NPS Form 10-900
(Rev. 10-90)

OMB No. 10024-0018

1333

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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: Frankenberg House

Other names / site number: Church of the Epiphany

2. Location

Street & number: 2222 S. Price Road ☐ not for publication

City or town: Tempe ☐ vicinity

State: Arizona Code: AZ County: Maricopa Code: 013 Zip code: 85282

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James W. Garvin AZSHPO — 15 November 2007

Signature of certifying official / Title — Date

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 / Title — 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 the Keeper — Date of action

Edson H. Beall 1-2-08

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box.)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic / single dwelling

Current Functions
(Enter categories from instructions.)

Religion / religious facility

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements / Bungalow

Materials
(Enter categories from instructions.)

foundation concrete
walls brick, wood, fiberboard
roof clay
other

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

8. Statement of Significance

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

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

Criteria Considerations
(Mark "x" in all the boxes that apply.)

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

Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
1915

Significant Dates
1915

Significant Person
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Thomas and Dwight Nichols (builders)

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Tempe Historical Museum, Tempe, Arizona

10. Geographical Data

Acreage of Property less than one

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	12S	417070	13696160	3			
2				4			

☐ See continuation sheet.

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

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

11. Form Prepared By

Name / Title Mark E. Pry

Organization Southwest Historical Services Date 10 November 2007

Street & number 315 E. Balboa Drive Telephone (480) 968-2339

City or town Tempe State Arizona Zip code 85282-3750

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

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

Property Owner

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

Name Episcopal Church of the Epiphany

Street & number 2222 S. Price Road Telephone 480-968-4111

City or town Tempe State Arizona Zip code 85282

Narrative Description

Summary

The Frankenberg House is a one-story bungalow built on a T-shaped plan in 1915.[1] It is constructed of buff-colored brick, has a cross-hipped dormered roof covered with red clay tiles, and has all of its original wood window frames and most of its original wood window sash.

Originally built to serve as a three-bedroom residence on an eighty-acre farm, today it houses the administrative offices of the Episcopal Church of the Epiphany, which in 1964 purchased the house and five acres of the farm property. The farm outbuildings have long been demolished and replaced by a complex of church buildings, and the land surrounding the church property is now home to residential subdivisions and a major freeway.

Despite its age and changing uses, the Frankenberg House has been well maintained and is in good condition. The front porch has been enclosed, but this was done without removing or damaging the original structure and materials, and the enclosure could easily be reversed and the porch restored to its original condition. Enough of the house's original features and materials remain to clearly convey the historic character of the building.

Setting

The Frankenberg House is located on the west side of Price Road, immediately south of its intersection with Concorda Drive. At this location, Price is a one-way street that serves as the southbound frontage road for the Price Freeway (Arizona 101), whose concrete sound wall parallels the street and dominates the view from the front of the house, which faces east toward the freeway.

The house sits at the east end of the five-acre grounds of the Episcopal Church of the Epiphany, which uses the building as its administrative offices. There are no historic outbuildings remaining on the property.

The other buildings that today make up the church complex—none of which is included in the nominated property—are situated to the rear of the house. These buildings include the parish hall, the education building, and the sanctuary, which are connected by covered walkways and interspersed with patios and fountains.

The house is separated from the other church buildings by an expanse of grass planted with mature trees; a narrow concrete sidewalk connects the house with the covered walkways. The remainder of the grounds around the house is also planted with grass, which is watered by flood irrigation.

The dominant feature of the front yard is a large pecan tree that provides shade for the house during the morning hours. There are other trees, all citrus, situated in the front yard and the south side yard, but these are smaller and do not provide significant shade. Shrubs and rose bushes are planted next to the house at the facade and south elevations, but there is no shrubbery along the rear and north elevations. The area to the north of the house, toward Concorda, is an open, grassy expanse with no vegetation.

To the south of the house is a memorial garden built by the church in the early 1990s. It has statuary, a columbarium with vaults for crematory remains, and concrete walkways and benches designed to facilitate contemplation. This garden, which is not included in the nominated property, is landscaped with grass and low-water plants. It is accessible from the church grounds and the house (with which it is connected by a concrete sidewalk), but access from the street and adjacent subdivision is blocked by a stuccoed wall. A low irrigation berm runs between the garden and the house; it is traversed by a sidewalk that crosses the berm on a low concrete bridge.

The neighborhood surrounding the church grounds is entirely residential, with patio homes to the south and detached single-family homes to the north and west. Several of these subdivisions were built on land that originally was part of the Frankenberg family farm;

---

[1] The construction date was obtained from a reminiscence of the house written by a member of the Frankenberg family sometime in the 1970s.

these were developed beginning in the early 1970s. Today there is little in the neighborhood to recall the rural landscape that existed here when the house was built. The irrigation ditches have been covered, a freeway has been built in front of the house, and a substantial portion of the surrounding landscape is now xeriscaped.

Exterior

The Frankenberg House is built on a T-shaped plan, with short wings extending from the rear of each side elevation. The south or left wing, which once was a sleeping porch, is somewhat wider than the north or right wing. The facade is taken up by a full-length front porch that has been enclosed and is now part of the interior space.

The house, which is constructed of buff-colored brick, sits on a cast-in-place concrete foundation that rises about a foot-and-a-half above grade. The roof, which is cross-hipped, is clad with red clay tiles. Three hipped dormers sit atop the roof, one centered above the facade and one each centered above the side wings. The dormers are clad with lapped wood siding, with latticed vents on their fronts.

The exterior is subtly ornamented. The lowest course of bricks, just above the foundation, is set vertically, as are the bricks in the window and door headers and the upper course of bricks in the front porch pillars. The window sills are constructed of bricks set with their ends facing out. The chimney/fireplace on the north elevation has stepped shoulders on its lower section that are capped with a contrasting course of bricks, and the upper lip of the chimney has a contrasting course as well. (A second chimney, which rises from the rear exposure of the roof, is not ornamented.) The soffits are clad with tongue-and-groove wood siding and trimmed with a broad, molded wood frieze.

The enclosure of the front porch was done in such a manner that the structure and components of the original porch are clearly visible both from the exterior and the interior. The original stoop, steps, brick pillars, and closed brick railings (which have concrete caps) remain untouched. The openings on the facade have been filled in with fiberboard paneling, while those on the sides have been filled in with nine-light windows with fixed wood sash.

There are four entries. What was once the front door is now an interior door separating the enclosed porch from the main hall; the current front entry is a modern insulated steel door set in the fiberboard paneling that fills the central bay of the porch. A secondary front entry is located on the front elevation of the north wing; opening directly into the dining room, it has a steel door with a 1/1 aluminum window. The main rear entry, which is centered on the west elevation, is a steel door with a fixed Plexiglas window. A second rear entry, which provides access to the former sleeping porch, is situated to the right, or south; it has a wood slab door.

With two exceptions, all of the single windows on the house are the original double-hung windows with wood sash. The two 6/1 windows that once looked out from the house onto the front porch remain in place; one is still functional, while the other (in the priest's office) has been covered. Of the remaining single windows, two have been modified slightly: the easternmost window on the south elevation retains its original wood frame and trim, but the sash has been replaced by 1/1 aluminum sash and a plywood panel, and the southernmost window on the rear elevation also retains its wood frame and trim but has 1/1 aluminum sash.

The remaining windows, which are arranged in groups of three windows sharing a common frame, retain their original wood frames and trim but have new replacement 1/1 aluminum sash, which is dark bronze in color. Whether the original wood sash in these window groupings were 6/1 or 1/1 is not known.

At the northwest corner is a screened porch, now enclosed, that extends from the rear of the house. It has a tile roof, wood soffits, and wood frieze that are identical to those on the house, and it is clad with vertical tongue-and-groove siding. On each side plywood panels are set into the wood frames that once held screening, and on

one of these sides (the north) there remain two cleats and a pulley once used to raise and lower canvas covers for the screens.

All of the wood trim, wood windows, rain gutters, and doors are painted a dark green that contrasts smartly with the buff-colored brick and red roof tiles. The fiberboard paneling on the front porch infill has been painted a cream color, presumably to match the brick.

Interior

The floor plan of the one-story Frankenberg House is organized around a central hall that extends from the front entry to the center rear entry, bisecting the house. To the left, or south, of the hall are the rooms that originally served as living quarters; to the right, or north, are the common rooms. There is a half basement located beneath the rear portion of the house.

As originally built, the living quarters consisted of three bedrooms, a bathroom, and the sleeping porch. Their arrangement, in order from front to rear, was bedroom–bedroom–bathroom–bedroom, with the sleeping porch adjacent to the two rear bedrooms and the bathroom. Access to the sleeping porch (whose screens have long since been replaced by windows and which is now used as a storage area) was by two sets of French doors, one in the middle bedroom and one in the rear bedroom.

Under the church's ownership the arrangement of these rooms has been changed somewhat. The wall separating the two front bedrooms has been removed, creating one large room that now serves as the priest's office. The bathroom has been divided to create separate men's and women's bathrooms, which are connected by a small hallway that opens onto the rear bedroom, the main hall, and the priest's office. The rear bedroom has not been altered and is now used as an office

The common rooms, which have not been altered by the church, comprise (in order from front to rear) a front parlor, a large dining room, and a kitchen and pantry. Entry to the parlor from the hall is through an open passage framed by chest-high, built-in wood bookcases. Between the parlor and dining room is a double pocket door, and between the dining room and kitchen is a single swinging door. There also is a door from the dining room to the pantry, which is located in the rear (northwest) corner of the house. This pantry, which also has a door to the kitchen, provides access to the back yard (through the now-enclosed screened porch) and to the half basement.

The floors throughout the house are wood, except in the kitchen (linoleum), bathrooms (vinyl tile), and pantry (carpet); presumably the original wood flooring remains in place in those three rooms. All of the interior walls are plaster over lath, and there is extensive wood trim: ceiling moldings in the hall, parlor, and dining room; wide baseboards; and molded frames on the doors and windows. There is a built-in buffet on the rear (west) wall of the dining room, and small built-ins in the priest's office and rear office. The kitchen cabinets are wood with panel-and-frame doors.

All of the interior window frames and sash have been painted. The ceiling molding is stained in the parlor and hall and painted in the dining room (there is no ceiling molding in the other rooms). All of the door frames in the hall and parlor are stained, while about half the door frames in the dining room are stained; elsewhere the door frames are painted. The kitchen cabinets and the built-in cabinets in the offices have been painted, but the buffet and parlor bookcases are still stained.

The original interior doors were panel-and-frame, with two panels. These remain in place throughout the house, save in two locations: between the priest's office and the hall, and in the hall itself, where a door divides the hall into front and rear sections. Some of the doors have been painted, but the pocket doors, two of the dining room doors, and most of the hall doors are still stained. The original front door, which now is an interior door between the hall and enclosed porch, is older but is probably not original; it has a single oval window and is a solid slab door covered with veneer.

In the hall most (but not all) of the ceiling has been dropped from its original height to accommodate ductwork for a now-disconnected gas furnace; when this

was done, the moldings on top of the hall door frames were removed. The original hall ceiling and ceiling molding can still be seen in the front of the hall, where the ceiling remains at its original height.

On the enclosed porch, no interior trim or wall finishes have been added, so the original porch railings and pillars, original house wall, and original windows are still visible. The concrete slab floor has, however, been covered with carpet.

The half basement, which has a concrete floor and brick walls, still contains the wood-fired furnace originally used to heat the house, though the furnace has long been out of use. The original brass heat registers remain in place in the parlor, dining room, hall, and bathroom. (This heating system does not appear to have served the bedrooms.) There is a brick fireplace with a wood mantle on the north wall of the dining room.

Perhaps the most unusual original mechanical feature of the house was its solar water heater. The solar collectors, which were pipes painted black, were located on the south exposure of the roof and were connected to a reservoir tank located in the attic. The solar collectors were removed some time ago, but the tank and pipes remain in the attic, where they can easily be seen from the attic trap door.

Condition and Integrity

For a nearly century-old building that has been used for three different purposes—residence, school, and office—the Frankenberg House is in good condition and has surprisingly good integrity.

On the exterior, the wood has been well maintained and is in good condition, as are the brick walls and the foundation. The roof tiles have been damaged or removed in just two places: on the rear (west) slope of the roof, where two heat pumps are now mounted, and on the south slope, where the historic solar water heater once was located. According to church officials, the heat pumps are due to be removed and relocated to ground level, and the roof tiles in both places will be restored.

On the interior, all of the woodwork appears to be in good condition, as is the wood flooring. The historic window sash are in good repair and operable. There has been some water damage to the plaster on the hall ceiling, but not so much as to cause any structural problems; the rest of the walls and ceilings are in good condition.

The integrity of the house has been affected by changes made to accommodate new uses and rising living standards, but enough of its original features remain to clearly convey the historic character of the building. Indeed, given the house's age and its shifting uses, these changes have been relatively minor.

There have been two modifications made to the exterior. The most significant was the enclosure of the front porch, which was done sometime after Church of the Epiphany purchased the house in 1964. As already noted, this was done in such a way that the original structure and materials of the porch remain intact. Indeed, the enclosure could easily be reversed and the porch restored using its historic components. However, for reasons of security—transients sometimes sleep on the church grounds—the church has no plans to do this.

Secondly, some of the original wood window sash have been replaced with aluminum sash; this was done by the church in recent years. Of the single windows so altered, one is obscured by vegetation and the other is located on the rear elevation. Of the grouped windows so altered (in the dining room and sleeping porch), the dark bronze color of the replacement sash makes it hard to distinguish the new sash from the original wood window frames. Most importantly, the original frames and trim are intact, so it would be possible in the future to install replicas of the original wood sash.

As noted above in the description of the interior, two changes have been made to the floor plan: the front two bedrooms have been combined to make one large office, and the bathroom has been subdivided into two bathrooms. When the bedrooms were combined is not known, but the bathroom conversion is of very recent vintage.

At some time prior to the church's acquisition of the house, the solar water heater was decommissioned and a gas hot water heater installed in the screened porch

at the rear of the house. The gas water heater was itself eventually taken out of service—no one knows exactly when—and today the only source of hot water is a compact electric water heater located underneath the kitchen sink. (There currently is no hot water service to the bathrooms.)

The original wood-fired furnace was taken out of service prior to the church's ownership, to be replaced by a gas furnace installed in a built-in cabinet located in the rear bedroom. It was then that the hall ceiling was lowered and ductwork for the new heating system installed, along with registers located high on the walls of the bedrooms and possibly the common rooms. This ductwork is no longer used, and the registers have been removed and the wall openings covered.

The heat pumps mounted on the rear (west) slope of the roof were installed by the church. They are connected by flexible insulated ductwork (which runs through the attic) to registers cut into the ceilings of each room. The heat pumps will eventually be relocated to ground level, but the existing ductwork and registers will remain in their current locations.

As would be expected with a house of this age, and especially with one that for a time was not owner-occupied, some of the stained interior woodwork has been painted. Fortunately, the most important built-ins—the buffet and parlor bookcases—retain their original finish. The only woodwork missing from the interior is the molding on top of the door frames in the main hall, which was removed to make room for the dropped ceiling.

Narrative Statement of Significance

Summary

The Frankenberg House is being nominated under Criterion C, at the local level of significance, as an example of early twentieth-century bungalow architecture. Built in 1915, the brick house is eclectic in its stylistic borrowings, with both Prairie and Craftsman features evident. In plan and massing it is a quintessential one-story suburban bungalow. It has an efficient floorplan with built-ins in almost every room, a symmetrical hipped roof with dormers, and a compact facade with a full-length front porch.

Not many of these homes were built in Tempe, and even fewer survive today. The Frankenberg House is now a relatively rare local example of what was, in the early decades of the twentieth century, one of the most popular house types in the United States.

Although the Frankenberg House is currently owned by a religious institution, the Episcopal Church of the Epiphany, it nevertheless qualifies for listing. The house has not been altered or used in any way that reflects the church's ownership, which means that in terms of its architecture, it remains a domestic dwelling rather than a religious structure. Furthermore, its rarity makes it an important historical resource that deserves recognition and protection.

The Frankenberg Family

The Frankenberg House was built in 1915 by Don and Carrie Frankenberg to serve as their residence on the eighty-acre farm they owned at the site.[1] Don had inherited the land in 1901 from his widowed mother, Eulalia Frankenberg, whose deceased husband Ernest had been a prominent farmer and businessman in Tempe until his untimely death in 1899.

Ernest and Eulalia Frankenberg arrived in Tempe in 1888 with their seven children to take up farming. Their eldest son, Leo, had already filed a claim on forty acres of land straddling the Tempe Canal, northwest of the present-day intersection of Roosevelt Road and Alameda Drive. Over the next decade, Ernest assembled a farm (or ranch, as farms were commonly called in the Salt River Valley) that comprised more than six hundred acres of land, bounded by Broadway Road on the north, Roosevelt Road on the east, Southern Avenue on the south, and Country Club Drive on the west. A small part of his holdings abutted the Southern Pacific railroad tracks to the north, and he also owned a detached parcel of land west of Rural Road and south of Baseline Road.

In addition to being a successful farmer, Ernest was a director of the Tempe Irrigating Canal Co. and president and director of the Farmer's and Merchant's Bank in Tempe, which later became the Bank of Tempe (and which he served as director).

Ernest and Eulalia, who married in 1861, had seven children: Leo, Josephine, Austin, Ira, Don, Hortense, and Roy, all born either in Illinois or Kansas, where the Frankenbergs lived before moving to Tempe. Ernest died on 20 June 1899 in Tempe as a result of a horse-riding accident, and Eulalia died on 10 December 1905.

Don, who was the middle of the seven Frankenberg children and whose given name was Don Juan, was born in Towanda, Illinois, on 11 August 1873 and was fifteen years old at the time of his family's move to Tempe.[2] He attended the Arizona Normal School in Tempe, where he was a classmate of Carl Hayden, and was graduated in 1896. He then attended law school at the Ohio State University, graduating in 1904, and was admitted to the Arizona bar in May of that year. That same spring, he married Carrie Isabell Finch, an Arizona native (born in Florence on 6 January 1882) whose family had moved to

[1] The construction date was obtained from a reminiscence of the house written by a member of the Frankenberg family, Alice Frankenberg Nichols.

[2] There are some discrepancies in the biographical data collected on the Frankenberg family by the Tempe Historical Museum, and especially in the information on Don Frankenberg. In matters where there is conflicting information, this nomination relies on the reminiscence written by daughter Alice sometime before her death in 1980. It is more detailed than other sources and contains information not found in the others.

Tempe in 1895, settling on a farm adjacent to the Frankenberg's.

Not long after their marriage Don abandoned the law to take up farming full-time. He had by then inherited the eighty acres of land on which this house eventually was built, but family history indicates that Don and Carrie actually began their farming career on a different plot of land in south Tempe—possibly the parcel on Baseline Road originally owned by his father.

In 1907 they purchased their own land in south Tempe, a quarter section situated east of McClintock Drive between Baseline and Guadalupe roads, where The Lakes subdivision is now located; later they added an adjacent quarter section. It was here, apparently, that their three daughters were born: Anice, Alice, and Iola, who were born in 1907, 1910, and 1913, respectively. (A son, Louie, died in infancy in 1905.)

Presumably the Frankenbergs moved to the farm he inherited from his mother—referred to hereafter as the Price Road farm—in 1915, the year the nominated house was built. The house was constructed for them by Thomas W. Nichols, a Tempe cabinetmaker, and his son Dwight Nichols, a contractor.[3]

It was situated at the northeastern corner of their eighty-acre property, on the west side of what is now Price Road and midway between present-day Broadway Road and Alameda Drive. At the time, Price Road was often called Frankenberg Lane or Ash Lane, and it was lined with irrigation ditches and ash trees planted by the Frankenberg family. The Tempe Canal, which supplied water to the land owned by Don and his siblings (who had inherited much of the surrounding farmland), was located about one-quarter mile to the east of their house.

By the time the Frankenbergs built their house on Price Road in 1915, they had expanded their land holdings to 440 acres. This included the 320 acres in south Tempe, the 80-acre Price Road farm, and 40 acres of land south of Alameda Drive that Don and Carrie had purchased from his sister Hortense and her husband.

The Frankenbergs' principal crop, it appears, was cotton, but according to a reminiscence written long afterward by one of their daughters, Alice, they also raised cattle, hogs, chickens, and rabbits, and they had a large vegetable garden and citrus and pecan trees. Facilities at the Price Road farm included a blacksmith shop, hay barn, corrals, milking shed, hog pens, and cotton bins. One outbuilding not typically found on a farm of this size was the small cotton gin that Don built on the property.

According to Alice, at about the same time that the family moved to the Price Road farm, Don joined the U. S. Department of Agriculture in conducting experiments that led to the development of commercial strains of Pima long-staple cotton. In fact, most of the experimental work on Pima cotton was already completed by 1915, and all of the experimental plots sponsored by the federal government had been located not in the Salt River Valley but in the Gila River Valley. The first crops of Pima cotton to be grown in the Salt River Valley were planted in 1916—the Frankenbergs could well have been one of these early planters—and by 1921 that variety was the overwhelming favorite with Valley cotton farmers.

What is more likely is that Don was one of the growers selected to cultivate test plots of cotton in another set of experiments begun in 1921. By then the cotton bust of the 1920s was underway and prices were in a steep plunge that caused many farmers, including the Frankenbergs, considerable distress. In response, the USDA Field Station at Sacaton began experimenting with upland short-staple cotton varieties, which promised slightly higher yields. The experiments were a success, and over the next three years Salt River Valley farmers began switching from Pima cotton to upland cotton, in large part because prices for the latter had not fallen so much and therefore were more stable.

For the children, at least, life on the farm was pleasant. According to Alice, all three girls helped with farm chores such as tending stock, gardening, and even picking cotton, for which they were paid. They first attended school at the Rohrig School, at University

[3] The source for this attribution is Alice Nichols' reminiscence; she was married to Dwight Nichols' son, Robert D. Nichols.

Drive and Price Road, traveling there each day on horseback. Then, when the youngest (Iola) was in school, they began attending Tempe Grammar School at Mill Avenue and 10th Street. At first they commuted by horse and buggy, but in 1923 their parents bought them a car to drive to school. During the summers the family often camped at Lake Mary or Mormon Lake, in northern Arizona, at the time a two-day trip from Tempe.

By 1924 Don Frankenberg was by all appearances a successful farmer and pillar of the community. He owned nearly a section of land, having bought another 173 acres of family land from his brother Ira, and he was a shareholder in the Tempe Irrigating Canal Co. He was an elected member of the Tempe Union High School District board, a position he would hold for ten years (1920 to 1930). A year later, in 1925, he served as the board's president.

Apparently, however, the Frankenbergs' land acquisitions had been financed with borrowed money, and when the cotton market failed to improve rapidly enough, Don was one of many Salt River Valley farmers caught in the recession that followed the cotton bust. In 1924, in an effort to remain solvent, the Frankenbergs sold back to Ira the land they had earlier bought from him, and in 1925 they sold the forty acres of land they had purchased from Don's sister. In 1927 and 1928 they sold their land in south Tempe, leaving them with only the eighty-acre farm on which the family house stood.

In the end, the land sales were not enough to rescue the Frankenbergs' finances. In 1932, still in arrears on their debts, the couple was taken to court by one of their creditors, the Pacific Coast Joint Stock Land Bank of San Francisco. They lost, and to satisfy the judgment against them, the Maricopa County sheriff auctioned off the farm and its buildings, including the house. The property was purchased by John K. Moeur, the son of soon-to-be-governor Benjamin Baker Moeur, for $8,207.

Forced off their farm in Tempe, the Frankenbergs tried to continue as farmers, first on land in south Phoenix and then on a small farm located on north 27th Street in Phoenix. By 1936, though, they had given up farming altogether and were living in central Phoenix (at 503 W. Portland) while Don worked as an elevator operator at the State Capitol. Apparently the job was short-lived, and between 1938 and 1945, during which time they moved once again (to a house at 1918 West Washington Street in Phoenix), Don's occupation was reported in Phoenix city directories as either carpenter or painter.

Don died in Tempe on 30 March 1952, and Carrie died on 18 July 1963 in Phoenix. Alice remained in Tempe, where she married twice and died on 25 November 1980. Anice married and lived in Phoenix, where she died on 7 December 1990, and Iola married and moved to California, where she died on 17 October 1969.

The Moeur Family

The Frankenberg House remained under the ownership of John K. Moeur and his family until its acquisition by Church of the Epiphany in 1964.

After buying the farm in 1932, John Moeur (who was a doctor in Tempe) operated it as a dairy, and a hired man who ran the operation lived in the house. In 1934, just two years after acquiring the property, Moeur died, leaving the farm and house to his wife, Mary Carter Moeur.

Whether the dairy operation continued after John Moeur's death is unknown—his son, who is still living, could not recall—but the land remained agricultural. In 1946, the Moeurs' son, John C. Moeur, started farming the land, and in 1948 he began using part of the property to raise plants for Moeur's Del Camino Nurseries, which he had established that year. The nursery's retail facility was located on Apache Boulevard between Rural Road and McClintock Drive, and the farm was used to grow large trees such as mulberries and palms.

Apparently neither Mary nor John ever lived in the Frankenberg House or on the farm; Mary remained in her home at 815 Myrtle (on what is now the ASU campus) and John and his wife Elizabeth lived for a time in Phoenix and then in central Tempe. In all likelihood the house was rented to tenants, but who they were and when they occupied the house is unknown. This part of

Price Road, which was still rural, was never included in the householder section of the Tempe city directory during the years it was owned by the Moeurs.

John remained the owner of Del Camino Nurseries until the early 1960s, when he sold the retail operation but kept the farm. By then the eighty-acre parcel belonged to him and Elizabeth, his mother at some previous time having transferred ownership to them.[4] In 1964, just before the house was acquired by the newly established Church of the Epiphany, John gave his mother a fractional ownership interest in the eighty-acre farm. A five-acre parcel including the house was separated from the farm, and it was this property that became the church grounds.

Church of the Epiphany

In fact, for a year before formal transfer of the property, the Episcopal Church of the Epiphany had been using the Frankenberg House as an elementary school. The congregation itself was only a year old, having been founded in May 1962 by a group of families who first gathered for worship services in a barn located in south Tempe, on Guadalupe Road. In January 1963 the church was formally declared a mission, and in July 1963 its first priest, Thad Harris, arrived from Houston to lead the congregation.

It was after Harris' arrival that the elementary school was established. It opened in the old Frankenberg House on 9 September 1963, with thirty-eight students in kindergarten through fourth grade and a staff of four teachers (the priest served as headmaster). Tuition for the children of church members was $23 per month for kindergarten and $28 per month for grades one through four; for the children of non-members, it was $33 per month and $38 per month, respectively.

Soon thereafter, in April 1964, the church acquired the house and five acres of land situated at the northeast corner of the old Frankenberg farm.[5] The congregation built a combined parish hall–sanctuary, which it occupied in October of that year, and at about the same time Church of the Epiphany was formally declared an Episcopal parish.

In May 1968, at the end of the school year, the school was closed for financial reasons; presumably enrollment was not sufficient to meet its operating expenses. It was after this closure that the Frankenberg House was converted into office and meeting space for the church.

In 1976, following a period of steady growth, the congregation constructed a new 325-seat sanctuary and converted the former parish hall–sanctuary into an education building with classrooms. At the same time, the wiring was redone in the Frankenberg House, all of the outside utility lines were placed underground, Concorda Drive was widened, and a 100-car parking lot was built on the west end of the church's property, roughly where the current parking lot is located today. The first service to be conducted in the new sanctuary was held on 22 August 1976, and the building was formally dedicated in December of that year.

It was not until 2003 that further significant changes were made to the church buildings and grounds. That year a replacement sanctuary was completed and dedicated on 4 May 2003, and the parking lot was expanded and modernized.

In the spring of 2007 the congregation remodeled both the education building, which now houses a preschool, and the former sanctuary, which now serves as the church's parish hall.

Bungalow Architecture and the Frankenberg House

The Frankenberg House is an example of the early twentieth-century bungalow, relatively few of which

[4] No record of the farm's transfer from Mary to John Moeur has been found, but in 1964 John and Elizabeth gave Mary a 1.667 percent ownership interest in the farm.

[5] In fact the church only acquired one acre of the land directly from John Moeur, who in an interview said he donated the property; curiously, the deed specifically excluded the house from the transaction. The remaining four acres were sold by Moeur to Stella C. Hughes, who in turn sold or gave the land to the church.

were built in Tempe. It is one of only a handful of such homes remaining in the city today, and it appears to be the only one of its kind still standing outside the historic center of town.

The term "bungalow" has always been an elastic one, and here in the United States it has been used to describe practically any small house built during the early years of the twentieth century. Often the label has been applied to dwellings that evoke a certain feeling—a sense of "home" as idealized in American popular culture. Such homes are cozy, practical, and attractive (but not overly pretentious), and they often make use of "natural" materials like brick, stone, stucco, and wood.

Bungalows are most often associated with the Craftsman style, which is why most architectural historians maintain that the bungalow is more a type of house than it is a style. Indeed, bungalows can be of many different styles ranging from English Tudor to Craftsman (which was the most popular bungalow style, especially in California and the West), and from Spanish Colonial Revival to Swiss Chalet and Prairie.

The most widely accepted definition of the bungalow is a house with one or one-and-a-half stories, a porch or verandah under the roof, and some degree of interpenetration of the indoors and outdoors, which can be accomplished with large windows, groups of windows, or porches.

The Frankenberg House fits this definition well. It is a single story in height—the half basement is not visible from the exterior and was never used as living space—and it has a full-length front porch underneath its hipped roof. While not a small house by the standards of the early twentieth century, it was not large, either. Its floorplan is efficient, and that efficiency is enhanced by built-in cabinets in the parlor, dining room, and bedrooms (a popular bungalow feature).

In terms of its style, the Frankenberg House is difficult to categorize. It has some Prairie design features (square brick porch pillars, low-pitch hipped roof, and eaved dormers), but in its detailing it is more Craftsman (6/1 windows and the interior woodwork, especially the built-ins). In some respects it could be said to resemble a Prairie Box—a term used by architectural historians to describe one-story variations of the American Foursquare.

In its eclecticism the Frankenberg House is typical of the thousands of bungalows and "small houses" built across America during the late 1800s and early 1900s. These homes, many of which were constructed from mail-order plans, plan books, or even kits, reflected the popular architectural tastes of the day. Americans wanted homes that were modern, efficient, and accommodating of higher living standards, yet still informed by established architectural styles—even if those styles contributed nothing more to a home's design than one or two ornamental flourishes.[6]

The fact that the Frankenbergs chose a bungalow for their house testifies to the reach and power of architectural fashion in the early twentieth century, for here we see a farm family from one of the nation's most remote sections erecting as its primary residence a quintessentially suburban house. We can only speculate why Don and Carrie Frankenberg made this choice, but they could well have wanted to bring a touch of middle-class respectability and suburban sophistication to their farm and rural neighborhood.

By the time the Frankenbergs built their house on Price Road, the bungalow had become one of the most popular house types in the United States. It first appeared in this country in the 1880s, having migrated from England and, before that, from India, where British colonials had developed a house type modeled loosely on indigenous Bengali houses. For the rest of the nineteenth century, the bungalow type here and in England was typically associated with vacation or second homes, and especially lakeside or seaside homes.

---

[6] There is a remote possibility that the Frankenberg House was a Sears, Roebuck & Co. kit house; the court judgment against the Frankenbergs that cost them their home also named Sears as a defendant, which suggests that the loan might have been used to finance the purchase of a Sears home. To date, however, no Sears model or plan has been found that matches or even approximates the Frankenberg House.

It was after the turn of the century that the bungalow's popularity exploded, turning it into a favored dwelling for the middle class. As industrialization and urbanization accelerated in the United States, certain design features of the bungalow made it attractive to city dwellers who had mixed feelings about all the changes taking place around them. Bungalows, which had restrained ornamentation and often used "natural" materials like stone and wood, seemed to suggest a more balanced, healthier way of living—an association that designers encouraged by including verandahs and sleeping porches.

The bungalow's popularity also was boosted by the Arts and Crafts movement, which was popularized in the United States by Gustav Stickley and his *Craftsman* magazine. Indeed, during the first decade of the twentieth century, Stickley and others led the way in developing what would become the quintessential bungalow style: the Craftsman bungalow. In addition to using materials like stone and wood shingles, and having generous front porches, Craftsman homes were known for the elegant efficiency of their interiors, which typically featured built-in cabinetry, wood floors, and liberal amounts of stained woodwork.

By themselves, though, these developments do not explain the bungalow's popularity. Of far greater importance was the adoption of the bungalow by developers in Los Angeles and other fast-growing California cities. The small bungalow was the perfect house for rapid suburbanization: it was easy to mass produce, inexpensive to build, and efficient in its use of indoor space. Indeed, the bungalow became the paradigmatic "sensible house," that is, a house that was convenient, economical, comfortable, and unpretentious. As such its popularity spread far beyond the suburbs, to such places as company towns, resort communities, and anywhere else where rapid development of inexpensive homes was needed.

Starting from California, bungalows quickly spread across the country. They were popular in the Midwest (especially in Chicago, where most were built of brick) and the South (in particular Florida). By the 1920s bungalows could be found in practically every city in the country—evidence not only of their popularity but also of the important role they played in broadening home ownership in the United States. Because they were so affordable and easy to build, bungalows helped strengthen middle-class America's preference for detached single-family homes in place of apartments or other multifamily residences.

As one architectural historian has observed, the bungalow in the United States also played a major role in shifting American tastes away from "the vertical, formal, cluttered and historically derived styles of the Victorians" to "the low, horizontal, informal, 'open plan' and functional design which has come to characterize the 'modern' architecture of today"[7]

Over time, as bungalows became more popular, the word itself strayed somewhat from its humble origins. Eventually architects and builders were applying it to two-story homes, some of which were quite large (these are sometimes described today as "bungaloid" or "bungalow cottages").

In the end, the bungalow's popularity contributed to its demise. By the 1920s the term "bungalow" was beginning to take on pejorative overtones—to be associated by some critics with a stultifying mass culture and conformity. It took longer for home builders and buyers to share this view, and bungalow models continued to sell well, but by 1930 the bungalow was losing favor with home buyers. By the time the home-building business had recovered from the Depression, in the late 1930s, the bungalow's place as America's most popular "sensible house" had been taken by the Minimal Traditional house.

---

[7] Anthony D. King, *The Bungalow: The Production of a Global Culture* (London: Routledge and Kegan Paul, 1984), 154-55.

Bibliography

Frankenberg Family

Arizona Republic, 31 March 1952, p. 4 (obituary of Don Juan Frankenberg).

"Ernest G. Frankenberg." *Portrait and Biographical Record of Arizona.* Chicago: Chapman Publishing Co., 1901.

"Frankenberg" biographical file, Tempe Historical Museum.

"Frankenberg," Old Settler Biographies, Tempe Historical Museum.

Historic Property Survey file no. 209, Tempe Historical Museum.

Maricopa County Recorder deed records: Book 28, pages 261-62; Book 46, page 148; Book 54, pages 451-55; Book 52, page 440; Book 74, page 513; Book 106, page 517; Book 150, pages 344-45; Book 183, page 228; Book 192, page 193; Book 204, page 305; Book 226, page 498; and Book 267, pages 339-40.

Moeur, John C., interview on 6 March 2007.

Obituary file, CE EPH BO-1, Arizona Collection, Hayden Library, Arizona State University, Tempe (obituary of Carrie Frankenberg).

Phoenix city directories for 1934-40, 1942, 1945, and 1949-50. Located at Hayden Library, Department of Archives and Manuscripts, Arizona State University.

U.S. Department of Agriculture. *Agricultural Investigations at the United States Field Station, Sacaton, Ariz., 1922, 1923, and 1924.* Department Circular No. 372, June 1926.

Moeur Family

Maricopa County Recorder deed records: Book 300, pages 361-62; Docket 5132, page 94; Docket 5132, page 80; Docket 5132, page 81; Docket 5132, page 82; Docket 5132, page 88; Subdivision Book 129, map 25; Subdivision Book 141, map 8; Subdivision Book 145, map 44; and Subdivision Book 151, map 42.

Moeur, John C. Telephone interview on 6 March 2007.

Tempe city directories for 1946-47, 1948-49, 1949-50, 1955, 1961, and 1963. Located at Hayden Library, Department of Archives and Manuscripts, Arizona State University.

Church of the Epiphany

History Books 1 and 2 (loose-leaf scrapbooks), Church of the Epiphany. Includes "The Don and Carrie Frankenberg Family," an undated reminiscence written by daughter Alice Frankenberg Nichols.

Bungalow Architecture

Duchscherer, Paul. *The Bungalow: America's Arts and Crafts House.* New York: Penguin Studio, 1995.

Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930.* Cambridge: M.I.T. Press, 1986.

Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia.* New York: Norton, 1998.

King, Anthony D. *The Bungalow: The Production of a Global Culture.* London: Routledge and Kegan Paul, 1984.

Lancaster, Clay. *The American Bungalow, 1880-1930.* New York: Abbeville Press, 1985.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles.* Cambridge: M.I.T. Press, 1992.

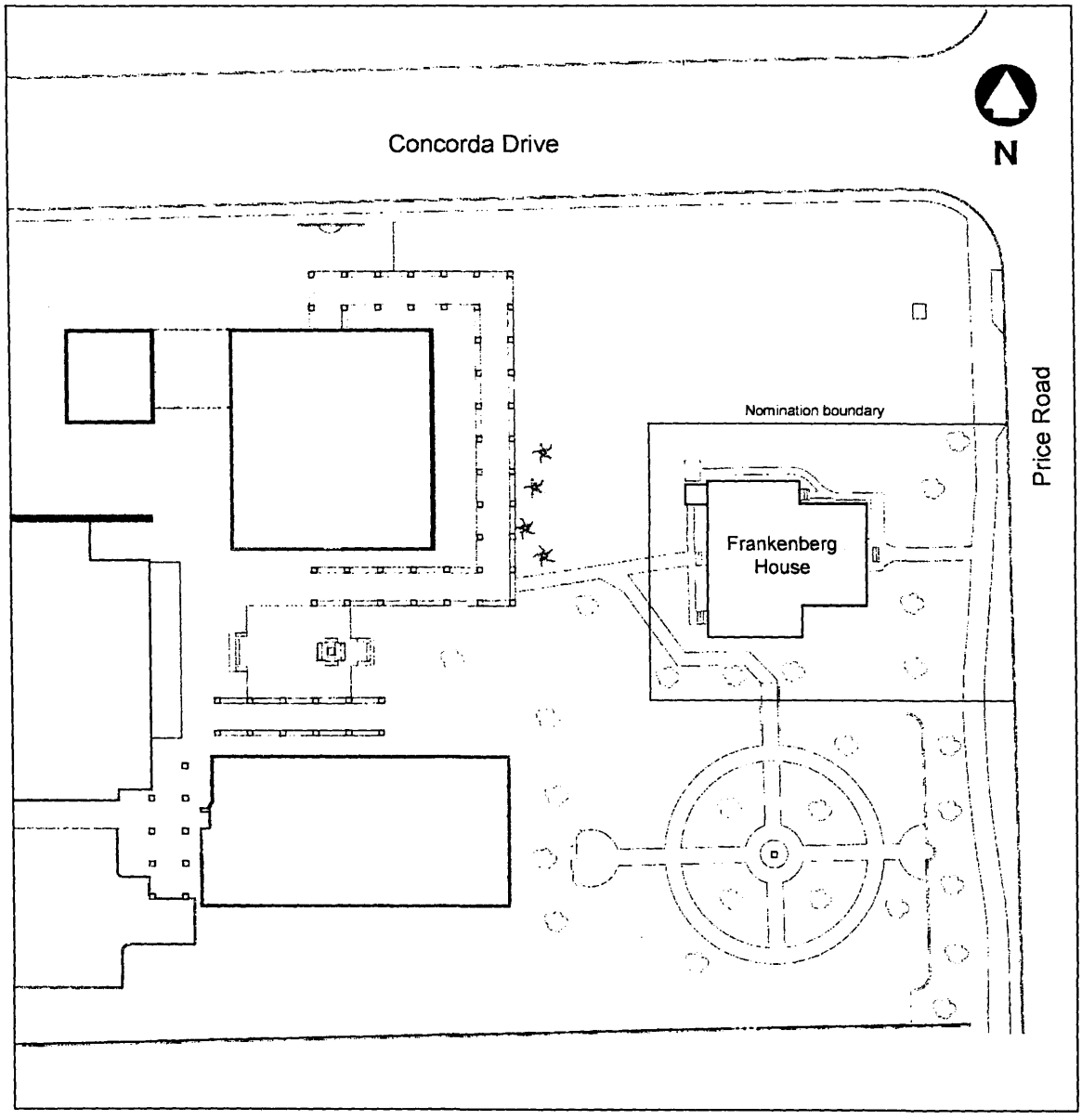
Verbal Boundary Description

The nominated property is a rectangle approximately 135 feet deep and 110 feet wide. The eastern edge of the property is defined by the curb of Price Road, which is 52 feet from the facade of the house. The northern edge is 25 feet from the house, the western edge is also 25 feet from the house, and the southern edge is 27 feet from the house.

Boundary Justification

The boundary encloses the Frankenberg House, which is the sole historic resource remaining from the Frankenberg family farm.

Site Plan


Concorda Drive
N
Price Road
Nomination boundary
Frankenberg House

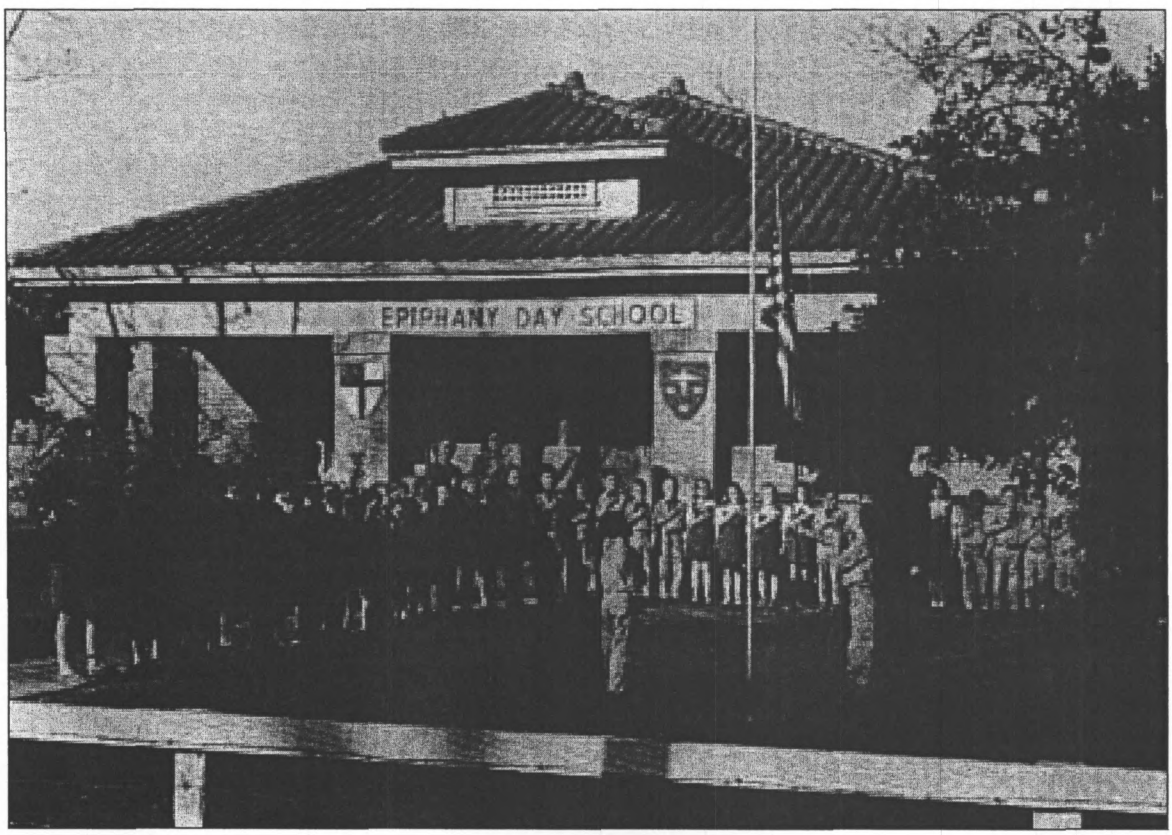
Historical Photographs

Frankenberg family in front of their house

This undated photograph, from the history scrapbooks of the Church of the Epiphany, was given to the church by Alice Frankenberg Nichols.

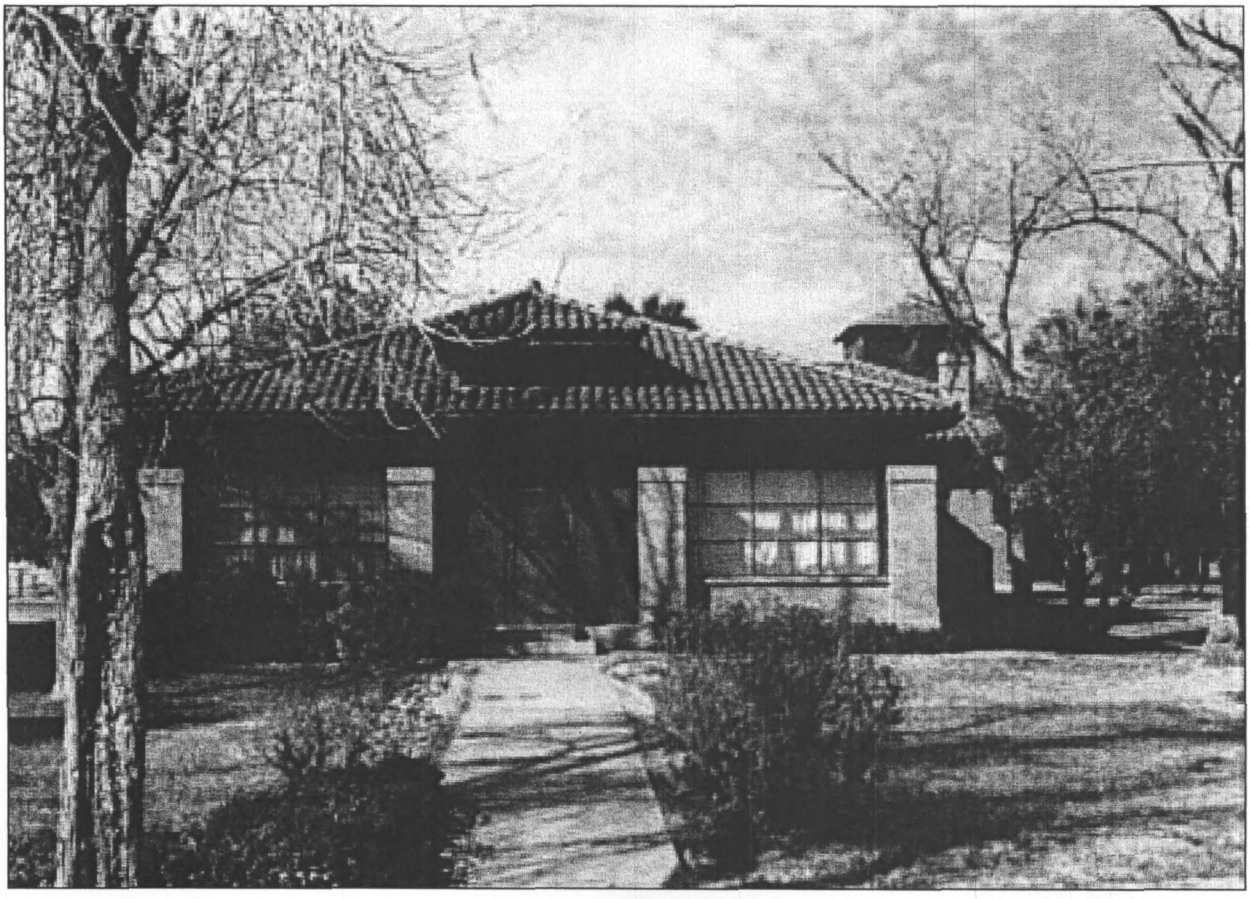
Church of the Epiphany Day School

This photograph, which was taken sometime when the house was used as a school (between 1963 and 1968), originally appeared in a brochure published by the church to promote the school.



House with infilled front porch

This photograph, from the Church of the Epiphany's history scrapbooks, was taken sometime before the construction of the second sanctuary building in 1976. Visible to the rear of the house is an elevated water tank that was the last remaining outbuilding from the Frankenberg farm; it has since been demolished.



List of Photographs

For all images

Property:	Frankenberg House
Photographer:	Mark E. Pry
Date taken:	3 October 2006
Location of negatives:	Tempe Historical Museum; Tempe, Arizona

No. 1 : Facade of the house, as viewed from the east (from Price Road).

No. 2 : North elevation of the house, and part of the facade, as viewed from the northeast.

No. 3 : South elevation of the house, as viewed from the southeast.

No. 4 : Rear elevation of the house, as viewed from the west.