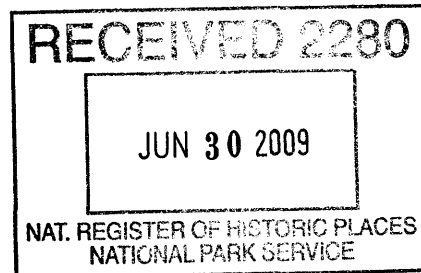


United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name Bennitt Mansion

Other names/site number Zacharias Residence

2. Location

street & number 126 E. County Club Dr. not for publication

city of town Phoenix vicinity

State Arizona code AZ county Maricopa code 013 zip code 85014

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide X local

James W. Gammon
Signature of certifying official

25 JUNE 2009
Date

State Historic Preservation Officer
Title

Arizona State Parks
State or Federal agency and bureau

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

Signature of commenting official

Date

Title

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

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:)

Edson H. Beall
Signature of the Keeper
Date of Action 8.12.09

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal
<input type="checkbox"/>	private

Category of Property
(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
		buildings
1	1	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 and 20th Century Revival/

Colonial Revival

Spanish Revival

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Adobe

roof: ceramic tile

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Bennitt Mansion is a large private residence (5,084 sq. ft.) constructed in 1928 and designed in the Spanish Colonial Revival style. The mansion is a two story, adobe building distinguished by a low-pitched, hip, clay tile roof. It is a prime example of the upscale, luxurious residences built with its back yard facing the historic Phoenix Country Club, located on a street lined with palm trees. The Bennitt Mansion, located at 126 East Country Club Drive in Phoenix, is being nominated to the National Register of Historic Places under Criterion "C" for the association with the work of master architect, H.H. Green, and as a good example of Spanish Colonial Revival Style residential architecture.

Narrative Description

See continuation sheets. 7.1 – 7.3.

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1928

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Herbert Harmon (H.H.) Green

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

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

Period of Significance (justification)

The period of significance (1928) is based on the date of construction of this architecturally significant property; as per guidance in the National Register Bulletin "How to Prepare the National Register of Historic Places Registration Form (p. 42).

Criteria Considerations (explanation, if necessary)

N/A

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

The Bennitt Mansion is nominated to the National Register of Historic Places under Criterion C as a distinctive example of Spanish Colonial Revival Style architecture in Phoenix, Arizona, and as the work of a master architect, Herbert Harmon (H.H.) Green. The property is located in the Phoenix Country Club, which was developed as an elite residential enclave in which a number of high-style, architect-designed houses were constructed during the prosperous era of the 1920s. The property is nominated at the Local level of significance.

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

See continuation sheets 8.4 – 8.5.

Developmental history/additional historic context information (if appropriate)

See continuation sheets 8.5 – 8.6.

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: **Phoenix Public Library**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.76
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 12 401680 3704900
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

126 East Country Club Drive, East 1/2 Lot 6 & West 1/2 Lot 7, Country Club Place; northern boundary is the golf course of Phoenix Country Club. Maricopa County Parcel #118-20-008-A.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the extant property historically associated with the Bennitt property. It includes the building, the legal description, the special northern border on the second hole of Phoenix Country Club and the specific street address.

11. Form Prepared By

name/title David L. Zacharias
organization _____ date April 10, 2008
street & number 126 E. Country Club Dr. telephone (602) 265-3218
city or town Phoenix state AZ zip code 85014
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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Photographs:

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

Name of Property: Bennitt Mansion

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: David Zacharias

Date Photographed: March 23, 2008

Description of Photograph(s) and number:

1 of 6 . Camera direction North

2 of 6 . Camera direction North, Northwest

3 of 6 . Camera direction South

4 of 6 . Camera direction East

5 of 6 . Camera direction Southwest

6 of 6 . Camera direction Southwest

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

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

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NARRATIVE DESCRIPTION

Exterior Details:

The Bennitt mansion is located within the Phoenix Country Club, an elite residential area that was developed in the 1920s and 1930s, which was then on the outskirts of central Phoenix.

Having begun construction in October, 1928, the mansion is a fine example of Herbert Harmon ("H H") Green's interpretation of Spanish Colonial Revival. The house exhibits details, massing, fenestration, and materials typical of the architect's favorite palette of design elements. Characteristic of Green's details are the dark-stained, shallow overhangs that define the top of the 16 inch adobe walls and mark the edge of the clay tiled roof. Heavy rafters with rounded ends extend about 12 inches beyond the adobe walls. The house is a Majorcam type of house, built of plastered adobe trimmed with art stone.

Green created finely detailed, handsome entrance doors. The focal point of the Bennitt Mansion is its arched doorway. The arch is articulated by the use of natural finish concrete formed to replicate cut stone jamb blocks and voussoirs with raked joints. Special craftsmanship is found in the milled door casing, which follows the curve of the semicircular arched opening. The heavy, stained wood door has 11 recessed panel delineated by high-relief moldings. The screen door matches the front door with its panels delineated by the same high-relief moldings. Other exterior doors consist principally of paired, five-light French doors.

Each corner of the front of the house is articulated by the use of natural finish concrete-formed blocks to replicate cut stone with raked joints.

The windows are generally composed of paired, four-light, rectangular, wood casement sashes. A pair of tall, paired five-light French doors above the arched front door is a signature detail found on virtually on all Green's residential buildings. Adjacent to the front door are three narrow, arched windows embellished with meticulously detailed, colorful stained leaded glass. Wrought iron grilles cover some windows in the front façade. A simple wrought iron balconet hangs from a front window of the second floor, southeast bedroom. On the second floor northwest façade are three large arched windows each containing 15 glass panels, allowing significant light into a sun room that is part of the bedroom. Downstairs, off the living room (east side), is a solarium which has four paired arched windows each containing eight glass panels. Two pairs of tall, paired five-light French doors with arches which match the windows and lead out to the southeast patio and to the north terrace. The exterior of the doors and windows are highlighted on each side by Ionic Order pilasters

Non-contributing, non-historic fountains adorn the southeast walled patio and the back terrace.

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Interior Details:

On the interior, the first floor consists of an entry hall and stairway, a library, a sunken living room and solarium, a dining room, a butler's pantry, a full bathroom, a family room, and a kitchen, which was enlarged by combining it with what was formerly the maid's room.

The front door opens to an entry hall, which features, through an archway, a stairway with very low risers and meticulously detailed wrought iron handrail. The stairs are light-stained oak wood with molded nosings at the treads. Also, through another archway from the center hall two steps down is the sunken living room with ten foot high ceilings, with flooring of ceramic tile. An expansive fireplace on the north side of living room has windows on either side, facing the back terrace. The fireplace has an ornately-carved wood mantel finished in a white oak hard wood.

To the east of the living room is located the solarium, separated by two 5-paneled doors. The east side of the solarium consists of two arched windows with eight glass panels while the north and south side each contain matching arched windows and arched doors with ten glass pane panels.

The dining room is spacious and overlooks the north terrace through two, 5-paneled windows connected to two doors of exacting appearance which open onto the north terrace and which face the water fountain. There are two similar doors on the east side opening onto the north terrace as the dining room extends past the north side of the living room.

The family room, the only room on the first floor with red oak hard wood flooring, opens onto the southeast walled patio through a five-window pabel door with a matching side-light.

The second floor consists of three large bedrooms with full baths and red oak hardwood flooring throughout except for the tiled bathrooms. The master bedroom (northeast corner) contains an exquisitely designed fireplace and a sleeping porch. Another "master bedroom" (east side) runs the full length (north-south) of the house, opening onto the three arched-windowed sitting room which opens onto a balcony overlooking the Phoenix Country Club through a delicate patterned wrought iron railing.

Throughout the house (with the exception of the kitchen), the walls and ceilings are finished with painted swirling plaster (original). The walls/ceilings contain approximately 8-inch wide crown moldings.

There is an additional historic building on the plot built in the same style and at the same time (1928) as the house. This building contains a two-car garage, two first floor storage rooms, a toilet, and above the garage, a guest house with an exterior staircase entry. It has the same roof style as the house (hip, clay tiled roof).

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The only exterior alteration noted is the enclosure of two windows on the west side of the house, both of which were insignificant (date unknown). In the interior, the kitchen and the master bathroom have been updated (circa 1983). The property has been maintained in excellent condition.

Property Landscaping:

The front yard is bifurcated into a circular driveway and a grassy yard. Immediately in front of the house, the landscaping consists of numerous pittosporum plants surrounding a mature 40-foot high Jacaranda tree. The grassy yard contains two Japanese elm trees, five mature Washington palm trees, two orange trees, one 100-foot high mature Aleppo pine tree, and one Arizona Ash tree. The focal point of the front yard is a mature Ornamental date palm tree that is about 50 feet high. The east and west property boundaries are lined with mature oleander bushes.

The courtyard, located on the southeastern corner of the Mansion, contains a mature, two-headed Mediterranean palm tree.

The large backyard is mostly grass with four non-fruit bearing pear trees, two Arizona Ash trees, a mulberry tree and a very mature pecan tree. The east and west boundaries are lined with mature oleander bushes. Within the east, west and south boundaries of the backyard are many Yaupon Hollies with a backdrop of variegated pittosporum plants. The northern boundary, facing the golf course, is demarcated by an ornamental aluminum fence.

The landscaping is not historic, but preserves the residential character of the house within the setting of the Phoenix Country Club.

Neighborhood:

Across the palm tree-lined street is located the Craig Mansion at 131 East Country Club Drive. The Craig Mansion was listed in the National Register of Historic Places on August 18, 1992. H.H. Green also designed the George Lutgerding House, constructed in 1928 in Country Club Place, across the street, two houses down from the Bennitt Mansion.

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NARRATIVE DESCRIPTION

Spanish Colonial Revival Style

The term Spanish Colonial Revival is used to describe homes built in the early 20th century that incorporate various elements of Mediterranean architecture. Spanish Colonial revival is really a catalog of styles, unified by the use of arches, courtyards, form as mass, plain wall surfaces, and tile roofs, all derived from the Mediterranean world. Designers were inspired by a number of sources: the adobe and colonial buildings of Monterey, California; late forms of Moorish architecture; medieval Spanish and Italian church architecture; Ultra-Baroque design of colonial Spain and Portugal; rural forms from Andalusia; Italian Romanesque and Renaissance revival elements; and southwest Hopi and Pueblo Indian adobes. This broad source base made it relatively easy to create a convincing harmony between the exterior image, interior space, decorative elements, and the building's function. Eclectic as the Spanish revival was, the purity of single elements was often retained, such as an Ultra-Baroque entry decoration. In some cases an entire style source, such as Andalusian, was virtually transplanted.

The revival was a phenomenon that swept those regions of America with Hispanic pasts: California, New Mexico, southern Arizona, Florida, and Texas. In California this revival could be construed as a mature continuation of the Mission revival which had used Hispanic elements as mere dressing. The Spanish Colonial Revival buildings in the 1915 San Diego Exposition heightened its popularity. Further impetus came from ingenious designers who sought a wider source base for this "Spanish Renaissance," and a spontaneous public relations campaign, which attracted a moneyed class.

Spanish Colonial Revival architecture shares many elements with the very closely-related Mission Revival and Pueblo styles of the West and Southwest and is strongly informed by the same Arts and Crafts Movement that was behind those architectural styles. Characterized by a combination of detail from several eras of Spanish and Mexican architecture, the style is marked by the prodigious use of smooth plaster (stucco) wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terra cotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvass awnings, and decorative iron trim. Spanish Colonial homes are built from indigenous components, such as adobe in the Southwest. The walls are thick, stucco-clad walls which are ideally situated for a hot environment as such walls that absorb the heat of the day and radiate it back into the building during the cool evenings. Ornamentation on these informal homes is often limited to arches on entranceways, principal windows and interior passageways. More elaborate homes might feature intricate stone or tile work, detailed chimney tops and square towers. Wooden roof supports project out over the exterior walls in classic Spanish Colonials.

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Architecture of H.H. Green

The Bennitt Mansion was built in 1928 and was designed by H.H. Green, a prolific architect who designed the Heard Museum, many houses on Country Club Drive, North Manor Drive, LaHacienda, residences in Alvarado, Encanto, Palmcroft and Arcadia.* Green also design many commercial buildings: A.L. Moore & Sons Funeral Chapel, the Phoenix YMCA, the Heard Boy Scout Pueblo, the Phoenix Union High School Auditorium, the Arizona State Capital Annex, Hayden Hall at Arizona State University, high school buildings for Litchfield Park and Tolleson, the Library and Chapel for St. Luke's Hospital, and branch offices of Valley National Bank.

Herbert Harmon Green was born in Richmond, Indiana, on June 15, 1882. He attended the University of Minnesota, Grinnell College, and the Chicago School of Architecture between 1901 and 1905. He received a Chicago Architectural Club Travel Fellowship for studies abroad in 1906-07. Green's early work as an architect occurred in Chicago in partnership with Paul U. Hyland. After moving to Phoenix (date unknown), he established himself as an architect in partnership with Homer D. Smith. Green established his independent employment in 1924. In the years immediately following World War II, Green worked on a number of project along with developer Del Webb, who would later go on to create the model retirement community of Sun City. Green died in Phoenix in October 1968.

The Bennitt Mansion is a fine example of H.H. Green's interpretation of Spanish Colonial Revival. The house exhibits details, massing, fenestration, and materials typical of the architect's favorite palette of design elements. Characteristic of Green's details are the dark-stained, shallow overhangs that define the top of the 16 inch adobe walls and mark the edge of the clay tiled roof. Heavy rafters with rounded ends extend about 12 inches beyond the adobe walls. The house is a Majorcam type of house, built of plastered adobe trimmed with art stone.

Green's early Phoenix residential work was characteristic of the popular regional styles within the Period Revival movement of the early twentieth century. For example, the George Lutgerding House, constructed in 1928 in Country Club Place (across the street, two houses down from the Bennitt Mansion), combined the popular Spanish Colonial revival with influences from the California Monterey style. The house features a series of arched windows at the first story, reminiscent of an arcade, and an inset wooden balcony with turned columns topped by corbelled brackets. By the mid-1930s, however, Green's work had moved almost completely from the regional historical styles to national modernism, as exhibited by the Moderne Robert Goldwater House in Country Club Manor and the International style of many of his later public buildings. Green's Ice House, designed for the Babbitt Brothers in Flagstaff, was listed in the National Register on April 8, 2009. Other important buildings designed by Green later in his career included Uptown Plaza (one

* Several Green homes are listed as contributing properties to National Register-listed historic districts.

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of the pioneering commercial developments outside of downtown Phoenix), Congregation Beth Israel Temple, the Phoenix Colored Elks Lodge, the Cadillac Apartments, East Town Plaza, the Heard Museum, and the Phoenix Public Library. These and many other commissions made Green once of the leading architects in Phoenix during the middle-third of the twentieth century.

Distinctive elements include dark-stained, shallow overhangs, 16 inch plastered adobe walls trimmed with art stone, clay tiled roof, heavy rafters with rounded ends extending about 12 inches beyond the adobe walls, many arched doors and windows, pilasters, and a finely detailed wrought iron balcony.

History of the Phoenix Country Club

After 20 years of occupying three golf courses, Phoenix Country embarked on a new location at the Northeast corner of Seventh Street and Thomas Road. The "Williams" tract was delivered to Phoenix Country Club on January 8, 1920 by the firm of E.J. Bennitt and Company for the exact cost Bennitt paid for the land. He was extended a life membership for this gracious act. Bennitt is the developer of the Bennitt Mansion at Phoenix Country Club.

The plat of Phoenix Country Club Place subdivision was marketed and sold by the Dwight B. Heard Investment Company. Heard was an important and well-known publisher, politician and investment banker in Phoenix. The original platting design of the Phoenix Country Club golf course, club house, and East and North Country Club Drive residential lots was done in April, 1920 by Lloyd Wright, the eldest son of Frank Lloyd Wright. Originally on the outskirts of town and dependent entirely on "automobility," the Phoenix Country Club exemplified a luxury country life style. Today, the area has been enclosed and surrounded by the residential and commercial growth of the City of Phoenix. Although the 18-hole golf course remains as a Maricopa County property, the Clubhouse and surrounding residences on North and East Country Club Drives were annexed by the City of Phoenix in 1948.

To add to the prestige of home ownership at the Phoenix Country Club, only members of the country club were originally allowed to purchase lots for building residences.

Career of E.J. Bennitt

The Bennitt Mansion was built in 1928 by E.J. Bennitt. Bennitt was born on June 13, 1853 at Moreland, N.Y. He graduated from Union college in 1875 with a civil engineering degree. Upon graduation, he embarked on trip to Arizona with his father, mother and youngest brother. His trip started with ox teams and consisted of about 40 people, doubling as they moved westward. After leaving the railroad line at Granada, on the Arkansas River, he traveled across the almost then unknown desert of America, arriving in

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Prescott on November 3, 1875. In November 1882, he, among others, organized the First National Bank of Phoenix, which later was reorganized as Valley Bank, which became the largest bank in Arizona. In March 1892, he organized the Phoenix National Bank. He joined the Masons in July 1874 in Havana, NY. He organized the Phoenix Commandery No. 3, K.T., in 1891; was appointed generalissimo, elected eminent commander in 1893 and grand commander of the Grand Commandery of Arizona in 1895.

Summary

The Bennitt Mansion is eligible under Criterion C of the National Register of Historic Places as a work of a master architect at the local level.

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N/A
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MAJOR BIBLIOGRAPHIC REFERENCES

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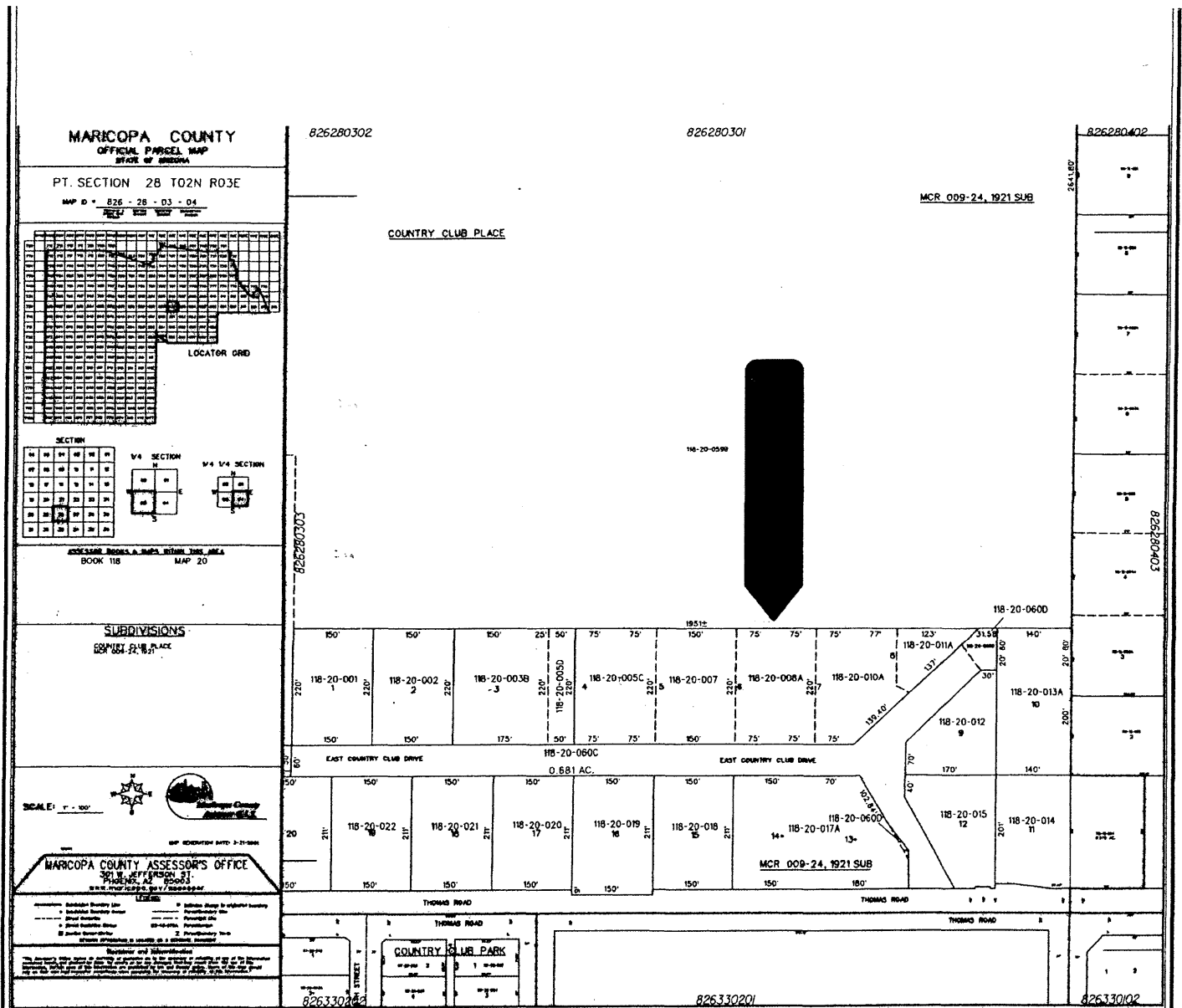
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A plat of the Bennitt Mansion:



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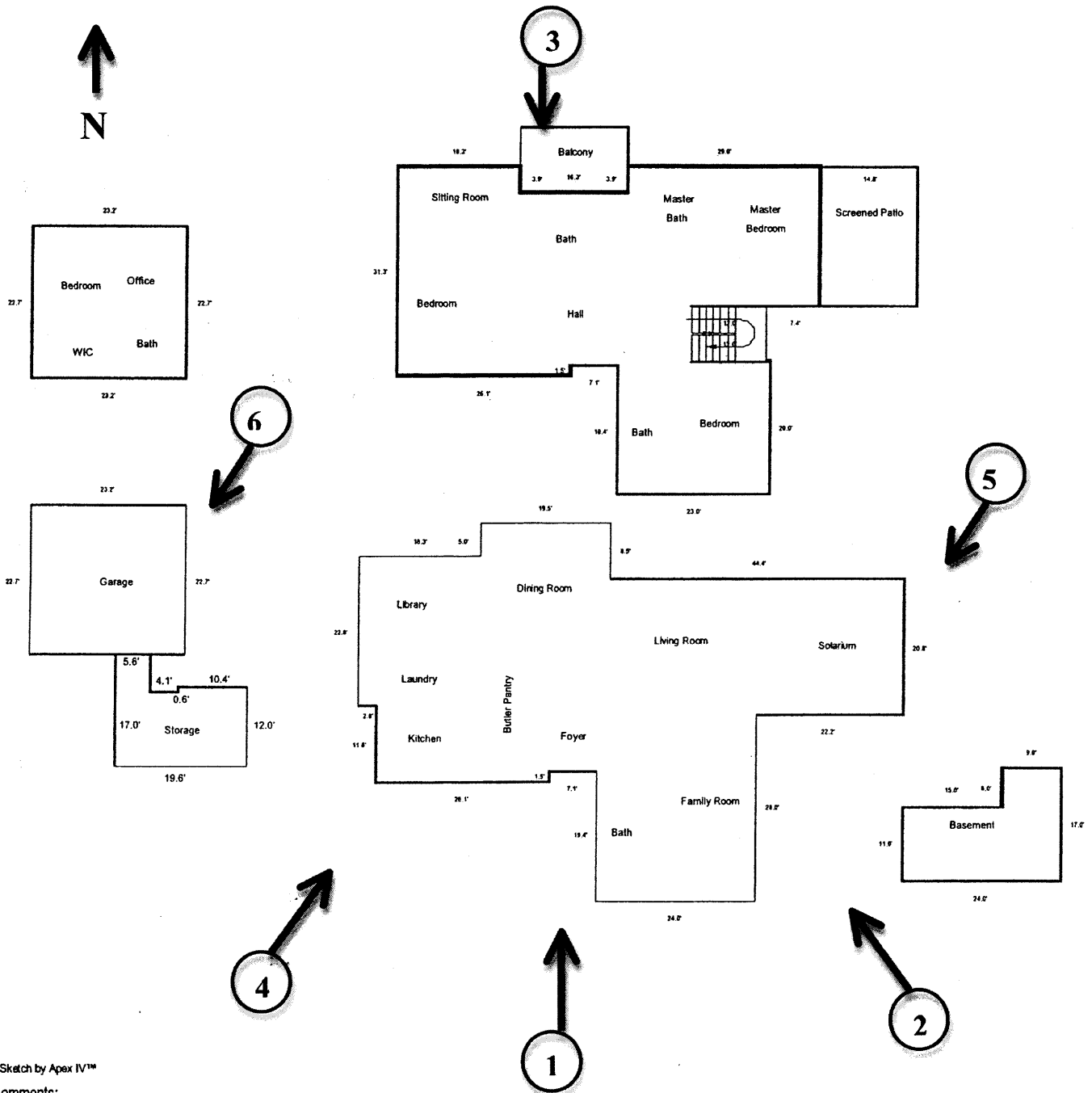
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N/A
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Sketch plan of the Bennitt Mansion with notations for accompanying photographs.



Sketch by Apex IV™
Comments: