

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 11 1980
AUG 11 1980
DATE ENTERED

**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

Frankish Building

AND/OR COMMON

The Frankish Building

LOCATION

STREET & NUMBER

200 S. Euclid Avenue

__NOT FOR PUBLICATION

CITY, TOWN

Ontario

CONGRESSIONAL DISTRICT

35

__ VICINITY OF

STATE

California

CODE
06

COUNTY

San Bernardino

CODE
071

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

__PUBLIC

OCCUPIED

__AGRICULTURE

__MUSEUM

BUILDING(S)

PRIVATE

__UNOCCUPIED

COMMERCIAL

__PARK

__STRUCTURE

__BOTH

__WORK IN PROGRESS

__EDUCATIONAL

__PRIVATE RESIDENCE

__SITE

PUBLIC ACQUISITION

ACCESSIBLE

__ENTERTAINMENT

__RELIGIOUS

__OBJECT

__IN PROCESS

YES: RESTRICTED

__GOVERNMENT

__SCIENTIFIC

__BEING CONSIDERED

__YES: UNRESTRICTED

__INDUSTRIAL

__TRANSPORTATION

__NO

__MILITARY

__OTHER:

OWNER OF PROPERTY

NAME

Mr. Hobart R. Alter

STREET & NUMBER

219 Safari Park

CITY, TOWN

Palm Springs

STATE

California 92262

__ VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

San Bernardino County Hall of Records

STREET & NUMBER

172 West Third Street

CITY, TOWN

San Bernardino

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Determination of Eligibility

DATE 1977

FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

District Headquarters
Federal Building

CITY, TOWN

801 I Street Sacramento,

STATE CA

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

The Frankish Building is a 3-story high commercial and residential building located on the southwest corner of Euclid Avenue and Transit Street in the City of Ontario, California (see Photo 1). In an article on Charles Frankish, printed in 1915, The (Ontario) Daily Report stated:

"One of the latest undertakings of the Frankish Company for the promotion of the city's best interests, is the erection of the handsome stone, brick and reinforced concrete business block at the southwest corner of Euclid Avenue and Commercial Court (Transit Street), known as the Frankish Building."

The building's ground plan is rectangular with a court recess in the west side (rear - see Photo 4). Its two street elevations abut the sidewalk with parking space on the other two sides. Beneath the ground floor there is a large basement. The second and third floors contain the Charlemagne Apartments: 32 units, 16 on each floor, consisting of two to four rooms. The entrance lobby to the Charlemagne Apartments is located at the midpoint of the Transit Street elevation (see Photo 2). An elevator in the lobby serves all floors. Quoting again from the 1915, Frankish article, The Daily Report stated:

"The ground floor of this building, below which is a commodious basement, will be devoted probably entirely to merchantile or financial establishments, while the second and third floors are being fitted for very high-class and modern living apartments and offices. An elevator will connect all floors. The central location of this building, together with the beautiful views it commands of the mountains and of City Hall Park (site of present City Hall), make it particularly desirable for a high-grade apartment house.

"The living apartments on the second and third floors, of from two to four rooms in size and thirty-two in number, are to be strictly modern in every sense of the word."

The Frankish Building has architectural characteristics of the Second Renaissance Revival Style that was popular in the United States from 1890 to 1915, and of the earlier Romano-Tuscan Mode of the Renaissance Revival Style.

These styles were used extensively for public buildings. This may account for the fact that the Post Office was housed within the ground floor of the Frankish Building prior to construction of the old Post Office building on the southeast corner of Transit Street and Laurel Avenue.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 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 type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1915-1916

BUILDER/ARCHITECT Charles Frankish

STATEMENT OF SIGNIFICANCE

The significance of the Frankish Building is reflected in its architecture and in its association with Charles Frankish, after whom it was named.

Designed by Charles Frankish and his son, Hugh, and constructed under their immediate supervision in 1915-16, the Frankish Building represents a third era in the history of Ontario - an era of stability and constant growth. Its setting, on historic, beautiful Euclid Avenue (1882) with its center parkway fountain, erected by George Chaffey in 1883, is a block north of the historic Ontario State "Bank Block" building.

When Charles Frankish designed and built the Frankish Building in 1915-16, the same standard of achievement and excellence with which he was associated in all his endeavors was incorporated into the architecture of "his" building. This fact has been detailed in the statement of description, and it is still in evidence today, as the building aptly attests.

Charles Frankish moved to Ontario in 1885, after trading his 10-acre citrus ranch in nearby Riverside for 80 acres of undeveloped land on Euclid Avenue, south of the Southern Pacific railroad tracks. He moved to Ontario because he firmly believed in what the Chaffey brothers were attempting to accomplish with their planned "Model Colony", and because he foresaw Ontario's potential for growth and development.

Charles Frankish joined with a small group of investors, which included G. T. Stamm of Los Angeles, to organize the Ontario Land and Improvement Company, after learning that the Chaffey brothers were planning to sell their interest in the "Model Colony". In February 1886, Charles Frankish assumed his responsibilities as President and Manager of the newly formed company.

When the Chaffey brothers departed for Australia in March of 1886, all their holdings in Ontario were purchased by the Land and Improvement Company. Charles Frankish took on a more active role in the promotion and sale of the company's landholdings than any of the other investors. Under his management, the company sold \$1,015,000 of real estate within the first two years.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY .20

UTM REFERENCES

UTM NOT VERIFIED

A

1	1	4	4	0	0	0	0	3	7	6	9	0	8	0
ZONE		EASTING				NORTHING								

B

ZONE		EASTING				NORTHING								

VERBAL BOUNDARY DESCRIPTION

Beginning at northwest corner block 3 go south 68 feet, east 10 feet, south 13 feet, east 100 feet, north 81 feet and west 110 feet to point of origin.
Book 1049, page 5 property 3.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

ONTARIO HISTORIC LANDMARKS SOCIETY, INC.
P. O. BOX 1493
ONTARIO, CALIFORNIA 91762

NAME / TITLE

Vickie K. Alexander, President

3-7-79

ORGANIZATION

Ontario Historic Landmarks Society, Inc.

DATE

STREET & NUMBER

9530 Benson

TELEPHONE

(714) 983-1624

CITY OR TOWN

Montclair

STATE

CA 91761

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

K. Miller

TITLE

DATE May 29 1980

FOR NPS USE ONLY

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

Sally J. Old

KEEPER OF THE NATIONAL REGISTER

DATE 8/11/80

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST

[Signature]

DATE

8-5-80

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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Determined Eligible 10/25/77; requested by DOT/FHWA, The Frankish Building

(filed under "Euclid Ave. properties")

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ITEM NUMBER 7 PAGE 1

Architectural characteristics of the two Renaissance Revival Styles in the Frankish Building include: The straightforward facade without any considerable projections or recessions; the roof, invisible to the spectator on the street; the symmetrical elevations; rusticated quoins and ground floor walls and columns, and the smooth and plain upper-story wall surfaces serving as a neutral background for the windows.

The Frankish Building was constructed of reinforced concrete, precast concrete blocks (art stone), cement plaster and glazed white brick. The ground floor street elevations have large plate glass windows with columns in between. The second and third floors have double-hung windows with projected plain lintels and lugsills of precast concrete. Topping the street sides of the building is a plain wooden cornice with decorative brackets at each corner and parapet wall above. The street intersection corner of the building is cut off on a 45 degree diagonal of sufficient width for the main, ground floor entrance. The ceiling of the first floor consists of grids of ornately designed pressed tin pans.

Quoting again from the 1915, Frankish article, The Daily Report stated:

"It is the most handsome and substantial business block in the city and it is doubtful if it would be possible to erect one more simply ornate and beautiful. It was built from their own (Charles Frankish and his son Hugh H. Frankish) designs and under their own immediate supervision. Indeed the exquisite art stone, of which it is largely built, was made from their own formula, right on the ground, and might almost be said to be an 'epoch' in the art of stone making, as it is a marvel, even to men largely experienced in this line."

"Practically the entire work of construction of this handsome building has been under the direct supervision of Mr. Frankish or of his son, Hugh H. Frankish. Nothing but the best of materials have been used and all workmanship has been of the highest quality so that this three-story ediface is quite as substantial as it is handsome."

Today, some 60 years later, that adherence to perfection and the quality of materials and workmanship are clearly evident.

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PAGE 2

The only visible alteration to the building is the addition of a metal and glass canopy, supported by heavy metal chains, over the Charlemagne Apartments lobby entrance (see Photo 2).

The setting in which the Frankish Building was constructed remains much the same as when it was built. It still faces City Hall Park and Euclid Avenue on the east. The historic fountain erected by George Chaffey in 1883, is still located in the center parkway of Euclid Avenue about half a block to the south. The main business district still begins immediately to the north. The historic old "Bank Block" building is still standing between the Union Pacific and Southern Pacific railroad tracks about a block south.

Item Number 8 -- continued

Charles Frankish also took an active role in the planning and development of Ontario. He was responsible for planning almost all of the city south of the Southern Pacific tracks. Under his personal supervision, in 1886, Euclid Avenue was extended south from the Southern Pacific tracks to Ely Street, the city's southern limit. He had stone gutters installed along Euclid Avenue to handle flood waters, doing much of the construction himself. Under his guidance in 1887, the Ontario and San Antonio Heights Railroad Company was organized. It was essentially a subsidiary company of the Land and Improvement Company which has proposed construction of the railroad. The railroad was designed exclusively for transporting people along Euclid Avenue between the Southern Pacific tracks in Ontario and 24th Street in San Antonio Heights, a distance of about 6.2 miles. The first system of electric lights in Ontario was installed under the supervision of Charles Frankish in 1895, and managed by him until its sale in 1901. Charles Frankish helped to establish the first bank in Ontario -- the Ontario State Bank -- in 1887, serving variously as its Secretary, Vice President, President and Director. He formed and headed his own corporation, the Frankish Company, which bought out the Land and Improvement Company in 1912. In a 1907 advertising campaign, the Frankish Company used the slogan, "The City That Charms". This slogan was later adopted by the City of Ontario as its official slogan. Charles Frankish also served as Vice President of the Ontario People's Mutual Building and Loan Association and as Director of the Ontario Chamber of Commerce where he was known as a "One Man Chamber of Commerce".

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ITEM NUMBER 8 PAGE 3

continued --

In all, Charles Frankish served the City of Ontario for over 41 years, sparing neither effort nor capital in a community in which he believed.

Item Number 9 - Page 1

Anonymous

1887 The Daily Report, Ontario. March 2 and August 31.

1915 "Name of Frankish Woven into Ontario History".
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Crossman, C. Ross

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Frankish, Leonard

1961 "Out of the West". The Daily Report, Ontario.
February 19.

Frankish, Charles

1888 Ontario the Gem of Colonies, The Ontario Land and Improvement Company advertisement. Ontario Observer Steam Printing House, Ontario.

Whiffen, Marcus

1969 American Architecture Since 1780: A Guide to the Styles. M.I.T. Press, Cambridge, Mass.

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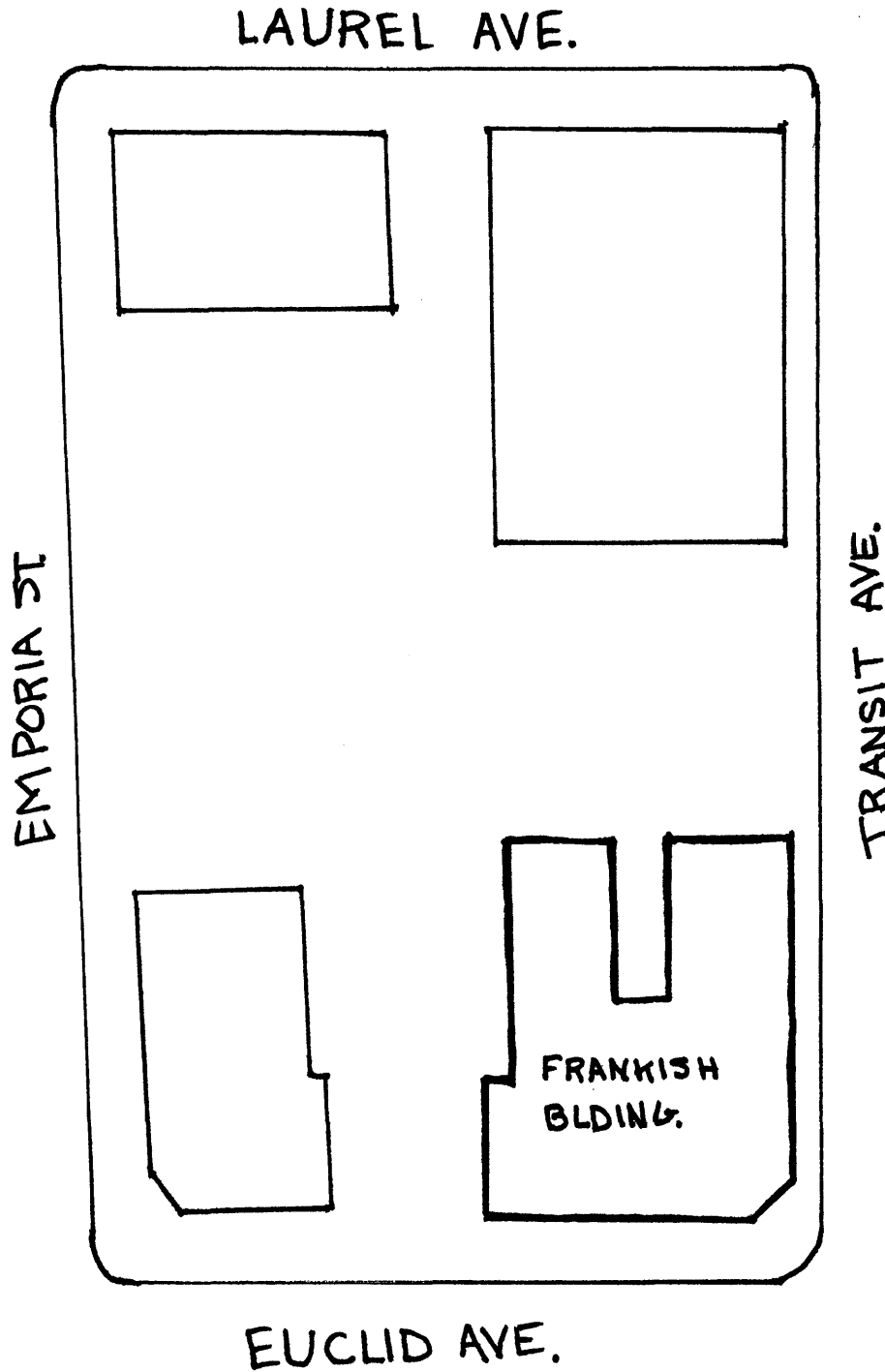
**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FOR**

Frankish Building
Ontario, San Bernadino County, California

CONTINUATION SHEET

ITEM

AUG 11 1980



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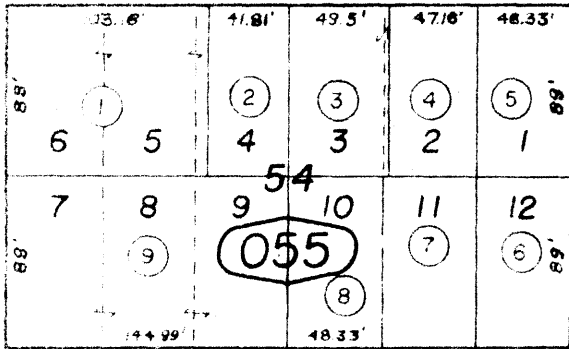
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Ontario City
Tax Code Area
4000

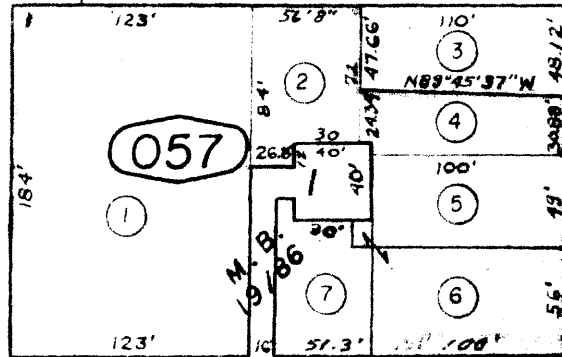
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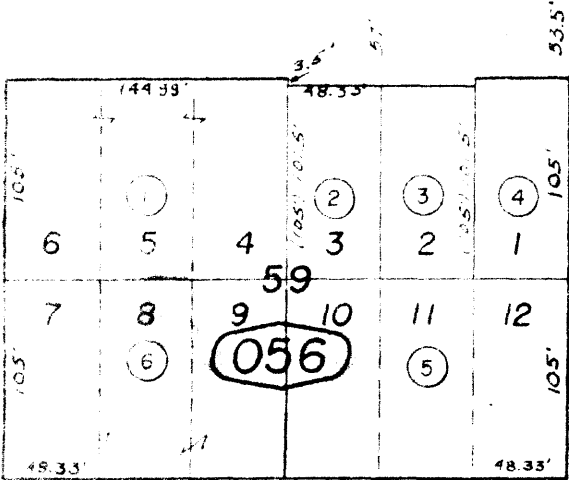
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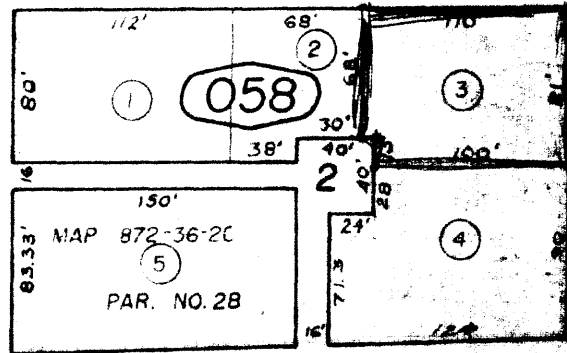
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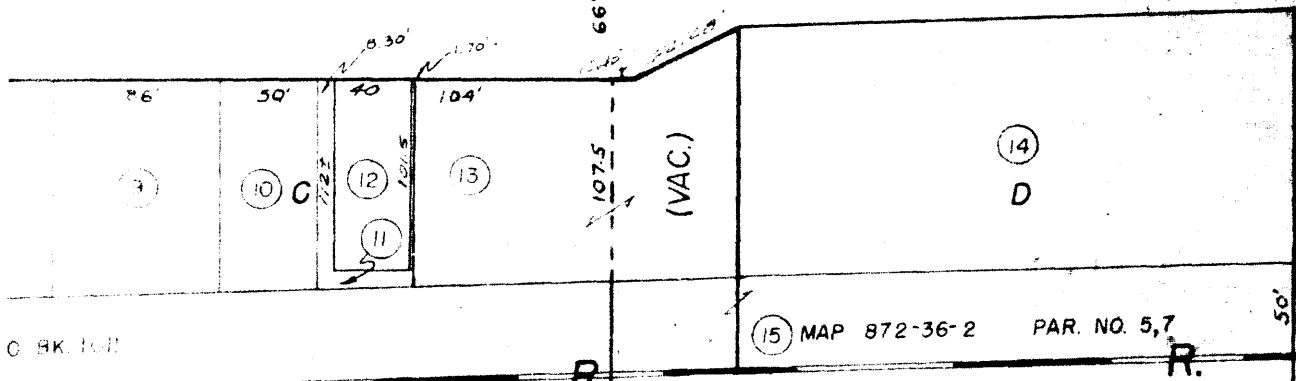


STREET



06

STREET



Frankish Building
Ontario, San Bernardino County, California

AUG 11 1980

EUCLID

Por. N. 1/2 Sec. 30
T. 1 S. R. 7 W.

Assessor's Map
Book 1049 Page 05
San Bernardino County

FE. 15
10/24/