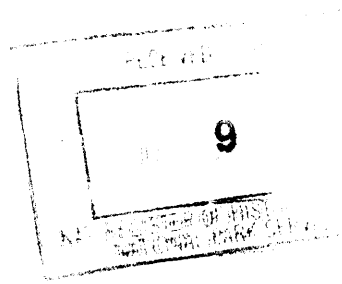


United States Department of the Interior
National Park Service



901

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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional 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 Rancho Arroyo
other names/site number Lucille's Blessing

2. Location

street & number 6737 North 20th Street not for publication
city or town Phoenix vicinity
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 of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally.
(___ See continuation sheet for additional comments.)
James W. Garrison Arizona
Signature of certifying official Date 24 JULY 2003
ARIZONA STATE PARKS
State or 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 commenting or other official Date
State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this 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): _____

Signature of NPS official E. Beall Date of Action SEP 12 2003

5. Classification

Ownership of Property (check as many as apply)	Category of Property (check as many as apply)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	3	_____ building(s)
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	_____ site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structure
	<input type="checkbox"/> object	_____	_____ object
		4	0 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
N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
Domestic/single dwelling	Domestic/single dwelling
Landscape/garden	Landscape/garden
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Early 20 th Century Revival/Pueblo	foundation concrete
_____	walls adobe bricks; stucco on exterior, plaster on interior
_____	roof built-up (wood & rolled fiberglass
_____	other other (wood vigas & lintels)

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

See Continuation Sheets

Rancho Arroyo
Name of Property

Maricopa County, Arizona
County and State

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 a 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)

Criterion C: Architecture

Period of Significance

Criterion C: 1926 (original construction)

Significant Dates

Criterion C: 1926 (original construction)

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Attributed to H.H. Greene of Phoenix

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

See 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:

Arizona Preservation Foundation

10. Geographical Data

Acreage of Property One acre

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

1	<u>12</u>	<u>403670</u>	<u>3711000</u>	3	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	<small>Zone</small>	<small>Easting</small>	<small>Northing</small>		<small>Zone</small>	<small>Easting</small>	<small>Northing</small>
2	<u> </u>	<u> </u>	<u> </u>	4	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	<small>Zone</small>	<small>Easting</small>	<small>Northing</small>		<small>Zone</small>	<small>Easting</small>	<small>Northing</small>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet.

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

11. Form Prepared By

name/title	<u>B. Michael and JoNell Dann</u>			date	<u>April 14, 2003</u>
organization	<u>Owners</u>			telephone	<u>(757) 253-9845</u>
street & number	<u>Current Mailing: 311 Archer's Mead</u>				<u>Or (202) 514-6446</u>
city or town	<u>Williamsburg</u>	state	<u>VA</u>	zip code	<u>23185</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Map: USGS map (7.5 or 15 minute series) indicating the property's location.

Photographs: Early (circa 1930 and 1940) black and white photographs of property and buildings
Current (June 2003) black and white photographs of buildings and garden.

Additional items: Site Map of Property
Sketch of Garden
Article, Burba-Trulsson, Nora, "Lucille's Blessing," Phoenix Magazine (January 1997)
(history of property, its residents and the 1996-97 restoration)

Property Owner

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

name/title	<u>B. Michael and JoNell Dann</u>			telephone	<u>(757) 253-9845</u>
street & number	<u>Current Address: 311 Archer's Mead</u>				
city or town	<u>Williamsburg</u>	state	<u>VA</u>	zip code	<u>23185</u>

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 the 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 Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>1</u>	name of property	<u>Rancho Arroyo</u>
				county	<u>Maricopa</u>
				state	<u>Arizona</u>

Section 7: Description, Narrative Description:

Rancho Arroyo is a Phoenix, Arizona, residence consisting of three well-preserved adobe buildings—a main house, guesthouse and garage—that are excellent examples of early 20th Century Pueblo Revival architectural style. All three structures were originally constructed in the mid-1920s on virgin Sonoran Desert land several miles from then downtown Phoenix, only about ten years following Arizona’s admission to the Union. Left relatively undisturbed for the first seventy years, the houses were lovingly and painstakingly restored in 1996 by its current owners. The buildings are nestled in an award-winning acre-sized garden of desert cacti and succulents. Rancho Arroyo is adjacent to Piestawa Peak, one of the two most prominent mountains in the Phoenix area. A natural desert wash, or arroyo, originating at the mountain, runs next to the property, giving rise to the property’s historic name, “Rancho Arroyo.” (Early photos 1 and 3)

The buildings are constructed of adobe bricks made of mud, water and straw that are set on a poured concrete slab. The sixteen-inch thick walls are sculpted in a manner typical of the period, their rounded corners turning into doors and windows. The exterior gray-green stucco blends with the garden cacti and other plants. All window frames are painted a complementary green. Numerous rough-hewn wood vigas extend from all of the parapet walls surrounding the flat, built-up roofs. Prominent wood lintels cap every window and door. Rough-sawn exterior doors with original wrought iron fixtures open onto covered and open patios, which extend the living space into the desert. (Current photos 1 through 12 and 15)

All of the patios are made of poured color-integrated concrete and match the colors of the interior floors of the building they serve—brick red adjacent to the main house and green just outside the guest house. The two covered patios off the main house are constructed of the same log beam construction found inside. Adobe walls, one of which features a sculpted opening for viewing Piestawa Peak, enclose the north patio on three sides. Access to the paths and garden and cross-ventilation is provided by two entrances to the patio. The large open patio, which opens to the south off the living room, features a beehive fireplace. The covered portion of the south patio off the kitchen is open at both ends for ventilation and easy access to the garden to the west. A built-in storage closet is located there, next to the kitchen door. All of the patios are connected to each other and adjoining buildings by dirt paths bordered with native rock. (Current photos 6, 7 and 8)

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Upon entering the main house and guest quarters, one steps onto scored, colored concrete floors that extend throughout both buildings. The smooth plaster interior walls, exposed beams and plank ceilings are painted a soft off-white. A large segmented window opens onto the garden from the living room, in between the two doors leading to the front and rear patios. The living room also contains a large beehive fireplace. French doors lead from the living room to the large open patio to the south. All interior doors and their hardware are original, the doors made from rough-sawn wood planks. All other windows are double-hung sash windows, painted to complement the walls. Both residences feature original period electrical fixtures. (Current photos 9 through 12 and floor plan)

One of the principal focal points of the main house is a large (18 by 12 inches) supporting beam decorated with painted Native American symbols, artwork that is at least 50 years old. The decorated beam separates the living room from the dining area. (Current photo 12) The galley-style kitchen is entered off the dining room, as is the master suite. The latter consists of a large master bedroom with a sitting area and two closets. The large bathroom is connected with the bedroom via a short hallway that also leads to a laundry room.

The guesthouse is connected to the principal house by the south patios and paths. The guesthouse continues the themes of the main house, both in its external and internal appearance, with one major exception. The scored concrete floors are green in color instead of red. The log beam ceiling is supported by walls of exposed adobe bricks painted white in the interior. (Current photo 15) The main room provides ample space for sleeping and sitting. Leading off the large main room is a small dressing room, a full bathroom and a small kitchen.

The large garage has two automobile bays and a good-sized room for tools and storage. Heavy wood plank doors with original hammered wrought iron hardware enclose one of the bays. (Current photo 16) The interior walls are unfinished adobe bricks; the exterior is stuccoed. (Current photo 17) Log beam and plank ceiling is repeated in the garage. The only change made to the garage during the recent restoration was to pour a color-integrated concrete floor over the dirt to create storage space in the enclosed vehicle bay.

The two residences, in turn, are connected to the adobe garage by paths and a gravel driveway. A site plan, which depicts the three buildings in relation to each other and on the acre lot, is attached. The seventy-seven year-old structures are surrounded by an acre of Sonoran Desert cacti, trees and other vegetation, augmented by a few non-indigenous species. Dirt paths cut through the natural desert landscape of creosote bushes and other cacti--prickly pear, saguaro, barrel, pincushion and other varieties, including a rare albino ocotillo with white blossoms. (See Current photos 18 through 23 and Sketch of Garden)

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The story of Lucille, her two husbands, Bill and Bert, and Rancho Arroyo is told in a 1997 article, entitled "Lucille's Blessing," that appeared in the Phoenix Magazine. (A copy of the article is enclosed. The "young couple" and "new owners" referred to in the article are JoNell and Michael Dann.) A bit of that history is necessary in order to understand just how pristine the buildings and garden were when the current owners acquired the property in 1995.

In the early-1940s, the homestead and the surrounding ten acres of desert were sold by its original owners to William Zachary Smith, one of the state's first registered architects, and his wife, Lucille Blessing Smith. Since Phoenix was expanding in their direction, the Smiths acquired an additional ten acres of adjacent land for investment purposes and to serve as a buffer for the couple's residence. The Smiths sold all of the land, except the one acre now home to Rancho Arroyo, in the 1960s for residential development. The couple enclosed the buildings and surrounding acre with a gated six foot cedar fence that served both to protect the owners' privacy and keep this historic home and desert oasis a relative secret for half a century. The Smiths and, later, Lucille and her second husband, carefully maintained Rancho Arroyo for over 50 years. Neither the buildings nor the garden suffered from deterioration due to vandalism or neglect. As reported in "Lucille's Blessing," noted Scottsdale architect said about Rancho Arroyo, after seeing it for the first time, "I never even knew this place existed. It's well hidden, and it's one of the few adobe homes that has been left intact here in the Valley."

During the first two years of their stewardship, the Danns brought the water, sewer, and electrical systems up to code and rehabilitated the exterior of the main residence under the direction of Scottsdale architect John Douglas, AIA, who was chosen for his expertise in historic preservation. The shared goal of the project was to restore the house to its original condition. The histories of the house and garden were researched using earlier photographs and through oral histories from Lucille and Mrs. Dann, who had lived in the guesthouse for three years starting in 1965 and had remained very close to Lucille and her two husbands. Early photograph 2, taken in the late 1930s, is the earliest known illustration of the main house. (The small structure behind the parked automobile is the original adobe doghouse, which still stands.) This and other early photos and the oral histories served as the baseline data for the architect and contractor. (Early photos 1 through 3)

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**NATIONAL REGISTER OF HISTORIC PLACES
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state Arizona

The interior plaster was repaired and the finish of the colored concrete floors renewed. All of the original doors, door hardware and lighting fixtures were able to be reused. The large living room window looking onto the south patio was removed and replaced with two French doors to match the original mullion patterns. (Early photos 2 and 3) The large living room window looking onto the south patio was removed and replaced with two French doors to match those clearly visible in the 1930s photo of the house. The large original window in the living room that faces the garden was also replaced with a match. The large beam bearing painted Native American symbols, which divides the living and dining rooms, was so well preserved that it did not require any attention. (Current photo 12)

Improvements were also made to the desert garden under the direction of noted desert landscape designer, Nancy Wagner, of Phoenix. A large, mature ironwood tree was acquired and planted to provide shade for the patio off the living room. Two large barrel cacti were moved from remote locations in the garden to places near the house, but no other vegetation was disturbed

Before her death at 95 years of age, the current owners promised Lucille that they would preserve the unique and historic nature of Rancho Arroyo. In December 2002, the Danns created a conservation easement on the property and donated the easement to the Arizona Preservation Foundation, an Arizona non-profit organization whose primary purposes include the preservation and conservation of sites and buildings of national, state and local historical and cultural significance. The future preservation of Rancho Arroyo was thus assured.

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Section 8: Narrative Statement of Significance

Rancho Arroyo, a single-family home built in the mid-1920s of adobe bricks, is a remarkably well-preserved, outstanding example of a Pueblo Revival style rural estate in Phoenix. Thus, it is significant under National Register Criterion C. The property was named in the early 40s by the Smiths, who enjoyed exploring the large desert wash ("arroyo" in Spanish) that cut across their acreage from the mountain just to the property's north. Later, in the late 70s and early 80s, Lucille's second husband, botanist Hubert Earle, used the name "Rancho Arroyo Publishing Co." for his published works on cacti of the American Southwest. (Early photos 1 through 3)

Located in what is now north central urban Phoenix, Arizona, at the base of Piestawa Peak, the three buildings are surrounded by an acre of native Sonoran Desert habitat augmented by a few other species added by Hubert Earle, then-director of the Desert Botanical Garden in Phoenix. The main house, guest house and detached garage and garden reflect an attitude once taken towards dwellings in the Arizona desert, when it was common to have a home composed of multiple buildings connected by exterior spaces of natural habitat.

Pueblo Revival was popular in the Southwest between 1900 and 1940 and was inspired by a combination of Native American pueblos and buildings constructed by Spanish colonists in Mexico. The basic structure, used by Native Americans for centuries, consisted of thick adobe walls capped by flat roofs. Once the dominant feature of the pueblo village, the idea was subsequently adapted for single-family homes by the Spanish. They used sun-dried adobe bricks for the walls and covered them with a thin protective layer of mud, stucco, or plaster.

Rancho Arroyo exhibits almost all of the defining characteristics of the Pueblo Revival Style:

- Multiple buildings connected by exterior spaces
- Single story of staggered rectangular forms
- Massive, rounded walls with earthy gray-green stucco exterior (not painted)
- Multiple flat roofs at different levels
- No roof overhang
- Low rounded parapets
- Spouts, or scuppers, in parapet walls for roof drainage
- Rounded asymmetrical facades
- Rough-hewn vigas projecting from parapets
- Deep door and window openings

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- All windows (except picture window in living room) all straight-headed, simple double hung
- All windows and doors (interior and exterior) crowned with heavy timber lintels
- Hewn wooden beams inside and out and supporting posts (patios)
- Small, covered front and rear portals that blend with main building
- Beehive corner fireplaces (living room and south patio)
- Heavy wood entry doors and rough-sawn wood plank doors throughout interior
- Exposed log ceiling beams in all rooms and over covered patios

(Current photos 1 through 17)

The original architect is believed to have been H.H. Greene of Phoenix, who was well known for designing local adobes. Although no documentary evidence has been found to prove that Rancho Arroyo was a Greene project, three reasons exist for the shared belief. First, William Z. Smith, himself a registered architect, owned the property from the early 1940s until his death in 1966. He told the current owner, JoNell Dann, that the original architect was a local man named "Green," or "Greene." Second, Scottsdale architect John Douglas, who has restored or designed additions for at least two Phoenix adobes that were known to have been designed by Greene and who was in charge of the restoration of Ranch Arroyo, believes that Greene was the original architect. Last, an expert on Phoenix architectural history has stated to the present owners that in all probability Greene designed Ranch Arroyo.

The restoration embraced the home's history and returned it to a condition as close as possible to its original. The following architectural and preservation organizations have recognized Douglas' work at Rancho Arroyo:

- American Institute of Architects/Western Mountain Region, Merit Award, 1997
- American Institute of Architects/Arizona Chapter, Citation, 1997
- Governor's Award for Historic Preservation, Finalist, 1998
- Arizona Preservation Heritage Award, Finalist, 1998
- Valley Forward Association, Environmental Excellence Award, Preservation Category, 1997

In 1998, the American Garden Conservancy selected Rancho Arroyo's garden as one of "America's Best Private Gardens" and featured it in the Open Days Directory and public tour. A year later, the garden was placed on the Desert Botanical Garden's open house tour of outstanding local gardens.

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Bibliography

Burba-Trulsson, Nora. "Lucille's Blessing," Phoenix Magazine (January 1997).

Historic Homes of Phoenix: An Architectural & Preservation Guide. City of Phoenix: 1992.

McAlester, Virginia and Lee. *A Field Guide to American Houses* New York: Alfred A. Knopf, 1984

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 8

name of property Rancho Arroyo

county Maricopa

state Arizona

Verbal Boundary Description:

LEGAL DESCRIPTION

Sec/Lot 10 Township/Block 2N Range/Tract 3E
Beg at a Pt on W LI Lot 2/NW4 NE4/ 463.67' N of SW
Cor Lot 2 E 330' N 132' W 330' S 132' To POB

Boundary justification:

The nominated property includes the part of the original parcel now owned by the Danns and that includes the buildings/grounds historically associated with the property.

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Photograph Log

All photographs: Name of Photographer: B. Michael Dann (owner)
Date of Photographs: June 7, 2003
Location of Original Negatives: B. Michael Dann (owner), 311 Archer's Mead,
Williamsburg, VA 23185 (757) 253-9845

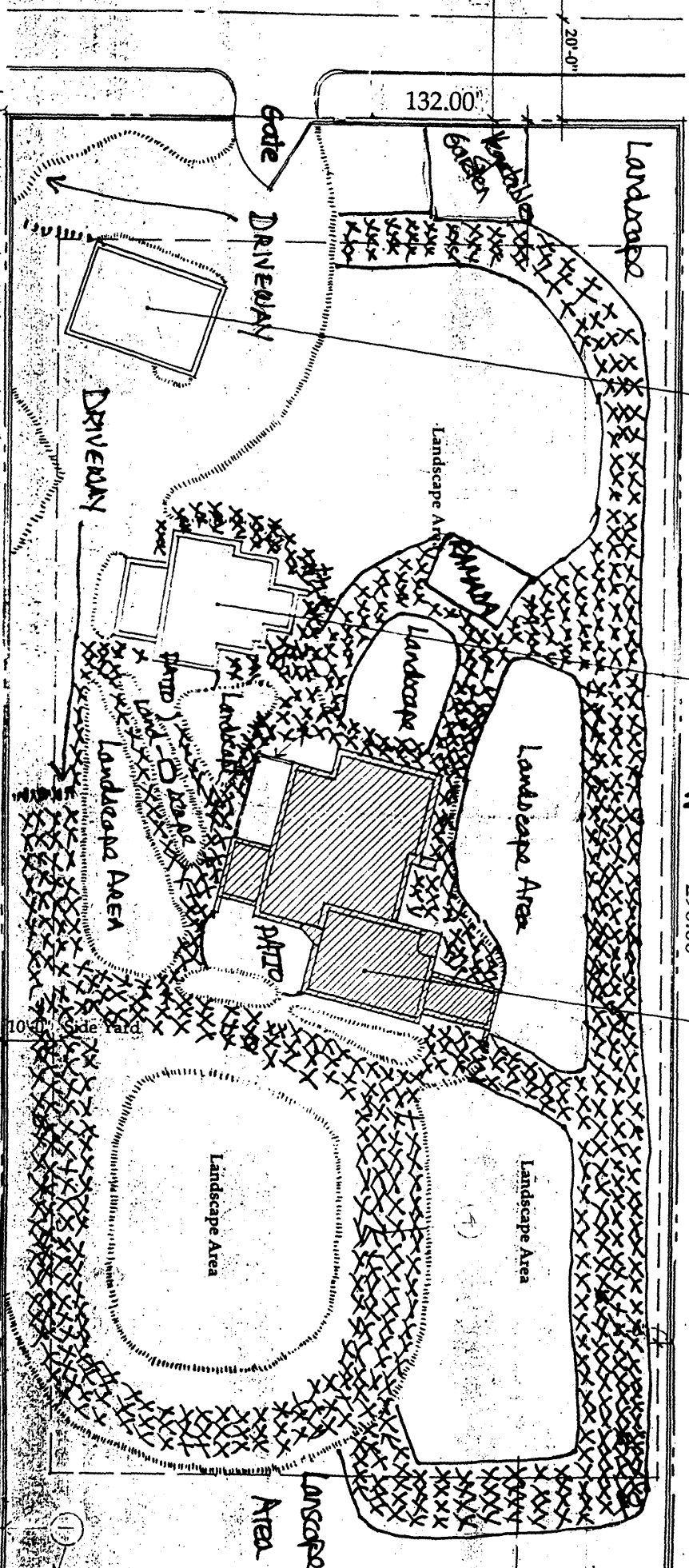
1. Main House—east exterior—camera pointed northwest
2. “ “ ---south exterior---camera pointed north
3. “ “ ---west exterior---camera pointed northeast
4. “ “ ---north exterior---camera pointed east
5. “ “ ---north exterior (detail)---camera pointed east
6. “ “ ---north covered patio—camera pointed northwest
7. “ “ ---south covered patio---camera pointed west
8. “ “ ---south covered patio---camera pointed northeast
9. “ “ ---interior (inside view of front door leading to north patio)---camera pointed north
10. “ “ ---interior doors and lintels---camera pointed southwest
11. “ “ ---interior (rough-hewn log beams supporting ceiling decking)
12. “ “ ---interior (main supporting beam with painted Native American symbols—pointed west
13. Guest House---south exterior—camera pointed north
14. “ “ ---east exterior and main entrance---camera pointed northwest
15. “ “ ---interior (adobe brick walls, log beams supporting ceiling decking)—pointed east
16. Garage---east exterior (doors with hammered wrought iron hardware)---camera pointed west
17. “ ---north exterior (entrance door and driveway of decomposed granite)---pointed west
18. Garden—east of house—Sonoran desert cacti and succulents—camera pointed west
19. “ ---north of garage---Sonoran desert cacti and succulents---camera pointed northwest
20. “ ---east of guesthouse and south of main house—camera pointed north
21. “ ---east of main house (rock-lined dirt path through garden)---camera pointed northeast
22. “ ---ramada constructed of juniper logs and ocotillo branches---camera pointed west
23. “ ---northeast of main house (golden barrel, totem and boojum tree)---camera pointed north


Early Photographs: All: Location of original negatives unknown

- No. 1 Aerial photo of Rancho Arroyo and surrounding area—taken in early 1940s—
taken by William Z. Smith
- No. 2 East exterior of main house—late 30s—camera pointed northwest—photographer
unknown
- No. 3 Southeast exterior of main house—1940s, camera pointed northwest—taken by
William Z. Smith

NORTH 20th STREET W

CALL TWO WORKING DAYS BEFORE YOU DIG
DESIGN



 Dendro's Paths
 (DIET or Compressed Decompressed Gravel)

Existing Garage

Existing Guesthouse

Existing Residence

Rancho Arroyo: Sketch of Garden

Rancho Arroyo
 Maricopa County, Arizona
 Site plan

DESIGN