

United States Department of the Interior  
National Park Service

MP1229

# 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.



### 1. Name of Property

Historic name: Hilgeman, Franklin, House

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

Name of related multiple property listing:

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 MPDF

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

### 2. Location

Street & number: 333 West Loma Lane

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Not For Publication: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 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

Applicable National Register Criteria:

   A    B   X   C    D

<i>Katherine Reeves</i>	<i>STPO</i>	<i>9 May 2017</i>
Signature of certifying official/Title:		Date
<i>Arizona State Parks</i>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u>   </u> meets <u>   </u> 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

4/26/17  
Date of Action

**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



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY

OTHER: Vernacular

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Stone (malapai and quartz) / Wood (cedar shakes and shingles) (house)

Wood (western yellow pine box car siding) (shed)

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Hilgeman House is in a mature middle-class residential neighborhood in north-central Phoenix. It is made of locally available malapai rocks with quartz highlighting the windows. During construction, the rocks were mortared against temporary wooden frames. The inside wall surfaces were plastered smooth after the frames were removed. There is a two-room basement under the living room and kitchen that comprise the west wing. A quartz chimney on the west wall provides two flues for living room and basement fireplaces. Three roof-supporting trusses, two for the porte cochere and one for the north side of the center room, are covered with cedar shakes. The east wing holds four bedrooms and two full bathrooms. The Hilgeman House has 2200 square feet of livable area, excluding the 800-square-foot basement. It sits on a 54,000-square-foot lot, triple the sizes of most nearby lots. The house fronts onto Loma Lane behind an oleander hedge. There is a 400-square-foot shed on site probably first used to store tools and materials for citrus farming and house construction. The house and surrounding property, which includes a few of the original citrus trees, retain sufficient integrity to be recognized as historically significant.



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## Narrative Description

### SETTING

The Hilgeman House is a single-family residence in a mature middle-class residential neighborhood in north-central Phoenix. Primarily newly planted citrus groves in 1920, the neighborhood is now fully developed with typically 15,000 square-foot residential lots. A few remaining original citrus trees are scattered throughout.



Figure 1. Hilgeman House (arrow).

### CONSTRUCTION

Construction of the Hilgeman House began in 1921 and continued through 1925. The west wing includes a living room and kitchen under which is a two-room basement. This part was built first. The east wing consists of four bedrooms, two full bathrooms, and a reading room or den.

The basement walls of the west wing were built by mortaring rocks against an exterior wooden frame up to the living room and kitchen floor joists. The floor joists were fitted into the rock walls. The wooden frame was removed and dirt filled in the gap up to the bottoms of the basement windows. This method was reversed for the aboveground remaining portions of the house, i.e., the wooden frame was on the inside and the rocks were mortared against it from the outside. The same technique was used to build the east wing, which includes four bedrooms and two full baths. There is no basement under the east wing. It is built atop a pier and rafter foundation with a below-floor crawl space, which facilitates plumbing and wiring access.

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The exterior walls are malapai rocks with quartz highlighting the windows. The malapai rocks were taken from the hills around what is now North Mountain Park, about two miles north of the house. The quartz came from the Salt River bed (usually dry) near where it crosses Central Avenue, a dozen miles south. The chimney on the west side is all of quartz and contains flues for fireplaces in both the living room and basement.

About 1980 an elderly gentleman appeared at the house next door to bid on a roof repair job. He identified himself to the current owner as Coley L. Duncan, the person who hauled the rocks for the Hilgeman House. He said he used an old Ford flatbed truck with hard rubber tires and wooden-spoked wheels. He said he did little but haul rocks for the house for several years and that Frank and his son could “slap them up” as fast as he (Coley) could haul them.

When first built, the center room had a rock wall with three large arched openings on the south side, a truss on the north side and a roof suspended between. Below the truss was open. According to family lore, the original floor was flagstone and the room was used for open-air sleeping in the summer.



Figure 2. Hilgeman House nearing completion, looking north-northeast, circa 1924.

The three south side arched openings were later filled in with two windows and French doors. The north side opening below the truss was filled in with four windows and French doors. The floor of the enclosed room was covered with concrete. This center room alteration was done sometime between 1941 and 1948 by the second owner, Henry Delno.



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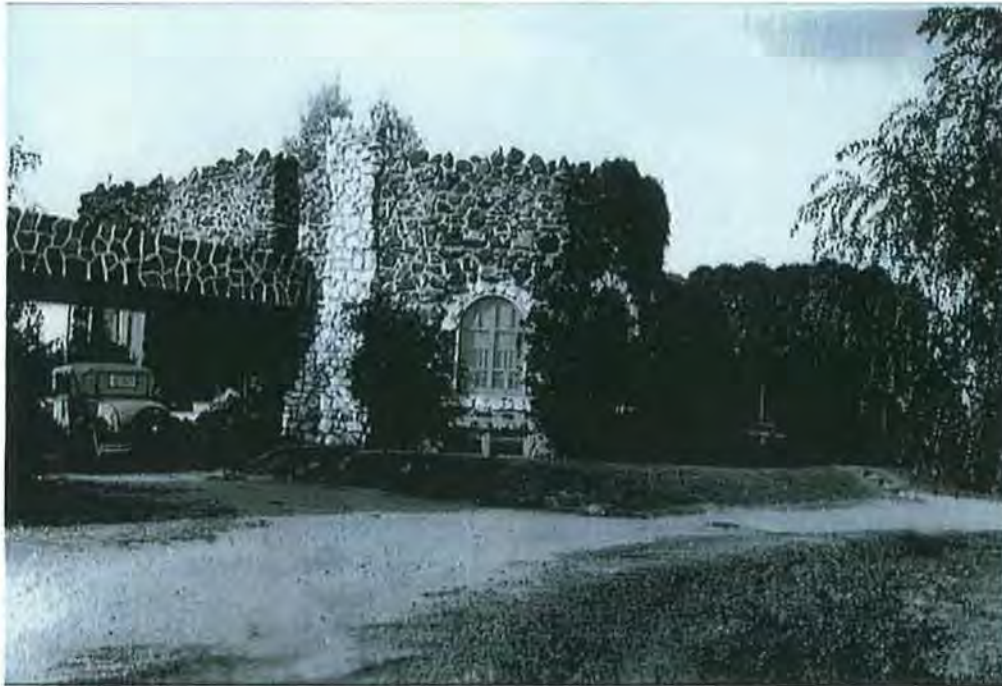


Figure 3. Hilgeman House, looking northeast, circa 1928.

#### ADDITIONAL STRUCTURE

There is a 400 square-foot wooden shed 30 feet northwest of the house. It is framed, as is the house, with rough-sawn lumber (where a 2x6 cross section measures 2 inches by 6 inches and the sides are rough with lots of splinters). The floor is concrete and obviously old. The walls are western yellow pine boxcar siding. The old rolled asphalt roofing was replaced with corrugated galvanized metal around 1980. The date of construction of this shed is unknown but it appears to be the same vintage as the house. It probably was used to store tools and materials for both house construction and citrus growing.



Figure 4. Shed, looking north from porte cochere, 2016.

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Except for the roof, the Hilgeman House has withstood stresses from the Sonoran Desert climate for nearly 100 years. The rain damage (see alteration and restoration below) was caused by indifferent roof maintenance rather than poor construction or design. There is no better evidence of excellent workmanship than surviving the passing of time.

#### ALTERATION AND RESTORATION

Sometime around 1940 the Home Owner's Loan Corporation, which temporarily owned the house and 10 acres at that time, performed a "renovation". Part of that endeavor included painting the living room fireplace facing white. The facing under the paint is quartz and petrified wood oriented to display end grains.



Figure 5. Living room fireplace, looking west.

Around 1964 the east wing of the house was extensively remodeled to change it from a residence to an office for a small firm. An air conditioning and gas-fired heating unit that serves the center room and east wing was installed along with suspended ceilings to accommodate HVAC ducts. The original plastered ceilings remain several feet above the suspended ones. The plastered bedroom and hall walls were covered with wood paneling mounted on furring strips. Duplex electrical outlets were added throughout in comparative profusion. There are now eight per room where there were formerly two. Closets were changed to accommodate filing cabinets, catalogs and ledger books. Three bedroom doors were removed.



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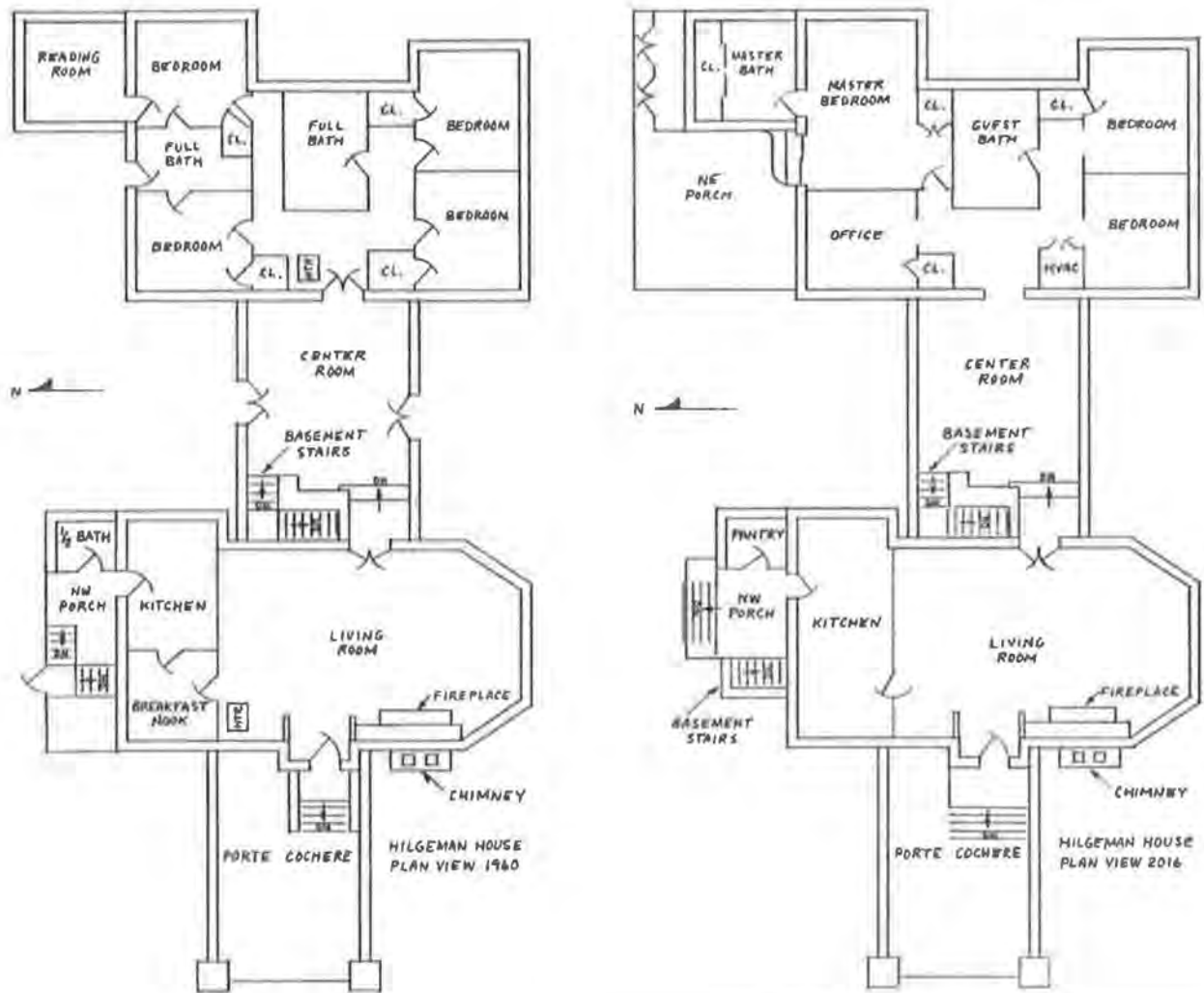


Figure 6. Plan views before (on left) and after renovations, 1960 and 2016, respectively.

The old reading room in the northeast corner became a master bathroom. The room's three arch-top windows disappeared. The east one was filled in with a stud wall and covered with cedar shingles. The north one was concealed behind what is now a small laundry room. The west window and the rock wall around it were covered with a stud wall and cedar shingles.

The old bathroom, when removed, allowed the adjacent northeast bedroom to expand to become the master bedroom. The floors in both rooms are now surfaced with a Formica product that resembles the red oak floors in the rest of the house. The floor in the old bathroom was shiplap pine under linoleum and couldn't become red oak without removing and rebuilding a wall. Also, the floor in the new master bathroom needed to be more water repellent than real red oak.

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Figure 7. Master bedroom, looking northeast. Figure 8. Master bathroom, looking northeast.

The northeast porch concrete floor and roof were added, including cedar-shingle-covered stud walls with used brick wainscoting and wood pillars to support the roof. The north-facing door from the master bedroom was removed, the opening widened, a concrete lintel poured in place and a standard-width sliding patio door installed.



Figure 9. Northeast porch, looking south. Figure 10. East wall of master bath, looking west.

There was an enclosed porch with board and batten walls and aluminum-framed windows on the northwest corner of the house. It covered the kitchen, pantry and basement doors and the north-facing large kitchen window. It is certain this porch was not part of the original construction. The workmanship and design were clearly not those of a master builder and it adversely affected the nice view out the north kitchen window.

The old northwest porch's date of construction is unknown. Its west wall supported the overhead drop of a 208-volt 3-phase 200-amp electric service. This probably was installed with the major remodel of 1964. According to family lore, the original service came underground from Northern Avenue in a direct-burial lead-sheathed cable and was one of the first underground residential electric services in Phoenix. Abandoned conduits through the west basement wall a few feet below grade are probably the original cable entrances.



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It is unlikely the original service could carry enough power safely to run a big air conditioner. When the cable was laid in the early 1920s there was no need for air conditioning in Phoenix because evaporative coolers were adequate, the onset of the heat-island effect being decades in the future. Also, the paucity of original duplex receptacles throughout the house, only two in the kitchen with one hidden behind the fridge, for example, suggests the Hilgeman family was not a big consumer of electricity, at least by today's standards.

The porch was replaced in 1997 with a smaller porch and a sloping basement door. The old electric service was replaced with an underground 240-volt 2-phase 200-amp service, a standard sort of residential service in central Phoenix. The view from the north kitchen window is now unimpeded as it was originally.



Figure 11. Northwest porch, kitchen window and cellar door, looking south-southeast.



Figure 12. North kitchen window, looking north.

Between 1970 and 1990 the old knob and tube wiring in the west wing was replaced with 12-2 and 12-3 w/ground Romex. 10-2 w/ground Romex now serves the kitchen range, the pantry water heater and the overhead radiant heating panels in the kitchen.

The porte cochere roof was rotted to the point chunks of the wooden deck and asphalt roofing fell sporadically. The roof and its support trusses were completely replaced in 1986. The original house-side porte cochere roof supports were abandoned and replaced by two 4 ½ -inch-diameter steel columns that support the east ends of the trusses. They are anchored in concrete bases poured adjacent to the house foundation.

The new deck and interior sides of the trusses were covered with urethane. The original exterior truss sides were covered with conspicuously-faux rocks painted on stucco. During the replacement of the porte cochere roof, the owner's long-time friend and noted valley architect, Paul Yaeger, pointed out that rocks mortared together don't work as horizontal structural support members. The exterior sides of the new trusses were covered with cedar shakes rather than fake rocks even though a bit of architectural whimsy vanished in so doing.



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Figure 13. Porte cochere before replacement, looking north.



Figure 14. Porte cochere after replacement, looking north.

All seven roofs, five of which are surrounded by parapets, were originally covered with rolled asphalt roofing. Lack of roof maintenance and rapid deterioration in the Arizona sun caused moderate interior rain damage. The wall paneling in the office warped and delaminated. The south and west walls in the center room were badly stained with tar deposits. The foundation of the pantry off the northeast corner of the kitchen had settled causing the walls and floor to tilt and pull away from the rest of the house. Most of the ceilings throughout the house were stained.

All the roofs were stripped to the wood decks between 1985 and 1990. The old rolled roofing was replaced with urethane and white vinyl paint. Long before this project began a crack running the north-south length of the living room's plaster ceiling had been spackled shut. After the old roofing over the west wing was removed and the load on the ceiling trusses relieved, the ceiling resumed its original position and the crack reclosed. Falling crushed spackle left a line of white dust down the center of the living room floor. The old asphalt roofing had never been removed. It had been only covered over with another layer when leaks could no longer be stopped with patching compound. The old roofing was nearly 3 inches thick with stagnant water between many of the layers. The weight was clearly much more than the trusses were designed to carry.

The eight windows in the four east-wing bedrooms were replaced in 2009. The six windows and two French doors in the center room were replaced in 2010. The original windows were crank-open nine-lights, glazed with single-pane glass. The hinges had been liberally oiled in the distant past. The oil had wicked into the wood frames and rotted them to the point the hinge screws pulled out and the windows fell on the ground when they were cranked open. The exterior putty had dried and mostly fallen off both the windows and French doors. The wood mullions had deteriorated beyond redemption.



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Figure 15. Living room, looking south-southeast.



Figure 16. Living room, looking north-northeast.

The replacement windows are dual-pane, UV inhibited, nine-lights, where visible from the front (north side) of the house. Around the back of the house the bedroom windows are plain dual pane, UV inhibited, without the extra mullions. The crank-open feature was abandoned to accommodate air-conditioning. The original evaporative cooling required open windows. The original mullion patterns were duplicated except for the French doors in the center room. Those two spaces now look like tall windows instead of French doors.

The original door and window paint colors were abandoned for an oleander-leaf green. The paint layers uncovered during window and door replacement were, in roughly chronological order, white, beige, orange, white and beige again.



Figure 17. Office, looking north.



Figure 18. Hall, looking east.

In 1984 and 1985 the guest bathroom was completely gutted, including the floor joists, and rebuilt. The floor was a three-inch-thick concrete pad poured in a wooden frame built on the 2 x 8 joists. There was a cast iron tub sunk in the concrete. The surface was covered with mosaic tiles. It was neglected in the 1964 conversion of the house to an office. Although it contained all the fixtures of a full bath, the only one working was the toilet, and that not very well.



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In 1989 and 1990 the kitchen was gutted and rebuilt. The plaster ceiling, chunks of which fell sporadically because of rain damage, was removed and replaced with a suspended one. Two sets of 2- by 4-foot radiant electric heating panels were built into the new ceiling on the east and west ends. Enough duplex electrical outlets were added to adequately serve a modern residential kitchen.



Figure 19. Guest bathroom, looking west.



Figure 20. Kitchen, looking east.

During the 1964 conversion the center room was modified. The French doors on the east end were removed, a suspended ceiling was added to accommodate HVAC ducts and the concrete floor was covered with a carpet. In 2010, the windows and French doors were replaced with dual-pane insulating windows, the carpet was removed and Travertine tile laid on the floor. The stained glass in the round tops of the south side windows was made by the owner's sister.



Figure 21. Center room, looking east.



Figure 22. Center room, looking west.



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## PROPERTY SUBDIVISIONS

Nearly all the original 20-acre citrus grove had been subdivided into home sites and built upon by 1970 when the current owner took possession. The Hilgeman House sat on a 3-acre lot amid remnants of the original grove, a dozen, or so, each of grapefruit and orange trees. In 1972 the east half of the original big front yard was sold. The address of that parcel, on which there is now a house, is 326 West Northern Avenue, the former address of the Hilgeman House. When the parcel was sold the address of the Hilgeman House was changed to 333 West Loma Lane, the next street north.

In 1995, the cul-de-sac which the Hilgeman House now fronts, was installed. In 1998, the northwest 1.3 acres fronting the north side of the cul-de-sac was subdivided and sold. In 2013, the last of the old front (south) yard was sold. This finally eliminated the 170-foot setback, the long horseshoe driveway and the big front yard.

The new Loma Lane setback is about 80 feet and the lot is 1.24 acres. The exterior of the house remains much the same as it was when built. The surrounding area has changed considerably but there are still a few of the original citrus trees scattered about the neighborhood. Three of them are in the southeast corner of the Hilgeman east yard. They bear Arizona Sweet oranges.



Figure 23. Three orange trees nearly 100 years old and still bearing, looking south-southwest.

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## ARCHITECTURAL CLASSIFICATION

The architectural classification of the Hilgeman House is “vernacular”. From Page 12 of the MPDF cited in Section 1 herein: “Locally, architects use this term to describe the majority of farmhouses in the North Central Corridor, and in Phoenix in general”. The Hilgeman House is a farmhouse. It was built by a farmer (Frank Hilgeman) on his farm to house his family.

From the MPDF Page 13: “The earliest folk residences built in the Phoenix area were one-story structures designed by owners and builders and constructed of local materials, primarily adobe”. Also from Page 13: “The vernacular house was not limited to the nineteenth century. Generally devoid of architectural ornamentation and built of local materials, the vernacular house is the “folk house” of any architectural era. To the present, they continue to be small, economically built, and designed by their owners instead of professional architects”. The MPDF, at the bottom of Page 13, lists the Frank Hilgeman House as one example of historic vernacular homes in North Central Phoenix.

Although the Hilgeman House had a long setback and a big front yard when built it did not qualify as a rural estate home for two reasons. First, it was too small by nearly a third. The MPDF Page 16 specifies a minimum size of 3,000 square feet for a rural estate home. The Hilgeman House was 2,200 square feet including the center “room”, which no wall on the north side until years later. Second, the MPDF Page 15 specifies the rural estate home as a place for “affluent citizens to reside and pursue agricultural activities, although typically as an avocation rather than a profession”. The Hilgemans lost half their 20-acre farm and the rock house after the citrus market fell in the late 1930s. Their citrus business was not a hobby.

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## 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 old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

C: Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1921-1925 (house under construction)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1925

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Franklin Henry Hilgeman / Franklin Henry Hilgeman and Robert Harry Hilgeman

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Franklin Hilgeman House is recommended eligible for the National Register of Historic Places under Criterion C in the area of significance of Architecture. Under construction from 1921 to 1925 in the middle of a 20-acre citrus grove, the Hilgeman House possesses significance as defined in the National Register Multiple Property Documentation Form *North Phoenix Farmhouses and Rural Estate Homes, 1895-1959* for its unusual layout, use of natural building materials and method of construction. While the 20-acre citrus grove was not unusual for the area at the time, the Hilgeman House was then and still is unique. The property is significant at the Local level.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The architecture of the Hilgeman House is significant because the design, the construction technique and the materials used are unique. Local searches revealed no building even remotely resembling the Hilgeman House.

The construction technique is odd. Building a wall with non-stackable rocks requires a vertical wood surface against which to mortar them. Rocks that don't stay put must be tied against the wood with wires until the mortar sets. The ends of those wires can still be seen. The odd part is all the wood was removed after the rock walls were built. That wood must have been in the form of covered stud walls which would have provided nice places to run electric cables to switches, sconces and outlets. Instead, the electric cables, in this case 12-2 BX (armored cable), and electric boxes for switches, sconces and outlets were embedded in the interior plaster coat.

There are several reasons there are no other houses similar to the Hilgeman House, in spite of the low cost of building materials which were free except for trucking. First, malapai rock is very dense. A piece the size of a basketball weighs around sixty pounds. The idea of lifting and carrying many thousands of such rocks and mortaring them together into a house boggles the mind. Second, malapai rock does not cleave easily and is very difficult to shape.

Third, although quartz cleaves easily along planes, when it does it leaves a sharp edge like broken glass. The pieces of quartz used in the house were taken from the bed of the Salt River and had most of their sharp edges abraded off by river action. Fourth, and probably most importantly, building anything as big as a house with walls and floors approaching plumb and level using irregularly shaped pieces of rock is not a job one would assign to an apprentice bricklayer. This requires an expert craftsman.



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The Hilgeman House as a whole is significant because its external appearance remains largely unchanged. Any one of the original Hilgeman family inhabitants would recognize it immediately.

### ADDITIONAL HISTORY

Frank Hilgeman moved from Fort Wayne, Indiana, to Phoenix in 1919 with his wife Sarah and their children, Robert, Virginia and Ruth. The family moved because Sarah had tuberculosis and needed a drier climate. Frank was interested in citrus farming, just ending its second of several decades of increasing popularity in Phoenix. He purchased 20 acres recently planted in citrus. The property stretched from present-day 3<sup>rd</sup> to 7<sup>th</sup> Avenues along the north side of Northern Avenue. It is along the west edge of the east half of this property the Hilgeman House was built.

An opinion, apparently popular at that time, was that citrus growing near cities would provide an opportunity to allow the advantages of self-reliance and rural virtue of agricultural life to outweigh the disadvantages of loneliness and poor educational opportunities. It was also felt that a mature citrus grove could be productive enough that a relatively small acreage in citrus could provide a living, or at least supplement one. Except for a limited period of harvesting, which relied on hired labor, citrus growing did not involve the heavy labor associated with other crops in the pre-agricultural-mechanization era.

Citrus growing required capital or alternative employment to sustain a family through the early years until the trees matured and began to yield abundantly. In spite of this, the prospect of having the time and income to enjoy life without constant labor made citrus farming attractive to middle- and upper-class farmers.

Frank was not the only Hilgeman family member interested in citrus farming. Frank's son, Robert H. Hilgeman earned his PhD in horticulture from the University of Arizona, Tucson. While he was superintendent of the U of A Citrus Branch Experiment Station in the Salt River Valley, he published a paper, "History of Citrus in Arizona". An editor's footnote in the paper said Dr. Hilgeman was "an authority on the industry". Excerpts from his paper follow:

- 1887 First commercial orange grove (15 acres) planted by W. J. Murphy near Camelback Mtn.
- 1888 22,000 orange trees planted (covers about 350 acres).
- 1894 First grapefruit planting of 20 acres on Clayton ranch on McDowell Road.
- 1900 800 to 1,000 acres in citrus.
- 1889-1903 Drought years. Trees abandoned to die. Marketing problems. Fruit fed to hogs.
- 1907 U of A's J. E. Coit survey found 641 acres planted in chiefly Washington Navel oranges.
- 1913 12° F to 16° F freeze. Possibly 600 acres survived.
- 1913-1925 Planting increases gradually.
- 1934 20,022 acres in citrus. 64% grapefruit. Fruit prices decrease. Planting stops.
- Groves in central Phoenix begin being subdivided for home sites.
- 1949 18,000 acres in citrus

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1962 14,786 acres in citrus. 56% oranges. 28% grapefruit. Some tangerines. (Acreage includes new plantings outside the perimeter of the central Phoenix area and does not reflect accurately the heavy central city losses from subdividing.)

A linear extrapolation of Dr. Hilgeman's data between 1913 and 1934 suggests roughly 1,000 acres per year were being planted in citrus. Assuming they were planted on the then standard 25-foot grid, which historic aerial photographs and remaining original trees support, that is the equivalent of planting about 65,000 trees per year. This is roughly the planting rate the Hilgeman family would have seen when they arrived in 1919.

No record has been found to suggest how well the Hilgeman citrus business went at first. After the stock market crash in 1929 and the following Great Depression, however, things could not have been good. A survey map recorded in 1941 shows the 20-acre plot split in halves. The Hilgeman family lost the east half, which included the rock house. The west half, which had another house and was a homestead by then, was kept by the family.

By the end of World War II established citrus groves in central Phoenix were being replaced by subdivisions and citrus growing moved out of Phoenix to surrounding communities. By the end of the 20<sup>th</sup> century commercial citrus production had all but disappeared from the Phoenix metropolitan area. Although only a few of the original citrus trees remain on the Hilgeman property it retains its integrity of setting and feeling. It is one of the largest lots remaining in the area.

The following historic aerial photographs of the Hilgeman House neighborhood show the transition from rural citrus growing to urban residential. In the photos the house sits a bit southeast of center of the original rectangular 20-acre tract. In the 1949 photo the tract is bounded on the east, south and west by streets and on the north by the edge of the citrus grove.

The Hilgeman House was the first house built in the area. The photograph taken of the house around 1924 looking north shows immature citrus trees in the near background, a hill a mile and a half in the distant background and no houses in between.

The layout, construction technique and building materials used are representative of no other building in the area. The earliest residences in Phoenix were designed by their owners who built them using mostly sun-dried adobe bricks. By 1878, oven-fired clay bricks were being made in Phoenix supplanting adobe as the most popular material. By the 1880s a railroad had come to Phoenix making a wide variety of building materials available. This attracted an influx of educated craftsmen and architects.



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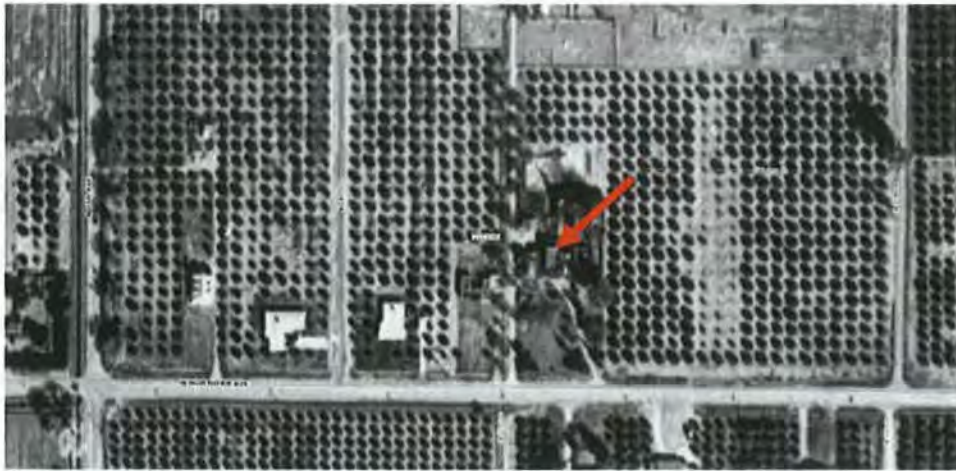


Figure 24. Hilgeman House setting 1949. Mostly citrus.



Figure 25. Hilgeman House setting 1979.



Figure 26. Hilgeman House setting 2002. Not many citrus trees left.

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Other than to benefit his wife's health, Phoenix's attraction of educated craftsmen and architects may have partly influenced Frank to move from Fort Wayne to Phoenix. Evidence he was included in the august category of "educated craftsmen and architects" can be found in the National Park Service web site, "Foster Park Neighborhood Historic District", as follows:

Located in Fort Wayne, Allen County, Indiana, the Foster Park Neighborhood Historic District occupies approximately 150 acres that were platted in 1924. The district is eligible for the National Register of Historic Places under Criteria A and C. Small in number of resources compared to many of Hilgeman & Schaaf's major developments in Fort Wayne's southwest quadrant, the district demonstrates the key principles propounded by Charles Mulford Robinson (1869-1917) urban theorist and University of Illinois professor, in his concepts for creating an ideal place to live away from the dirt, noise, and frenzy of the downtown streets. Frank H. Hilgeman was born in Allen County. He participated in the partnership for a number of years as both an investor and an officer. Albert H. Schaaf became an influential member of the community as a businessman and as a civic leader. A graduate of Cornell University, he partnered with Hilgeman for many years. The developers of many prominent subdivisions, Hilgeman & Schaaf designed, developed, and conserved landscape resources throughout the community. Like Hilgeman & Schaaf, other local developers' interpretations of Robinson's ideas are visible in the physical and visual images within the district. Proximity to established traffic flows, the presence of nearby large, local manufacturing facilities such as General Electric, and recreational opportunities afforded by its proximity to Foster Park made the district lots available in the neighborhood highly desirable. This district is one of the seven property types identified in *The Civilizing of a Midwestern City*, a Multiple Property Documentation developed in four contexts, the pertinent one for this district is #3 -Residential Development.

Although Frank was interested in citrus growing when he moved to Phoenix, it seems he brought with him his noteworthy flair for building things of historic significance. An historic aside: Frank's wife's maiden name was Sarah Catherine Schaaf. She was Albert's sister.

After the Hilgemans arrived in Phoenix on Thanksgiving, 1919, the women stayed downtown at the YWCA and the men at the YMCA for a few days. Sarah had tuberculosis and could not stay downtown long so the family set up a camp around 7<sup>th</sup> Avenue and Dunlap and stayed there for seven months. The nearby bridge across the canal was for pedestrians, but not for cars.

Frank bought a house at 15<sup>th</sup> Avenue and Butler in 1920. The family lived there for 1 ½ years while the west wing of the rock house was being built. Mail from back in Ft. Wayne expressed relatives' concerns that Frank and his family might be killed by Indians.

It may have been that agriculture and architecture were avocations for Frank as it appears he did not spend all his time farming and building houses. Frank ran in the Democrat primary election for the U. S. House in 1933. Isabella Greenway, the first U. S. congresswoman in Arizona history, defeated him. She was elected Arizona's sole representative to the 73<sup>rd</sup> Congress in 1932



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to complete the unexpired term of Rep. Lewis W. Douglas who resigned to become U. S. Director of the Budget. Isabella won reelection in 1934.

According to family lore Frank complained that Isabella had too much clout to be beaten. Isabella was one of Eleanor's bridesmaids when Eleanor married Franklin Delano Roosevelt in 1905. Isabella was married to Col. John C. Greenway, one of Theodore Roosevelt's Rough Riders. She made one of the speeches seconding Franklin's nomination at the 1932 Democratic National Convention. As if those impressive political connections were not enough, Isabella had lots of money, too.

In 1983 Jane Sanderson and Ruth Wilhite, her aunt (and Frank Hilgeman's daughter), gave an interview to Vicky Hay for an article about the Hilgeman House that appeared in the April 1984 issue of Phoenix Magazine. Ruth said she graduated from high school in 1927 and then went to school in Flagstaff for two years. She was married in the back yard. Jane has visited the house and spoken with the current owner. She kindly provided the early photographs of the house.

In 2015 Dick Wilhite, the son of Frank's daughter, Ruth, stopped in at the Hilgeman House and gave an interview about its history. According to Dick, Frank was involved in Phoenix and Sunnyslope community activities from 1922 until he died. He was also active in the medical community in Sunnyslope. He was not a tall man but appeared to be so because he stood erect and was adept at giving orders.

From the John C. Lincoln Health Network Archives, Phoenix, Arizona, Copyright 2015, one of the two listings for 1921 says:

Under the direction of Elizabeth Beatty, local women's groups furnish turkey dinners to a number of bed-ridden residents of the Sunnyslope health camps for Thanksgiving. At Christmas, shoe boxes covered with brightly colored paper and filled with home-made candies, cakes and popcorn balls are distributed in the health camp by Frank Hilgeman, a local rancher chosen to play Santa Claus. Desert Mission Food Bank's annual Turkey Drive and Adopt A Family programs continue the tradition of this early day charity.



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**Frank Hilgeman**, a local rancher dressed as Santa Claus, delivered many Christmas baskets to needy families in his decorated truck. He volunteered many years with Marguerite Colley and Elizabeth Beatty in their benevolent work.

*Source: Images of America Sunnyslope, by Reba Wells Grandrud, Arcadia Publishing, 2013.*

Figure 27. Frank Hilgeman in a Santa Claus suit.

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HILGEMAN FAMILY HISTORY

	Born	Died
Franklin H. Hilgeman	1874	1944
Wife: Sarah C. Schaaf Hilgeman	1871	1947
Parents: Henry F. Hilgeman	1851	1904
Lisetta F. Bucker Hilgeman	1852	1920
Business partner: Albert H. Schaaf	1884	1956
Children: Robert H. Hilgeman	1906	1977
Virginia Hilgeman Holbrook	1908	2008 est
Ruth M. Hilgeman Wilhite	1910	1981



Figure 28. Frank Hilgeman obituary, Arizona Republic, November 19, 1944.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Foster Park Neighborhood Historic District  
<https://www.nps.gov/nr/feature/places/pdfs/13000755.htm>  
Historical Aerial Photography  
<http://www.gis.maricopa.gov/MapAppGIO/aerial-historical/index.html#>  
Staff Report: Z-44-15-3, October 9, 2015  
City of Phoenix Planning & Development Dept., Historic Preservation Office  
North Central Phoenix Farmhouses and Rural Estate Homes, 1985-1959 MPDF  
<https://www.nps.gov/nr/listings/20110204htm>  
"History of Citrus in Arizona", Robert H. Hilgeman  
College of Agriculture, University of Arizona (Tucson, AZ)  
Images of America. *Sunnyslope*, Reba Wells Grandrud, Arcadia Publishing  
Isabella Greenway article, Wikipedia.  
Home Owner's Loan Corporation article, Wikipedia.

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### 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: UA Campus Repository Tucson

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



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## 10. Geographical Data

**Acreage of Property** 1.242

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 33.553538 Longitude: -112.080138

### Verbal Boundary Description (Describe the boundaries of the property.)

That part of the Southwest quarter of the Southwest quarter of Section 32, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of Section 32; thence South 89 degrees 19 minutes East along the South line of Section 32 a distance of 682.04 feet; thence North 00 degrees 41 minutes East 40.00 feet to a point on the North right of way line of Northern Avenue; thence North 00 degrees 23 minutes 50 seconds East 120.00 feet to the Point of Beginning of the parcel of land herein described; thence North 00 degrees 23 minutes 50 seconds East 75.00 feet; thence North 89 degrees 19 minutes West 89.14 feet; thence North 00 degrees 10 minutes 20 seconds East 145.00 feet; thence South 89 degrees 19 minutes East 249.16 feet; thence South 00 degrees 06 minutes 52 seconds West 20.00 feet; thence South 89 degrees 19 minutes 08 seconds East 54.90 feet; thence South 00 degrees 06 minutes 52 seconds West 179.70 feet; thence North 89 degrees 19 minutes West 98.00 feet; thence South 00 degrees 06 minutes 52 seconds West 21.00 feet; thence North 89 degrees 19 minutes West 116.99 feet to the Point of Beginning.

### Boundary Justification (Explain why the boundaries were selected.)

This is the legal description of the property modified to include the adjacent half of Loma Lane per the City of Phoenix Historic Property Zoning Overlay.

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### 11. Form Prepared By

name/title: John L. Spellman / owner since 1970  
organization: none  
street & number: 333 West Loma Lane  
city or town: Phoenix state: Arizona zip code: 85021-5648  
e-mail johnspellman1936@gmail.com  
telephone: 602 944 2779  
date: 2017

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

### Photo Log

Name of Property: Hilgeman, Franklin, House  
City or Vicinity: Phoenix  
County: Maricopa State: Arizona  
Photographer: Pamela J. Medley  
Date Photographed: 2015 and 2016

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

- 1 of 7 south and west sides of house, looking northeast
- 2 north and west sides of house, looking south-southeast
- 3 north side of house, looking south
- 4 east side of house, looking southwest
- 5 south side of house, looking north
- 6 south and east sides of shed, looking north-northwest from porte cochere
- 7 Three original citrus trees in NE corner of property, looking southwest

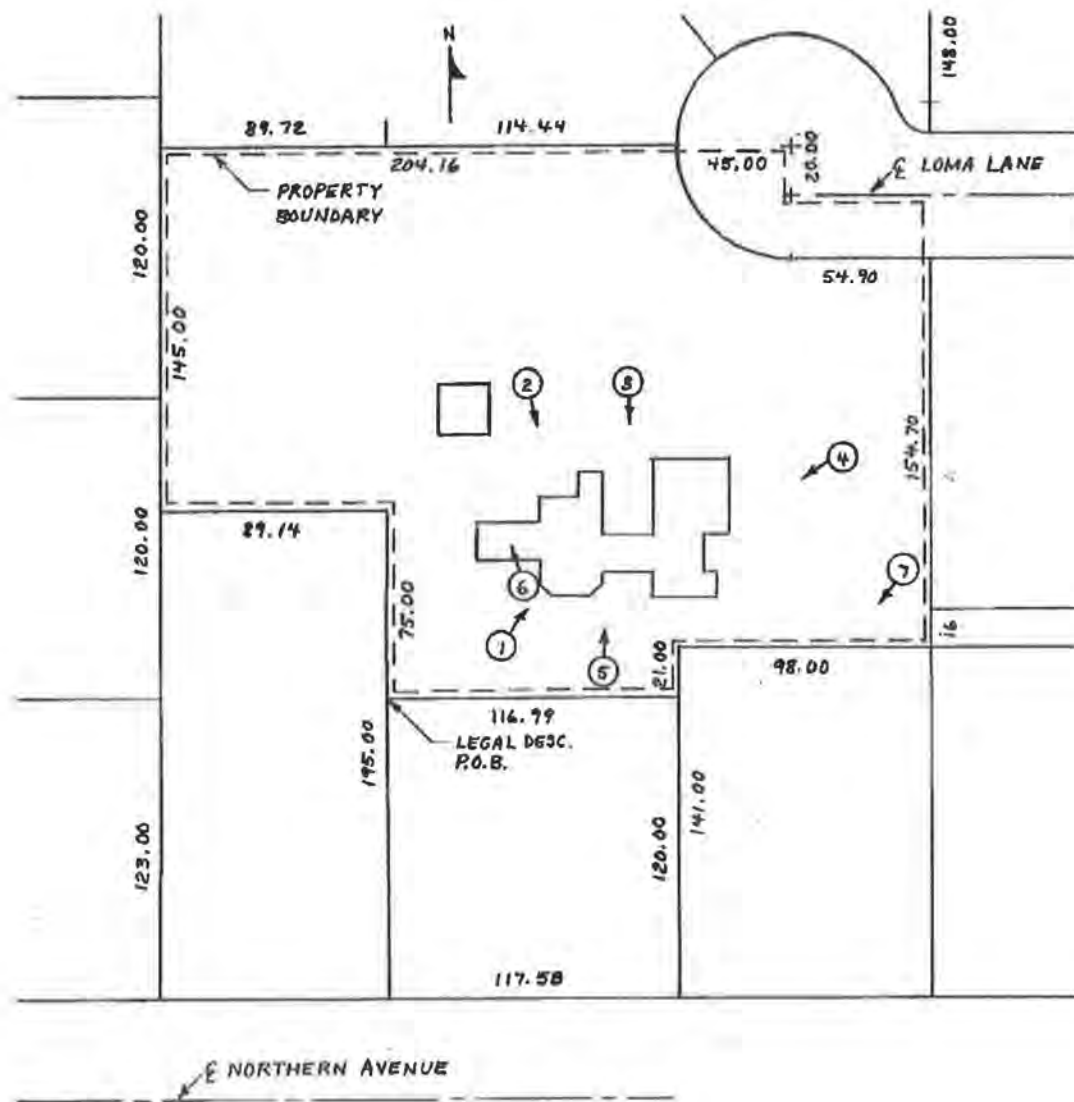


Figure 29. Sketch map / site plan with photo markers.



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## Figure Log

Recent photos: Pamela J. Medley

Historic and aerial photos: Unknown photographers

Drawings: Owner

- 1 Hilgeman House setting, aerial
- 2 Hilgeman House nearing completion, looking north-northeast, circa 1924
- 3 Hilgeman House, looking northeast, circa 1928
- 4 Shed, looking north from porte cochere, 2016
- 5 Living room fireplace, looking west
- 6 Plan views before and after major remodeling in 1964, drawing
- 7 Master bedroom, looking northeast
- 8 Master bathroom, looking northeast
- 9 Northeast porch, looking south
- 10 East wall of master bath, looking west
- 11 Northeast porch, kitchen window and cellar door, looking south-southeast
- 12 North kitchen window, looking north
- 13 Porte cochere before replacement, looking north
- 14 Porte cochere after replacement, looking north
- 15 Living room, looking south-southeast
- 16 Living room, looking north-northeast
- 17 Office, looking north
- 18 Hall, looking east
- 19 Guest bath, looking west
- 20 Kitchen, looking east
- 21 Center room, looking east
- 22 Center room, looking west
- 23 Three original orange trees, looking south-southwest
- 24 Hilgeman House setting in 1949, aerial
- 25 Hilgeman House setting in 1979, aerial
- 26 Hilgeman House setting in 2002, aerial
- 27 Frank Hilgeman dressed as Santa Claus
- 28 Frank Hilgeman obituary, Arizona Republic, November 19, 1944
- 29 Site plan / sketch map, drawing
- 30 Hilgeman property locator, aerial

**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.



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Figure 30. Hilgeman property locator.



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**PHOTOGRAPHS**



AZ\_Maricopa\_Hilgeman House\_0001



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AZ\_Maricopa\_Hilgeman House\_0002

Hilgeman, Franklin, House  
Name of Property

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AZ\_Maricopa\_Hilgeman House\_0003



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AZ\_Maricopa\_Hilgeman House\_0004



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AZ\_Maricopa\_Hilgeman House\_0005



Hilgeman, Franklin, House  
Name of Property

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AZ\_Maricopa\_Hilgeman House\_0006

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AZ\_Maricopa\_Hilgeman House\_0007









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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/12/2017      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 6/26/2017      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      6/26/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Lisa Deline      Discipline Historian

Telephone (202)354-2239      Date 6/24/17

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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



**DATE: May 9, 2017**

**TO:**

**Edson Beall  
National Register of Historic Places  
1849 C Street NW, Mail Stop 7228  
Washington D.C. 20240**

**FROM:**

**William Collins  
National Register Coordinator  
State Historic Preservation Office  
1100 West Washington Street  
Phoenix AZ 85007**

**National Register Nominations:**

**Hilgeman, Franklin, House  
Phoenix, Maricopa County, Arizona**

**Drexel House  
Tucson, Pima County, Arizona**

**Craig, George C., House  
Tucson, Pima County, Arizona**

**The latter two nominations from Pima County are associated with the Multiple Property Documentation Form *The Single Family Residential Architecture of Josias Th. Joesler and John and Helen Murphey in Tucson and Pima County, Arizona, 1927-1956.***

**Accompanying documentation for each National Register nomination is enclosed, as required. Should you have any questions or concerns please contact me at [wcollins@azstateparks.gov](mailto:wcollins@azstateparks.gov) or 602.542.7159.**