



May 15, 2018

David Petersen, AICP Senior Planner Planning Division
Pima County Development Services Department
(520) 724-9000

Tucson-Pima County Historical Commission Plans Review Subcommittee
% Roger Randolph
City of Tucson Clerk

**Re: Historic Landmark Zone for 6441 North Treasure Drive, Tucson, Arizona 85704
Ferguson House, George W.; Hacienda Del Bosquito; Desert Treasures
Tax ID: 102-07-045C; Legal description: DESERT TREASURES ESTATES LOT 5 & NELY
TRI PTN LOT 4 & SWLY PTN LOT 6 EXC A SLY COR LOT 5**

On behalf of owner Peter A Larsen the Tucson Historic Preservation Foundation is pleased to submit the first Pima County Historic Landmark Zone application for the Ferguson House.

This historic property and home meet the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria. The historic orchard property, main residence, guest house and accessory structures are a collection of historic resources within a human-made landscapes or spaces, which are individually determined to be eligible for listing in the National Register of Historic Places at the local level of significance (individually listening anticipated June 2018) and and meet all nine application criteria: 1. It is authenticated as dating from a particular significant period in Pima County's history (1936-1937). 2. Is associated with the lives of outstanding historical personages including: Josias Joesler, John and Helen Murphey, and May Hobson and George W. Ferguson. 3. Is associated with significant events or occurrences: The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona, 1927 -1956. 4. is a good example of the architectural period in which it was built and have distinguishing characteristics of an architectural style, method of construction. 5. Is the notable work of master architect Josias Joesler. 6. Contributes information

of historical, cultural, and social importance relating to the heritage of the community. 6. Relates to the personages and architectural styles which are at least fifty years old. 7 Is in its original setting which contribute to an understanding of the heritage of the community and provides the area with a sense of uniqueness. 8. Is readily distinguishable from other areas of the community. 9. Possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity.

In addition to meeting the application criteria the submission packet include the following seven requirements:

A. *Legal description of the property:* DESERT TREASURES ESTATES LOT 5 & NELY TRI PTN LOT 4 & SWLY PTN LOT 6 EXC A SLY COR LOT 5.

B. *A list by name and title, of all ownership interests in the property:* Peter A Larsen, owner.

C. *Letter of authorization for an agent:* See Attached.

D. *Site plan:* See Attached.

E. *A completed National Register of Historic Places form:* See Attached.

F. *Other supporting evidence:* See the completed National Register of Historic Places form.

G. *Most recent (available) aerial and elevation photos:* See Attached.

We look forward to working with your committee and office on the successful designation of this important property as the first Pima County Historic Landmark.

A handwritten signature in dark ink, appearing to read 'Demion Clinco', with a large, stylized initial 'D' and a cursive 'C'.

Demion Clinco
Tucson Historic Preservation Foundation
PO Box 40008
Tucson, Arizona 85717
demion.clinco@gmail.com
cell 520-247-8969

PIMA COUNTY
DEVELOPMENT SERVICES

Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

6441 North Treasure Drive; Tucson, Arizona, 85704
Ferguson House, George W; Hacienda Del Bosquito; Desert Treasures

Property Address

Historic Landmark Zone

Type of Permit Applied for: *(SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)*


Signature of Applicant

May, 15, 2018

Date

Demion Clinco for Tucson Historic Preservation Foundation

AUTHORIZED BY:


Signature of Property Owner

MAY 16, 2018

Date



F E R G U S O N
R E S I D E N C E

6441 n Treasure Dr.
Tucson, AZ 85704

SITE PLAN

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: **Ferguson House, George W.**

Other names/site number: **Hacienda Del Bosquito, Desert Treasures**

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: **6441 North Treasure Drive**

City or town: **Tucson**

State: **Arizona**

County: **Pima**

Not For Publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

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

I hereby certify that this ___ 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 x local

Applicable National Register Criteria:

___ A ___ B x C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

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<hr/>	
Signature of commenting official:	Date
<hr/>	
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 ☐

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)

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Contributing	Noncontributing	
4	1	buildings
1 orchard		sites
1		structures
		objects
6	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural field

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural field

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Regional Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: concrete; walls: adobe and stucco;; roof: synthetics.

Narrative Description

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(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 Ferguson House (Hacienda Del Bosquito) was designed by architect Josias Joesler in March 1936 and built by the John W. Murphey-Leo. B. Keith Building Company for Rev. and Mrs. George W. Ferguson. This house, guest house, gardens and orchard are significant within the area of Architecture as an example of Joesler's Regional Eclectic style. Regional Eclectic is described in the Residential Architecture of John and Helen Murphey and Josias Joesler in Tucson, Arizona 1927-1956 as "residences that illustrate Joesler's experimentation with the blending of Spanish Colonial Revival and Pueblo Revival styles, as well as the influence of Mexican art and architecture. These residences were generally placed on larger lots within subdivisions featuring curvilinear street patterns ultimately designed to attract wealthy clientele to Tucson." The period of significance for this property type begins in 1936 and ends in 1937. Located .19 miles west of Oracle Road (the Historic alignment of U.S. Route 80 - Tucson Florence Highway), approximately .11 miles south of Los Altos Road and .14 miles north of Orange Grove on North Treasure Drive the property in an area in an area developed by Maurice L. Reid known as Rancho Palos Verdes. The lot setting is flat with expansive views of the Santa Catalina Mountains. Centered on large parcel adjacent to the Rancho Palos Verde Extension Subdivision the house sits amidst a dense grove of citrus trees and date palms, the property is comprised of main residence (1936) a guest house (1937) a swimming pool, cabana, a caretaker's house for the orchard foreman, and a greenhouse added by current owner (noncontributing) all situated on 4.2 acres of fruit orchards (citrus and dates) that are still productive and privately maintained. The main house is constructed of adobe masonry with a stucco covering. The skillful placement of the house within the densely vegetated landscape creates a sense of seclusion while maintaining mountain views. The resulting effect of the lush landscape and distinctive elevations is a romantic rambling residence. The house was built on a lightly pivoted northwest-southeast axis with the bedroom wing projecting north and service wing northwest carting an overall Y-shape plan. Both principal facades (southwest and north and south retain the majority of their original character and have very good integrity. Over the years and through subsequent owners the main house, guest house and gardens remains almost unchanged: minor alterations include the updating of the kitchen and the loss of the original weathervane and the replacement of the front light fixtures, and reconfiguration and replacement

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of the living room iron railing and grille. The property and site are a well-preserved example of Joesler's work.

The characteristic details are the rambling design, distinctive textures, massing, form and rhythm. The house epitomizes the Joesler/Murphey team's ability to design "refined rustication." The property is one a handful of Joesler designed homes from the mid-1930s that are stylistically unique, blending pueblo and spanish revival with strong geometric form (Figure 1). The elevations of these designs embrace geometry, hard corners and strong linear attenuation. These houses arch towards modernism but remain rooted in Regional Eclectic. The house and the site retain sufficient integrity to convey its significance. In 1972 Peter Larsen purchased the property from Henry W. Taylor. Mr Larsen has retained the historic uses and character defining features of the property, carefully maintaining original details, finishes and Joesler designed features.

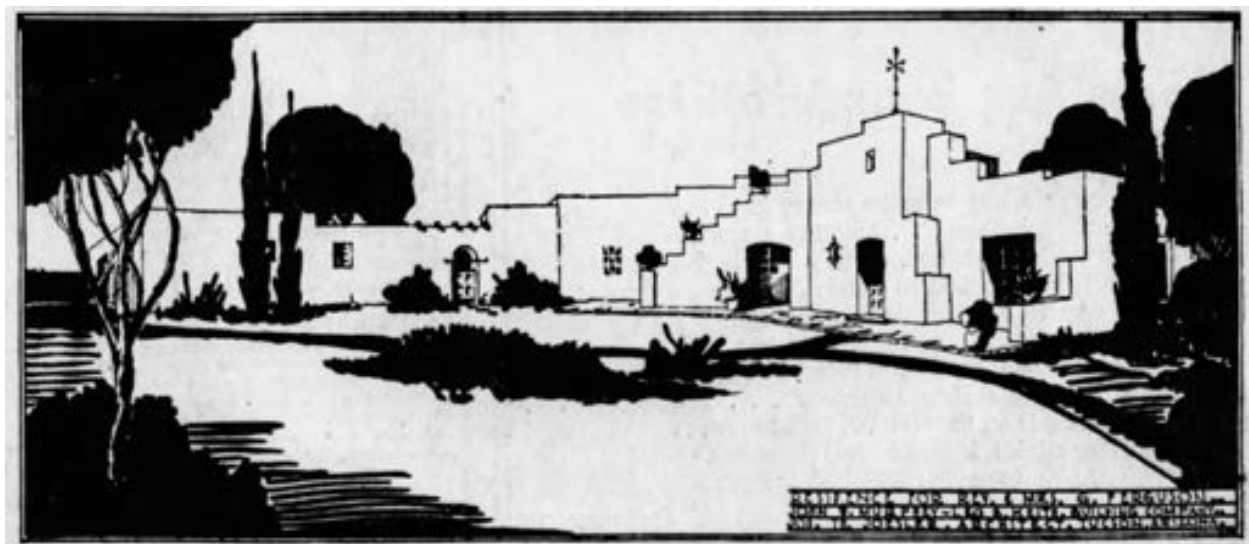


Fig. 1, Ferguson House, Joesler Concept Rendering, published Arizona Daily Star, Feb. 21, 1936.

Narrative Description

Location and Setting

The Ferguson House is located 0.19 miles (1044 feet) west of Oracle Road (the Historic alignment of U.S. Route 80 and the Tucson - Florence Highway) and approximately .11 miles south of Los Altos Road and .14 miles (753 feet) north of Orange Grove on North Treasure Drive in an area known as Rancho Palos Verdes. The rambling residence is located in the middle of a historic orchard in an area called the the high point on the center of the parcel that slopes from east to west. The original 16.72 (approximate Pima County GIS) acre lot was

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divided in 1955 into a subdivision called Desert Treasures Estates. The remaining 4.2 acre planted parcels with the Ferguson House retain a strong sense of place.

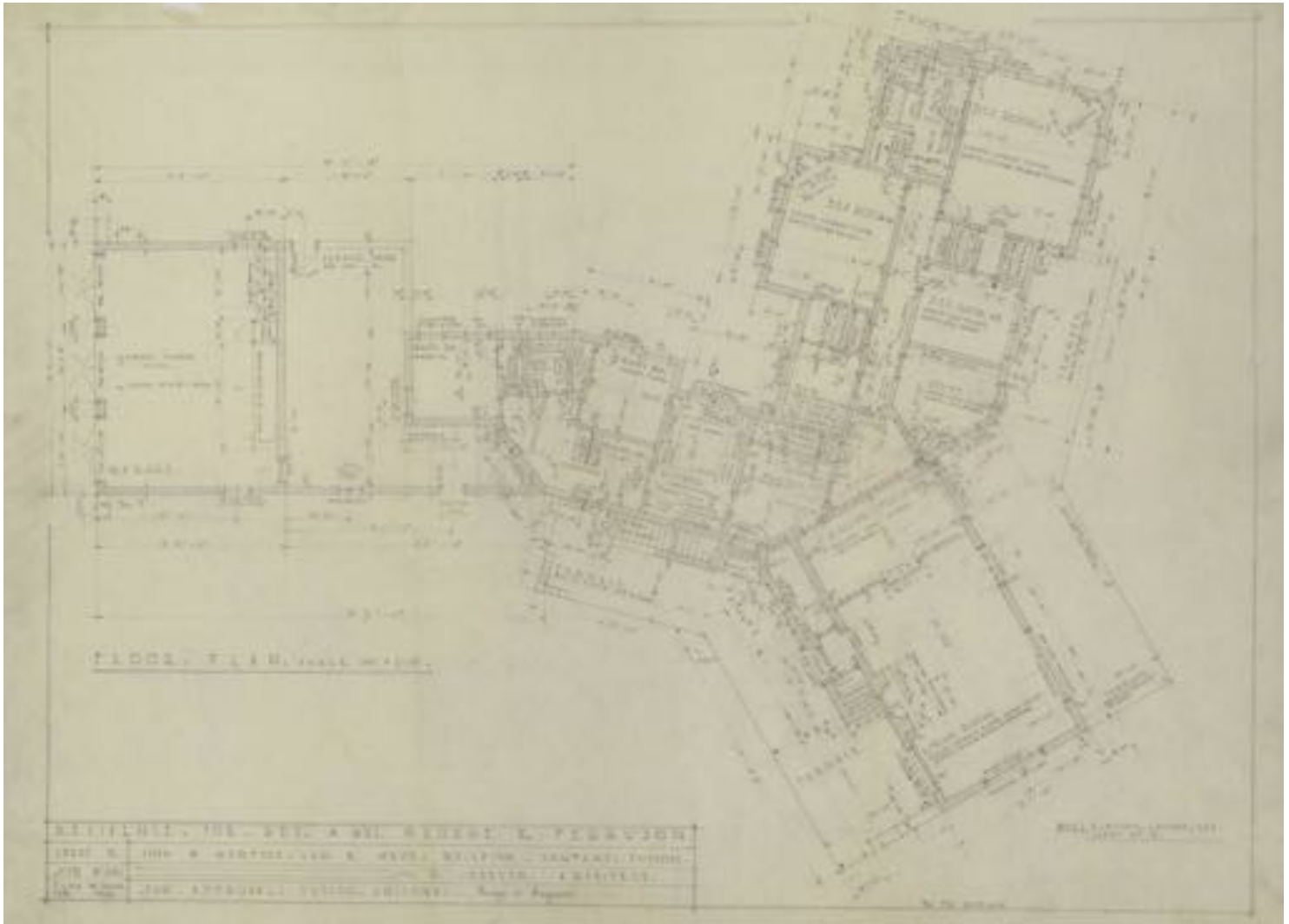


Fig. 2 Joesler Floor Plan (Ferguson House) 1936, Arizona Architectural Archive

All access to the property is from Treasure Drive, with the westernmost main entrance approaching the main house with continued access to a service road that hugs the perimeter of the property. The guest house has its own private driveway from Treasure Drive and there is also access to the caretaker's house via the eastern end of Treasure Drive. The main formal driveway curves through the natural desert vegetation to circle in front of the front entrance. The topography slopes down beyond the driveway to the west. Original native desert flora covers the property and frames the southern facade.

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Exterior

The Ferguson House is one story example of Joesler's Regional Eclectic style and retains sufficient integrity to convey its significance. The details, fixtures and finishes are typical of those associated with Joesler; the detailing captures and showcases his distinctive style and "sense of place." The combination of textured material, hand crafted ornamentation, setbacks and recessions highlight Joesler's architectural skill and masterfully restrained residential conception.

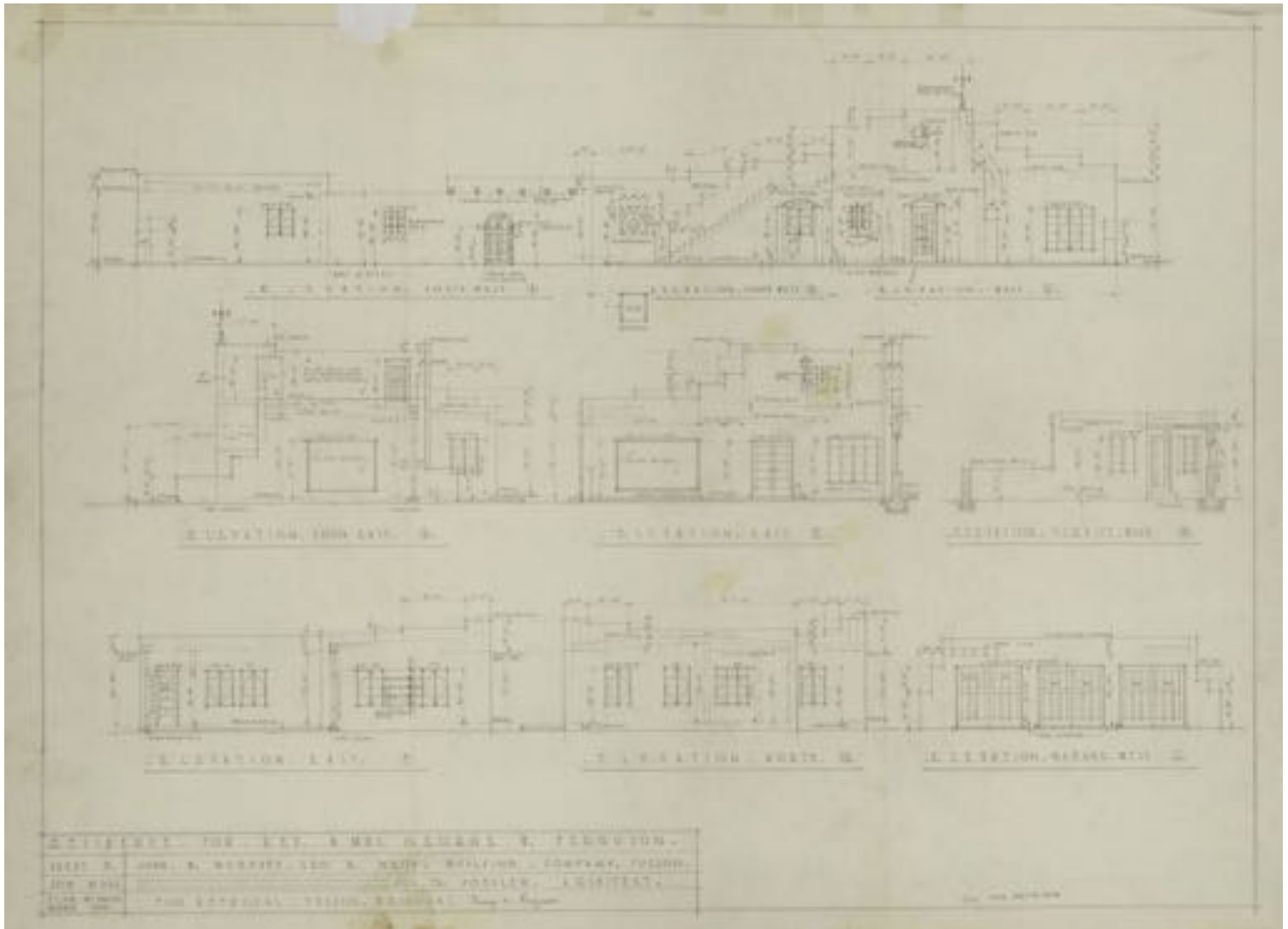


Fig. 3 Joesler Elevation Plan (Ferguson House) 1936 South, East and West elevations, Arizona Architectural Archive

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The Ferguson House (Figure 2) retains the classic Joesler winged design with expansive picture windows that allow light and views of the outdoor landscape. Except for the missing weathervane, all of the original Joesler design features, elevations and visual approach to the house remain intact. The house is constructed of mud adobe, a material often used by Joesler in the 1930s.

The Ferguson House exhibits design elements that are key aspects of the Joesler/Murphey residential portfolio including mud adobe or clay brick covered in stucco, a prominent chimney and interior space arranged around a fireplace and has built-in wooden cabinetry and shelving. A large wooden entry door is used a focal point of both the exterior and interior space. Typical of the Regional Eclectic Residencies, the front door is hand carved and topped with a wood lintel. The Ferguson House features all of these components, as well as stained concrete in the back bedrooms and bathrooms, that according to the MPDF the most distinctive flooring type used by Joesler/Murphey.

The material pallet emphasizes the rustic character of a rambling, Regional Eclectic house. The character-defining details of the exterior elevations include hand-applied stucco, soft curved corners, large unadorned wall planes and windows (Figure 3). Hand carved doors and operable steel casement windows are throughout the property.

Interior

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

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Figure 4. Ferguson House, Front Elevation, Anonymous Photograph, c 1938.

The details of the interior showcase the limited material palette that is masterfully used to capture an elegant Southwestern sensibility. The carefully-framed views of surrounding landscape celebrate the natural environment and create a juxtaposition between the refined interior and lush gardens (Figure 4).

The plan is meandering with zonal design. The public living spaces: living room, dining room are large, open, and the center of the house; connected to exterior patios and outdoor spaces. The bedrooms are off a central hallway that runs the length of the bedroom wing; the kitchen, service rooms, servant quarters, walled service yard and garage make up the service wing of the house.

The interior of the residence responds to the site with views of the lush landscape. Joesler-designed interior features showcase the large open living-room with a limited material palette.

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Figure 5. Living Room, 1940, Photograph by Maynard Parker

The open living-room and stepped-up dining-room, separated by a $\frac{3}{4}$ spindle railing. (originally a decorative iron railing) both feature an exposed beam ceiling of scored concrete floors and plaster walls (Figure 5). The house retains its original fireplaces, special configuration, and original room articulation. The study fireplace has the original hand painted tiles depicting Spanish conquistadors in a rural setting. The bedrooms with lower ceilings are clustered along a central hallway that runs the length of the bedroom wing. The bedrooms and bathrooms have polished red concrete floors, built-in shelves and iron light fixtures and retain their original features. The master bath has original hand painted botanical tiles on the sink and tub. Two of the three bedroom and study includes corner fireplaces.

The living room and outdoor patios are the heart of the house and relies on natural light, white plaster walls create the handcrafted tonality that is a hallmark of Joesler design. The kitchen has been remodeled but retains the original configuration and location in the house. The original garage is connected to the service wing by a walled service yard at the northwestern edge of the residence. The Joesler-designed interiors features his artistically applied, carefully limited palette of materials. Naturally lit spaces and excellent views prevail where appropriate. The

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white plaster walls with soft rounded edges are a counterpoint to the rough, hand-hewn ceiling. Built-in coves and shelves are found throughout the interior living space. The living room is centered around a large fireplace. The dining room connects through a small butler's pantry to the kitchen. The east patio is sheltered by a canvas awning.

Guest House

The guest house (Figure 6) was designed by Joesler and built by Murphey in 1937 for Mr. Hobson Brown, Reverend Ferguson's stepson, who supervised for a time at the citrus orchards. The guest house is an examples of Joesler's design that is derivative of the main house geometric massing. The arched recessed entryway with a carved wooden front door and an expansive divided light window to allow natural light in are features reminiscent to the main house. The house retains all of its original features and Joesler design details.

Pool

Surrounded by lush vegetation, the focal point of the back yard is large rectilinear concrete lap pool with a raised edge. The pool features a decorative ladder with curved handles at the southern end that provided the only access in an out of the pool. Staying true to its form and function of the day as a forum for exercise, the pool is still used today as a lap pool.

Cabana

A small two room cabana is located at the north end of the pool. The Joesler designed building includes with two private changing rooms, each with their own entry, situated conveniently next to the original rectilinear pool.

Caretaker House

The caretaker house is still extant on the property and while has undergone some minor interior modifications, it retains its integrity. There are no records that provide architectural attribution. It is currently used as a single family dwelling by one of the owners' children.

Greenhouse

The greenhouse was added in 2000 and is not considered a contributing element to the property.

Orchard

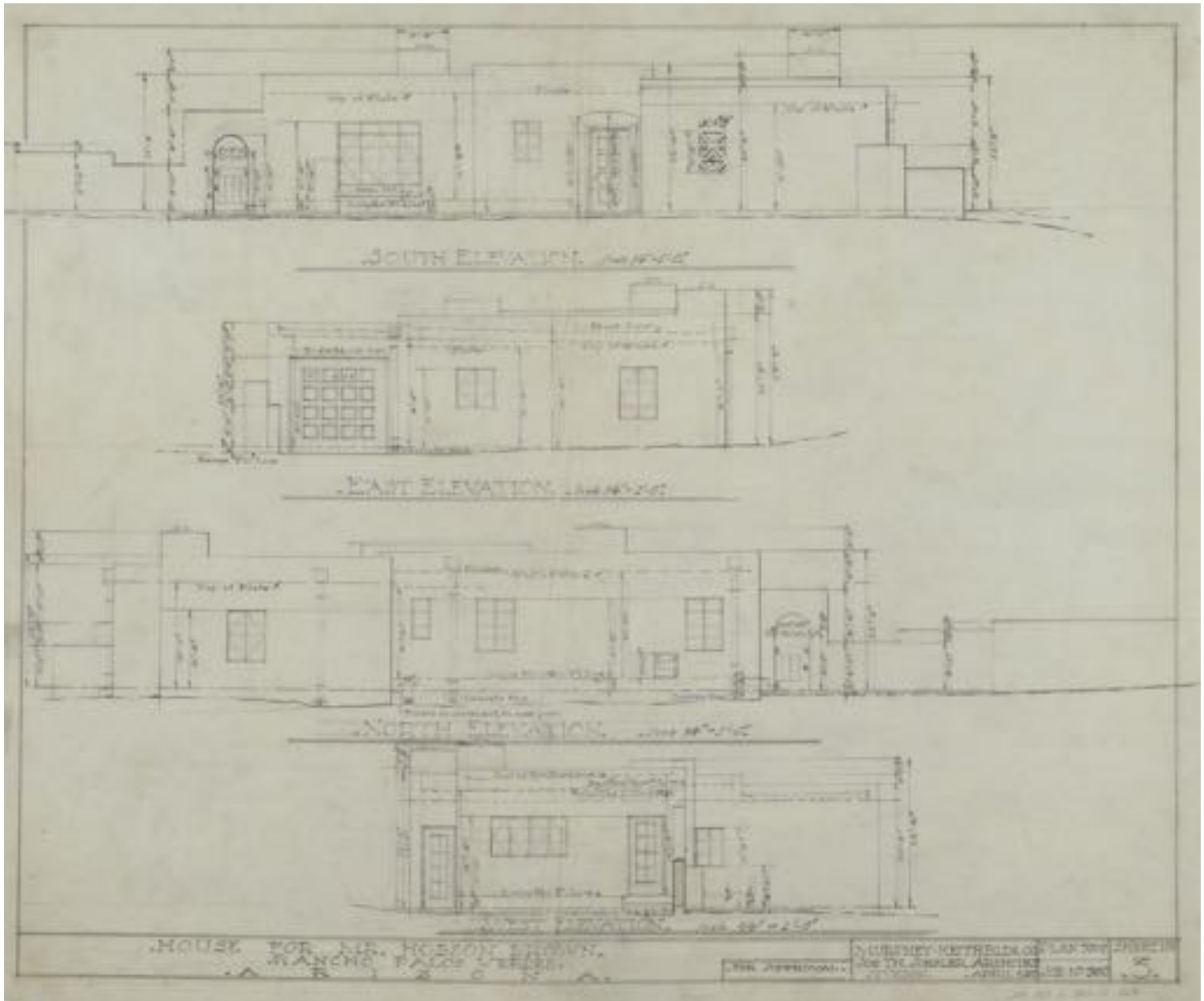
The citrus and date orchard was planted surrounding the house and gardens in 1936. The property was subdivided in 1955 and a small collection of houses built amongst the trees on the southern portion of the property . The remaining property retains the original orchards which continue to produce citrus. The orchard is original to the property and is part of the Ranchos Palos Verdes concept and planning design.

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*Figure 6. Guest House Elevation Plan, 1937, north, south, east, west elevations -
Arizona Architectural Archive*

Integrity

The Ferguson House retains sufficient integrity of both site and residence to convey its significance. The minimal alterations that have occurred have not diminished the integrity. The property conveys its original stylistic expression. The property retains its original use of materials and workmanship. The property retains its original design details, including: fireplaces, original bathrooms, exposed wood doors and the exterior elevations. The massing of the house is retained and is unchanged from period of significance. The limited alterations have

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deferred to the original design. The house retains its original spatial qualities. Beyond the changes detailed above, the original lights sconces flanking the front door were replaced and the original weathervane lost. A flat porch structure was added to the front facade in the 1940s obscuring the original design, and removed in 2015.

Physical Characteristics and Associative Qualities

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

Physical Characteristics

The Ferguson House is part of the single-family residential portfolio resulting from the partnership between Joesler and Murphey and was constructed north of the city of Tucson between 1927 and 1956.

Land Planning

The Ferguson House is centered on the respective lot oriented toward optimal views of the surrounding landscape. As a Regional Eclectic type the Ferguson House was set within the Ranchos Palos Verdes area outside of the Tucson city limits, that featured lots that respond to the naturally flat and sloping desert topography. The placement within the orchard and circular entrance drive create a dominating façade that faces southwest. This elevation is a key component of the building's overall impression. The east facade facing the pool is secondary and the the northwest façade with the garage and service wing is tertiary.

Signature Design Elements

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

In addition to Signature Design Elements, the Ferguson house has some significant features including an intact Joesler designed guest house and and a rooftop-open air sleeping porch with parapets that are 18 inches high to afford privacy.

Characteristics of Individual Physical Elements

Walls

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

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Windows

The majority of windows of the Ferguson House are steel casement.

Openings and Doors

A large wooden entry door are used a focal point of both the exterior and interior space. Typical of the Regional Eclectic Residencies, the front door is hand carved and located in a recessed arched entryway. All interior doors are original, handmade solid wood doors with distinctive iron latches

Roof(s)

The roof of the Ferguson House is consistent with the stylistic expression of the property. The house has a flat roof with a parapet, as does the guest house.

Alterations and Additions

As described above the Ferguson House has undergone some limited alterations. The MPDF notes that in Regional Eclectic property types the alterations may be present, in which is the case in the Ferguson House.

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

Garage

As is typical in the Regional Eclectic residence the Ferguson House features a three car garage and is connected to the building's main for as part of the utility wing through a walled service yard.

Landscape

Unlike the Joesler/Murphey standard utilization of natural desert landscape as a selling point to help in attracting wealthy Easterners to Tucson, the Ferguson House, atypical of the Regional Eclectic residences was built in the middle of a cultivated lush citrus orchard (Figure 7). The landscape provided a distinctive visual character that promoted an exotic sensibility with in the Tucson housing market. The original landscape surrounding the house remains intact.

Interior

The Ferguson House interior design elements are considered by the MPDF to be key aspects of the Joesler/Murphey residential portfolio. 1. The Ferguson House has a plan the follows a formal and traditional hierarchy of space, often with private and utility wings flanking a central

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social core; 2. the Ferguson House has custom interior features, including built-in cabinetry/shelving and fireplace; and 3. A clear physical and visual connection between the indoor and outdoor living spaces of the house.

The Ferguson House is composed of mud adobe. The interior walls of the Ferguson House are hand applied stucco plaster, a practice that was common during the Regional Revival period. Ceramic tiles, hand-painted and imported from Mexico, are also used in bathrooms and as decorative details throughout the house.

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



Figure 7. Ferguson House orchard, c. 1940.

The Ferguson House is an example of Josias Joesler's ability to work within a wide variety of stylistic expressions, and his classical Beaux-Arts training is expressed in the floor plan. The

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tradition of “noble spaces” is carried into the design on this house through the use of a central social core – consisting of a living room, and dining room – clearly demarcated from the private and utility spaces. This division is communicated through not only the physical separation of space with walls, but with varying ceiling heights.

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

Associative Characteristics

The Ferguson House and property is representative of the suburban land planning and developed by John Murphey including: winding streets and irregular lots which conformed to the desert topography. Unlike the Catalina Foothills Estate which emphasizes natural desert landscaping, the Ferguson House was located in Rancho Palos Verdes an area located in Tucson’s thermal belt and conducive to citrus groves. As a result this and surrounding properties were cultivated with citrus and other productive trees that were often commercialized. The property retains this original development intentions. The house is representative of Joesler’s role in promoting Tucson as an exotic and historic place, particularly through his architectural portfolio while in partnership with John Murphey. The house was photographed by Maynard Parker and featured in the magazine House Beautiful in June 1943.

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

Geographic Information

The Ferguson House reflects the land planning ideals set forth by John Murphey in the planning and development. The house is located in an area featuring large lot sizes, and distinctive landscaping and vegetation. The original lot had an irregular footprint in response to the site.

Each elevation of the property demonstrates equal visual importance with an emphasis on the southwest facade, the house is set in the middle of lot, allowing for a more sweeping view of the property from the right-of-way. Original vegetation is largely preserved in the interest of maintaining a cohesive visual character.

Boundaries

As detailed in the MPDF: “Occasionally, large lots may have been split up into separate parcels following the expiration of the Joesler/Murphey deed restrictions. In this case the original viewshed, both of and from the property, should be preserved in order for a property to be

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considered eligible.” The Ferguson House property was split in 1955 and the southern portion of the large property subdivided into the Desert Treasures Estates Subdivision. In this case as is required: the original viewshed, both of and from the property are preserved and as such are considered eligible.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark “x” in all the boxes that apply.)

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1936 - 1937

Significant Dates

1936 date of completed construction main house

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1937 date of construction of guest house

1942 Desert Treasures established

1955 Desert Treasure Estate subdivided

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 1936 to 1937 - the period of design and construction though the subdivision of the original parcel.

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 Ferguson House (built in 1936) is eligible for listing on the National Register of Historic Places under the Multiple Property Documentation Form: The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956. The Ferguson House is significant under Criterion C as an example of the Joesler/Murphey **Regional Eclectic Residence** type. The Ferguson House is located in Ranchos Palos Verdes and retains the character and design created by Joesler/ Murphey team.

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

The Ferguson House (built in 1936) is a residential property of Joesler Joesler and John and Helen Murphey that is a significant cultural resource to Tucson, Arizona and the city's surrounding subdivisions. The Ferguson House and property, an example of a Regional Eclectic Residence, is eligible, at the local level of significance, for the National Register of Historic Places under **Criterion C**, because it conveys Joesler's aptitude of incorporating a range of popular and fashionable romantic revival stylistic expressions into his own classical Beaux-Arts training (Context 1); because it reflects Joesler's timely arrival to the Tucson architectural scene, whose residential character was changing rapidly in the post World War I years (Context 2); because the Ferguson House conveys a specific exterior and interior atmosphere stemming from

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

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

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

Appropriate for the subdivision, its style is uniquely Joesler's. Distinct from the open-plan Ranch style that was just developing in California, this house incorporates the spatial zoning, room division and other features that typify Joesler's **Regional Eclectic Residence** in the Rancho Palos Verdes. The Ferguson House was featured in the 1943 issue of House Beautiful as an example of Joesler's design in the arid desert backdrop of Tucson.

The stylistically romantic residence is designed to respond to the topography and environment of its site. Built within the Ranchos Palos Verdes, in the thermal belt of the Tucson valley, the large property was developed as a working citrus and date orchard. The large lot allowed Joesler to design and orient a sprawling house and walled yard that captured breezes and preserved views. The Ferguson House represents the **Regional Eclectic Residence** and portrays refined rustication in design.

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It is an intact house on a subdivided lot within Rancho Palos Verdes. Like the Joesler/Murphey residences located in the Catalina Foothills Estates, the Ferguson House was placed on a large lot featuring curvilinear street designed for a wealthy clients. The Ferguson House retains the original interior and exterior spatial and visual relationships, as well as the specific stylistic expressions, intended by Joesler and Murphey in the initial design resulting in the properties feeling and historic character, as well as the context of the expansive citrus orchards surrounding the house. The view sheds of the house remain the same. The primary façade meets the registration requirements and the landscaping remains intact from the period of significance.

Registration Requirements for Regional Eclectic Residences (Section F p. 188)

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

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

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

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

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

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

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

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

- a. The Ferguson House winged, geometric footprint is still clearly discernible from the exterior, including the retention of the original building height and proportions, in accordance with Standard 2.
- b. A flat roof with parapet conveys original massing and stylistic character of the Ferguson House property in accordance with Standard 2.
- c. The Ferguson House retains a strong sense of indoor-outdoor connection expressed through the retention of prominent entry patios, and open porches throughout in accordance with Standard 2.
- d. The Ferguson House retains interior private (secondary) and utility (tertiary) spaces arranged around a central (primary) social core, with varying ceiling heights denoting a prominent sense of hierarchy of space is present in accordance with Standard 2
- e. The Ferguson House retains original interior features, including picture windows, fireplace, exposed ceiling beams and built in cabinetry, in accordance with Standard 2.
- f. The retention of the above character-defining features are intact despite any later additions or alterations, in accordance with Standard 9. The Ferguson House additions and alterations meet eligibility requirements:
 - i. New construction has not destroyed historic materials, features, and spatial relationships that characterize the property.
 - ii. New construction is differentiated from the old and does not create a false sense of history, in accordance with Standard 3.
 - iii. New construction is visually compatible with historic materials, features, size, scale, proportion and massing.
 - iv. New construction is undertaken in a manner such that, if removed in the future, the historic integrity of the property and its surrounding environment would not be disrupted, in accordance with Standard 10.

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v. The alteration of porches and other outdoor living areas has been undertaken with consideration to the above requirements, and has not significantly obscured the original void-to-solid ratio of the feature.

2. The Ferguson House retains evidence of original handcrafting and significant workmanship in accordance with Standard 5 (workmanship). Character-defining features that provide evidence of skilled workmanship includes:

- a. Forged ironwork from local artisans.
- b. Hand-carved wood elements including: panel doors, lintels, posts, beams, as well as built in cabinetry.

3. The Ferguson House retains original character-defining materials (materials). Materials are both present and preserved in accordance with Standard 5, 6 and 7. These materials include the following:

- a. Interior walls rendered with plaster
- b. Rusticated elements
- c. Concrete and ceramic ornamental tiles
- d. Stained, scored concrete floors.
- e. Mud adobe walls rendered with plaster

4. The Ferguson House retains the original interior and exterior spatial and visual relationships, as well as the specific stylistic expression, intended by Joesler and Murphey in the initial design (feeling). Standards 2, 3, 5, 9, and 10 in particular were considered when evaluating the integrity of the Ferguson House.

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

Additional developmental history and historic context information

The following information was gleaned from the archival tract books, courtesy of Fidelity Title and Trust, and City Directories (AHS), title instruments and the Tucson Daily Citizen and Arizona Daily Star. Information on Mae Hobson Brown came from census and ancestry research shared by Robert Ward, and augmented with newspaper details.

Rancho Palos Verdes & Maurice L. Reid

Maurice L. Reid is known as the man who brought Orange Groves to Tucson.¹ Born in 1882 in Indiana, Reid married Beulah Cadwell and moved to Portland Oregon where he began a successful business related to medical supplies and equipment. After contracting tuberculosis and

¹ Arizona Daily Star June 3, 2014

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coming to Tucson to recuperate at the Barfield Sanatorium around 1923, Maurice Reid moved his wife and two sons, Gene C. and Robert L. Reid to the Tucson Valley. Reid had a strong interest in horticulture which he soon expanded. He noticed a variance in winter frost damage with plants he saw in the northwest area of the valley, and understood what he had observed was a thermal belt, a zone in the foothills where frost or freezing temperatures were less likely to occur than at either higher or lower elevations.

With a firm belief that citrus could be grown in this area, Reid bought 450 acres in what would later become Rancho Palos Verdes. The property was known as Reid's Farm or Reid's Ranch. He ordered seeds from mail order catalogs while his son Gene planted much of the stock. It is worth noting Reid's son, Gene C. Reid, later became well known in his own right for his efforts in Tucson Parks and Recreation, and a portion of Randolph Park in Tucson was named after him in 1978².

Maurice and Beulah Reid also entered into land and development arena, named M.L. Reid Real Estate. By 1935 the Ranchos Palos Verdes had been transformed from desert to orchard "producing oranges, lemons, figs, tangerines, grapefruit, mangoes, papayas, pineapple, olives and dates, and tropical flowers." In 1947, Reid sold his retail and mail order and manufacturing business to H.W. "Bill" Taylor, while continuing on in the real estate business.

George W. Ferguson and May Hobson Ferguson

Reverend George W. Ferguson (1899 - 1968) was born in Lenox, Massachusetts and graduated from Dartmouth College and the General Theological Seminary. He was ordained a deacon in 1924 and became a minister in 1925.

Ferguson moved from Springfield Massachusetts to Tucson in 1933. Having served as rector of the Episcopal Church of Springfield he took charge of Grace Episcopal Church in Tucson. In March 1936, with his wife May Hobson, purchased 30 acres in the Rancho Palos Verdes area and commissioned the Hacienda del Bosquito. In May of 1936, Ferguson purchased the Hacienda Del Sol School for Girls, (Built by John and Helen Murphey with additions by Joesler and located at 5501 N Hacienda Del Sol Road, Tucson, AZ 85718) acquiring control of the school through the purchase of interests owned by Doris Choate Oesting, John W. Murphey and Elizabeth Angle. The same year he built Saint Phillips in the Hills Episcopal Church (Designed by Joesler). The Arizona Daily Star reported on May 21, 1936 that, "Ferguson arranged for the construction of a chapel (Episcopal) near the junction of River Road and North Campbell Avenue, which is to be built during the summer and ready for occupancy in the fall. It is understood that he will act as its rector." The chapel, now listed on the National Register of

² Arizona Daily Star Oct. 13, 2000

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Historic Places, was called St. Philips in the Hills Episcopal Church. The connection with Joesler and Murphys continued with the church construction. Joesler designed the church, but according to the National Register nomination form, the true vision and association of the church came from John and Helen Murphey, not Ferguson, who built the development of a central style plaza and church to be part of the overall development plan for the Catalina Foothills. Reverend Ferguson served as rector of the church until his death.

Ferguson was involved in numerous civic organizations at a leadership level. He served as president and as a teacher at the Hacienda del Sol until its closure in 1941. In 1942 he served as president of the committee to convert the Desert Sanatorium to the 90 bed Tucson Medical Center Hospital. He was one of the organizers of the Tucson Council of Churches in 1948.

He authored the book "Signs and Symbols of Christian Art" published in 1954 by Oxford University Press and was involved in the organizing of the Episcopal Diocese of Arizona in 1959. In 1960 he received a doctorate of divinity from the Church Divinity School of the Pacific at Berkeley, California. May Hobson Ferguson died in November 1967. Reverend Ferguson remarried Jean L. Card in August of 1968 and died of a heart condition on September 9, 1968, at the age of 69 at St. Vincent's Hospital in Santa Fe, New Mexico.

May Hobson (1884-1967) had three marriages. Her first marriage in Baltimore, Maryland in 1906 to Addison Kemp Ford ended a year later in 1907 with the Addison's death from appendicitis.³ They had no children. May remarried in 1910 to Alexander Brown and had three sons, Alexander Jr., Neilson, and Hobson Brown. Alexander Brown died in an aviation accident in 1910.⁴ In 1928, her third and final marriage to Reverend Ferguson lasted 39 years. They did not have any children. The guest house on the property was built in 1937 specifically for twenty-two year old Hobson Brown. Hobson married the following year, newspaper accounts indicate he and his new bride had moved to San Francisco by 1939, leaving Hacienda del Bosquito.⁵

Desert Treasures, Mr. & Mrs. Charles A. Barrow and Mr. & Mrs. Henry W. Bill Taylor Jr.

The 30 acre property with the citrus grove was sold by the Fergusons to Mr. and Mrs Charles A. Barrow, former residents of Franklin Pennsylvania in 1943. The family had two children Tim and Cinda, Tim attended the Russell Ranch School. It was noted in the Tucson Daily Citizen on January 1, 1946 the the property included: "a fine citrus grove, the owner's' dwelling, guest house, and superintendent's home." The Barrows expanded the original property to 105 acres,

³ The Philadelphia Inquirer, Nov. 2, 1907

⁴ The Baltimore Sun Oct. 25, 1916

⁵ Arizona Daily Star Sep. 5, 1939

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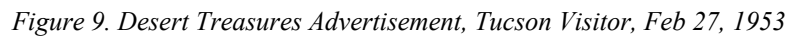
naming it “Dessert Treasures Ranch” and establishing a boutique agricultural business (Figure 8). Barrows worked at the Magna Mine in Globe, Arizona as a young man before developing extensive business interests in Franklin Pennsylvania and Cleveland Ohio. In 1943 he held an interest in mining property at Globe, Arizona. Barrow retained 55 acres of the ranch for future development.



Figure 8. Desert Treasures Logo, Cabat-Gill Collection, Tucson Historic Preservation Foundation, c. 1945

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By 1947 Taylor employed 50 people and expanded through the purchase from Maurice L. Reid, owner of Rancho Palos Verdes, his entire retail and mail order business, processing and manufacturing equipment and nursery stock (Figure 9). The manufacturing and processing equipment were moved Desert Treasures and Taylor continued the sale of Reid products. This was a very successful industry for Taylor, who expanded his business and had Tucson's⁶ largest and most “far reaching industry” with 70% of business shipped out of state. To get an idea of the

⁶ Tucson Daily Citizen Nov 1, 1948

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scale of production, the Tucson Daily Citizen noted 10,000 boxes of fruit and 25,000 boxes of marmalades and processed fruits during 1947 alone.

In 1955 the property was divided into a subdivision called Desert Treasures Estates (Figure 10). Lots 5 and 6 containing the original Joesler compound and the orchard were retained.

The property was sold and purchased by Peter Larsen in 1972 from Henry W. Taylor. Mr Larsen he has retained the historic uses and character defining features of the property, carefully maintaining original details, finishes and Joesler designed features. Mr. Larsen continues to produce and sell citrus on the property as a hobby.

A fire in 1948⁷ in the original warehouse led to the rebuilding of a 30,000 square foot state of the art plant with a “modern bakery, a marmalade kitchen, and candy department.” Taylor also mechanised his citrus packing system with conveyor belts and a modern cold storage room. Unfortunately, this building is no longer a contributing feature to the property due to a 1953 fire that was completely gutted the structure causing \$35,000 worth of damage.⁸ A smaller 4,000 square foot building that had been a cannery, called the “warehouse” by Mr. Larsen remains, and has been repurposed as a single family dwelling.

9. Major Bibliographical References

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

Joesler, Josias T. “Residence in the Catalina Foothills Estates for John W. Murphey – Leo B. Keith Building Company”, construction documents, 1936. Arizona Special Collections, Joesler Archive.

Arizona Daily Star, Advertisement: “Rancho Palos Verdes,” June 8, 1930.

Arizona Daily Star, “Citrus Experiment at Rancho Palos Verdes Successful,” August 24, 1930.

Arizona Daily Star, Advertisement: “Nature Has Made Palos Verdes Estates an Eden in the Desert,” Feb. 22, 1935.

Arizona Daily Star, Advertisement: “In Spite of the Recent Fire at Desert Treasure Citrus and Date Groves.” April 18, 1948.

⁷ Arizona Daily Star April 18, 1948

⁸ Tucson Daily Citizen May, 29 1953

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Arizona Daily Star, "Beautiful \$125,000 Rancho Nezhone Being Built Near Tucson, Feb 21, 1936.

Arizona Daily Star, "Ferguson Buys Girl's School" May 21, 1936.

Arizona Daily Star, "Desert, Plus Water - How's This for a Rose," October 18, 1936.

Arizona Daily Star, Advertisement: "Desert Treasures Citrus and Date Groves," Dec. 30, 1945.

Arizona Daily Star, "Noted Episcopal Minister Dies," Sept. 10, 1968.

Arizona Daily Star, "Reids' Retail, Mail Order Business Sold to Desert Treasures" Oct 21, 1947.

Arizona Daily Star, "Miss Rita Anne Piel and Hobson Brown Wed Tuesday" June 29, 1938.

Arizona Daily Star, "Daughter Born" Sept. 5 1939

The Baltimore Sun "Society Airman Drowns" Oct. 25, 1916

The Philadelphia Inquirer "Death Dissolves Brief Year's Union" Nov. 2, 1907.

Tucson Daily Citizen, "Taylor Buy 50 Acres of Local Ranch," January 1, 1946.

Tucson Daily Citizen, "Tortilla, Citrus Fruits Are Tucson Industries." November 1, 1948.

Tucson Daily Citizen. "\$35,000 Fire Ruins Plant." May 29, 1953.

National Register Nomination Form, St. Philip's in the Hills Episcopal Church, 2004.

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 # _____

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_____ 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

Acreage of Property 4.2 Pima Co GIS

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

Zone: 12

Easting: 317044

Northing: 3575095

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: 32.32589° N

Longitude: 110.97919° W

2. Latitude: 32.32589° N

Longitude: 110.97808° W

3. Latitude: 32.32500° N

Longitude: 110.97782° W

4. Latitude: 32.32483° N

Longitude: 110.97984° W

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

Major cross streets are Orange Grove and Oracle Roads with the property to the north of Orange Grove and west of Oracle Road.

The legal description for 6441 N Treasure Drive in Pima County GIS is:

DESERT TREASURES ESTATES LOT 5 & NELY TRI
PTN LOT 4 & SWLY PTN LOT 6 EXC A SLY COR LOT 5

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

Boundary Justification (Explain why the boundaries were selected.)

The Boundary matches those if the subject lot as described.

11. Form Prepared By

name/title:	Demion Clinco and Susan Bierer		
organization:	Tucson Historic Preservation Foundation		
street & number:	PO Box 40008		
city or town:	Tucson	state: Arizona	zip code: 85717
e-mail	info@preservetucson.org		
telephone:	(520) 247-8969		
date:	May 22, 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.)

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Figure 11. Boundary map of Ferguson House. Pima Maps GIS, 2017.

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

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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: Ferguson House
City or Vicinity: Tucson
County: Pima State: Arizona
Photographer: Demion Clinco
Date Photographed: 2012

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

AZ_PimaCounty_FergusonHouse_0001

Looking northeast, southwest front elevation

AZ_PimaCounty_FergusonHouse_0002

Looking southeast, southwest front elevation, stair detail

AZ_PimaCounty_FergusonHouse_0003

Looking northeast, southwest front elevation detail

AZ_PimaCounty_FergusonHouse_0004

Looking north, southwest front elevation kitchen window detail

AZ_PimaCounty_FergusonHouse_0005

Looking north, south facade and landscape

AZ_PimaCounty_FergusonHouse_0006

Looking northwest, swimming pool and cabana

AZ_PimaCounty_FergusonHouse_0007

Looking northwest, swimming pool detail

AZ_PimaCounty_FergusonHouse_0008

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Looking southwest, garden gate detail

AZ_PimaCounty_FergusonHouse_0009

Looking north, walled service yard gate detail

AZ_PimaCounty_FergusonHouse_0010

Looking south, living room and window view

AZ_PimaCounty_FergusonHouse_0011

Looking southwest, living room and fireplace

AZ_PimaCounty_FergusonHouse_0012

Looking north, living room and dining room

AZ_PimaCounty_FergusonHouse_0013

Looking northeast, bedroom wing hallway with red concrete floor detail

AZ_PimaCounty_FergusonHouse_0014

Looking southwest, east elevation

AZ_PimaCounty_FergusonHouse_0015

Looking west, east elevation, tile detail

AZ_PimaCounty_FergusonHouse_0016

Looking northwest, guest house south facade

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.





























