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United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

## 1. Name of Property

Historic name: Hilvert, Fred G., House

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

Name of related multiple property listing: N/A

## 2. Location

Street & Number: 106 East Country Club Drive

City or Town: Phoenix State: Arizona County: Maricopa

Not for Publication:  Vicinity: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  local

Applicable National Register Criteria:

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

	<u>8/22/16</u>
Signature of certifying official/Title:	Date
<u>AZ STATE PARKS / SAHPO</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

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#### 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

10/11/14  
Date of Action

#### 5. Classification

##### Ownership of Property

- Private   
Public – Local   
Public – State   
Public – Federal

##### Category of Property

- Buildings   
District   
Site   
Structure   
Object

##### Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>3</u>	Buildings
_____	_____	Sites
_____	_____	Structures
_____	_____	Objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register N/A

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## 6. Function or Use

### Historic Functions

Domestic/single dwelling

### Current Functions

Domestic/single dwelling

## 7. Description

### Architectural Classification

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals/Mediterranean Revival

### Materials:

Principal exterior material of the property: cement plaster, cast stone, and ceramic tile

### Summary Paragraph

The Fred G. Hilvert House is located at 106 East Country Club Drive in Phoenix, Arizona. It is a large single-family residence built in 1929 and designed in the Mediterranean Revival Style. Characteristic of this style, the house features two-story massing, a tile roof with overhanging eaves, and multi-light casement windows; it also possesses a number of gothic cast stone features. Designed by the locally esteemed architecture firm of Fitzhugh and Byron, the house is located in the prestigious Phoenix Country Club and is a well-maintained example of its style with a high level of architectural integrity.

### Narrative Description

The Fred G. Hilvert House is located in the Phoenix Country Club, an upper class residential development in Phoenix, Arizona, that consists of a golf course, flanked on the south and west by mansions. Access to the homes at the country club is via Country Club Drive, which runs east and west, and north and south, from the southwest corner entrance where the clubhouse and parking are located.

Both East Country Club Drive and North Country Club Drive are twenty feet wide, narrow compared to the typical thirty-foot wide streets found in the adjacent subdivisions. Asphalt paving extends from the parking lot of the clubhouse to the end of the northerly drive, which is gated and restricted to residents. However, its easterly counterpart is open to the public and its original 1920s concrete pavement is intact. Rows of tall palms, planted in the 1920s, flank the narrow roadway and, accompanied by mature lawns, provide the streetscape with a historic feel.

Situated approximately halfway between the clubhouse and the eastern end of East Country Club Drive, the Hilvert House is located on a lot measuring 200 feet wide and 220 feet deep. The house has twenty-seven rooms and is over 11,000 square feet. A guest house and two detached garages, built in the 1990s, are also located on the property and are non-contributors to this nomination.

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The Hilvert House is a large, two-story residence, designed in the Mediterranean Revival Style with an irregular plan, concrete foundation, and partial basement. The roof is low-pitched with cross hips, clad in ceramic tile with wide, overhanging eaves, exposed rafters, and carved tail ends. The walls are hollow clay tile within a reinforced concrete skeleton, coated in cement plaster. The windows are a combination of wood fixed and casement, single and multi-light, the majority of which retain their original glazing. The front façade faces south to East Country Club Drive, is 124 feet long, and is set back approximately ninety feet from the street.

A polygonal bay window, which protrudes from the first floor of the front façade, has gothic influenced windows decorated with cast stone, reticulated molding, and a perforated parapet with quatrefoil lozenges. This gothic motif recurs in other locations on the front façade, including the tympanum above the recessed entrance door, the cast stone grills over bathroom windows, and the stained glass, gothic arched casement windows on the second floor, which provide light into a family chapel. Cast stone is also used for all of the historic windowsills. Wrought iron railing is positioned above window wells to the right of the entrance.

Also extending from the first floor façade is the shed roof of the maid's quarters, which is clad in ceramic tile with exposed rafters and carved tail ends, though with a shorter eave than the main roof. While other rectangular casement windows on the first floor have traditional cloth shed awnings supported by wrought iron ornamental spear-tipped arms, the casement windows of the maid's quarters do not. The maid's quarters have a separate entrance adjacent to the garage. This entrance, which faces to the east and, therefore, obscured from the street, is recessed with subtle ogee corners and a decorative lintel, which does not appear on the original plans. The door is offset with a transom window.

Unlike the house, the attached garage was built of brick, though it is also coated in cement plaster. The garage has a flat roof with a short parapet decorated with a cornice of cast stone, and a run molding of cement plaster creating a strip of Tudor arches. The garage was originally designed with three bays and two gothic arched entrances. During the 1980s, it was enclosed to create living space and later replaced by two, non-contributing garage buildings. The infill of the garage included replacing doors with wood casement windows and a French multi-light door. Due to the positioning of the house on the lot, the remainder of the east façade is not accessible, but consists of the original garage wall.

The west façade of the house provides a glimpse of the original sleeping porch on the second floor. The room, which is adjacent to the master bedroom, provided respite from the hot summer evenings prior to the advent of air conditioning. The sleeping porch originally had screened openings covered with canvas flaps that were later replaced with wood multi-light casement windows. A faux deck in the southwest corner of the second floor is also evident and trimmed with a cast stone cornice and stylistic run molding, similar to the original garage.

On the first floor, a casement window in the corner provides light into a guest room. A wrought iron grill covers a casement window to a bathroom, while two sets of casement

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windows provide light into the house's library. These two windows, though multi-light, are different in design from other windows in the house and are likely newer. The library also has an entrance to the rear of the house, which faces north and is not visible from the west façade.

A living room wing and loggia at the west end of the house dominates the rear façade. The living room is single story, but as tall as the house, and approximately thirty-seven feet long with symmetrically placed casement windows on the east and west walls. Also on the west wall is a brick chimney, coated with cement plaster with stylized run plaster swirls, which rises to the height of the house. At the north end of the living room is a large set of recessed, arched, multi-light windows within a faux voussoir gothic arch with a rose tympanum above a central pilaster, all of cast stone.

The shaft of the window pilaster is smooth with an ornate capital and is reminiscent of a Corinthian column. This design carries over into the south entrance of the loggia and its columns. The loggia, on the east side of the living room, has a flat roof with a parapet decorated with cast stone cornice and quatrefoils. The arches consist of three rings of brick incorporated into the hollow clay tiles and seamlessly covered in cement plaster. Though the plans note composite roofing material, the roof of the loggia is a deck, accessible by a door from the second floor. Under the loggia, double doors lead into the living room from the east. Another set enter the house from the north.

East of the loggia, the rear façade contains wood multi-light casement windows on both floors. Towards the west end of the house is a second floor balcony with wrought iron railing and double doors leading into the house. Below the balcony is another three-ring brick arch, which originally led into the house via a small porch. The porch was enclosed in the early 1980s with double doors that were custom fit into the original opening.

At the west end of the house is an addition extending from the rear of the enclosed garage, replacing a tool room, and constructed within what was originally a brick-walled laundry drying yard. The seven-foot wall enclosed the drying yard to prevent visibility from the golf course to the rear of the property. These modifications, also performed during the early 1980s, were likely in conjunction with the garage enclosure. The rear addition has a flat roof and large fixed windows making the change obvious, though it falls within the footprint of the drying yard. As part of this construction, double doors replaced a window in the rear of the garage.

While the interior has been modernized with a remodeled kitchen and bathrooms, there are key historic features worth noting. The ceiling of the dining room is vaulted with faux hammer beam trusses carved from mahogany (see figure 4). Mahogany was also used for the cornices in the dining room and in the chapel for the pews and faux beams in the vaulted ceiling.

A copious amount of Zenitherm was used on the floors and walls of the entry, eastern, western, and stair halls, and the chapel; it was also used on the floor of the dining room. Initially a product of the Structural Gypsum Company, Zenitherm was an imitation stone building material, made of an amalgam of wood with magnesite and other products

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compressed under high pressure. The product had both interior and exterior applications and, with a claim of thermal insulation and heat resistance, alleged to withstand temperatures of 1700 degrees Fahrenheit, Zenitherm was used in the lining of safes. While used in typically upscale residential properties, Zenitherm found a greater popularity in commercial buildings such as theaters and department stores. However, the material, which looked like stone, but could be worked more easily like wood and be installed by carpenters instead of masons, never caught on in Arizona.<sup>1</sup>

Diligent research has located only two residential buildings in Phoenix where Zenitherm was used. In addition to the Fred G. Hilvert House, the composite tile was also used in a house built for Mr. and Mrs. Frank Knappenberger in what is now North Central Phoenix. The Knappenberger House, like the Hilvert House, was a sizeable building when finished in 1930. In 1953, the house was incorporated into a strip mall and demolished a decade later.<sup>2</sup>

### **Integrity**

There have been changes to the lot since 1929. As with almost all of the properties in the Phoenix Country Club, the landscaping of the Hilvert House lot has also changed overtime. During the 1990s, a fifty-foot wide strip of land from the adjoining property on the west was annexed, allowing for the construction of a garage near the street and a two-story guesthouse in the rear of the property. In addition to enclosing the garage and expanding the living space into the drying yard, at the southeast corner of the property, another garage was built symmetric in its location to the west garage and located in front of the garage it replaced. The three buildings, though designed to be sympathetic to the Mediterranean Revival Style house, are non-contributors to the historic significance of this property.

The original lot layout provided a singular driveway to the original garage. With the enclosure of the garage and the advent of a guesthouse and two garages, the driveway was expanded to provide the necessary access to the more recent buildings. As with many of the homes at the Phoenix Country Club, the landscaping was always minimal, providing an unobscured view to the house from the street and only the original garage entrance is obscured by the eastern garage.

Within the house, while the kitchen and bathrooms have received upgraded cabinets and fixtures, the important details within the house, such as the mahogany beams and trusses and Zenotherm floors and walls, have been retained. With its high percentage of original design elements, the Fred G. Hilvert House remains a fine example of a large Mediterranean Revival Style luxury home and embodies the distinctive characteristics of this early twentieth century architectural style at the height of its popularity, as well as the artistic mastery of its designers.

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<sup>1</sup> *Craft Stone, Inc. v. Zenitherm, Co.* 22 F.2d 401 (3d Cir. 1927); *Fairmont News*, 8 September 1921, 1; *Pittston Gazette*, 1 September 1914, 2; and *Scranton Republican*, 30 September 1916, 11.

<sup>2</sup> "Ventilating Plant Keeps House Cool," *Arizona Republican*, 8 October 1930, 2.5 and "Store Site is Purchased," 19 April 1953, 4.10.

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## 8. Statement of Significance

### Applicable National Register Criteria

- 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

- 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

Architecture

### Period of Significance

1929

### Significant Dates

1929

### Significant Person

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Lee Mason Fitzhugh and Lester A. Byron, architects.

A. F. Wasielewski Construction Co., builders.

### Summary Paragraph xxx

The Fred G. Hilvert House is significant at the local level under Criterion C as a representative example of a large, single-family residence designed in Mediterranean Revival Style. Characteristic of this style, the house features: two-story massing; a tile roof with overhanging eaves; multi-light, casement windows; and gothic cast stone features.

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Located in the prestigious Phoenix Country Club, and designed by the locally esteemed architectural firm of Fitzhugh and Byron, the Hilvert House is an excellent representation of an early twentieth century architectural style at its peak in popularity. It retains a high percent of its original design elements that cohesively define its architectural character.

### **Narrative Statement of Significance**

The Fred G. Hilvert House is representative of the high style period revival architecture that was popular in Phoenix during the 1920s. Located within the Phoenix Country Club, the house was designed by the architecture firm Fitzhugh and Byron in the Mediterranean Revival Style. Sometimes referred to as the Italian Revival Style, the Mediterranean Revival Style appealed to those who wanted to continue the Italian classical tradition while suggesting a form that was picturesque and regional. To do so, the twentieth century revivalists looked to the Italian villa of the sixteenth century for the classic form and shape, which employed a symmetrical composition at the street level or at least a partial symmetrical façade. The basic form of the building was a single rectangular volume with smooth plastered walls, a low pitched and hipped roof, and a pronounced overhang.

Houses in this style are often two-story, with varied massing and projecting bays or wings. Courtyards were common, framed by the building, porches, balconettes, and the occasional verandas and/or loggias. Walls are usually plastered, and painted white. Openings are typically round and square arched, and may be elaborate. Windows are usually small paneled casement, but double hung are not uncommon. The Mediterranean Revival Style is also often extensively decorated with plaster or cast concrete columns, pilasters, urns, finials, and plaques.

The Mediterranean Revival Style was popular during the 1910s and 1920s in California and Florida, especially in communities near the ocean, but it also seemed to be well-suited to the deserts of the American Southwest and highly regarded by some of Phoenix's upper class citizens. Examples of Mediterranean Revival luxury homes in Phoenix listed individually on the National Register of Historic Places include:

- Judge Fred C. Jacobs House, a 4,000-square-foot rural estate home<sup>3</sup> located at 6224 North Central Avenue. Built in 1929 for Judge Jacobs, the house has a castellation topped, cast stone turret. The turret at the entrance with a recessed arched doorway, flanked by arched, stained glass windows.<sup>4</sup>
- Kinter K. Koontz House, a 4,400-square-foot rural estate home located at 7620 North 7th Street. The Koontz House was built in 1929 for prominent engineer Kinter K. Koontz.<sup>5</sup>

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<sup>3</sup> As defined by the Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959.

<sup>4</sup> Vincent Murray, *Judge Fred C. Jacobs House*, National Register of Historic Places Registration Form, 2011, 3.

<sup>5</sup> Vincent Murray, *Kinter K. Koontz House*, National Register of Historic Places Registration Form, 2011, 5.



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- Cline R. Asbury-Riney B. Salmon House, a 4,500-square-foot rural estate home located at 7801 North Central Avenue. Designed by Fitzhugh and Byron, the house was built in 1935 using adobe, with a cast stone, classical architrave framing the front entrance.<sup>6</sup>

While these rural estate homes are considered large, their size is typical for upscale homes in the Phoenix area, including those within the Phoenix Country Club, which have an average of 4,500 square feet. However, with over 10,000 square feet, the Fred G. Hilvert House dwarfs the majority of prestigious homes built during the 1920s in the Phoenix area. The Hilvert House also possesses a significantly larger number of well-preserved architectural features, such as the cast stone Gothic motifs, than most homes from its period.

### Fitzhugh and Byron

Architects Lee Mason Fitzhugh and Lester Arthur Byron were partners in one of the first architectural firms in Phoenix. The firm began in 1910 as Fitzhugh and Fitzhugh with Lee and his brother Thornton Fitzhugh, who had come from Los Angeles two years earlier to work on the new Territorial Prison. Byron joined the firm around 1919 and replaced Thornton as a partner two years later.

In addition to their work on the Hilvert and Asbury-Salmon Houses, Fitzhugh and Byron were locally renowned for their work on educational, commercial, medical, and religious buildings, and other luxury residences in Phoenix during the 1920s and 1930s. A number of these buildings are listed on the National Register of Historic Places as well, including:

- Dunbar School, a Second Renaissance Revival elementary school built in 1925 and located at 707 West Grant Street.<sup>7</sup>
- Lois Grunow Memorial Clinic, a Spanish Colonial Revival medical clinic built in 1931 and located at 926 East McDowell Road.<sup>8</sup>
- First Church of Christ Scientist, a Neo-Classical Revival church built in 1925 and located at 924 North First Street.<sup>9</sup>
- First Baptist Church, an Italianate church with Moderne overtones, built in 1930 and located at 302 West Monroe Street.<sup>10</sup>
- Rancho Joaquina House, a 6,700-square-foot Spanish Colonial Revival rural estate home located built around 1924 at 4630 E. Cheery Lynn Road.<sup>11</sup>
- Craig Mansion, a 3500-square-foot Spanish Colonial Revival home located in the Phoenix Country Club at 131 East Country Club Drive and built in 1927.<sup>12</sup>

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<sup>6</sup> Vincent Murray, *Cline R. Asbury/Riney B. Salmon House*, National Register of Historic Places Registration Form, 2010, 3.

<sup>7</sup> Jim Woodward, *Dunbar School*, National Register of Historic Places Registration Form, 1993, 7-8.1.

<sup>8</sup> "Lois Grunow Memorial Clinic," *Arizona State Historic Property Inventory*, 1985, 2

<sup>9</sup> Jim Woodward, *First Church of Christ Scientist*, National Register of Historic Places Registration Form, 1993, 7.1.

<sup>10</sup> James W. Garrison, James Woodward, Bill Garrett, and Cindy L. Myers, *First Baptist Church*, National Register of Historic Places Inventory-Registration Form 7.1.

<sup>11</sup> Cindy Myers, *Rancho Joaquina*, National Register of Historic Places Inventory-Nomination Form, 1984, 5.

<sup>12</sup> Mark F. Gasser, *Craig Mansion*, National Register of Historic Places Registration Form, 1992, 7.1.

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Outside Phoenix, the firm also designed the Spanish Colonial Revival Clark Memorial Clubhouse in Clarkdale, Arizona, which was built in 1926. The architects planned the building with Celotex (a fiberboard made with bagasse) used in the walls and ceiling of the gymnasium which, similar to Zenitherm, was considered state of the art at the time.<sup>13</sup>

Though Fitzhugh and Byron designed a substantial number of buildings in Phoenix, luxury homes represented only a small percentage of their oeuvre and, having succumbed to post World War II development, many are no longer extant. Consequently, the Hilvert House is one of a shrinking number of well-preserved, upper class residential properties designed by the firm. In addition to being the largest building in the Mediterranean Revival Style designed by the firm, it is also the largest residence. While there have been some alterations made to the house, it retains a high level of its architectural integrity and continues to represent the artistic mastery of its designers as well as embodying the distinctive characteristics of Mediterranean Revival architecture.

### Developmental History

Fred Gorgonius Hilvert was born in Cincinnati, Ohio, in 1887. The son of a German immigrant storekeeper, around 1905 Hilvert attained employment as a stenographer with the S. A. Gerard and Company, a Cincinnati produce packing company. Hilvert moved up the company ladder and relocated to Ordway, Colorado, where he was field manager during the 1910s. By the 1920s, he was vice president and general manager of the company and looking to move to Phoenix with his wife and family.<sup>14</sup>

In 1929, Hilvert and his wife Loretta purchased the east half of Lot 4 and the west half of Lot 5 in the Phoenix Country Club Place subdivision. They then hired the firm of Fitzhugh and Byron to design a home for them and their four daughters. To provide for the various needs of the family, the home came equipped with a nursery, basement playroom with stage, second floor chapel, and a sleeping porch off the master bedroom. Though the initial cost of the home was estimated at \$50,000 to \$60,000, the final cost was closer to \$100,000. A. F. Wasielewski Construction Company received the contract to build the home, agreeing to have it completed by December 15, in time for the Christmas holiday.<sup>15</sup>

The building of the Fred G. Hilvert House was heralded by the *Arizona Republican* newspaper as "palatial." In the Development section of its July 21, 1929 issue, the newspaper noted that it was "... one of the most elaborate in interior finishing and modern equipment to be erected in Phoenix and its environs in some time."<sup>16</sup>

While Hilvert continued in his position as vice president at S. A. Gerard Co., the company evolved into the largest cantaloupe distributor in the country. He left the company in 1936

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<sup>13</sup> Dorothy Benatz, *Clark Memorial Clubhouse*. National Register of Historic Places Inventory-Nomination Form, 1982, 7.2; "The Manufacture of Celotex from Bagasse," *Palm Beach Post*, 15 September 1921, 2.

<sup>14</sup> *Twelfth Census on the United States*. Washington D.C.: Department of Commerce, Bureau of Census, 1900; *Fourteenth Annual Census*. Washington D.C.: Department of Commerce, Bureau of Census, 1920; *William's Cincinnati Business Directory* (Cincinnati: Williams Directory Co., 1905, 789, (1906), 821, (1924), 831, and (1928), 861.

<sup>15</sup> "Warranty Deed," *Book of Deeds* (Phoenix: Maricopa County Recorder's Office, 1929), 225:454-455; "Plans Prepared for Palatial Fred G. Hilvert House," *Arizona Republican*, 21 July 1929, 12 and "Ground Broken for \$100,000 Residence of Fred Hilvert," 1 September 1929, 3.12.

<sup>16</sup> "Plans Prepared for Palatial Fred G. Hilvert House," *Arizona Republican*, 21 July 1929, 12.

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after thirty years of service and started a new, local company: Fred G. Hilvert Distribution. Hilvert passed away in the house in 1950. Loretta continued to live in the house until 1961, though her efforts to sell the house began in 1958. At the time, the house was advertised as "A Remarkable Renaissance Residence. With all of the Old World charm whose reproduction would be impossible at today's costs."<sup>17</sup>

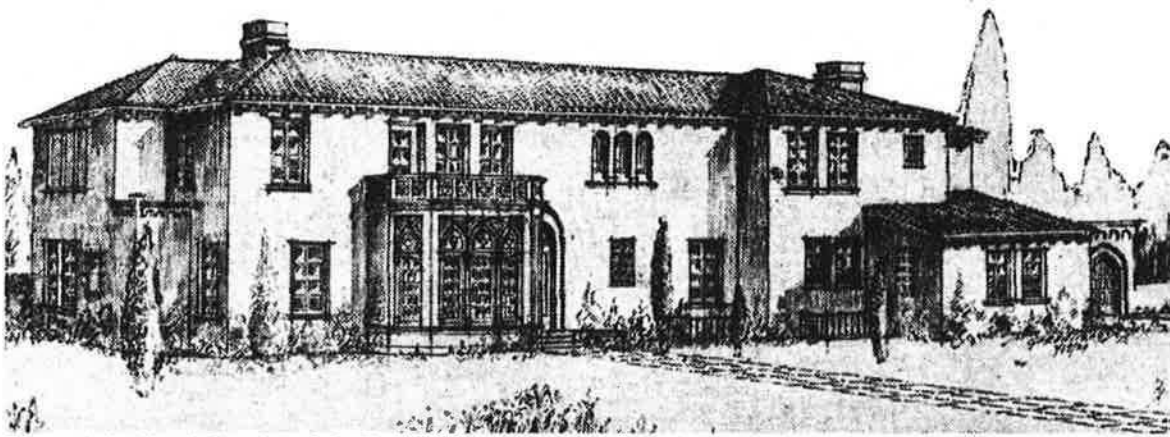


Figure 1. Architect's Drawing of the Fred G. Hilvert House. *Arizona Republican*, July 21, 1929.

## 9. Major Bibliographical References

### Bibliography

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\_\_\_\_\_. *Judge Fred C. Jacobs House*. National Register of Historic Places Registration Form, 2011.

\_\_\_\_\_. *Kinter K. Koontz House*. National Register of Historic Places Registration Form, 2011.

<sup>17</sup> *Arizona Republic*, 27 February 1958, 56.

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Murray, Vincent and Kevin Weight. North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959. National Register of Historic Places Multiple Property Documentation Form, 2010.

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*William's Cincinnati Business Directory*. Cincinnati: Williams Directory Co., 1906.

*William's Cincinnati Business Directory*. Cincinnati: Williams Directory Co., 1924

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Woodward, Jim. *Dunbar School*. National Register of Historic Places Registration Form, 1993.

\_\_\_\_\_. *First Church of Christ Scientist*. National Register of Historic Places Registration Form, 1993.

Previous documentation on file (NPS):

\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested

\_\_\_ previously listed in the National Register

\_\_\_ previously determined eligible by the National Register

\_\_\_ designated a National Historic Landmark

\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_

\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_

\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

Primary location of additional data:

State Historic Preservation Office

\_\_\_ Other State agency

\_\_\_ Federal agency

Local government

\_\_\_ University

\_\_\_ Other

Name of repository: \_\_\_\_\_

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

## 10. Geographical Data

Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_ Latitude: 33.481365N Longitude: 112.059166W

### Verbal Boundary Description

The boundary of the property includes the east half, plus fifty feet, of Lot 4 and the west half of Lot 5 and defined in the plat of Country Club Place recorded with the Maricopa County Recorder's Office, June 3, 1920.

### Boundary Justification

The boundary is that of the legal description of the parcel 118-20-005E as currently recorded with the Maricopa County Assessor's Office.

## 11. Form Prepared By:

Name/Title: Vincent S. Murray, Architectural Historian

Organization: Arizona Historical Research

Street & Number: 1155 East Bishop Drive

City or Town: Tempe State: Arizona Zip Code: 85282

Email: vince@azhistory.net

Telephone: (480) 829-0267

Date: August 11, 2016

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### Photograph Log

Name of Property: Fred G. Hilvert House

City or Vicinity: Phoenix

County: Maricopa County

State: Arizona

Photographer: Vincent S. Murray

Date Photographed: January 9, 2015

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

1. Front façade, facing north.
2. Front façade (stepped back), facing north.
3. Former garage, facing north-northeast.
4. Maid's quarters, facing west.
5. Southwest corner, facing northeast.
6. West façade, facing east.
7. Dining room west wall, facing east.
8. Dining room and loggia, facing south-southwest.
9. Rear façade and addition, facing south-southwest.
10. Rear addition, facing south.
11. East garage, facing east.
12. West garage, facing west-northwest.
13. Guesthouse, north-northwest.
14. Living room ceiling, facing south.
15. Dining room, facing east.
16. Stair hall, facing east.
17. West hall, facing west.
18. Chapel, facing southeast.
19. Chapel altar, facing east.

Hilvert, Fred G., House  
Name of Property

Maricopa County, Arizona  
County and State

### Maps



Aerial imagery provided by the Maricopa County Assessor's Office. Locational data provided by BING Maps.

Hilvert, Fred G., House  
Name of Property

Maricopa County, Arizona  
County and State

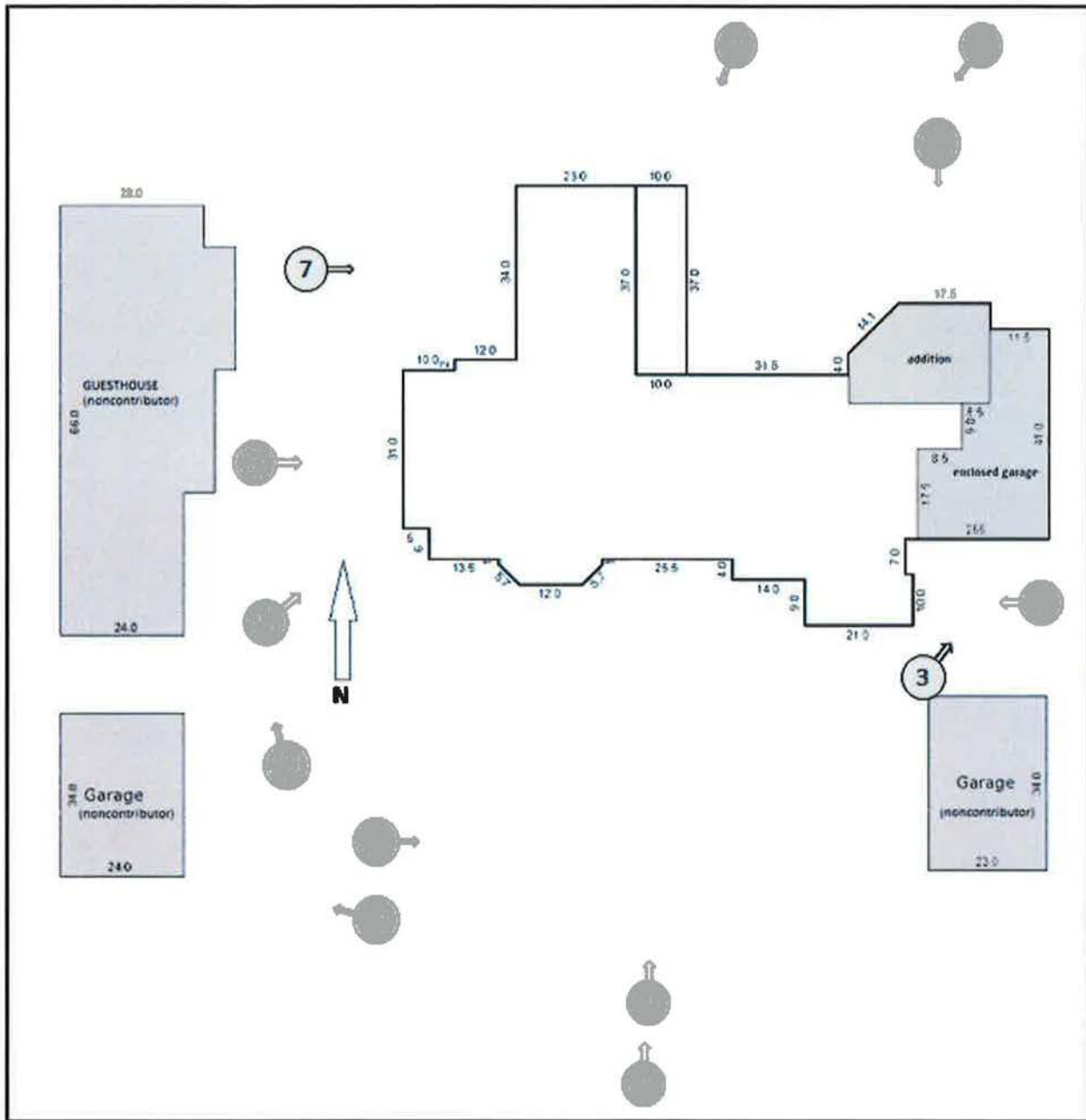


USGS Map Phoenix 7.5x7.5 2014. Arrow points to property.



Hilvert, Fred G., House  
Name of Property

Maricopa County, Arizona  
County and State



House plan with numbered photographs, based on dimensions provided by the Maricopa County Assessor's Office. Dimensions are in feet.

Hilvert, Fred G., House  
Name of Property

Maricopa County, Arizona  
County and State

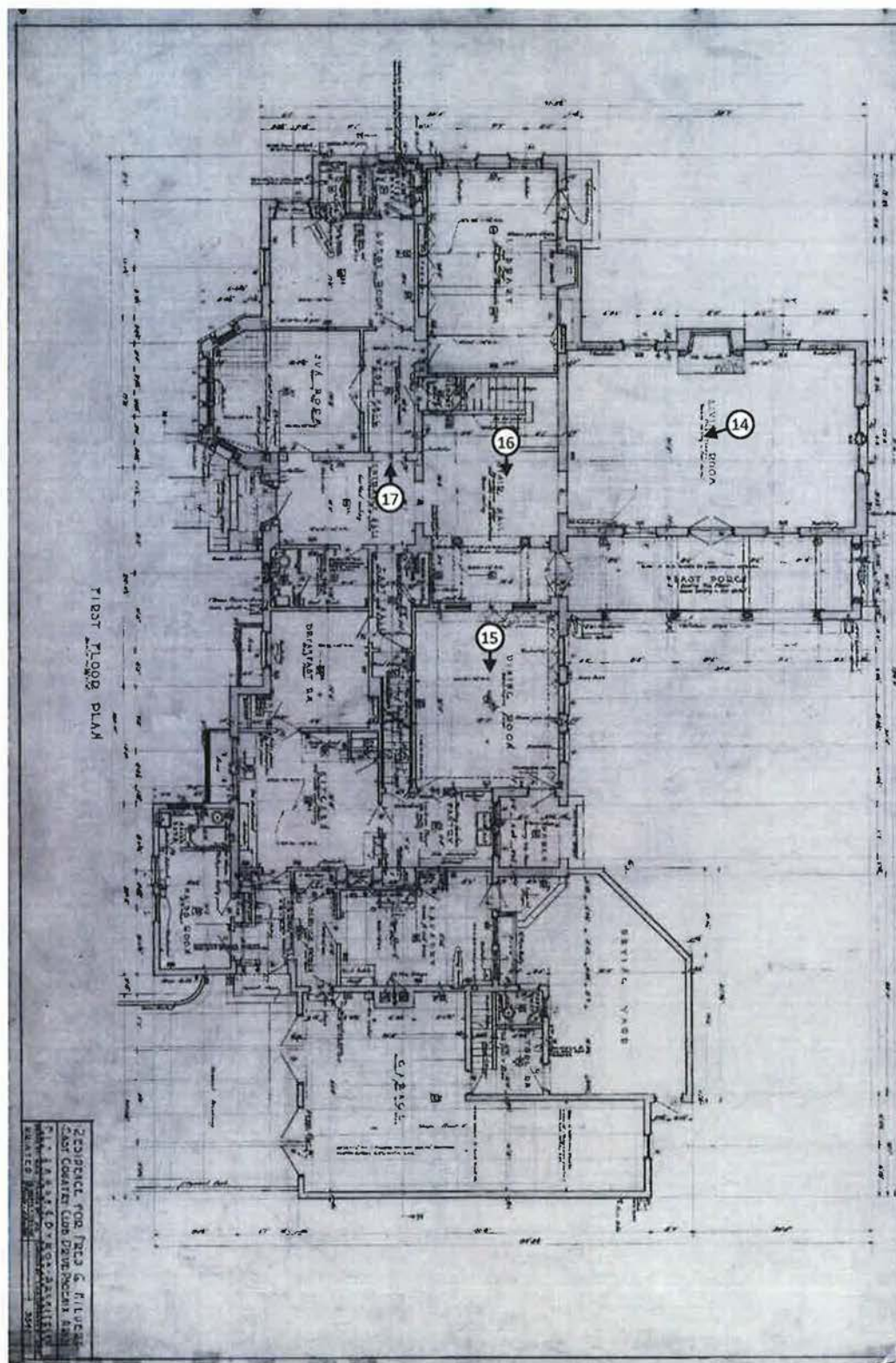


Figure 2. First floor plan. Residence for Fred G. Hilvert, East Country Club Drive. Fitzhugh & Byron Architects. Lescher and Mahoney Collection, Arizona Historical Society - Papago Park.

Hilvert, Fred G., House  
Name of Property

Maricopa County, Arizona  
County and State

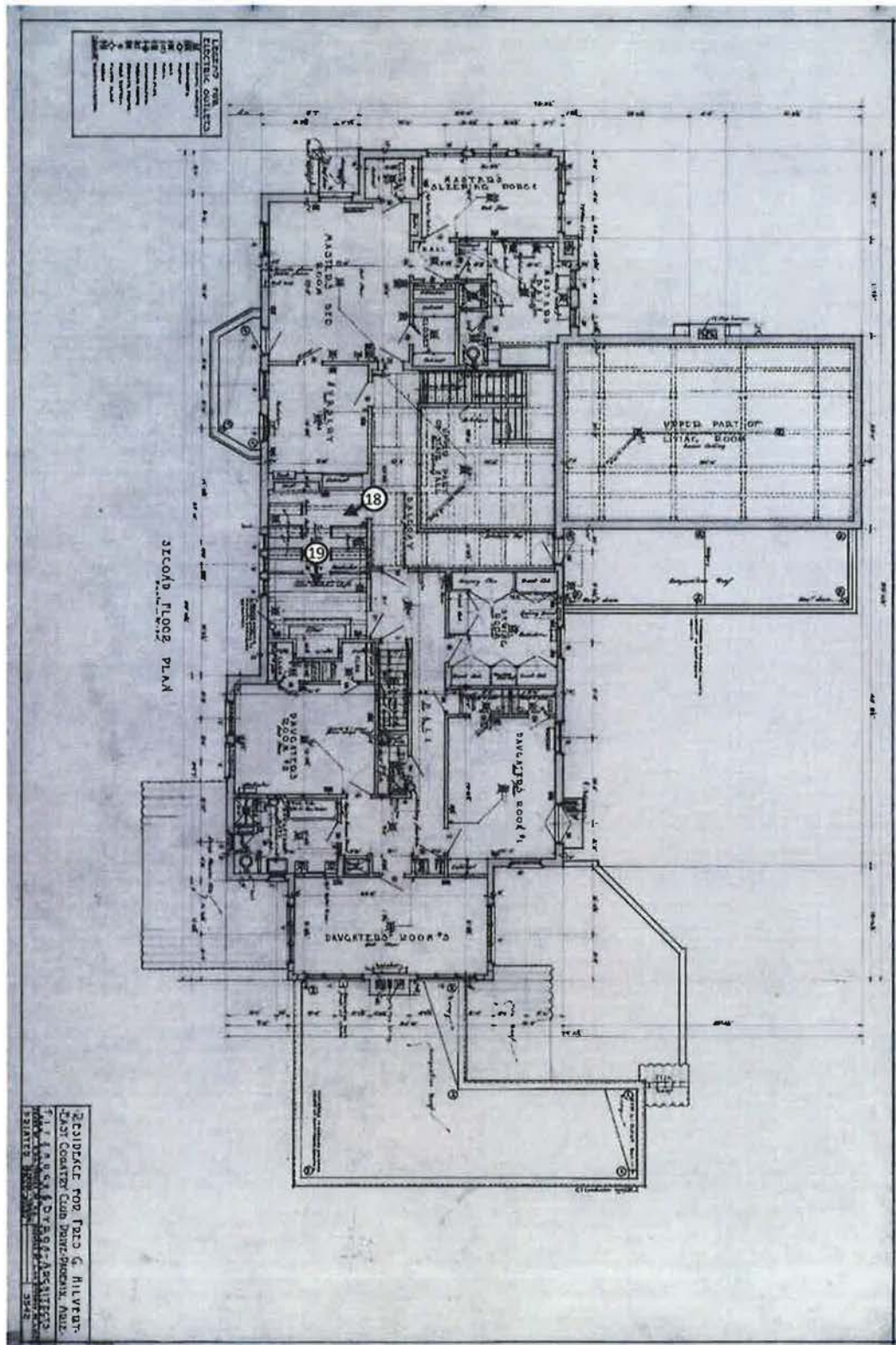


Figure 3. Second floor plan. Residence for Fred G. Hilvert, East Country Club Drive. Fitzhugh & Byron Architects. Lescher and Mahoney Collection, Arizona Historical Society - Papago Park.

Hilvert, Fred G., House  
Name of Property

Maricopa County, Arizona  
County and State

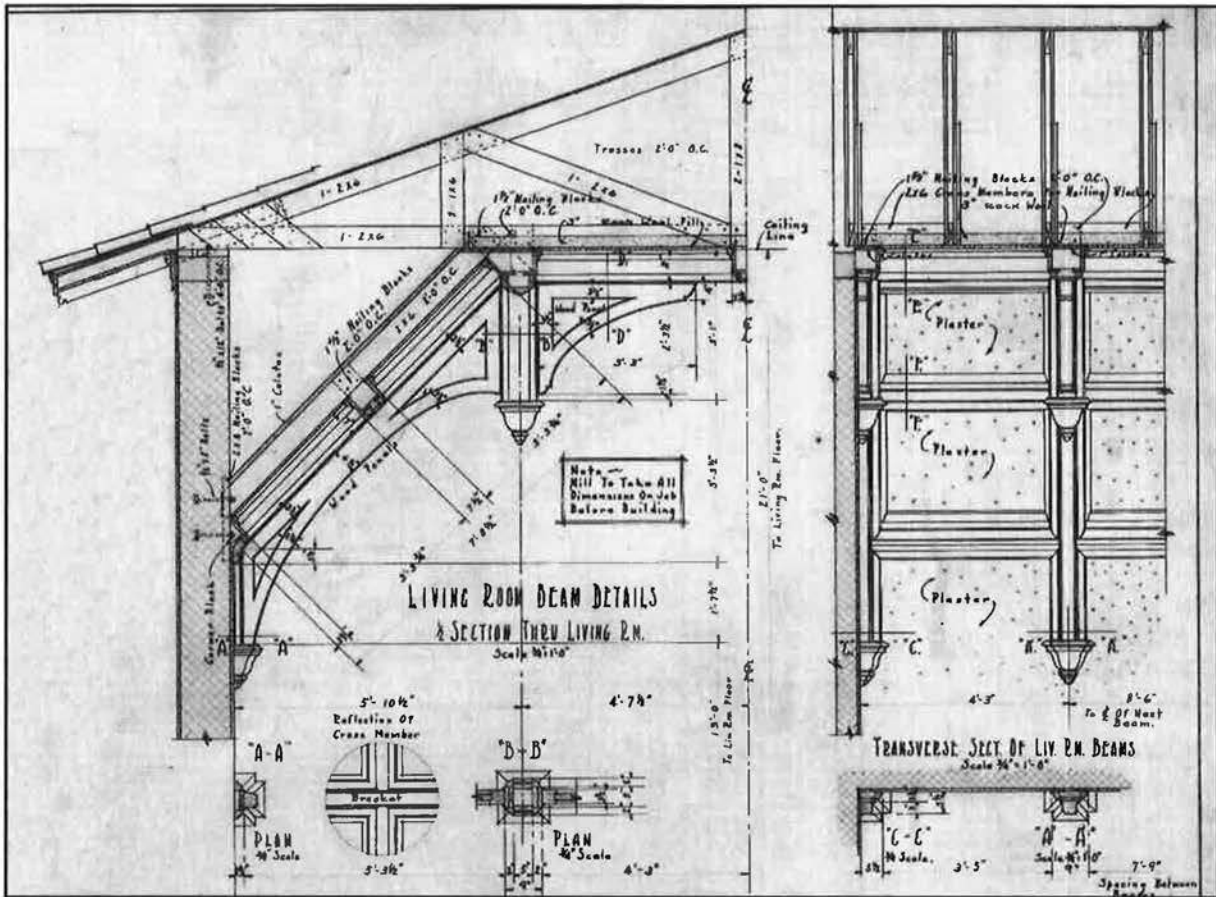


Figure 4. The hammer beam truss design. Residence for Fred G. Hilvert, East Country Club Drive. Fitzhugh & Byron Architects. Lescher and Mahoney Collection, Arizona Historical Society - Papago Park.

**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.



106  
Country Club Dr.



























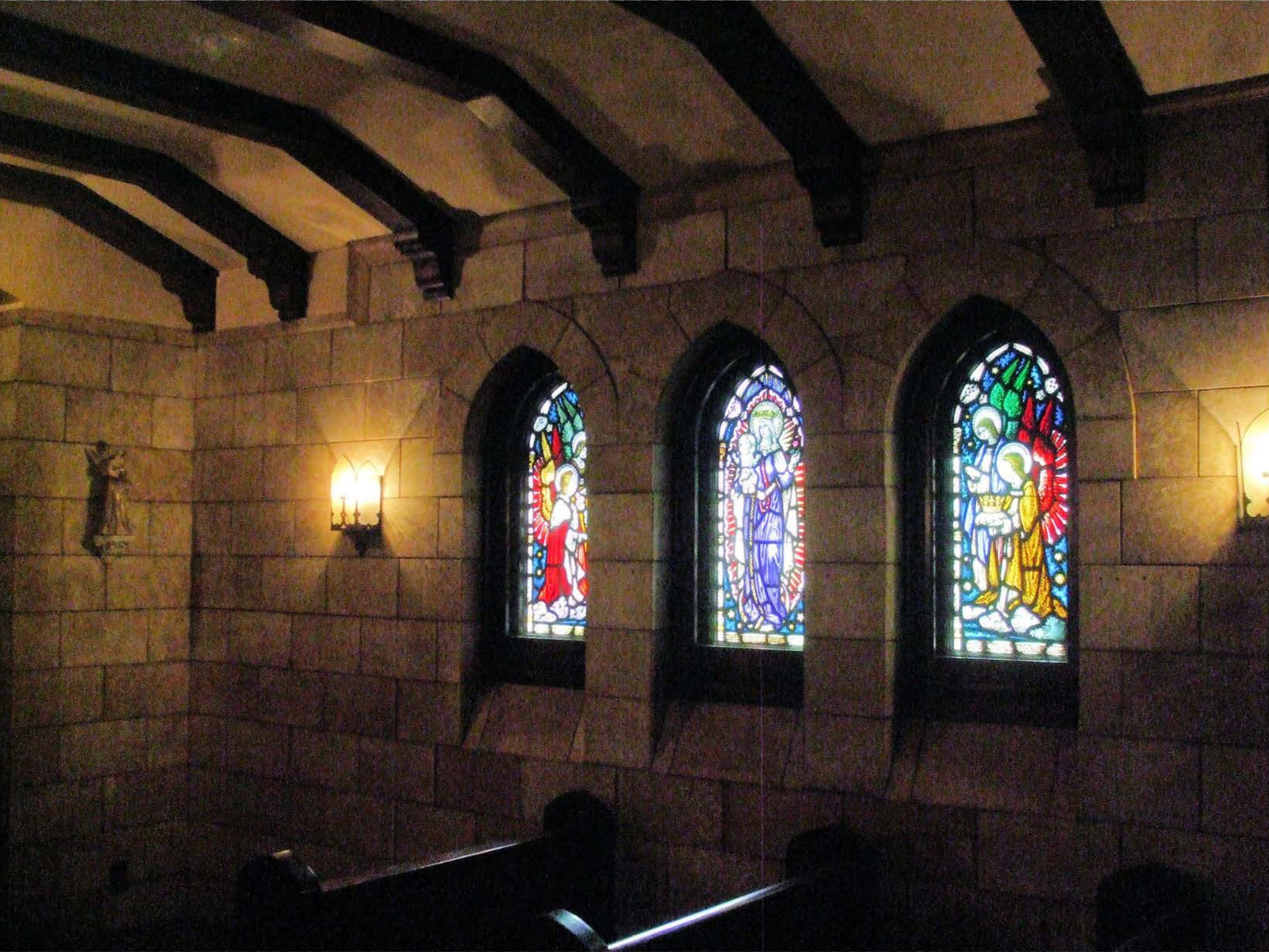














UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hilvert, Fred G., House

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 8/26/16      DATE OF PENDING LIST: 9/23/16  
DATE OF 16TH DAY: 10/11/16      DATE OF 45TH DAY: 10/11/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000700

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: Y    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    10/11/16 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA C  
REVIEWER W. Delina      DISCIPLINE H. St.  
TELEPHONE \_\_\_\_\_      DATE 10/11/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)  
NATIONAL REGISTER NOMINATION  
TRANSMITTAL FORM  
\*\*FEDERAL EXPRESS\*\***

**DATE:** August 22, 2016

**TO:**

**J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmark Programs  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005-5905**

**FROM:**

**Vivia Strang, CPM  
National Register Coordinator  
AZ State Parks  
State Historic Preservation Office  
1100 West Washington Street  
Phoenix AZ 85007**

A handwritten signature in cursive script that reads "Vivia Strang".

**National Register Nomination:**

**Hilvert, Fred G., House - Phoenix, Maricopa, AZ**

**Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov) or 602.542.4662.**