Date of Action

NPS Form 10-900 (Rev. 01/2009)	OMB No. 1024-0018		(Expires 5/31/20
United States Department of the Interior National Park Service	1165		RECE STOR
National Register of Histo	ric Places		K_C,
Registration Form			DEC 0 8 2010
This form is for use in nominating or requesting determinan to Complete the National Register of Historic Places Regis applicable." For functions, architectural classification, mate Place additional certification comments, entries, and n	tration Form. If any item does not apply to rials, and areas of significance, enter only	the property categories	/ being documented, enter "N/A" for ' and subcategories from the instruction
1. Name of Property			1.0
Historic name Bohn, Louis J. and Gertrude L	.ee, House		
Other names/site number El Domingo Ranch	0.		
2. Location			
street & number 750 East Northern Avenue (for	ormerly 8001 North 7th Street)		not for publication
city of town Phoenix		1.0	vicinity
State Arizona code AZ o	county Maricopa code	13	zip code 85020
3. State/Federal Agency Certification			
5. State/rederal Agency Certification		2.4.2.2.	
	Historic Preservation Act as am	bobno	
As the designated authority under the Nationa I hereby certify that this \underline{X} nomination for registering properties in the National Regis	request for determination of eligi	bility meet	
As the designated authority under the National I hereby certify that this <u>X</u> nomination <u></u> for registering properties in the National Regis requirements set forth in 36 CFR Part 60.	request for determination of eligi ter of Historic Places and meets es not meet the National Register	bility meet he proced	lural and professional

Date Signature of certifying official in stion as Title State or Federal agency and bureau In my opinion, the property ____ meets ____ does not meet the National Register criteria. Signature of commenting official Date Title State or Federal agency and bureau

വ

6

Signature of the Keeper

4. National Park Service Certification

entered in the National Register

I, hereby, sertify that this property is:

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

____ other (explain:)

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box) Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check only one box Image: Check		Number of Resources within Property (Do not include previously listed resources in the count.) Contributing Noncontributing 1 buildings 1 sites sites sites 0bjects objects 1 Total Number of contributing resources previously listed in the National Register				
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instructions)				
DOMESTIC/single dwelling		DOMESTIC/single dwelling				
7. Description						
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from instructions)				
LATE 19TH & 20TH CENTURY	REVIVALS	foundation: BRICK				
Pueblo Revival		walls: STUCCO/ADOBE				
й. П		roof: UNKNOWN other:				

Narrative Description

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

Summary Paragraph

The Louis J. and Gertrude Lee Bohn House is a two-story, Pueblo Revival inspired farmhouse built in 1928-1929. The house has an irregular L-shaped plan and a flat roof hidden behind a horizontal parapet with blunted wall and roof

Bohn, Louis J. and Gertrude Lee, House Name of Property Maricopa County, Arizona County and State

corners. The foundation is brick and the walls are stucco-covered adobe. The Bohn House is located on the corner of 7th Street and Northern Avenue, adjacent to the prestigious Orangewood Addition in North Central Phoenix. It is an excellent representation of the farmhouse property type detailed in the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," and is a unique example of the once popular Pueblo Revival Style, which is covered in the same MPDF.

Narrative Description

The Louis J. and Gertrude Lee Bohn House is located at 750 East Northern Avenue in North Central Phoenix. It is a residential property consisting of one building, located at the southwest corner of a large condominium complex. Set back from 7th Street ninety-two feet the property is reached via an automated security gate system that provides access to the condominium complex. The house is a 2,300 square-foot, irregular L-shaped building consisting of a main two-story structure and two single story wings. The Bohn House is surrounded with a well-maintained grassy area on the front (west) and south sides, and condominium parking on the east and north. A meandering four-foot wall surrounds the house, rear driveway, and green space, delineating the private space from the shared and public areas.

The house is two stories tall at the main structure, stepping down to one story for the wings. The walls are stuccosheathed adobe extending vertically to a horizontal parapet shaped to suggest the handmade feel of adobe architecture. Wall and roof corners are blunted and the roof is flat and hidden behind the parapets. Facing west towards 7th Street, the front façade is centered on subtle Spanish Colonial Revival influenced elements. These include a bay in a central twostory section with an arched entrance doorway and dual arched windows above the entrance. This latter feature contains a minimal Churrigueresque column separating the windows and complemented by the ironwork of a balconet.

Symmetrically placed, tripled single-hung windows on the lower and upper floors flank the central bay of the front facade. The windows, in turn, are flanked by buttresses, which, in conjunction with the down stepping façade, demarcate the change from main structure to north and south wings. Paired, single-hung windows also provide symmetry to the front façade of the wings.

A large fireplace chimney dominates the middle of the south façade of the south wing, accompanied by—left to right—a single-hung window and a smaller stove chimney. The rear façade of the south wing is entered via a five-light French door flanked by asymmetrically sized, single-hung windows. Double French doors also provide access to the south wing from a rear patio.

A large fireplace chimney that extends beyond the second floor roof dominates the rear façade of the main structure. An alcove is built into the center of the chimney, and a small single-hung window resides just to the chimney's left. To the right of the chimney are French doors providing access to the main structure: a ten-light and two paired five-light doors. The north façade of the north wing has single and paired single-hung windows. A wrought iron fence encloses the back patio separating it from the driveway. Extending west from the wing is a two-car garage, with a slab door and small single hung window. Slab doors provide access from the west wall and from within the rear porch.

Two balconies are located over the north and south wings. The north balcony is the larger of the two, extending from the north wing to over the garage via a small wrought iron gate. It is accessed from paired five-light French doors on the north façade of the second floor of the main structure. Three windows—an aluminum sliding, a four-light steel casement, and a small, single hung window—are located on the east façade. Above the south wing, the balcony is reached through a paired set of five-light French doors.

Integrity

Since its construction in 1929, the Bohn House has occupied a prominent location at the corner of 7th Street and Northern Avenue, immediately northeast of the Orangewood subdivision. Though the front door is located on the west façade facing 7th Street, the main entrance is now from the rear, entering from the driveway. Three-light, steel casement windows were replaced with contemporary wood double-hung windows, which, though different from the originals, are in keeping with the style. Although there have been repairs, modifications, and updates made to the house, the exterior remains essentially unaltered, except for the introduction of a short wall in front of the structure, delineating the boundary of the property from a common area. Most of the changes to the property occurred when the original farming property was converted to apartments in 1992.

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)

Property is:

x

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

Period of Significance (justification)

The period of significance is from 1929, when the house was completed, to 1959, when the rural area was annexed by the City of Phoenix.

Criteria Considerations (explanation, if necessary) n/a

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

The Louis J. and Gertrude Lee Bohn House is a farmhouse designed in the Pueblo Revival Style. It is eligible for the National Register of Historic Places under Criterion C, "Architecture" because it is a rare embodiment of the distinctive characteristics of Pueblo Revival Style architecture that developed in North Central Phoenix between 1895 and 1959 as detailed in the Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959."

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

The Louis J. and Gertrude Lee Bohn House is significant under Criterion C as a rare example of farmhouses as described in the MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," because it is one of the best examples in North Central Phoenix of this property type, designed in Pueblo Revival Style. Characteristic of this style, the house possesses stucco-sheathed, adobe walls that extend vertically to a horizontal parapet curved to suggest the handmade feel of adobe architecture. Wall and roof corners are blunted and the roof is flat and hidden behind the parapets. The house is an exemplary example of the Pueblo Revival Style and the use of adobe construction, is well

Maricopa County, Arizona County and State

4

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1929-1959

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Louis J. and Gertrude Lee Bohn

Bohn, Louis J. and Gertrude Lee, House Name of Property

maintained, and retains almost all of its original exterior architectural integrity. The setting has been somewhat compromised by adjacent recent development, but the landscaping helps preserve the rural feel.

Developmental History

A graduate of the University of Kansas with a degree in engineering, Louis J. Bohn moved to Phoenix in 1908. In 1909, while working in Phoenix as an electrical engineer, Louis purchased a twenty-four-acre parcel on which he planted the land with citrus trees. He eventually began to use the property as a weekend retreat and bestowed it with the moniker El Domingo Rancho (Sunday Ranch in Spanish). After marrying Gertrude Lee in 1927, the couple began the design of an adobe home on the southwest corner of El Domingo Rancho. Building began in 1928 with adobe bricks created from soil extracted on site. The house was completed the following year.

Louis owned and operated an electrical business in Phoenix until 1934 and then worked as an electrical contractor until his retirement in 1945. Active in the thriving Valley-wide citrus industry for many years, Louis was also a charter member of the Arizona Citrus Growers Association. The Bohn family owned and occupied the house from its construction until the El Domingo Rancho was sold for the development of an apartment complex in 1991. As part of the development, the house designed by Louis and Gertrude was preserved in the corner of the former El Domingo Rancho for use as office space. In 2004, the apartments and house were converted to condominiums.

9. Major Bibliographical References

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

Bohn, Betsy and Doris Bohn, "The Bohn Residence." Phoenix: n.p., 2009.

Book of Maps, vols. 346 and 709. Phoenix: Maricopa County Recorder's Office, 1991 and 2004.

Book of Mortgages, vol. 143. Phoenix: Maricopa County Recorder's Office, 1921.

Declaration of Condominium and Easements, Covenants, Conditions, and Restrictions for Las Brisas Condominiums. Phoenix: Maricopa County Recorder's Office, 2004.

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

Murray, Vincent S., and Kevin Weight, "North Central Phoenix Farmhouses and Rural Estate Homes," National Register of Historic Places Multiple Property Documentation Form. Arizona State Historic Preservation Office, 2009.

North Central Corridor Estate Survey: Phoenix, Arizona. Tempe: Woodward Architectural Group, 1993.

Previous documentation on file (NPS):	Primary location of additional data:
preliminary determination of individual listing (36 CFR 67has been	✓ State Historic Preservation Office
requested)	Other State agency
previously listed in the National Register	Federal agency
previously determined eligible by the National Register	✓ Local government
designated a National Historic Landmark	√ University
recorded by Historic American Buildings Survey #	Other
recorded by Historic American Engineering Record #	Name of repository:

10. Geographical Data

Acreage of Property Less than one acre (do not include previously listed resource acreage)

Bohn, Louis J. and Gertrude Lee, House Name of Property

Maricopa County, Arizona County and State

UTM References

(Place additional UTM references on a continuation sheet)

1	12	401214	3712895	3			
	Zone	Easting	Northing	-	Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the property include the house, the rear driveway, and the greens space to the south and west of the house, as delineated by a low, stucco-covered block wall. This area currently possesses a historic preservation overlay managed by the City of Phoenix Historic Preservation Office.

Boundary Justification (explain why the boundaries were selected)

The original approximately property was subdivided and eventually developed into a large condominium complex. As part of the complex design, the Bohn House was retained as Unit 1. In 2005, in cooperation with the owner of Unit 1 and the complex homeowners association, the City of Phoenix placed a historic preservation overlay on the house, the driveway east of the house, and the green space on the south and west. The boundaries of this nomination mirror the boundaries of the City of Phoenix historic preservation overlay.

name/title Vincent Murray, Historian				
organization Arizona Historical Research	date November 30, 2010			
street & number 5025 North Central Avenue, Suite 575	telephone (480) 829-0267			
city or town Phoenix	state AZ zip code 850			
e-mail vince@azhistory.net				

Additional Documentation

Submit the following items with the completed form:

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

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

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

Photographs:

Photograph List

Photographer: Vincent Murray

Date Photographed: July 6, 2009

Description of Photograph(s) and number:

- 1. Front façade, facing northeast.
- 2. Front facade, facing east.
- 3. Northwest corner, facing southeast.
- 4. Front façade, facing east.
- 5. Southwest corner, facing north east.
- 6. Façade of rear, facing west.
- 7. Garage, facing north

Bohn, Louis J. and Gertrude Lee, House	Maricopa County, Arizona
Name of Property	County and State
Property Owner	
Complete this item at the request of the SHPO or FPO. name	_
street & number 750 East Northern Avenue, No. 1	_ telephone(602) 371-8778
city or town Phoenix	state _AZ_ zip code85020

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

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

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Page 8

Bohn, Louis J. and Gertrude Lee, House Name of Property

Maricopa County, Arizona County and State

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 Name of multiple property listing (if applicable)



United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Page 9

Bohn, Louis J. and Gertrude Lee, House Name of Property

Maricopa County, Arizona County and State

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 Name of multiple property listing (if applicable)

List of Figures

- 1. Louis J. and Gertrude Lee Bohn House, front facade under construction, ca. 1929. Courtesy City of Phoenix Historic Preservation Office.
- 2. Louis J. and Gertrude Lee Bohn House, rear facade under construction, ca. 1929. Courtesy City of Phoenix Historic Preservation Office.
- 3. Louis J. and Gertrude Lee Bohn House, completed, ca. 1929. Courtesy City of Phoenix Historic Preservation Office.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Page 10

Bohn, Louis J. and Gertrude Lee, House Name of Property

Maricopa County, Arizona County and State

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 Name of multiple property listing (if applicable)



Figure 1. Louis J. and Gertrude Lee Bohn House, front facade under construction, ca. 1929. Courtesy of the City of Phoenix Historic Preservation Office.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Page 11

Bohn, Louis J. and Gertrude Lee, House Name of Property

Maricopa County, Arizona County and State

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 Name of multiple property listing (if applicable)



Figure 2. Louis J. and Gertrude Lee Bohn House, rear facade under construction, ca. 1929. Courtesy of the City of Phoenix Historic Preservation Office.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Page 12

Bohn, Louis J. and Gertrude Lee, House Name of Property

Maricopa County, Arizona County and State

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 Name of multiple property listing (if applicable)



Figure 3. Louis J. and Gertrude Lee Bohn House, front facade recently completed, ca. 1929. Courtesy of the City of Phoenix Historic Preservation Office.

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bohn, Louis J. and Lee, Gertrude, House NAME:

MULTIPLE North Central Phoenix Farmhouses and Rural Estate Homes, 189 NAME: 5-1959

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 12/08/10 DATE OF PENDING LIST: 1/06/11 DATE OF 16TH DAY: 1/21/11 DATE OF 45TH DAY: 1/23/11 DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001165

REASONS FOR REVIEW:

APPEAL: N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER: / N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST: N	SAMPLE:	N	SLR DRAFT:	Ν	PROGRAM UNAPPROVED: NATIONAL:	N
COMMENTE WAT	MED. M					

COMMENT WAIVER: N

ACCEPT

____RETURN

REJECT 1.24.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in The National Register of Historic Places

RECOM.	CRITERIA	
--------	----------	--

REVIEWER DISCIPLINE

TELEPHONE DATE

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

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

















Purple tint indicates extension of urban areas



Janice K. Brewer Governor

State Parks Board Members

Chair Reese Woodling Tucson

Fracey Westerhausen Phoenix

> Larry Landry Phoenix

Walter D. Armer, Jr. Vail

> Arlan Colton Tucson

William C. Scalzo Phoenix

> Maria Baier State Land Commissioner

Renée E. Bahl Executive Director

Arizona State Parks 1300 W. Washington Phoenix, AZ 85007

Tel & TTY: 602.542.4174 AZStateParks.com

800.285.3703 from (520 & 928) area codes

General Fax: 602.542.4180

Director's Office Fax: 602.542.4188 "Managing and conserving Arizona's natural, cultural and recreational resources" December 6, 2010

Carol Shull, Keeper of the National Register National Park Service 1201 Eye Street, NW 8th Floor (MS2280) Washington, D.C. 2005-5905

RE: MPDF NORTH CENTRAL PHOENIX FARMHOUSES AND RURAL ESTATE HOMES, 1895-1959

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Forms for the following properties:

DEC 08 2010

Bohn, Louis J. and Gertrude Lee House 750 East Northern Avenue, Phoenix – Maricopa - AZ 1 cont. building

Conway, Colonel Edward Power House 7625 North 10th Street, Phoenix – Maricopa - AZ 1 cont. building, 1 noncont. building and 1 noncont. structure

Diller, Adam House 8702 North 7th Avenue, Phoenix – Maricopa - AZ 1 cont. building, 1 noncont. building and 7 noncont. structures

England, Abner Elliott/Guy Hidden Lawrence House 6234 North Central Avenue, Phoenix - Maricopa - AZ 1 cont. building, 3 noncont. buildings and 1 noncont. structure

Halm, George M./Mary Alverda Howard House 6850 North Central Avenue, Phoenix - Maricopa - AZ 1 cont. building and 2 noncont. structures

Jacobs, Judge Fred C. House 6224 North Central Avenue, Phoenix - Maricopa - AZ 2 cont. buildings

Morgan, David B./Earle A. Bronson , Jr. House 8030 North Central Avenue, Phoenix - Maricopa - AZ 1 cont. building, 1 cont. structure and 1 noncont. building

Smith, Walter Lee House 7202 North 7th Avenue, Phoenix - Maricopa - AZ 1 cont. building and 1 noncont. building

Stubbs, Courtney and Hilda House 1245 East Ocotillo Road, Phoenix - Maricopa - AZ 1 cont. building

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at <u>vstrang@azstateparks.gov</u> or 602.542.4662.

R

Sincerely,

Ulina Stan

Vivia Strang, CPM National Register Coordinator State Historic Preservation Office

Enclosures