

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED MAY 22 1980

DATE ENTERED

JUN 26 1980

**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

Tempe Hardware Building

AND/OR COMMON

I.O.O.F. Hall, Cosmopolitan Hall, Curry Hall

2 LOCATION

STREET & NUMBER

520 S. Mill Avenue

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

4 OWNER OF PROPERTY

NAME

Old Towne Ventures

STREET & NUMBER

414 S. Mill Avenue

CITY, TOWN

Tempe

__ VICINITY OF

STATE

Arizona

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Maricopa County Recorder's Office

STREET & NUMBER

111 S. Third Avenue

CITY, TOWN

Phoenix

STATE

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historical and Architectural Survey Prepared for the City of Tempe
Neighborhood Development Program, prepared by CNWC Architects

DATE

March 16, 1976

__FEDERAL __STATE __COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

City of Tempe

CITY, TOWN

Tempe

STATE

Arizona

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Built in 1898, the Tempe Hardware Building is a Territorial period commercial structure exhibiting simplified Romanesque Revival and Classical architectural elements. Located at 520 S. Mill Avenue in Tempe, Arizona, it is a three-story brick building that is rectangular in plan, measuring 50 feet across its front facade and 95 feet along the sides. Several later one-story additions extended 50 feet from the rear facade, but were destroyed by fire in 1976.

The front facade faces east on Mill Avenue, the principal commercial street of Tempe, and is 45 feet in height. The facade is divided into three bays, with two wide recessed bays flanking a narrower central bay. Across the top is a brick parapet with denticulated trim. The facade is articulated at each end by a stone (first story) and brick (second and third story) pilaster strip.

The central bay contains the main entrance, set within a semicircular arch of cut stone voussoirs supported on stone piers. Modifications to the facade have somewhat obscured the voussoirs, and the original entry doors have been replaced by aluminum and glass elements. The original semicircular transom light frame remains intact. Paired, arched double-hung windows grace the central bay at the second- and third-story levels. At the top, the central bay is delineated by a low segmental arch of rusticated brick, which serves as a visual stop for the bay and provides structural support for the parapet.

The two recessed flanking bays are identical to one another. Each features a store front at the first-story level. The original store fronts of wood and glass have been replaced by aluminum-framed display windows and stacked-bond brick facing. The second and third stories, however, retain virtually all of their original features, including smooth brick wall planes, rusticated brick band courses at the sill lines, triplicate double-hung windows with rusticated brick flat arches (second story) and round arched double-hung windows with rusticated brick arches (third story).

At the first-story level, a simple metal canopy extends across the front facade. This facade originally featured a striped canvas roll-down awning extending across the facade, above the store fronts.

The rear facade, approximately 44 feet wide, was remodeled at the first-story level following the 1976 fire. It consists of a plastered brick wall with two inset steel casement doors. On the second story of that facade, six large segmental arch windows, originally wood sash, but replaced in 1976 with aluminum sash, let light into the main interior space.

The north facade features two pairs of original double-hung windows in the office portion of the building (second and third floors), and six additional double-hung windows with original sash along a recessed portion of the second story forming the ballroom portion of the building.

(See continuation sheet)

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The south facade is solid brick except for two pairs of double-hung windows over each other (second and third floors) in the office portion of the building. The third floor windows are original, but the second floor windows have been modified with steel casements.

The ground floor consists of a large unpartitioned retail space, with a storage room running the width of the building at the rear. An ell projecting from the north facade at the front of the building contains the building's only stairway. The stairway features the original wainscoting, baseboards, trim and handrails. Although modified and upgraded since the 1976 fire, the ground floor still retains the original concrete floor. This floor, which is considered to be the first concrete floor for a commercial building in Tempe, is scored in a grid pattern at a 45° angle in the entryways. The scoring extends onto an 1898 concrete sidewalk, which is perhaps the earliest concrete sidewalk in Tempe. The foundations are of red sandstone, as is the exterior rusticated stonework, quarried from the north side of Tempe Butte.

The second floor consists of an office area 35 x 50 feet and the two-story high I.O.O.F. Hall and later ballroom, 60 x 42 feet. The office space had four original offices and several closets. Although currently partially demolished, approximately 50% of the original elements, walls, doors, windows and trim are intact, and many other elements are stored in the ballroom.

The ballroom itself has original wainscoting and six wood sash windows. The other six windows were destroyed in the 1976 fire and have been replaced, as has a 20 x 35 foot portion of the floor. The rest of the original maple floor, laid in a box pattern, is intact. A second flight of original stairs on the north side leads to the third floor.

The third floor retains a very high percentage of its original design. Three offices, one with a closet, are placed along the main facade and are reached by the stair landing and an L-shaped hall. To the west, between the offices and the upper portion of the ballroom, is a 15 x 38 foot room with two closets. This room and hallway have original wainscoting. All but two door frames are intact and feature decorative denticulated hoods. Many original doors with original hardware still exist. Each space also has a chimney flue connection.

The building also contains three c. 1910 vaults (one on each floor), installed by the Weiant Safe and Vault Co. of Denver, Colorado and manufactured by the National Safe and Lock Co. of Cleveland, Ohio. These vaults were evidently installed when the building was used as Tempe's City Hall.

Although somewhat modified, the Tempe Hardware Building still retains much of the integrity of its original design craftsmanship.

8 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1898-1899

BUILDER/ARCHITECT James M. Creighton

STATEMENT OF SIGNIFICANCE

The Tempe Hardware Building was designed by James M. Creighton, one of the most prominent architects of Arizona's Territorial period. Built in 1898 at the height of Tempe's turn-of-the-century commercial construction boom, the Tempe Hardware Building is the best preserved example of commercial design by Creighton. It is the only three-story Territorial period commercial building in Tempe, and is one of only two such buildings in Maricopa County. The building exhibits Creighton's design philosophy in the late Victorian style, a tradition that was fading at the time the building was built, and also represents an early example of his movement into the modern age of architecture with the use of concrete. This building had a floor of poured concrete; all other commercial buildings in Tempe utilized tongue and groove hardwood over piers. The Tempe Hardware Building made an important contribution to the business community of Tempe with 75 years of operation of the the Tempe Hardware Company. The building was also a major social gathering place and played a principal role in Tempe's political history. It has served as a lodge hall, a dance hall, a place of worship and as the seat of Tempe's municipal government. Political rallies were held there, and it was the meeting hall of the 1st Battalion Headquarters Company of the Arizona National Guard during the depression era.

Creighton, the architect of the Tempe Hardware Building, was quite well known, and very prolific. Some of the better known buildings erected under his direction include the original Adams Hotel in Phoenix, the original Phoenix City Hall, the Phoenix Court House, Old Main at the University of Arizona, the Pinal County Court House in Florence, and the Old Dominion Hotel in Globe. The latter three buildings are on the National Register of Historic Places. Additionally, Creighton designed several Tempe buildings, including the original building at the Territorial Normal School, the Curry Block, the Andre Block, the Niels Petersen residence and the Petersen Building. The latter three have also been listed on the National Register.

The original purpose of the building was to provide a meeting place for the International Order of Odd Fellows (I.O.O.F.), with the ground floor leased as retail space and other rooms on the second and third stories leased as offices. From the beginning, the ground floor has housed a hardware store.

While the Tempe Hardware Company, from which the building gets its name, boasts a long, successful history, its predecessors got the hardware business off to a shaky start. The first business to open its doors in April 1899, was Abell, Wilbur and Mullen, a hardware company based in Mesa. The company was purchased in May 1900 by Floyd Holsapple.

(See continuation sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Arizona Republican, 1897-1901.

CNWC Architects; Doyle, Gerald A.; and Fireman, Bert. Historical and Architectural Survey, prepared for the City of Tempe Neighborhood Development Program. Tempe, Arizona CNWC Architects, 1976.

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA **ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY .17 acres

QUADRANGLE NAME Tempe

UTM REFERENCES

QUADRANGLE SCALE 1:24000

A 1,2 4,1,2,7,1,0 3,6,9,8,6,9,0
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

The Tempe Hardware Building is located on Lots 9 and 10, Block 4 TEMPE and is 150 x 50 feet in size.

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Weisiger; item 7 prepared by James Garrison, historical architect, Jānus Associates

ORGANIZATION

DATE

10-30-79

STREET & NUMBER

TELEPHONE

2604 W. Carson Rd.

968-2282

CITY OR TOWN

STATE

Tempe

Arizona

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 E. Ayres

TITLE

SHPO

DATE

14 May 1980

FOR NPS USE ONLY

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

W. Ray Luce

DATE

6/26/80

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

6-12-80

KEEPER OF THE NATIONAL REGISTER

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Holsapple's enterprise was also brief. On March 15, 1901, the Tempe Hardware and Supply Company took formal charge of Holsapple's hardware store. The incorporators were William Rohrig (president), G. B. Compton, T. H. Tompson, M. E. Curry, Leroy F. Hill and W. A. Bolton. Four years later in January 1905, the hardware company was absorbed by the Arizona Hardware and Vehicle Company, headed by K. L. Hart. On January 20, 1905, the Tempe News reported that "Messrs. Curry, Compton and Rohrig, who made the Tempe Hardware and Supply Company one of the most prosperous business institutions in the Salt River Valley . . ." remained with the new firm. In September 1906, the Arizona Hardware and Vehicle Company went into receivership due to financial mismanagement. M. E. Curry, George L. Compton and Dr. B. B. Moeur bought out the bankrupt company in December 1906 and renamed it the Tempe Hardware Company.

M. E. Curry became the president and manager of the Tempe Hardware Company in 1906. Upon his death in 1928, the company was turned over to his twin sons, M. E. (Ed) Curry, Jr. and John J. Curry, Jr., and his nephew, also named John J. Curry. On November 10, 1938, John J. Curry (the nephew) sold his interest to the Curry Investment Company, formed by the twin brothers. The Tempe Hardware Company closed its doors in January 1976, following the death of John Curry in 1975, after 75 years of operation, making it one of the longest-running businesses in Tempe's history.

The building has been variously referred to as the Odd Fellows Building (or Hall) (1899-1905), Cosmopolitan Hall (1905-c.1930s), Curry Hall (1905-c.1940s) and the Tempe Hardware Building (1906-present). The name used for the longest length of time was "Tempe Hardware Building"; that name will be used here.

From its conception, in December 1897, the building was a focal point in Tempe's social life. In rural Tempe, lodge meetings were the favored method of community fellowship; many Tempeans belonged to a half dozen or so lodges at once. The construction of the building was apparently a community affair. In June 1898, it was reported that construction would cease until August, when the members would have time to contribute their work and teams. The Odd Fellows (Lodge No. 8) met in the new building, holding meetings, dances and funerals, until 1905, when they could no longer afford to lease the hall.

The second floor ballroom was used by most of Tempe's many lodges at one time or another as a convenient location for meetings. Its main contribution to Tempe's social life was as a dance hall. Most weekend nights and holidays found the hall filled with dancers. The ballroom was also occasionally used by various churches for banquets.

Around 1927, the Church of Jesus Christ of the Latter Day Saints (Mormons) organized a church in the building. A permanent church for Tempe was built several blocks away in 1931.

(continued)

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The Tempe Hardware Building was the site of many Democratic and Republican rallies and meetings throughout its history and sometimes served as the election polling place. Prominent political figures who spoke in the ballroom included Governor W. P. Hunt, Arizona's first governor; U.S. Senator Henry L. Ashurst, Arizona's first senator, and Thomas Maddox, Republican candidate for governor in 1934. Tempe's own Carl Hayden spoke numerous times in the hall on the second floor. Hayden served as U.S. Congressman from 1912-1926 and as U.S. Senator from 1926-1968, thus setting the record for service on Capitol Hill. Another Tempe political figure who addressed crowds here was Dr. B. B. Moeur, one of the original officers in the Tempe Hardware Company. The Tempe Hardware Building was a focal point in Moeur's campaign for the governorship in 1932.

The Curry family itself (the family longest associated with the building) was important in Tempe politics. The contributions of the Curry family to the town are well recognized; both Curry Road and John Curry Hall are named after John J. Curry, Jr., and Ed Curry School is named after his brother, M. E. Curry, Jr.

On July 15, 1902 the Tempe City Council began meeting in the building. After meeting there for several years, the city council moved its offices from the second floor of the building into the Daggs Building in 1908. Three years later the council returned to the more commodious accommodations of the hardware building. The town hall was completed on July 12, 1912, and with it the association between the city council and the Tempe Hardware Building ended.

Agricultural interests used the building periodically for meetings and, from 1902 to 1920, the Tempe Irrigating Canal Company (composed of Tempe's farmers and ranchers) had its offices on the third floor.

The Tempe Hardware Building has played an important historic role in Tempe architecturally, politically, socially and commercially. Gathering in this building, Tempe's citizens shed the town's frontier image and helped it to emerge as a modern town.

The intention of the building's present owner, Old Towne Ventures, is to rehabilitate the building for adaptive use. The first floor will be leased as retail space, and the second and third stories will be leased as office space. Preservation of the historic buildings on Mill Avenue has been a community effort aimed at recognizing the contribution of this historic area to the growth of Tempe.

FHR-8-300A
(11/78)

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Curry, John J., bio file, Arizona Collection, Hayden Library, Arizona State University, Tempe, Arizona.

Curry, M.E., bio file, Arizona Collection, Hayden Library, Arizona State University, Tempe, Arizona.

Curry, M.E., interview, February 21, 1980.

Faulk, Odie B., Arizona: A Short History. Norman: University of Oklahoma Press. 1970.

Perris and Sanborn Map Co. Limited, Maps of years 1889, 1901, 1911, and 1927.

Tempe City Council Minutes, 1894-1914 and 1939-1949, City Clerk's Office, Tempe City Hall, Tempe, Arizona.

Weisiger, Marsha L., The History of Tempe, Arizona: A Preliminary Report. Tempe: privately published. 1978.

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An Initial Survey of Historic Resources within the Phoenix Metropolitan Area, Maricopa County, Arizona, prepared for the Department of Defense, Corps of Engineers, L.A. District, by Dorothy H. Hall, State Historic Preservation Officer.

Depository - Arizona State Parks Board
Phoenix, Arizona