

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED DEC 18 1980

DATE ENTERED

JAN 29 1981

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Frankenberg House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

129 E. University Drive

NOT FOR PUBLICATION

CITY, TOWN

Tempe

CONGRESSIONAL DISTRICT

1

STATE

Arizona

VICINITY OF

CODE
04

COUNTY

Maricopa

CODE

13

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

4 OWNER OF PROPERTY

NAME

Arizona Board of Regents

STREET & NUMBER

1535 West Jefferson

CITY, TOWN

Phoenix

VICINITY OF

STATE

Arizona

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Maricopa County Recorder's Office

STREET & NUMBER

111 South Third Avenue

CITY, TOWN

Phoenix

STATE

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE "An Initial Survey

of Historic Resources Within the Phoenix Metropolitan Area"

DATE

February 1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Arizona State Parks Board
Heritage Conservation Section 1688 W. Adams

CITY, TOWN

Phoenix

STATE

Arizona 85007

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Frankenberg house is a two story structure built of rusticated concrete blocks simulating coursed ashlar construction. It is situated on a large corner lot with the two principal facades facing University Drive to the north, and Forest Avenue to the east. Although slightly reminiscent of the Victorian mode in the massing and some detailing, the stylistic treatment of the house is Neo-Classical Revival.

The house is rectangular in plan, measures roughly 24 by 36 feet, and is surmounted by a moderately pitched hip roof. The symmetry of this roof form is broken by an offset gable extension on the main (north) facade. Centrally located on the other three slopes are broad, gabled ventilating dormers. Recalling the Victorian influence, each gable is detailed with multiple shaped shingles and each contains a louvered ventilator. The original shingle roof is covered with ribbed roofing tile.

A veranda with a low pitched hipped roof extends along the north and east facades of the house. The roof is supported by eight decorative pre-cast concrete columns which rest on a continuous low concrete block wall. The columns are Neo-Classical in design and exhibit foliated and fluted detailing on the upper portions of the shafts. The shafts are topped with Roman Ionic capitals.

The original, raised wooden porch deck is accessible at each facade by a series of four concrete steps flanked by low block walls. On the east facade a wooden handicap access ramp is present at the end of the porch. The ramp is of recent construction but is not intrusive to the overall character of the house.

The main facade of the house can be divided into two bays. The left bay is articulated by a slightly projecting wall plane and is symmetrical about a vertical axis. Topped by the gabled roof extension, this wall plane features a pair of one over one light windows on the second level and a bayed window containing two one over one sash on the first level. A shallow pediment on the veranda roof further accentuates the symmetry of this bay.

The right bay contains the offset main entry on the first level and a single window on the second level. The front door is original and features a single light with molded and beveled panels and decorative stamped hardware.

The east facade, which faces Forest Avenue, is virtually symmetrical about a central vertical axis. The axis is accentuated by a gabled shingled dormer and features paired one over one windows on the second level and a three part bay window below. Single window openings occur on each side of these central elements on both levels.

The rhythmic placement of the porch columns along this facade is sympathetic with the symmetry of the wall plane. However, because it does not continue across the facade, an appearance of irregular massing is achieved.

The west facade is also divided into three distinct parts. The central bay, projecting from the wall plane, is topped by a gable extension and contains two windows at both levels.

(See continuation sheet)

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Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

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A one story original frame addition extends along the south third of this facade. It is finished with contemporary wood siding, and once served as an enclosed kitchen porch.

A two level enclosed frame porch exists to the rear of the structure. Constructed after 1965, this element replaces an original porch of similar scale and massing.

Other than some minor modifications to accommodate office use in the house, the interiors of both levels remain predominantly intact.

On the first level an entry foyer provides access to the stairway and to the adjacent parlor. The wood stairway is detailed with a paneled newel post, turned wooden balustrade and paneled face string. The parlor, featuring a bayed window and splayed corner fireplace, is separated from the dining room by a pair of paneled pocket doors. The dining room also features a bay window. Also on the first floor are a study/bedroom to the rear of the house and a kitchen opposite the dining room. The original pantry and kitchen porch are modified to accommodate an office and bathroom. A second single run stairway leads from the rear porch to the second level.

The original second floor plan contained five bedrooms and a bathroom with a screened sleeping porch on the rear addition. A wall between the two east bedrooms has been removed to create a larger space. All other rooms are unmodified and feature original doors, casings and hardware. Two additional office rooms exist at the rebuilt rear porch.

Despite the adaptation of the building to offices, the architectural features and detailing of the Frankenberg house are still readily apparent and the overall integrity of the house remains preserved.

6 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Built 1910

BUILDER/ARCHITECT J.W. Woolf and M.H. Meyer

STATEMENT OF SIGNIFICANCE

The Frankenberg house is significant for its architectural qualities as the best preserved and largest local example of rusticated concrete block construction in Tempe. The house was built in 1910 and is the second oldest of six remaining properties of similar construction. It embodies the best design and craftsmanship effort of its builders, J. W. Woolf and M.H. Meyer.

In addition to its architectural significance, the Frankenberg house is noteworthy as being representative of the early twentieth century growth and expansion of Tempe. As one of the first houses built in the residential neighborhood known as the Gage Addition, the Frankenberg house is evidence of both local architectural development during that period and the first major building boom in Tempe history which lasted until the Depression.

The house is named after Josephine Frankenberg because of her lengthy association with the property. This association began in 1919 when she purchased the house and it lasted until her death in 1949. Miss Frankenberg, who never married, continuously occupied the house during that period. She rented rooms on the second floor to boarders, mostly single teachers employed at the Territorial Normal School (now Arizona State University). As a result, the house has been closely associated with the University even though it remained in private ownership until 1965.

Josephine Frankenberg was one of seven children born to Ernst and Eulalia Frankenberg who came to the Tempe area as homesteaders in late 1888. Ernst Frankenberg became a prominent rancher and businessman, serving as president of the Tempe Irrigating Canal Company, and as president of the Farmers and Merchants Bank and the Bank of Tempe. Josephine was educated at the Territorial Normal School and taught for a number of years in the Tempe and Mesa School Systems.

After she acquired the property, Josephine Frankenberg enjoyed a long standing local reputation for her gardening and landscaping abilities which created a showplace of the house and grounds. She was an active member of the Tempe Women's Club and a charter member of the Tempe Garden Club. Consequently, her house was the setting for many of the functions of those organizations. The original landscaping still remains in the front and side yards, but the rear yard gardens have been removed to provide space for University related facilities.

Construction of the house began in November, 1909. It was built by local contractors J.W. Woolf and M.H. Meyer as a residence for Theodore Dickinson. Both men were responsible for the initial development of the concrete block making and construction industries in Tempe.

(See continuation sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Hopkins, Ernest J., "The Arizona State University Story," Arizona State University, Tempe, AZ, 1965.
- Kreh, R. T. "Masonry Skills", Delmar Publishers, Albany, New York, 1976.
- O'Connor, Jack, "Horse and Buggy West", Alfred A. Knopf, New York, 1976.

(Continued)

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY Less than 1

QUADRANGLE NAME Tempe

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,2 4,1,2,9,6,0 3,6,9,8,2,2,0

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lot 1, Block 23, Gage Addition to Tempe

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Jim Woodward, Architectural Historian

ORGANIZATION

Janus Associates

DATE

May 1980

STREET & NUMBER

2121 S. Priest Drive, Suite #127

TELEPHONE

(602) 967-7117

CITY OR TOWN

Tempe

STATE

Arizona 85282

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

James Ayles

26 NOV 1980

TITLE State Historic Preservation Officer

DATE

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: *Ruth Grovorn* DATE 1/29/81
 KEEPER OF THE NATIONAL REGISTER

Patricia Andrus DATE 1/29/81
 CHIEF OF REGISTRATION

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J.W. Woolf was a wealthy local rancher turned investor who provided financial backing for the concrete block making business in Tempe. He and his partner, contractor M.H. Meyer, were responsible for the design and construction of some 27 concrete block structures in the Tempe area between 1909 and 1915.

The use of the building material was promoted heavily by J.W. Woolf, largely at his own expense, but the business never became a profitable venture. When Woolf died in 1915, the use of concrete block in local building construction died also. M.H. Meyer retired shortly afterward and took up dairy ranching south of Tempe. The six remaining concrete block buildings constructed by Woolf and Meyer in Tempe are the only evidence of a local interpretation of this once widespread national trend in building technology.

When the house was completed in April, 1910 it was the largest concrete block structure in the community and received a great deal of praise for its noteworthy design and use of the most "modern" materials.

The Frankenberg house exemplifies the transition in local architectural development from the traditional modes to more current stylistic trends. The "progressive" concrete block building material is combined in a basically Neo-Classical residential format, but exhibits some late Victorian overtones in its detailing and massing. Almost all of its original integrity remains intact, but the house is in need of maintenance.

The house is prominently located on a large lot facing north along University Drive, in what is known as the Gage Addition to Tempe. This was the third such addition to the Tempe Townsite and the first subdivision promoted for exclusive residential development. Deeds for the lots imposed a minimum construction cost limitation which served to define the size of the houses. Other provisions included front yard setback requirements and restrictions against commercial use of the property. The development of the Gage Addition represents the first attempts in Tempe to regulate the use and quality of architecture in that community. The Addition was laid out by the Tempe Land and Improvement Company immediately adjacent to the southern boundary of the Tempe Townsite. It encompassed 10 blocks of residential lots surrounding a two block site used by the Tempe Grammar and High School. The addition was bounded on the west by the Southern Pacific Railroad right-of-way and on the east by the original 20 acre campus of the Territorial Normal School. Transecting the Gage Addition is Mill Avenue, the major north-south thoroughfare through downtown Tempe. Because the Addition straddles Mill Avenue, two distinct neighborhoods in this addition evolved. One was to the west of Mill Avenue, and one was to the east, sandwiched between the Territorial Normal School Campus and the Tempe Grammar and High School site (now a shopping center).

As a result of the expansionist policy of the Territorial Normal School, initiated in 1909 by A.J. Mathews, one of the school's most energetic presidents, all of the east neighborhood in the Gage Addition has been acquired for university facilities. Today the Frankenberg house is the only remaining residential structure left in that neighborhood and is currently owned by the University and used as offices for the College of Architecture.

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"Portrait and Biographical Record of Arizona," Chapman Publishing Co., New York, 1901.

Tempe City Directories, Various years, 1900 through 1930.

Tempe Historical Society, Leona Jones Gray; Photograph Collection.

Tempe News, 1909 through 1915.