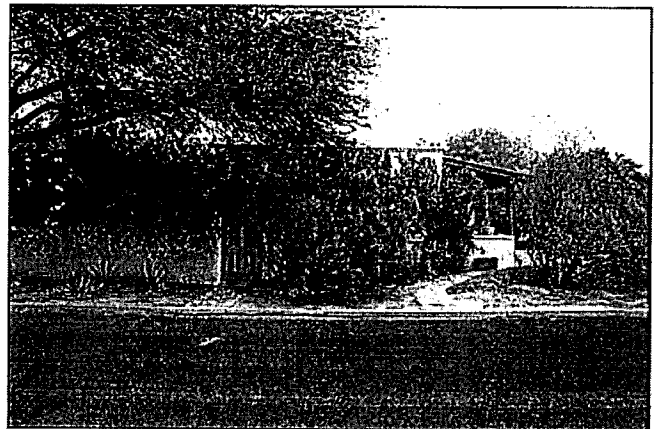
No. 1



No. 2



No. 3



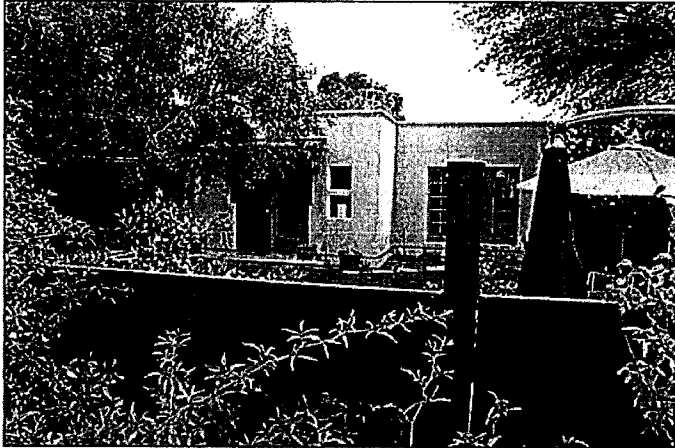
No. 4

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

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

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Type A at 2101 E. Water St
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County and State Architecture and Planning of Joesler and Murphey in Tucson 1927-1956
Name of multiple listing (if applicable)



No. 5