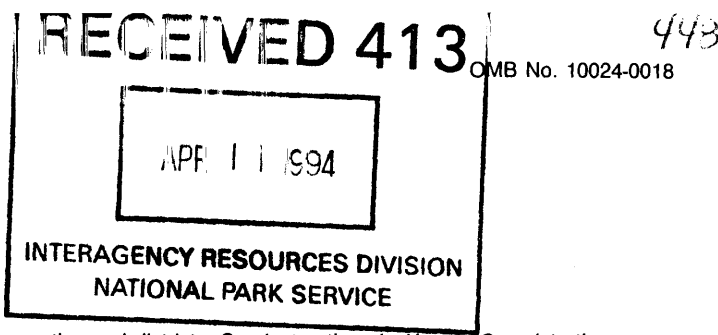


United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Denison Kitchel Residence

other names/site number N/A

2. Location

street & number 2912 East Sherran Lane not for publication N/A

city or town Phoenix vicinity N/A

state Arizona code AZ county Maricopa code 013 zip code 85016

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 nationally statewide locally. (See continuation sheet for additional comments.)

James G. ... AZSHPD 4/4/94
Signature of certifying official/Title Date

ARIZONA STATE PARKS
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall Signature of the Keeper Date of Action
Entered in the National Register 5.19.94

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- Building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	3	buildings
		sites
		structures
		objects
1	3	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/20th Century Revivals

Other: Monterey

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Terra Cotta

other Wood Board Siding

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1941-42

Significant Dates

February, 1942

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lescher & Mahoney

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

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

Name of repository:

Denison Kitchel Residence
Name of Property

Maricopa County, Arizona
County and State

10. Geographical Data

Acreege of Property 3.9

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	2	4	0	5	4	6	0	3	7	0	5	8	9	0
Zone		Easting				Northing								

3

Zone		Easting				Northing								

2

Zone		Easting				Northing								

4

Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert G. Graham/Architect, Douglas E. Kupel/Consulting Historian

organization Ryden Architects date September 15, 1993

street & number 645 North Fourth Avenue, Suite A telephone 602/253-5381

city or town Phoenix state Arizona zip code 85003

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Rodney Wattis

street & number 2912 E. Sherran Lane telephone 602/957-6737

city or town Phoenix state Arizona zip code 85016

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Denison Kitchel Residence
Phoenix, Maricopa County, AZ

NARRATIVE DESCRIPTION

SUMMARY

The Denison Kitchel residence is typical of the late evolution of the Monterey style. The residence is two-story and the plan is irregular. Exterior walls are sheathed in brick, stucco, and wood siding, and the roof is covered in red terra-cotta Spanish tiles. The house was built in Los Alamos, a relatively rural enclave in central Phoenix, Arizona. The property is similar in character to several others in its subdivision, although few are of the Monterey style. The site is provided with a great deal of open space and plenty of mature landscaping. The house, along with three modern outbuildings and other features including a pool and tennis court, is set back well away from Sherran Lane, the private drive that serves neighborhood residents. While the house has had some modifications to the interior and one sensitive addition to the side, the exterior retains its original flavor and design intent of its architects with little alteration.

DESCRIPTION

The Denison Kitchel residence occupies part of a large, four-acre parcel in the Los Alamos neighborhood of Phoenix, approximately three miles northeast of downtown. At the time it was built in 1941, the subdivision was on the outskirts of Phoenix's developed area. Los Alamos was developed with custom estate homes, generally on large, well-landscaped parcels reflecting the rural image of its location. As the city grew, the surrounding areas were developed with urban Ranch style subdivisions typical of Phoenix's development after World War II, but Los Alamos remained as a rural enclave within the sea of higher-density development.

The Kitchel residence property is one of the largest in the neighborhood. It is near the eastern end of Sherran Lane, the private drive which occupies an easement along the south edge of the property. The parcel is irregularly shaped, with maximum overall dimensions of 495 feet by 472 feet. The borders of the property are defined by decorative iron-and-masonry fencing and mature landscaping. Large areas of the site at the east side and the southwest corner are given over to grass-surfaced open space. The house itself is set at the center of the parcel, with a tree-lined drive approaching it from Sherran Lane at an angle which aligns with the facade.

The main house is of the Monterey style, a substyle of the Spanish Colonial Revival style. The Monterey style was popular in Phoenix beginning in the 1930s and continuing for some time after World War II. The style evolved from the Hispanic-influenced Anglo houses of the central California coast region. Important identifying features of the style are a two-story plan, with a projecting second-story balcony. The roof is typically side-gabled and extends over the balcony. In the later years of the style, many elements of the then-developing Ranch style were integrated with the Monterey form, particularly the

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Continuation Sheet**

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

irregular, linear plan.

The Kitchel residence is two stories in height, with brick walls at the first floor and stuccoed or wood-sided walls at the second floor. The floor plan is irregular, and the roof form combines gables and hips in an informal arrangement covered in Spanish tile. Fenestration is steel casement windows with canvas awnings. Original false wooden shutters on west and south windows have been removed, and the awnings added. The entry facade, which faces west, is divided both horizontally and vertically into various parts. The entry is off-center, recessed under a second-story balcony porch. The porch is shaded with a shed extension of the main side-gabled roof. North of the entry is a one-story wing, with a one-story addition which projects into the front yard. The addition is rectangular, of red brick construction with a Spanish tile hipped roof to match the original house. South of the entry, the exterior wall projects out to be flush with the overhanging balcony. The second floor above is sheathed in 1 x 10 channel rustic wood siding, appearing as if a portion of the traditional Monterey second-story veranda had been enclosed at some time in the distant past. Still further south, a front-facing ell terminates the implied porch with a stuccoed, second-story front-facing gable. First floor materials remain brick. All exterior brick was originally painted, but has now been exposed.

The south elevation is similarly broken up into several pieces. The first-floor garage at the west end originally featured a large, single garage door. This door has been removed and infilled with brick and French doors. The mass of the garage extends in front of the second-story living space, and is covered with a shed roof. The second story is simple, with stuccoed wall surfaces and two steel casement windows. The roof is gabled to the west and hipped to the east. The eastern half of this facade is divided into a second story roof deck/porch and a stairway with a decorative stepped railing at the first floor. The porch is surrounded by a wooden railing with vertical balusters. The wall sheathing within the porch area is wood siding.

The east facade faces a large rear yard, and is again composed of many features. At the south end, the second floor corner porch is visible, adjacent to a shed-roofed room with wood siding. As on the main facade, the wood-sided portions are intended to appear as if they are additions to an earlier house. Below the porch is the stuccoed kitchen area and a modern barbecue. This part of the kitchen was originally a screened utility area, but it has long been enclosed. The central feature of the east facade, north of the porch, is a large, projecting wing with a hipped roof. The first floor is brick and the second floor is stucco. The steel casement windows at this facade are unadorned, except for a curious corner window at the first floor of the projecting wing. This window is accented with a sweeping metal roof and projecting brick base. To the north side of the wing, a first-floor sun room enclosed with French doors supports a second-story open porch. The sun room was originally a screened porch with wood siding above the screens, but this has been altered to the French doors with stuccoed wall surfaces. A steel spiral stair has been added, descending from the second floor porch. The northernmost part of the facade steps back from the plane of the sun room, and is a one story brick mass with a central steel casement window terminated on the

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

end by the chimney. A landscaped courtyard north of this room largely obscures the brick walls and hipped roof of the room addition beyond.

The north facade is of minor importance to the overall composition in comparison to the others. Portions of the sun room, porch, and front and rear wings are visible from the north. The central feature is the brick chimney mass, placed at the center of the first story roof gable and terminated with decorative brickwork at the cap. The brick walls of the addition connect to the west side of the original central wing of this facade.

Major interior spaces at the first floor include an entry, living room, dining room, kitchen, den, bath room, sun room, office, and family room. The office is accommodated in the north room addition, and the family room in the enclosed garage. The floor plan is much more typical of later Ranch style homes than of the Period Revival homes of the 1920s and 30s. The rooms appear more or less randomly placed along either side of the central hallway. The only alterations to the interior layout at the first floor, other than the addition and the enclosure of the garage, is the expansion of the kitchen into the formerly-screened utility area and the hallway. (Refer to the attached floor plan for a summary of additions and alterations.)

A stair to the second floor is placed in the entry. Four bedrooms, for master, child, guest, and maid were provided, together with three bath rooms. Several changes have been made to the master bedroom suite, including a direct connection to the former child's bedroom and enlargement of the sleeping area into the master bath and dressing areas of the original plan.

A steep concrete stairway descends from the original garage area to a small basement storage room. The room was apparently intended for future installation of an air conditioner, which was never installed in the basement.

In general, the interior finishes have been altered throughout. The original red-concrete floor at the first floor remains under wall-to-wall carpeting and other floor materials. Much of the woodwork at the first floor has been stripped and refinished, exposing the original stained wood. Original doors remain in place, except where alterations have resulted in their relocation. Woodwork at the second floor is painted. The wood flooring is covered over.

The grounds contain three outbuildings, a pool, and a tennis court, in a generously-landscaped setting. The tennis court is tucked into the northernmost arm of the irregular parcel, obscured from view of the house by a tall hedge. The pool is located between the tennis court and the house. The pool is roughly rectangular, with brick edging and surrounded by a low, black iron fence atop a stuccoed masonry wall. The pool appears to date from the 1950s.

The guest house, also built in the 1950s, was built to the north of the main residence. It is roughly square

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

in plan, one story high, with stucco walls and a low-pitched, hipped Spanish tile roof. The guest house was remodelled in the 1980s to more closely match the exterior detailing of the main residence.

The three-car garage is south of the main residence, connecting to the driveway area. Two large garage door openings face the main house. The masonry walls are covered with stucco, and the hipped roof is sheathed in Spanish tile. The original garage appears to have been built in the late 1950s as a two-car unit. It was expanded to the present three-car configuration in the mid-1980s.

South and east of the house, nearest to Sherran Lane, is the tack room and stable, used today as a storage room and workshop. This small, rectangular building is of wood frame construction with wide wood siding and a low-pitched gable roof covered in asphalt shingles. The exterior sheathing materials are modern replacements. This structure is visible from the street through the fence, but is screened from the house by landscaping.

Mature plants form a major part of the setting on the site. Landscape elements include pine trees, palm trees, citrus trees, olive trees, oleanders, and many other species of trees, shrubs, vines, and ground covers. Landscaping is used to define pathways, screen buildings from each other, provide shade, and screen views from off-site. In general, the landscaped site reinforces the lush, "California" character of the Monterey style house.

INTEGRITY

Although the exterior has been subject to numerous minor alterations and a room addition since original construction, the Denison Kitchel residence retains the essential forms and design intent of its architects. The location, size, and detailing of the room addition is subordinate to the overall design and has no appreciable impact on the principal views of the important facades. Enclosures of screened areas has been accomplished in a sensitive manner which retains the open character of the original screens. The enclosure of the garage has changed its appearance, but not of a magnitude which significantly alters the overall character. Removal of the false wooden shutters and paint from the brick have also changed the house's appearance in only minor ways.

On the interior, although alterations have been made to the spatial layout, the character and arrangement of the spaces within is intact. Original floor finishes are intact under modern floor coverings.

CONTRIBUTING ELEMENTS

Denison Kitchel residence

NONCONTRIBUTING ELEMENTS

Garage
Guest house
Tack room/stable

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Denison Kitchel residence is considered eligible for the National Register under Criterion C as a rare and significant example of the pre-World War II residential architecture of prominent architects Royal W. Lescher and Leslie J. Mahoney. Primarily known for their commercial and public buildings, Lescher and Mahoney executed occasional residential designs during the 1930s and continued in the years before WWII. The Second World War put an abrupt end to architect-designed residential construction in Phoenix, and styles after the war shifted to the ubiquitous Ranch plan. The Kitchel residence is perhaps the best of the immediately pre-war designs in Phoenix, expressing as it does the emphasis on Revival style designs which predominated in Phoenix during this period. Lescher and Mahoney worked extensively in this style for their commercial and public designs, and the Kitchel house is a significant representation of the Monterey style in a residential building. It is considered a rare example of this type of architecture by Lescher and Mahoney since the firm completed few residential designs in comparison to their other work.

HISTORICAL OVERVIEW AND SIGNIFICANCE

Construction of the Denison Kitchel Residence

Completed in 1942, the Kitchel residence was the family home of Denison and Naomi Kitchel until the Kitchels sold the property in 1981. Denison Kitchel, a well-known attorney who specialized in labor law, centered his practice in Phoenix and helped to establish the prominent Phoenix law firm of Evans, Kitchel and Jenckes. A life-long Republican, Kitchel served as Barry Goldwater's presidential campaign manager in 1964 and later assisted President Gerald Ford as the chairman of the U.S. Legal Services Corporation. In addition to his legal writings, Kitchel authored two books on political subjects.

Denison Kitchel was born on March 1, 1908, in Bronxville, New York, the son of William Lloyd Kitchel and Grace (Wheeler) Kitchel. William L. Kitchel was the senior partner in the New York law firm of Cadwalader, Wickersham and Taft. Denison Kitchel attended preparatory school at Saint Paul's School in Concord, New Hampshire from 1920 to 1926 and took his Bachelor's degree at Yale University in 1930. In 1933, he received his law degree from Harvard University. In August of that same year, he moved to Arizona and joined the firm of Ellinwood and Ross in Phoenix. In March of 1934, he was admitted to the Arizona Bar and until the Fall of 1935 he practiced in the southern Arizona mining town of Bisbee. In Bisbee, Kitchel became familiar with labor law and began to make it a specialty of his practice. By 1938, Ellinwood and Ross accepted Kitchel as a partner. The firm went through various name changes and has

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

emerged today as Evans, Kitchel and Jenckes.

With his professional career in place, Kitchel began to devote time to his family life. On April 22, 1941, he married Naomi M. Douglas, daughter of mining magnate Walter and Margaret (Bell) Douglas. The couple's first son, James Douglas Kitchel, was born on January 17, 1942. In preparation for this event, the Kitchels then started to think about a home for their family. On July 14, 1941, Denison and Naomi Kitchel purchased a twenty-acre parcel from Dr. Earle W. and Mary C. Phillips. The Kitchels selected an area of Phoenix east of 28th Street which was developing into an area of exclusive homes. Walter P. and Ruth Sherrill and Howell S. and Josephine Randolph first settled in the area during the mid-thirties, giving their names to Sherran Drive.

In 1941, the Kitchels contracted with the architectural firm of Lescher and Mahoney to design their new home. Assigned commission number 1026 by the firm, the Kitchels selected a two-story Monterey style design. Lescher and Mahoney architect Arthur H. Wahlman, who drafted the plans in September of 1941, worked for the firm from 1929 until its sale in 1975. The house was completed by February of 1942, just in time for the arrival of James Douglas Kitchel. Phoenix Shade and Linoleum furnished venetian blinds and Armstrong linoleum for the house. Ora Hopper completed the plastering. Union Rock and Materials Co. and Arizona Sand and Rock did the cement work.

Denison Kitchel had little time to enjoy his new home. In the spring of 1942, he joined the Army as a first lieutenant at Williams Field in Mesa, Arizona. The base commander soon appointed Kitchel to the post of judge advocate. Kitchel then received orders overseas and spent the duration of the war as an intelligence officer. Upon his return, Kitchel resumed his law practice and settled into life at home. A second son, Harvey Denison, was born on October 4, 1945.

Over the next few decades, Denison Kitchel emerged as one of the outstanding authorities on labor law and cultivated clients in mining corporations and financial institutions. Kitchel remained active in political circles as well, and in 1964 assisted his close friend Barry Goldwater during his run for the presidency. In 1963, Kitchel published a book on the problems posed for the United States by participation in the World Court, entitled Too Grave a Risk (New York: William Morrow). In 1974, Kitchel assumed the post of chairman of the Legal Services Corporation, after receiving his nomination from President Gerald Ford. In 1978 Kitchel published a second book, examining the importance of the Panama Canal to the United States, titled The Truth About the Panama Canal (New Rochelle, New York: Arlington House). Although Kitchel remained active, he became "of counsel" to Evans, Kitchel and Jenckes in 1976 and gradually began to lessen the demands of his law practice. The Kitchels sold the property in 1981 to Donald J. and Annegrethe Christensen and moved into smaller quarters in Scottsdale. In 1983, the current owner, Rodney W. Wattis, acquired the property.

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

The Architectural Firm of Lescher and Mahoney

The Kitchels' selection of the architectural firm of Lescher and Mahoney to design their home is both unusual and understandable. It is unusual since the firm specialized in commercial and public buildings and completed few residential works. It is understandable because Lescher and Mahoney operated under a pragmatic approach to architecture which stressed the importance of the client's needs over the architect's ego. In a 1981 interview, Leslie J. Mahoney summarized the firm's approach: "We didn't have any preconceived ideas of design. We would sacrifice design for business because I was a commercial architect." Despite Mr. Mahoney's modesty, many of the firm's designs are today considered excellent examples of Neo Classical and Revival styles.

The senior partner in the firm, Royal W. Lescher, was born August 12, 1882, in Galesburg, Illinois. He moved with his family at an early age to Carpinteria, California, and in 1902 graduated from Throop Polytechnic Institute, now the California Institute of Technology. After graduation, Lescher worked for the Pacific Electric Railway Company of Los Angeles under the direction of E.S. Cobb, a bridge engineer. In 1904, Lescher relocated to Buffalo New York where he worked for an architectural firm. After four years, on September 1, 1908, Lescher moved to Phoenix, Arizona, to work with Thornton Fitzhugh, one of Arizona Territory's leading architects.

For Fitzhugh, Lescher helped with the design of the First Federal Savings and Loan Association building on West Adams, the territorial prison at Florence, a ward at the territorial hospital, and the Chandler Courts in Mesa. An enterprising young man, Lescher would often ride his bicycle to Mesa to check on the construction progress. For the ride home, he put his bike in the baggage car and rode the train. After working for Fitzhugh for two years, in 1910 Lescher determined to start his own practice. He purchased the office equipment of architect W. A. Bleisner and opened his door to business on his own.

As his first project, Lescher entered a design competition for the West End School. The school district wanted to spend no more than \$2,500 including architectural fees for a two-room school house. True to form, Lescher rode his bicycle to the school board meeting to present his sketches. He persuaded the board to accept his design, then got a ride back to town from a competitor who had a horse and buggy. Following this first commission, Lescher received two other school design jobs - a school building for the Littleton District in Cashion and a two-room addition to the original Murphy School. Over the years, Lescher and his associates became the leading designers of school buildings in Arizona, designing elementary or high school buildings in every county in Arizona and in most every community in the state.

After the three small school jobs, in 1911 Lescher received his first big commission to design the Woman's Club of Phoenix, at a cost of \$16,500. In 1913, his expanding practice led Lescher to take in John Rinker Kibbey as a partner. The firm now became Lescher and Kibbey. Significant Lescher and Kibbey buildings

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Continuation Sheet**

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

included the Mohave County Courthouse (National Register listed), the Globe High School, Gilbert Elementary School (NR listed), Florence Union High School (NR listed), and Aspen Hall in Phoenix.

The increasing number of larger commissions led Lescher to expand his firm once again. In 1917, twenty-five year old Leslie J. Mahoney joined the firm. Born January 21, 1892, the son of a building contractor in De Soto, Missouri, Leslie J. Mahoney traveled widely with his father during his childhood. He studied liberal arts at Santa Clara College in California. When a friend wrote that he was leaving his job with Lescher and Kibbey because Phoenix was too hot for his taste, Mahoney said he would take his place. He wrote Royal Lescher and asked for \$50 in train fare to come to Phoenix. After a short time, Mahoney was taken in as a partner and the firm became Lescher, Kibbey, and Mahoney. In 1923, Kibbey succumbed to the lures of California and the firm became Lescher and Mahoney. It remains under the same name today.

From 1923 until the firm was sold in 1975, Lescher and Mahoney were both prolific and path breaking. Mahoney kept careful track of each job; when he retired the firm's list of jobs totaled 2,541. Over 19,000 of the firm's drawings are preserved at the Arizona Historical Foundation's archives in Tempe. The firm designed most major public and institutional buildings in Phoenix through the 1950s and designed buildings throughout the state. The vast majority of their early work centered on public buildings such as schools, courthouses, and hospitals. After 1930, their major projects shifted to commercial commissions, primarily in Phoenix. The firm worked in numerous styles, conforming to the trends of the time. Major buildings in the early years were predominantly Neo Classic in style. By the mid-twenties the firm's work shifted toward Spanish Colonial Revival and Mission Revival forms, often retaining the formality and symmetry associated with the preceding Neo Classic and Renaissance Revival forms. During this shift to Revival styles, the firm became more active in commercial buildings. This is best represented by the Spanish Colonial Revival Orpheum Theater (1929). Their pragmatic approach to architecture and their design versatility served them well as predominant styles changed. Their stylistic shift continued with the Moderne style Title and Trust building (1931) and was essentially complete with the International style Hanny's building (1947).

The skill with which Lescher and Mahoney executed their designs has resulted in many of their civic and commercial buildings being listed in the National Register of Historic Places. These include:

Woman's Club of Florence
Keating Building, Florence
Popular Store, Florence
Florence High School
Arizona Citrus Growers Association Warehouse, Phoenix
Knights of Pythias Building, Phoenix
Hanny's Department Store, Phoenix

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Continuation Sheet**

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Denison Kitchel Residence
Phoenix, Maricopa County, AZ

J.T. Whitney Funeral Chapel, Phoenix
Title and Trust Building, Phoenix
Orpheum Theater, Phoenix
Pay-N-Takit store #23, Phoenix
Pay-N-Takit store #5, Phoenix
Alhambra School Auditorium, Phoenix
Brophy College Chapel, Phoenix
John G. Whittier School, Phoenix
Cartwright School, Phoenix
Temple Beth Israel, Phoenix
Downtown Post Office, Phoenix
County-City Administration Building, Phoenix
El Zaribah Shrine Auditorium, Phoenix
B.B. Moeur Activity Building, Tempe
Peoria High School
Mesa Municipal Building
Webster School, Mesa
Gurtlers Professional Court Building, Mesa
Mohawk Valley School, Roll
North Hall, Northern Arizona University, Flagstaff
Prescott High School, Prescott

Major commissions by Lescher and Mahoney in Phoenix not listed in the National Register (many since demolished or too recent to list) include:

Good Samaritan Memorial Hospital
St. Joseph's Hospital
Veteran's Hospital
Blue Cross and Blue Shield Building
Phoenix Newspapers Building
St. Mary's High School
Arizona House of Representatives and Senate Wings
Veterans Memorial Coliseum
Central United Methodist Church
Phelps-Dodge Building
Mountain States Telephone and Telegraph
Borden Company
Carnation Company
YMCA Building

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**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 10

Denison Kitchel Residence
Phoenix, Maricopa County, AZ

Arizona State Building
Sky Harbor Airport Terminal One
Bekins Van and Storage Building
Maie Bartlett Heard School
KTAR Studios

Lescher and Mahoney began as a four-person office in the early twenties. Mahoney drafted, Lescher ran the business, and a draftsman and apprentice assisted. Lescher held Arizona architects registration certificate #5. By 1952, the firm employed sixty-five people, filling the 10th and 11th floors of the Title and Trust Building. Lescher died in 1957, the victim of a stroke. Mahoney continued to work until he sold the firm in 1975. He died in 1985 at the age of 93.

Pre-World War II Residential Architecture of Lescher and Mahoney

Despite their heavy emphasis on civic and commercial work, Lescher and Mahoney also designed residential buildings. However, these designs were much fewer in number. Still, the firm had a pragmatic approach to design. They were committed to useful compromise in design and did not scorn what some might consider lesser projects. In 1981, Mahoney recalled that he had designed garages, septic tanks, boiler rooms, stables, ticket offices, and even a chicken coop. Records at the Arizona Historical Foundation archives reveal that during the thirty year period from 1912 to 1942, the firm completed 196 residential commissions (this includes additions and alterations). As a comparison, in the twenty years from 1920 to 1940, Lescher and Mahoney designed 132 school buildings in Arizona, including eighty elementary schools, thirty-one high schools, sixteen college buildings, and five stadiums.

While many of the firm's civic and commercial buildings have been recognized for their architectural significance, very few of the firm's residential designs have been identified. For the most part, this is because of the rarity of their residential designs. Despite this lack of recognition, Lescher and Mahoney were an instrumental influence in residential design during the depression and pre-World War II period in Phoenix.

From the mid-1930s to the involvement of the United States in World War II, the Monterey (California style) and French Provincial Revival styles became popular in Phoenix. Revival styles of lesser popularity included Spanish and Mediterranean Eclectic modes and Pueblo Revival styles. A strong Moderne style element was present as well.

These property styles are associated with an expansion of residential construction during the second half of the decade of the thirties, sparked in part by New Deal recovery programs. In later years, the economic expansion fueled by the gathering war clouds in Europe generated new home construction. Crucial to the

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increase in home building was the National Housing Act of 1934 that created the Federal Housing Administration (FHA). This Federal agency insured private lenders against loss on new mortgage loans. FHA also encouraged better construction standards along with easier financing. The result was an upswing of residential construction nationwide. Residents of Phoenix had the additional advantage of an ardent local supporter of the FHA program. Walter Bimson of Valley National Bank quickly saw that the Federal program was a means to increase the business of his institution. Bimson actively boosted the FHA program in Phoenix and spurred lending and home construction in the Valley.

Phoenix residents received a second benefit in that these homes were well designed. Leslie J. Mahoney served as the statewide supervising architect for the FHA program in Arizona. In 1936, the architectural firm of Lescher and Mahoney designed three demonstration houses for the FHA program in the Willo neighborhood of Phoenix. All three properties were identified in the Willo-Alvarado historic property survey and are now listed in the National Register of Historic Places. Lescher and Mahoney designed the three demonstration houses in the California Monterey style.

Lescher and Mahoney used the demonstration project as an opportunity to hone their skills on the Monterey style and residential designs. The physical characteristics of this style include a long side gabled central mass intersected by an offset gabled ell. Roof coverings are clay tile, wood, asphalt, or asbestos shingles. Eaves are often left exposed, soffitted, or terminated at the wall with cornice molding. A focal window at the gable wall is normally a simple rectangular opening with side lighted steel casement sash. Facade windows often are decorated with false wood shutters in battened or louvered designs. A veranda along the side gabled wall is common, usually supported by wood posts and detailed with stickwork designs suggestive of southwestern ranch homes. Doors are paneled or batten.

Although the three Willo homes are good representatives of the Monterey style, they are modest in size and scale. As the economy improved, Lescher and Mahoney began to receive commissions for larger houses from owners with more money to spend, such as the Dr. E.B. Pease residence. This home, listed in the National Register as part of the Encanto-Palmcroft Historic District, was designed by Lescher and Mahoney in 1941. Not of the Monterey style, the Pease residence is an example of other styles that Lescher and Mahoney pursued during this period, in this case, French Provincial Ranch.

The Kitchel House represents the culmination of the Monterey architectural style in the pre-War period. By early 1942, Lescher and Mahoney had elevated their design to an art form and the Denison Kitchel residence is an example of the refinements to the style which the firm had mastered. It is also the last of its type, and thus a rare example. In 1940 Lescher and Mahoney had seven residential commissions; in 1941 nine (including the Kitchel residence); and in 1942 just one. Restrictions on building construction and materials availability due to World War II led to a drastic reduction in residential home building. Government housing was an exception of course, but the construction of architect-designed homes came to a near halt. After the war, styles shifted away from Revival styles to the common Ranch form. The

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Denison Kitchel residence, designed and constructed during the height of the architect's skill and familiarity with this style, is now a rare example because it was essentially the last of its kind constructed. While there are other Monterey style homes in Phoenix, few exhibit the refined techniques and design skill of Lescher and Mahoney. The Kitchel residence remains a rare and significant example of the residential architecture of this prominent firm.

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National Park Service

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VERBAL BOUNDARY DESCRIPTION

That part of TRACT "B" of Los Alamos as recorded in Book 119 of Maps, Page 41, Maricopa County Recorder, situated in the North half (N1/2) of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section Twenty-six (26), Township Two (2) North, Range Three (3) East of the Gila and Salt River Base and Meridian, Maricopa County Arizona more particularly described as follows:

BEGINNING at the Southwest corner of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence North 01 degrees 06 minutes 50 seconds East along the West line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 263.05 feet to the Northwesterly corner of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence East along the North line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 156.00;

run thence South 01 degrees 06 minutes 50 seconds West along a line that is 156.00 feet East of and parallel to said West line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 156.05 feet;

run thence South 35 degrees 59 minutes 20 seconds West a distance of 92.67 feet;

run thence South 01 degrees 06 minutes 50 seconds West along a line that is 103.00 feet East of and parallel to said West line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 32.00 feet to a point on the South line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence West along said South line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 103.00 feet to said Southwest corner of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. and the POINT OF BEGINNING.

That part of TRACT "B" of Los Alamos as recorded in Book 119 of Maps, Page 41, Maricopa County Recorder, situated in the North half (N 1/2) of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section Twenty-six (26), Township Two (2) North, Range Three (3) East of the Gila and Sat River Base and Meridian, Maricopa County Arizona more particularly described as follows:

Beginning at the Southwest corner of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence East along the South line of the said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 103.00 feet to a point on a line that is 103.00 feet East and parallel to the most Westerly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R., said point being the TRUE POINT OF

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BEGINNING;

run thence North 01 degrees 59 minutes 20 seconds East along said line that is 103.00 feet East of and parallel to the most Westerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 32.00 feet;

run thence North 35 degrees 59 minutes 20 seconds East a distance of 92.67 feet to a point on a line that is 156.00 feet East of and parallel to said most Westerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence North 01 degrees 06 minutes 50 seconds East along said line that is 156.00 feet East of and parallel to said most Westerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 156.05 feet to a point on a Northerly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence East along said Northerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 20.49 feet to a point on a Westerly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence North along said Westerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 76.00 feet to a point on a Northerly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence East along said Northerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 74.00 feet to a point on a Westerly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence North along said Westerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 133.00 feet to a point on the most Northerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence East along said most Northerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 150.00 feet to a point on a Easterly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence South along said Easterly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 133.00 feet to a point on a Northerly line of said TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence East along said Northerly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 86.85 feet;

run thence South 01 degrees 11 minutes 07 seconds West a distance of 145.03 feet;

run thence East a distance of 6.15 feet to a point on the most Easterly line of TRACT "B" of Los Alamos,

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B. 119, P. 41, M.C.R.;

run thence South along said most Easterly line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 24.00 feet;

run thence West a distance of 110.00 feet;

run thence South a distance of 170 feet to a point on said South line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R.;

run thence West along said South line of TRACT "B" of Los Alamos, B. 119, P. 41, M.C.R. a distance of 282.60 feet to the TRUE POINT OF BEGINNING.

The East 110.00 feet of the South 170.00 feet of TRACT "B", Los Alamos, as recorded in Book 119 of Maps, Page 41, Maricopa county Recorder, situated in the North half (N 1/2) of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section Twenty-six (26), Township Two (2) North, Range Three (3) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Except the South 25 feet of TRACT "B", Los Alamos, which is granted to the City of Phoenix by Easement dated April 26, 1989.

BOUNDARY JUSTIFICATION

Boundaries coincide with historic and present legal ownership property lines.

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Section Number _PHOTOS_ Page 18

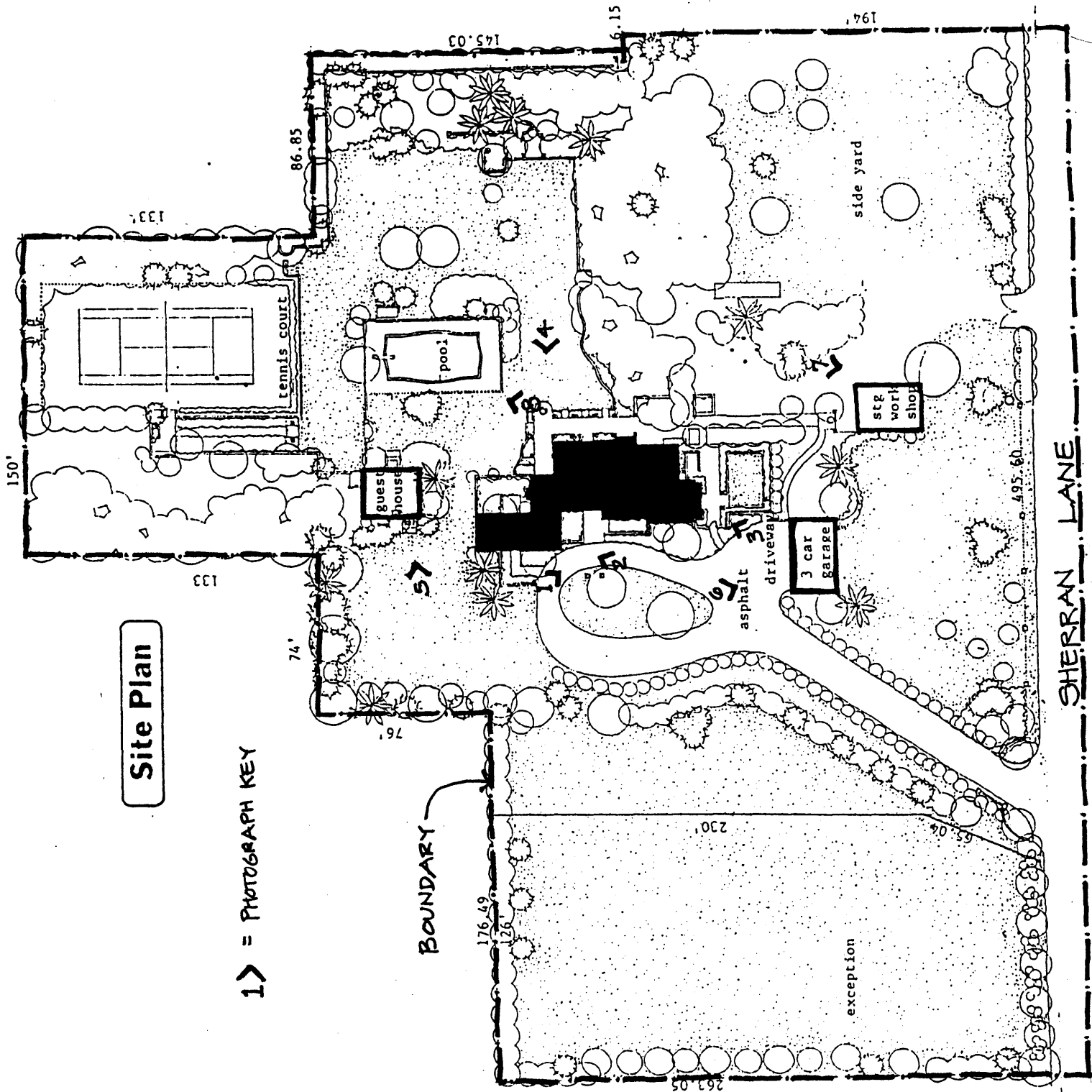
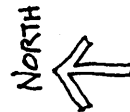
Denison Kitchel Residence
Phoenix, Maricopa County, AZ

PHOTOGRAPHS

The following information is the same for all photographs:

Photographer: Robert G. Graham
Date: September 2, 1993
Location of Original Negatives: Ryden Architects
645 N. Fourth Avenue, Suite A
Phoenix, Arizona 85003

Photo #	View to
1	SE
2	NE
3	NE
4	W
5	E
6	S
7	SW
8	NE
9	SE
10	E
11	SE



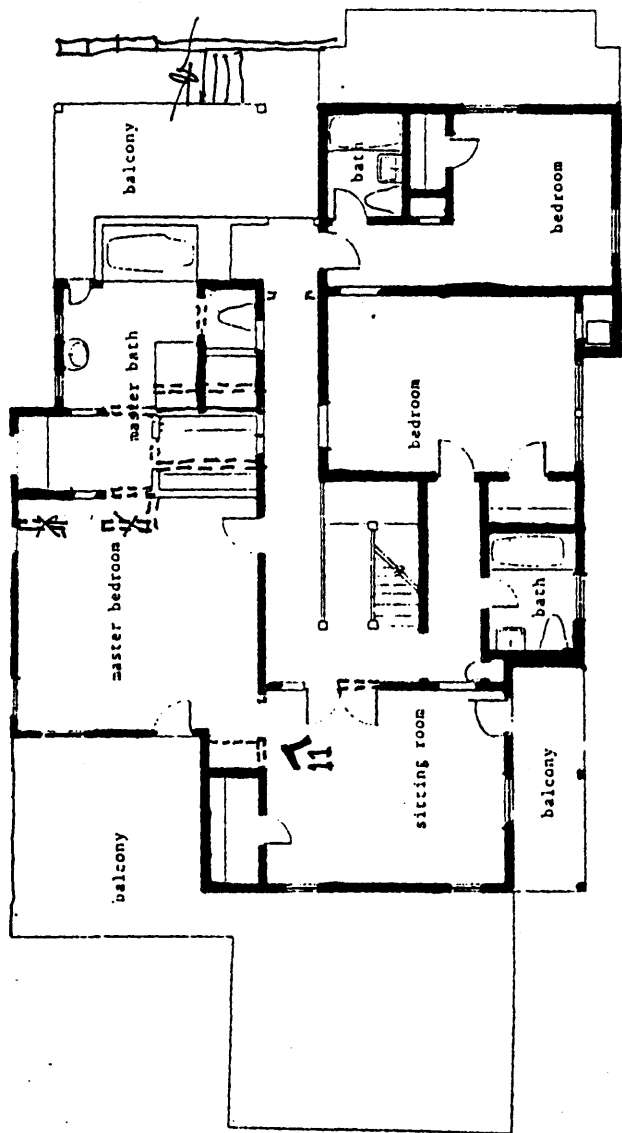
Site Plan

➤ = PHOTOGRAPH KEY

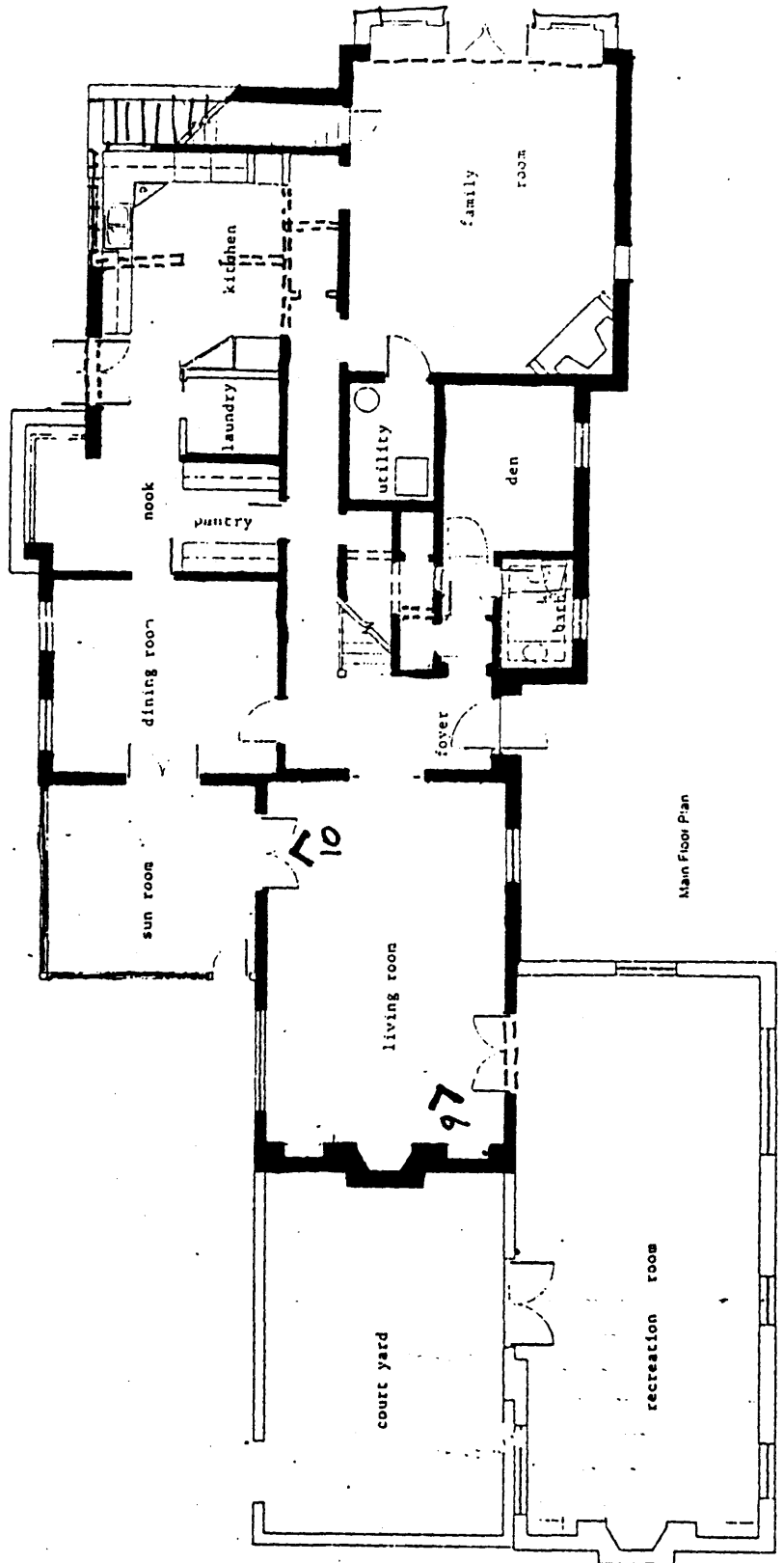
BOUNDARY

SHERRAN LANE

DENISON KITCHEL RESIDENCE
PHOENIX, MARICOPA COUNTY, ARIZONA



Second Floor Plan



Main Floor Plan

10 > = PHOTOGRAPH KEY

DENISON KITCHEL RESIDENCE
 PHOENIX; MARICOPA COUNTY, ARIZONA

Floor Plan