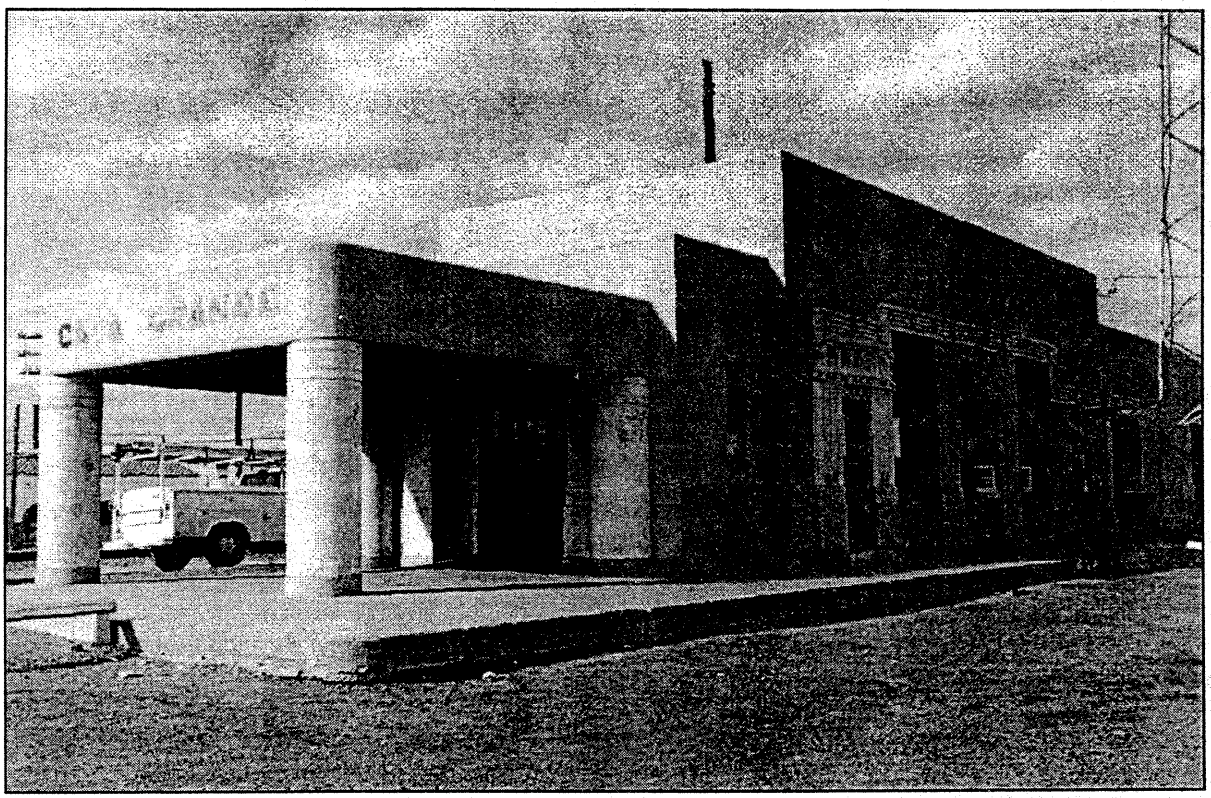
Historic Resource Survey
Casa Grande, Arizona



Prepared by

Mark E. Pry

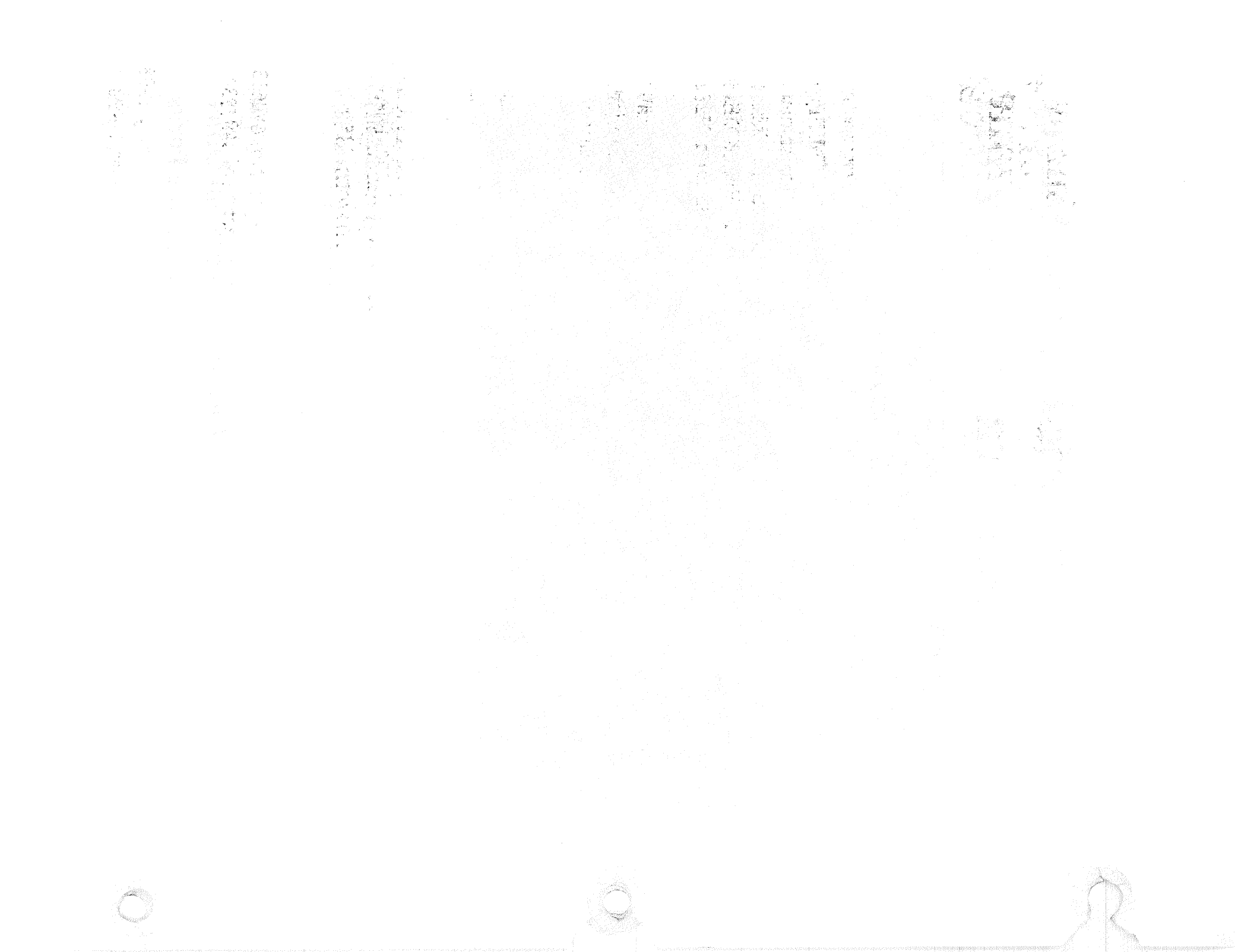
Consulting Historian

for the

State Historic Preservation Office

Arizona State Parks

May 1998



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Casa Grande, Arizona

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Introduction

Description of Casa Grande

Casa Grande is located in south-central Arizona, roughly midway between Phoenix (which lies 45 miles to the northwest) and Tucson (which is 70 miles to the southeast). Situated in the western half of Pinal County, Casa Grande is the largest town in the county, with a population of 21,300 in 1996 (out of 144,150 in the county as a whole). Although it is Pinal County's shopping and business center, a role it has played since the Second World War, Casa Grande is not the county seat. That distinction belongs to Florence, which has a population of 11,540 and is the oldest non-Indian community in Pinal County.

The town sits in a broad expanse of relatively level land known locally as the Casa Grande Valley—something of a misnomer, as it is not centered on a single, major watercourse. The Santa Cruz River bed runs through the valley, passing just west of Casa Grande, as do several major washes, but all of these are dry except after major storms and in unusually wet years, and none is large enough to have geographically defined the area. Other than the Casa Grande Mountains, a compact ridge of small peaks located immediately to the south, there are no mountains near the city. The valley, which contains about 400,000 acres and is roughly fifty miles long and twenty miles wide, is bounded on the east by the Picacho Mountains, on the south by the Sawtooth Mountains and Table Top Mountains, and on the north by the Sacaton Mountains.

The Casa Grande Valley's rich alluvial soils have made it one of Arizona's most productive agricultural regions. Using mostly groundwater but also water drawn from San Carlos Lake on the Gila River, farmers have converted thousands of acres of desert land into farms that produce a wide variety of crops ranging from cotton (the largest in both output and value) to wheat, winter vegetables, and animal feeds. Until the mid-1960s, agriculture was the major economic activity in the Casa Grande region. Since then, Casa Grande's economic base has become more diverse as local economic development officials have attracted light manufacturing and service firms to the area, aided by the proximity of two major highways (I-10 and I-8) and the Southern Pacific (now the Union Pacific) Railroad.

Like many other communities in Arizona, Casa Grande began as a compact townsite, remained small until after the Second World War, began growing in earnest in the 1950s, and has grown substantially in recent years. The original townsite, which was established in 1879 and platted in 1892, was oriented toward the railroad and encompassed a quarter section (160 acres, or 0.25 square miles). By 1950, the town had grown almost fivefold—to take in about 1.25 square miles—but it still remained a small community with a compact downtown and well-defined residential areas, with all but the original townsite organized on a grid defined by the section lines. Over the next thirty years, Casa Grande expanded rapidly. By the late 1980s, the town's boundaries enclosed almost 15 square miles, and by 1997, the town's area had more than doubled to nearly 32 square miles. Most of this growth has been toward the north and east, in the direction of Interstate 10, which is the main traffic corridor through Pinal County; very little of that growth has occurred on the south and west sides of town.

Description of the Project

This survey of historic properties in Casa Grande was commissioned by the State Historic Preservation Office (SHPO) of Arizona State Parks under the Rural Survey Initiative of the Arizona Heritage Fund, with matching funds provided by the City of Casa Grande. This initiative

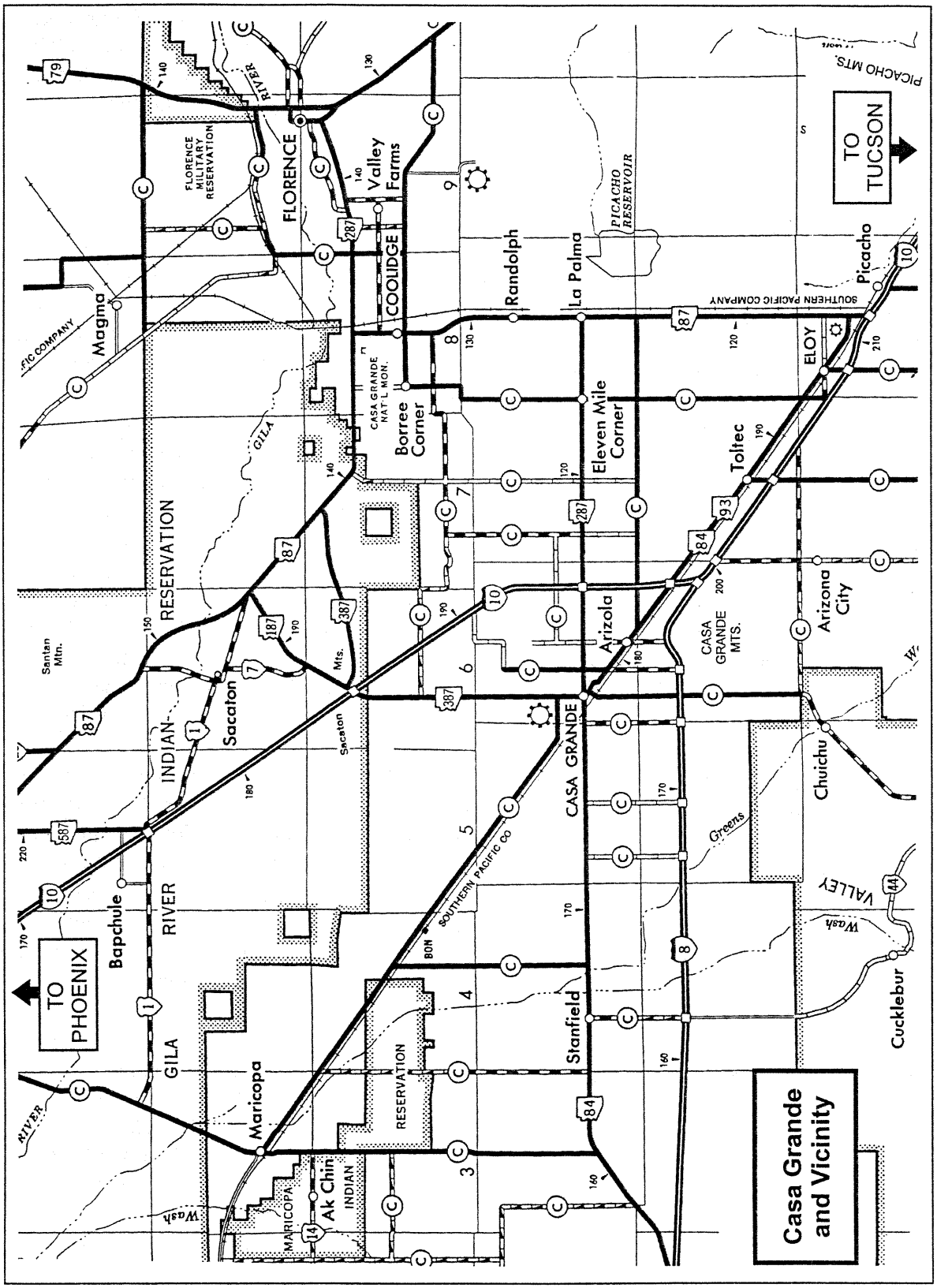
allocates money from the Heritage Fund, which is administered by Arizona State Parks, to pay for the survey of historic buildings and other resources in small towns that either do not have the financial resources to undertake such projects on their own or, as in this project, wish to undertake a larger survey than their resources would otherwise permit.

This historic resource survey serves several purposes. First, it identifies those buildings, structures, and properties in Casa Grande that are historic, that is, potentially eligible for listing on the National Register of Historic Places. It also provides basic historical information on those properties, such as when they were built, who built and used them, and how they have changed over the years. Second, it documents these and other properties—a total of 305 properties—using the Arizona Historic Property Inventory Form, which summarizes not only the known historical information about each property but also includes a photograph and physical description of the property. Third, it assesses the historical significance of each of these properties and, most important, places them in their appropriate historical context(s)—a task that has been accomplished by preparing a history of Casa Grande and a description of Casa Grande's architectural development over time. Finally, it recommends a basic preservation plan for Casa Grande. This plan, which has both short-term and long-term components, is described in full detail in the section containing the report recommendations. In addition to identifying those properties that are immediately eligible for nomination to the National Register, it also proposes two local historic districts, both of which could be eligible for listing on the National Register in five to seven years provided the historic integrity of the properties in those areas is maintained. To that end, the recommendations include steps that can be taken by property owners and the city to protect Casa Grande's historic resources.

This is not the first historic resources survey undertaken in Casa Grande. In 1982, Janus Associates was hired by the Casa Grande Valley Historical Society to do a survey of buildings that were at the time believed to be at least fifty years old. After preliminary research, Janus identified seventy-four properties in the original townsite and immediately adjacent subdivisions to be surveyed; of these, forty-nine were chosen for more intensive research and documentation. After the survey was completed, a Multiple Resource Area nomination was prepared by Janus that proposed the listing of thirty-one properties on the National Register of Historic Places. Of these, twenty-five were determined by the State Historic Preservation Office and National Park Service to be eligible and were listed, joining two structures (the Presbyterian Church and Woman's Club) that were placed on the National Register in the late 1970s.

Given the decision to limit the survey to buildings that were at least fifty years old, very few buildings erected after 1932 were included in the survey. Because Casa Grande grew significantly in the late 1930s and 1940s, with much of that growth coming in the downtown area and in subdivisions like the Evergreen Addition, this survey was commissioned to assess the historical and architectural significance of these more recently developed properties, which have crossed the fifty-year threshold since 1982. Reflecting the growth patterns of Casa Grande, this survey is substantially larger than the first survey, taking in a total of 305 properties (as compared to 74).

Other things have changed as well since the first survey was undertaken in 1982. The City of Casa Grande is now a Certified Local Government (CLG), a designation that gives it a formal role in the process of listing properties on the National Register and makes the city eligible for certain preservation grants and programs offered by the SHPO and National Park Service. It also has its own historic preservation ordinance (a requirement for attaining CLG status) and Historic Preservation Commission, which has the authority to recommend the establishment of local historic


TO PHOENIX
TO TUCSON
Casa Grande and Vicinity
FLORENCE
COOLIDGE
Valley Farms
Randolph
La Palma
Picacho
PICACHO RESERVOIR
PICACHO MTS.
Magma
Borree Corner
Eleven Mile Corner
Toltec
ELOY
Arizola
Arizona City
CASA GRANDE
CASA GRANDE MTS.
Stanfield
Maricopa
Sacaton
Bapchule
Chuichu
Cucklebur
FLORENCE MILITARY RESERVATION
CASA GRANDE NAT'L MON.
INDIAN RESERVATION
GILA RIVER
Ak Chin INDIAN RESERVATION
SOUTHERN PACIFIC CO
SOUTHERN PACIFIC COMPANY
Santan Mtn.
Greens
Wash
VALLEY

landmarks and districts. Consequently, Casa Grande now has twenty-nine properties on its local landmarks list, in addition to the twenty-seven properties currently listed on the National Register of Historic Places (all of which are included on the local list). With its own preservation program in place, and using the information and recommendations contained in this survey and report, Casa Grande should have the necessary tools to preserve its historic resources while the city continues to expand geographically and add new residents.

Acknowledgments

In preparing this study, I have benefited from the assistance of many people. Most important has been Kris Darnall, who not only is the author of the historical context section of this report—the history of Casa Grande—but also has provided much useful advice on practically every aspect of the survey. Several research assistants also contributed to the project. Ed Byerly prepared the base map and helped with research; his imagination and perseverance in reading Casa Grande newspapers yielded substantial dividends. Harold Housely assisted with newspaper research, and Sandra Snider did research in Casa Grande and conducted several oral interviews.

Many people in Casa Grande have contributed to the success of this project. Foremost among them is Donna Renninger, the executive director of Casa Grande Main Street and a tireless advocate of historic preservation in Casa Grande, and Mark Smith, a planner for the City of Casa Grande who was especially helpful in getting copies of maps, aerial photographs, and other city records.

Much of the historical data and all of the historic photographs presented here come from the collection of the Casa Grande Valley Historical Society, and all of us who did research at the society are grateful for the cooperation we received there. In particular, I want to thank Kay Benedict and Craig Ringer for giving us unfettered access to the society's vertical files, and the office staff and volunteers for graciously allowing us to use their desks while doing research there. Also, I am grateful for the assistance given by Richard Lynch and the volunteers working on the Jim Gorraiz photograph collection project.

Without exception, the employees of the City of Casa Grande with whom we had dealings were courteous and efficient, making the completion of the survey much easier. I also am grateful for the counsel I received from the members of the city's Historic Preservation Commission, with whom I met on two occasions to discuss the findings of the survey while it was in progress.

A substantial amount of research was done at the offices of the Pinal County assessor and treasurer in Florence. Marie Hampton, at the assessor's office, and Dodie Doolittle, at the treasurer's office, were extremely helpful, providing me with a space to work and access to the records of their offices. Also, I want to thank Treasurer Jim Turnbull for giving me free access to the assessment rolls stored in the vault there.

Several Casa Grande residents set aside time to talk with us about the town, its buildings, and its history; these included Sara Bartlett, Ralph Burrell, Al Campoy, Tommy and Sammie Caywood, Rosalie Chamberlin, Quentin Coxon, Elaine and Tharold Dill, Jack Foster, J. H. Hammer, Wanda Johns, Pauline Jones, and Jimmie B. Kerr. Also, while doing the survey work, I had occasion to talk with other Casa Grande residents and property owners about the town and its buildings; their courtesy, friendliness, and helpfulness made the task of surveying much more pleasant.

This study was supervised by Bill Collins, of the SHPO staff, whose efficiency and cheerful demeanor—as always—have been greatly appreciated.

Survey Methods

Historical Context: History of Casa Grande

The research for the history of Casa Grande included in this report has been conducted mainly in the research collection of the Casa Grande Valley Historical Society and in local newspaper back issues. Other useful sources include promotional materials generated by Casa Grande organizations over the years, tourist materials, state and local government documents and reports, and the limited number of secondary sources available on Casa Grande and related topics such as agriculture (especially cotton farming).

The single most important repository at which research has been done is the Casa Grande Valley Historical Society, which has a substantial collection of vertical files for a museum of its size. Mostly these files contain clippings from Casa Grande newspapers, but they also hold some primary documents and ephemera, as well as a small but useful collection of photographs (most dating from the 1940s and later). The files at the society are organized by subject, place, and person, with photographs filed separately. Each of these series of files has been examined thoroughly.

The other major source has been the Casa Grande newspapers: the *Casa Grande Times, Casa Grande Bulletin,* and *Casa Grande Valley Dispatch*. (The *Dispatch* has had a number of minor name changes over the years—now, for example, it is called the *Tri-Valley Dispatch*—but the word "Dispatch" has always appeared on its masthead.) Together their coverage extends back to 1912 and continues with very few interruptions up to the present. Owing to the lack of other primary and secondary source materials, these newspaper back issues have been the major source of information for not only the history of Casa Grande but also the property inventory forms. Working in the newspaper microfilm collection at the Arizona State Library in Phoenix, researchers for this project went through these back issues twice—a task made manageable by the fact that the Casa Grande newspaper has always been published weekly rather than daily.

Other repositories at which research has been done are the library at the Arizona Historical Society in Tucson, which has a good collection of state business directories but only scattered ephemera dealing with Casa Grande; Special Collections at the University of Arizona Library and the Department of Archives and Manuscripts at Arizona State University's Hayden Library, both of which have only scattered ephemera dealing with Casa Grande; the State Library in Phoenix, which in addition to a modest collection of booster materials and secondary sources also has many government documents and reports; Noble Library at Arizona State University, where the Sanborn fire insurance maps were examined on microfilm; and the Casa Grande Public Library, which has a series of newspaper indices prepared by volunteers from the Casa Grande Valley Historical Society. These indices have been most useful when looking for information on specific persons or businesses.

The historic context section of this report is designed to provide background and contextual information to support future building preservation efforts in the town. As noted on the property inventory forms and elsewhere, the primary context for interpreting the development of Casa Grande is the development of large-scale commercial agriculture in Arizona, specifically cotton farming, and the town's resulting transition from a small shipping and freight depot along the Southern Pacific rail line to a substantial agricultural retail and supply center. As a result, this history concentrates on the origins of Casa Grande, the physical development of the town, municipal improvements, the provision of basic services, and the overall economic history of the

community. The impact of developments in agriculture and mining are also discussed, but only as necessary to illuminate their impact on the town's development.

The text of the history section is divided chronologically into periods that correspond with the town's major phases of growth. This approach has been taken in order to draw attention to the fact that most of the city's growth (and, consequently, its building construction) took place in discrete periods of vigorous activity (such as the late 1920s) that alternated with periods of relative stability (such as the early 1920s) or contraction and recession (as in the early 1930s).

Naturally, decisions about what to include in the text have also been influenced by the scarcity of certain kinds of information. Unfortunately, little is known about the changing demography and social make-up of Casa Grande over the years. No available sources focus adequately on race relations in Casa Grande, and the published census does not provide a clear demographic picture of the community because of changes in the ways that Mexican Americans and Native Americans were counted over the years. (It is only in the most recent editions of the published census that Hispanics have been identified as a separate group in Casa Grande's population.)

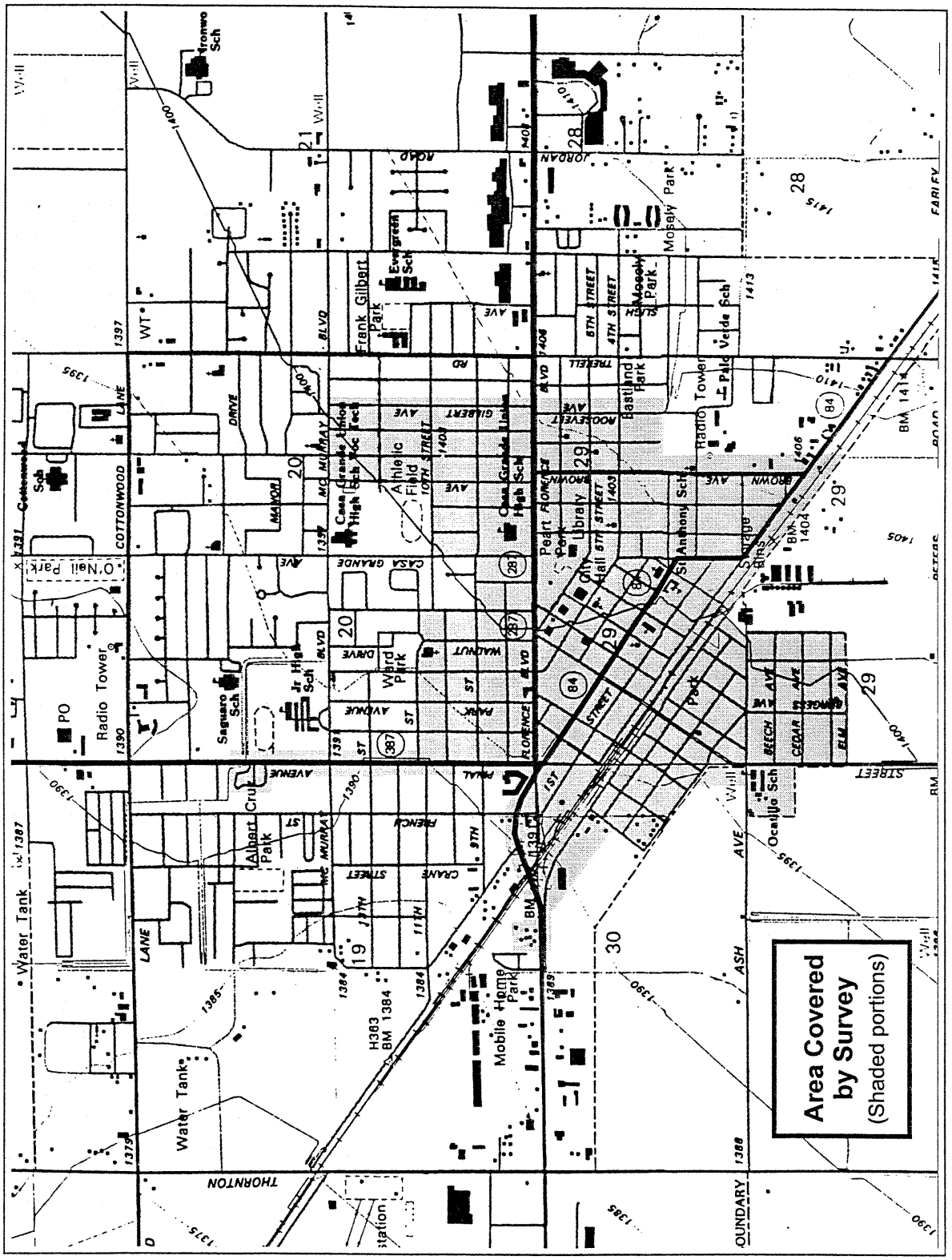
Also, based on research conducted in a number of Arizona repositories, there is a paucity of biographical information about individuals who have lived in Casa Grande over the years. The only source of biographical data for the town has been the vertical files at the Casa Grande Valley Historical Society, and this report necessarily reflects these source limitations, both in the history section and in the survey forms. This problem is compounded by the fact that as the town's fortunes fluctuated, early Casa Grande settlers and businesses came and went. Consequently, many residents who once were prominent citizens have long since faded from local memory, and their influence on the long-term development of Casa Grande, if any, is often difficult to trace.

Much remains to be done before the history of Casa Grande is fully documented and interpreted. A statewide history of cotton farming in Arizona is sorely needed, as is a good history of water development in the state. Locally, there still is no published, comprehensive history of Casa Grande, which means that anyone seeking information on the town's past must go directly to newspapers and vertical files such as those at the historical society. Several topics that are briefly mentioned here could by themselves be the subjects of other, more focused studies. Casa Grande and its environs would serve as a good case study for histories of Arizona's cotton boom, the development of large-scale irrigation agriculture in the West, race relations in rural communities outside the South (the seasonal influx of cotton pickers gave Casa Grande a relatively diverse population in the 1930s, 1940s, and 1950s), and the impact of postwar growth on small towns in the West.

Architectural Context: Architecture of Casa Grande

The architectural context section is based on research conducted in secondary sources and on the survey work done in Casa Grande. The manner in which the survey work has been conducted is described below, in the section on the property inventory forms.

The vast majority of the buildings in Casa Grande, both residential and non-residential—and all but one of the surveyed buildings—are vernacular structures. As the term is generally used by architectural historians, vernacular buildings are those erected by local builders without the aid of an architect (though sometimes using reproductions of plans that were originally drawn by an architect), with either the builder or the purchaser making all of the decisions concerning style, ornamentation, and building features. Typically, these vernacular structures have footprints, roof


Area Covered by Survey
(Shaded portions)

styles, and ornamental features that were popular in Casa Grande at the time they were constructed. It is possible for a building to be an example of vernacular architecture and yet also be an example of a recognizable architectural style—such as Spanish Colonial Revival—but it is more typical for a vernacular building to be unstyled. This certainly is the case in Casa Grande, where most buildings are rather plain and utilitarian in character. Of the 305 buildings surveyed for this project, 252 (83 percent) have been classified as unstyled, 21 (7 percent) as styled, and 32 (10 percent) as showing the recognizable influence of a style.

Given the local prevalence of vernacular structures, and the relative absence of styled buildings, the main source of information used for this report has been architectural style books, which provide examples of and background information on the few styles that do appear in Casa Grande (almost exclusively in residential structures): Craftsman, Pueblo Revival, Spanish Colonial Revival and its relations (all of which have been grouped under the category of Spanish Eclectic), Tudor Revival, and Art Moderne. One book that has been particularly helpful is *The Field Guide to American Houses,* by Virginia and Lee McAlester, from which the term Spanish Eclectic has been taken and which includes a discussion and typology of unstyled vernacular dwellings (called "folk" houses by the McAlesters) that typically are not described in architectural style books. Other style books have been consulted as well; they are identified in the footnotes. For commercial buildings, the most helpful reference has been Richard W. Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture.*

In contextualizing the domestic architecture of Casa Grande, especially for the 1920s and 1930s, it has been necessary to turn to plan books and monographs on domestic architecture, the most helpful of which have been *The Comfortable House: North American Suburban Architecture, 1890-1930,* by Alan Gowans, and *The American Family Home, 1800-1960,* by Clifford Edward Clark Jr. Some house types, like the bungalow, are the subjects of several books and articles; others, like the ranch house, are only beginning to attract the attention of architectural historians. (Unfortunately, relatively little has been written on the history of ranch houses, a building type that began to appear in significant numbers in Arizona in the 1950s.) There are other topics in vernacular architecture—the evolution of the "small house," for example—that are only covered obliquely, if at all, in the published literature on architectural history. And there still is no published study of vernacular architecture in Arizona, a gap in the literature that creates special problems for a survey such as this one.

Historic Property Inventory Forms

Preparation of the Survey List

The properties covered in this survey were selected by the State Historic Preservation Office (SHPO) through a process known as a windshield survey. This was conducted in the spring of 1997 in the historic downtown and all of the original quarter-section townsite, all of the residential areas located south of the Union Pacific railroad tracks, the neighborhoods immediately east of the original townsite (between Casa Grande Avenue and Roosevelt Avenue, and between Florence Boulevard and Main Street), and the neighborhood immediately north of the original townsite (between Pinal Avenue and Picacho Drive, and between Florence Boulevard and 11th Street). The resulting survey list, which included 307 buildings, contained a wide variety of commercial and residential buildings, some of which had been surveyed in 1982 and a few of which were already on the National Register of Historic Places or the city's local landmark list.

After an initial reconnaissance of the properties, the survey list was revised to include a sampling of houses in the Evergreen Addition, which was platted in 1928 and is bordered on the

south by Florence Boulevard, on the north by McMurray Boulevard, on the west by Casa Grande Avenue, and on the east by Gilbert Avenue. Also, more commercial properties in the downtown were added (primarily on Marshall Street), as were three of the older motels in town.

Because funding limitations precluded increasing the size of the survey list, these additions were accommodated by dropping other properties from the list. In determining which properties to drop from the preliminary survey list, several criteria were followed. First, isolated outlying properties were dropped unless they were of noteworthy architectural or historical interest; this had the effect of making the survey area somewhat more compact. Second, all properties already on the National Register or local landmark list were dropped, with one exception: the Southern Pacific railroad depot, a valuable Pueblo Deco building that was deemed worthy of resurveying. Third, the two current Heritage Fund projects in Casa Grande—the Paramount Theater and Casa Grande Union High School—were dropped. And finally, properties that had been altered to such an extent that their historic integrity was doubtful were also considered for exclusion; these were dropped as necessary to make room for more noteworthy structures elsewhere. After all of these adjustments were made, the final survey list consisted of 305 properties, all of them buildings.

Major Research Sources Consulted

Many different sources have been used to obtain information on the buildings surveyed for this project. The most important sources have been the Pinal County Assessor's office work files, the Pinal County assessment rolls, Sanborn fire insurance maps, and the local newspaper, the *Casa Grande Valley Dispatch*. Of these, the newspaper has proven to be the most useful for dating buildings and getting information on early occupants and uses. In filling out the bibliographic section of each inventory form, only those sources directly relevant to that property have been included; general architectural references, such as style books, have not been included.

Pinal County Assessor. The tax parcel maps prepared by the assessor have been used to identify the properties and determine their tax parcel numbers, which are needed to gain access to the assessor's work files, which contain floorplan sketches of the building(s) in each parcel, as well as ownership information and a physical description of the building(s) that covers such things as materials, foundation and roof types, and number of stories. In some instances, it has been possible to learn of recent alterations of buildings from these files. The assessor's work files are not regularly updated, and some of them contain no information more current than the 1960s. Still, in cases where a visual inspection of the building suggests that no major changes have been made in the structure, the work files are considered to correctly describe the building. They are especially useful in identifying wall and foundation materials when those are not obvious from a visual examination of the building.

Many of the work files also contain an estimated year of construction for the building. However, when other sources are consulted, it soon becomes apparent that these estimates are frequently mistaken—often by more than a few years, with the error tending to overstate the age of the building. Consequently, other sources have been used to date the buildings whenever possible, even if that means assigning a date range rather than the single year reported in the work files.

Pinal County Treasurer. Although prepared by the county assessor, the assessment rolls are kept in the treasurer's office, where they are considered permanent records and thus retained indefinitely. The assessment roll is the list of properties in the county prepared each year for the treasurer to use in calculating tax bills. Except for a few missing years, Pinal County has assessment rolls extending back to 1890. Organized alphabetically by property owner, the rolls list each piece of real property in the county (identified by its legal description), indicate whether it

was improved or not, and list the assessments (in dollars) for both the real property and the improvements.

By itself, the assessment roll cannot be used to date or identify buildings on the survey list; for example, it is often impossible to know whether an improvement listed on the rolls is the same building as the one now standing on the property. However, in combination with other information, the assessment roll data are very useful in dating buildings and connecting owners with specific pieces of property, especially in cases where a newspaper article reports the construction of a building by a specific person but does not give the address. Examining the assessment rolls has been a very time-consuming task—every Casa Grande property has been checked—so only the rolls from a sampling of years have been examined: 1910, 1915, 1917, 1920, 1925, 1930, and 1940.

Sanborn Fire Insurance Maps. Due to their limited coverage and age, the Sanborn maps have proven to be of limited utility in obtaining information about most of the buildings on the survey list. The Sanborns published before 1922 cover only a small portion of the original townsite—primarily the business district centered on Main Street. These early maps, which contain only a single sheet, were published in 1890, 1898, 1909, and 1914. Beginning with the 1922 map, the Sanborns cover most of the present-day downtown, but only two of these more comprehensive maps (which include five sheets) were published: one in 1922 and another in 1940 (an updated version of the 1922 map). As for their coverage of the residential sections, it is partial at best: a few blocks of the First Addition are covered, as are some of the residential blocks east of the downtown business district and immediately south of the railroad tracks. Important additions like the Evergreen, Myers, and Myers Second are not covered at all.

Newspapers. In a small town such as Casa Grande, the construction of a new building—especially in the downtown business district—was a newsworthy event certain to get coverage in the local newspaper. As a result, the local newspaper—which throughout the period covered by this survey was published on a weekly basis—has proven to be the most useful source for getting information on the occupants, uses, and construction dates of buildings, especially commercial buildings.

The early history of Casa Grande's newspapers is not well documented, but it appears that the first newspaper to survive for any length of time was the *Casa Grande Times*, which was established sometime around 1912. Issues from February 1912 through January 1914 are available on microfilm at the Casa Grande Public Library and the State Library in Phoenix. For a time, the town actually had two newspapers, the *Times* and the *Casa Grande Bulletin*, which was founded in 1913 by Angela Hammer and Ted Healy. In 1914, Hammer and Healy parted company, with Healy continuing with the *Bulletin* and Hammer moving over to the *Times*, which soon was renamed the *Casa Grande Valley Dispatch*. In 1924, Hammer sold her interest in the *Dispatch* and relocated to Phoenix, and in 1928, the *Dispatch*'s owners (A. C. and H. H. Wrenn) purchased the *Bulletin* from Healy and merged it into their newspaper under the name of the *Dispatch,* which has since been published continuously (albeit with various minor name changes) and is still published today. The *Bulletin* and *Dispatch* are available on microfilm at the Casa Grande Public Library and the State Library, with issues beginning in September 1913 and continuing to the present. Also, the Casa Grande Valley Historical Society vertical files contain many clippings from the *Dispatch* organized by subject, place, and person.[1]

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[1] This chronology of newspaper ownership in Casa Grande is based on research by Henry Dobyns for his manuscript history of Casa Grande, which is in the collection of the Casa Grande Valley Historical Society.

Other Sources. Casa Grande was too small a town to have its own city directory, so this type of source—typically a very important one for historic resource surveys—has not been available. Also, Casa Grande was too far from the Phoenix and Tucson areas to be included in the directories for those cities; this has been established by checking the Phoenix directories for 1900 and 1950, and the Tucson directories for 1940, 1941, 1942, 1944, 1946, and 1948. One Casa Grande telephone directory has been consulted (for 1944-45); however, it lacks addresses for all but a few listings, thus limiting its utility as a source of information about buildings and property owners.

Statewide business directories have proven to be of limited usefulness in identifying buildings, as they did not include addresses until the early 1950s. However, they have been useful for tracing businesses, business owners, and professionals like physicians and attorneys. The Arizona Historical Society library in Tucson has a good collection of statewide business directories, from the 1910s to the late 1940s (plus one from 1951-53), and these have been consulted for this survey.

The minutes of the Casa Grande town/city council have also been consulted, in hopes they might contain information about new buildings—for example, when owners and builders sought council approval for building permits. An examination of the minutes from 1915 to 1924 did not turn up any such information, however, and no later minute books have been examined.

Oral interviews—a total of eleven—were conducted for this survey, with mixed results. The initial purpose of the interviews was to gather information on properties that dated from the 1930s and 1940s—that is, information based on the personal experiences of the interview subjects. The recollections obtained from these interviews have proven to be most helpful in corroborating or amplifying information obtained from other sources. Also, they have helped in doing additional research, by providing names, dates, and associations that can be used as starting points when searching the newspapers. The interviews have been least helpful in dating buildings, as most of the informants either could not attach dates to the information they provided or, when they did so, could only provide the roughest of estimates.

Street Addresses

As is often the case in small towns, Casa Grande residents and business owners before the 1950s rarely (if ever) used street addresses when referring to residences, businesses, and other buildings. Even in the 1950s it was not uncommon for the local newspaper to identify a residence or business simply by giving the owner's name and the street on which it was located. Instead of using addresses, general directions (a nearby intersection, or simply the street name) were given, and sometimes even these were omitted. For this reason, linking historic references to buildings with those buildings on the survey list has proven to be very difficult, and impossible in some cases.

In fact, until 1938, most Casa Grande buildings had no addresses at all. That year, the Casa Grande Chamber of Commerce led a campaign to assign street addresses to all Casa Grande residences and businesses so that the city might begin receiving door-to-door mail delivery service. Washington Street and Center Avenue were designated as the east-west numbering dividing line, and the railroad was established as the north-south dividing line. Also, the numbered streets south of the railroad tracks were renamed avenues, and Main Street south of the tracks was renamed Main Avenue. In 1947, the street addresses were changed yet again, establishing the numbering system that exists today.

Completing the Forms

Property Names. In almost all the cases where names can be assigned to properties, buildings have been named after their original occupants or owners—the person(s), institutions, or business firms for which they were constructed. In the case of residences, ownership by itself has not been considered sufficient to name the property after the owner; there also has to be some evidence of occupancy (which newspaper articles frequently provided). This conservative approach has been necessary because more than a few Casa Grande residents owned multiple properties for rental to tenants. If the original occupant or owner cannot be identified, the street address has been used as the property name. In a few cases in which the building is popularly known by some name other than that of the original occupant, the popular name has been used.

Building Footprint Sketches. The footprint sketches are based on tracings of the floorplans found in the Pinal County Assessor's work files. Each tracing was field-checked when the building was first surveyed, and corrections were made based on a visual examination of the building from the street, not on actual measurements. As a result, the footprint sketches are not drawn to scale.

Styles. Three categories have been used in assigning styles to the buildings: unstyled, showing detailing or influences from one or more styles, and styled. Most of the buildings surveyed fall into the first category (unstyled). To be labeled unstyled, a building must be devoid of any significant ornamentation or characteristic associated with a particular style (a stipulation that allows an unstyled building to have a single ornament or feature suggestive of a style). To be considered an example of a style, a building has to have the ornamentation, massing, and roof configuration typical of that style and to such an extent that those features *define* that building. In other words, the building must be a clear and obvious example of the style.

The practice of borrowing details and features from established styles has always been common among vernacular builders, so it has been necessary in this survey to identify those buildings that, while they may not be the best examples of an architectural style, nevertheless show the influence of that style. This in-between category—buildings that show detailing or influences from one or more styles—is the most subjective of the three stylistic categories. Generally, this label has been applied to those buildings that contain significant ornamental features associated with a style—the tapered square porch columns associated with Craftsman houses, for example, or Roman-arched windows associated with Spanish Eclectic houses—but lack other characteristics of that style, such as the proper massing or typical roof configuration.

Construction Dates. Given that these inventory forms may be used as the starting point for later research, a conservative approach has been taken in determining construction dates. All dates based solely on information from the assessment rolls are considered to be estimates only—a precaution taken because of the uncertainties inherent in that information source (see above). Likewise, any date supplied by an informant in an oral interview is considered to be an estimate.

Most importantly, dates from the Pinal County Assessor's work files have been used only as a last resort—when there is no other information available—and are always considered to be estimated rather than known. All other sources, even those that provide nothing more than a date range, have been considered more useful and reliable than the assessor's dates. In all but a few instances, the dates included in the assessor's records were assigned to the properties in the mid-1960s, when the state took over supervision of the assessment process and Arizona's counties

began regularizing their assessment practices according to principles established by the state.[2] As part of this change, field employees filled out record cards for each building that included blanks for the construction date and the source of that date. After examining many of these cards, it is clear that these dates were obtained not through research in old assessor's records but simply by asking the owner, tenant, renter, and even neighbors how old the building was. As is often the case with historical information acquired through oral interviews, these estimates are only as good as the memories or knowledge of the original informants. When checked against more definite sources, such as newspaper articles, these dates have almost always been proven wrong (usually overstating the ages of buildings), sometimes by rather substantial margins. For example, three houses on Cedar Avenue that were dated from 1924 and 1939 by the assessor turn out to have been built in 1947 (when the building permits for their construction were reported in the local newspaper).

Condition. Following guidelines conveyed orally by the SHPO, building condition has been categorized as follows: "good" means that no obvious structural or repair problems can be seen, and that the building shows evidence of regular maintenance; "fair" means that the building has at least one major structural problem (leaking roof, major crack in a wall, etc.) and shows little or no evidence of regular maintenance; and "poor" means that the building is in danger of being lost.

Integrity. In assessing integrity, the following scale was used based on instructions from the SHPO: "good" means that no significant changes appear to have been made to the building; "fair" means that enough changes have been made to the building that, in architectural terms, its eligibility for listing on the National Register is questionable; and "poor" means that enough changes have been made to the building that it no longer can serve as an example of the building type, style, or period in which it was constructed. For this survey, houses (and to a lesser extent other buildings) with replacement aluminum slider windows that lack significant historic ornamentation or period features have been classified as having poor integrity—a decision that recognizes the importance of fenestration as ornament on simple vernacular buildings.

Survey Base Map

The base map that shows all of the properties on the survey list has been traced from aerial photographs taken for the city in 1990 and 1993-94. The tracing was field-checked in April 1998 to correct errors in the street layout and in the number and location of buildings. Also, the approximate footprints of those buildings not included on the survey list have been checked in the field and corrected where necessary. The footprints of the buildings on the survey list have been checked against the footprints on the inventory forms, which are derived from the Pinal County Assessor's work files.

Outbuildings for non-surveyed buildings (such as garages and sheds) have been included only if they are clearly visible in the photographs or from the street; no attempt has been made to survey the alleys or to include every outbuilding. For surveyed buildings, all of the outbuildings shown on the inventory form footprint sketches have been included on the base map.

This is not intended to be an accurate map of every building in the survey area. Buildings not on the survey list have been included on the map only in selected areas (the downtown and the major residential areas), and only for the purpose of showing (in visual form) the ratio between surveyed and non-surveyed buildings—an important factor in evaluating the feasibility of historic districts.

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[2] This brief description of the statewide standardization of property assessment and taxation methods is based on a conversation with Jim Turnbull, the longtime Pinal County treasurer, and on the examination of more than four hundred assessor's work files in Pinal County and Gila County.

History of Casa Grande

Origins and Founding of the Town

The settlement of Casa Grande is commonly dated from the arrival of the Southern Pacific Railroad in May of 1879. The community was not planned but arose almost by accident as the Southern Pacific was laying its main line, working eastward from California. Local lore suggests that midday temperatures became too much for work crews, who could no longer handle the sun-baked rails, forcing a work stoppage and establishing the future location of Casa Grande. While the heat may indeed have been an issue for workers, construction apparently stopped because of costs and delays in the delivery of rails manufactured in the East.[1] Rail shortages were a chronic problem as the nationwide surge in railroad construction strained steel supplies. When the work stoppage occurred, a temporary camp was established at the railhead.

At first the camp was simply called Terminus, the name of the temporary post office which rolled along behind the workers on the Southern Pacific line.[2] Wagon roads quickly were laid out to meet this new end of the line, and a good freighting business developed. The valuable Silver King mine, located to the northeast near Superior, as well as other mines in the Globe mining district, shipped out ore and picked up food and supplies at the railroad stop. When construction resumed in January 1880, the community of Terminus, with its three buildings and five residents, remained. By September 1880, Southern Pacific executives had renamed the settlement Casa Grande, after the prehistoric ruins located northeast of town.[3] The first Casa Grande post office was established in September 1881.

In these early years, the railroad was the sole source of Casa Grande's livelihood, and all activity centered around the depot. Businesses sprung up along Main Street, which ran parallel to the tracks. By 1881, Casa Grande had eighty structures, and by 1882, a population of nearly 500.[4] It had become the Silver King mine's primary shipping point, and the town picked up additional freight traffic from the recently developed Casa Grande mining district. During the early 1880s, a number of small mines such as the Vekol, Jackrabbit, and Reward mines began production in an area twenty-five to thirty miles south and southwest of Casa Grande. Led by the Vekol mine, the district was primarily associated with silver mining, but it also supported a few small gold, copper, and zinc mining operations.[5] Thanks to this mining activity, Casa Grande established itself as a shipping center, and it was prosperous enough to warrant immediate rebuilding after fires destroyed sections of the business district in 1883 and 1886.

The Casa Grande Townsite was created in 1892, when a patent on the 160-acre quarter section was granted to John Miller, a Pinal County probate judge. By the time the townsite was officially platted, the community of Casa Grande was already thirteen years old and had built up alongside the railroad track. The current street alignment of downtown Casa Grande, in the original

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[1] Henry F. Dobyns, "Trails Through Casa Grande," *Casa Grande Valley Histories* (1993): 200.

[2] Thomas E. Sheridan, *Arizona: A History* (Tucson: University of Arizona Press, 1995), 117-18.

[3] Melissa Keane, "Cotton and Figs: The Great Depression in the Casa Grande Valley," *Journal of Arizona History* 32, no. 3 (Autumn 1991), 267-68; James M. Smithwick, "Casa Grande, Arizona: From Mining to Agriculture," *Casa Grande Valley Histories* (1993): 27.

[4] Smithwick, "From Mining to Agriculture," 30.

[5] James D. Sell, "Rambling Among the Ruins of the Vekol Mine," *Casa Grande Valley Histories* (1994): 12-13; Donald F. Hammer, "A History of the Reward-Vekol Hills Mining Area," *Casa Grande Valley Histories* (1995): 25, 28.

townsite area, reflects its origins as a railroad community. These streets have a northwest-southeast orientation because they are aligned with the railroad tracks; later additions to the city are oriented toward true north, making Casa Grande's historic downtown geographically distinct.[6]

The local mining industry that sustained Casa Grande in these early years began to falter in the 1890s, particularly after the onset of the depression of 1893, and commercial activity in the town suffered as a result. Another fire in 1893 burned the entire business district to the ground. Residents quickly rebuilt, as they had done before, with frame and adobe buildings. But in the midst of the depression, the rebuilt Casa Grande consisted only of a few commercial buildings alongside the railroad tracks and a handful of scattered adobe dwellings. Some area mines, like the Vekol and Jackrabbit, continued to operate through the late 1890s and early 1900s, but lode mining around Casa Grande was in decline. By 1910, most area mines had closed or severely cut back operations and Casa Grande's population had dropped to 250 persons.

In the absence of the mines and the associated freighting and retail business, Casa Grande might have suffered even more had there not been well-timed developments in local agriculture. The Casa Grande–Florence Canal and Picacho Reservoir, constructed in 1889, helped bring sufficient acreage under cultivation to permit commercial farming. Surface irrigation, which was limited and inconsistent, was augmented by widespread groundwater pumping during the 1890s; irrigated acreage in the Casa Grande Valley doubled from 14,000 to 28,000 acres by 1900.[7] Alfalfa, barley, wheat, citrus, and a variety of vegetables and fruits were all raised commercially and shipped by rail to eastern markets.

Agriculture and the Early Growth of Casa Grande (1910-1919)

By 1910, Casa Grande had repositioned itself from a mining supply station to an agricultural railhead, with ambitions of becoming the state's next agricultural success story. Casa Grande entered the decade of the 1910s with high hopes for the future. When the Salt River Valley began to receive irrigation water from Roosevelt Dam in 1911, it brought great prosperity to the Phoenix area. Farmers in the Casa Grande Valley saw the financial impact of reclamation on the Salt River Valley, and they set their sights on the same sort of progress in their area.

Developing a Stable Water Supply

Anxious for a similar project to benefit Casa Grande, local landowners began to agitate for a federal reclamation project on the Gila River, to provide them with a dam and reservoir. Such a project had first been proposed by the United States Geological Survey in 1898. Agency hydrologists had determined the potential benefits of a dam on the Gila River, near San Carlos, to provide water to both Anglo settlers and the Pima Indians, whose irrigation canals were drying up due to upstream diversions by farmers around Florence and Safford. As momentum shifted in favor of building a dam on the Salt River, the Gila dam idea was not pursued further. But as Roosevelt Dam became a reality, Pinal County landowners jumped on the reclamation bandwagon with renewed enthusiasm.[8]

In 1911 the Casa Grande Valley Water Users Association was formed for the purpose of lobbying for a reclamation project and determining the feasibility of such a project on the Gila River. By the time of the association's first meeting in 1912, between 80 and 90 percent of the landowners between Casa Grande and Florence were members. In the course of the next year they

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[6] Shirley Weik, *Casa Grande Downtown* (Casa Grande: Casa Grande Valley Historical Society, 1983), 1.
[7] Smithwick, "From Mining to Agriculture," 29-32.
[8] Sheridan, *Arizona,* 208.

spent $10,000 on surveys, legal services, and engineering consultants, and they pledged their willingness to cooperate with the Pimas, all to persuade Rep. Carl Hayden and Sen. Henry Ashurst to seek appropriations from the Indian Bureau for additional site surveys.[9] The Casa Grande Valley Water Users Association dreamed of a multi-stage program beginning with a diversion dam and canals and later followed by a tall dam and storage reservoir. It had become clear, through a series of dam breaks and local canal company failures during the 1890s, that reclamation projects on the scale they envisioned were too expensive and risky for private capital alone. They needed a federal project. In 1914 the Army Corps of Engineers reported favorably on the feasibility of the proposed San Carlos reservoir site and recommended that the project be pursued.

Casa Grande landowners were filled with confidence after the Corps' San Carlos report and anticipated rapidly accelerating and sustained growth as a result. Within the business community, the focus shifted from simply attracting new settlers to building up the town to serve this soon-to-expand population. All the unsold lots in the original Casa Grande Townsite were sold off to finance improvements. When Carl Hayden introduced an appropriation bill for the diversion dam project, the *Casa Grande Bulletin* crowed over this "Bill Creating Agricultural Wonderland." At the same time, however, the newspaper asserted that "[groundwater] pumping will create untold wealth." Of the two statements, the latter may have been closer to reality.[10] By early 1914, nearly one hundred groundwater pumps were operating in the area, and the federal government had installed ten large pumping plants on the Gila River Indian Reservation. Local newspapers were full of advertisements for well drilling, pumps, and pumping supplies. According to the *Bulletin*, "The agricultural wealth created by the well and pump will eventually exceed many times that created by stored and diverted stream waters."[11]

It is impossible to overstate the importance of pumping groundwater prior to the construction of area dams. Groundwater was an affordable option, and the underground water supply was believed to be inexhaustible. New settlers routinely installed gasoline-powered pumping systems immediately after purchasing their land. Residents were convinced that they were sitting on an underground ocean and that the availability of water depended only on the capacity of the pumping plant. After 1911, nearly every week's newspaper carried reports of new wells being drilled and reported the depth at which water was found. The town's promotional material touted groundwater pumping as an economical option, since "under nearly three hundred thousand acres . . . in the Casa Grande Valley a good, permanent supply of water is found at a depth ranging from 25 to 80 feet," and in the future, under the San Carlos Project, cheap electricity would presumably make pumping even more affordable.[12] An increasing number of Californians began to purchase land in the Casa Grande Valley, presumably attracted by these reports of plentiful water and inexpensive land. By late 1912, the seven well-drilling companies serving the area were overwhelmed with work and were unable to meet the rapidly increasing demand as the pace of land sales and development picked up. By all accounts, local farms were productive, growing alfalfa, barley, and wheat, as well as a wide array of fruits and vegetables, proving "the great fertility of the soil and its adaptability to practically every crop that can be planted."[13]

It was also during this period that cotton first came to the attention of local farmers as a promising crop. After agricultural testing had revealed that long-staple Egyptian cotton grew well

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[9] *Casa Grande Times*, 10 May 1912.
[10] *Casa Grande Bulletin*, 21 March 1914.
[11] *Casa Grande Bulletin*, 18 April 1914.
[12] Casa Grande Board of Trade, "Casa Grande, Arizona: Land of Opportunity," 1914.
[13] *Casa Grande Times*, 24 May 1912.

in Arizona, the editors of the *Casa Grande Valley Dispatch* predicted that "cotton will be the chief dependence of this great valley sooner or later," if only farmers would "catch on."[14] When the federal government first recommended commercial cotton cultivation in Arizona in 1913, only 3,800 acres were devoted to the crop. Acreage had increased to 12,000 by 1914 and to 45,000 by 1917, as demand for cotton during the First World War pushed up prices. The federal government actively promoted cotton to Arizona farmers, primarily through the Agricultural Experiment Station at Sacaton. Not only did the government develop seed for new cotton strains, but it also installed a gin at the Sacaton Indian Agency in 1911.

Growth and Incorporation of Casa Grande

Lured by inexpensive land and promises of water, new settlers flocked to Casa Grande during the 1910s, and the town began to grow steadily. By the end of 1912, Casa Grande was in the midst of a building boom, with the construction of twenty homes underway and families living in tent houses while waiting for local carpenters be available. These tents on the outskirts of town were so numerous that Casa Grande described itself as "a white city."[15] The downtown underwent substantial changes during this period as well. Casa Grande's growth was temporarily restrained by the absence of a lumber yard, hardware store, general store, or bank, as well as by inadequate hotel facilities, which were overflowing with guests. But by the end of 1912, the town had acquired not only a lumber yard and new store, but also new buildings for offices, a bakery, a meat market and cold storage facility, a post office, a livery stable, and expanded hotel facilities.[16]

In a year's time, both passenger traffic and freight shipments received at Casa Grande tripled, causing a 500 percent increase in railroad revenue from the station. The town looked forward with great confidence, advertising its need for another hotel, a bank, and a doctor, as well as more basic improvements like a central electric power station and a water works. Of great local interest was the opening of the Airdome, an entertainment venue featuring movies and dancing. The Airdome served many purposes over the years, including serving temporarily as the schoolhouse prior to the completion of the town's first school building in late 1913. In 1912, the Casa Grande Commercial Club was organized to promote the area's growth. It produced the area's first promotional brochure and placed advertising in *Sunset* magazine.[17]

In 1913, Casa Grande businessmen organized the Board of Trade to advance the business interests of the community by encouraging growth. Property values were rising fast. Lots which had reportedly sold for $10 a year before were now valued at between $40 and $50. Taking advantage of this situation, Katherine Drew laid out the First Addition to the Casa Grande Townsite (originally called the Katherine Drew Addition), and Clara Myers announced plans to sell part of her extensive land holdings on the east side of the townsite for residential development as well.[18] When the First Addition (located immediately to the north of present-day Florence Boulevard) was opened in July 1913, eighty lots sold in forty-five minutes. Residential lots sold for $50 to $75 and business lots brought $75 to $125 apiece. The expanding town also decided to build a new school, commissioning well-known Tucson architect Henry Jaastad to design the building.

In early 1914, real estate developer Clara Myers announced her New Casa Grande Townsite (now known as the Myers Addition) adjoining the original townsite to the east. Myers envisioned the new townsite development not just as a residential subdivision but as a "ready-made

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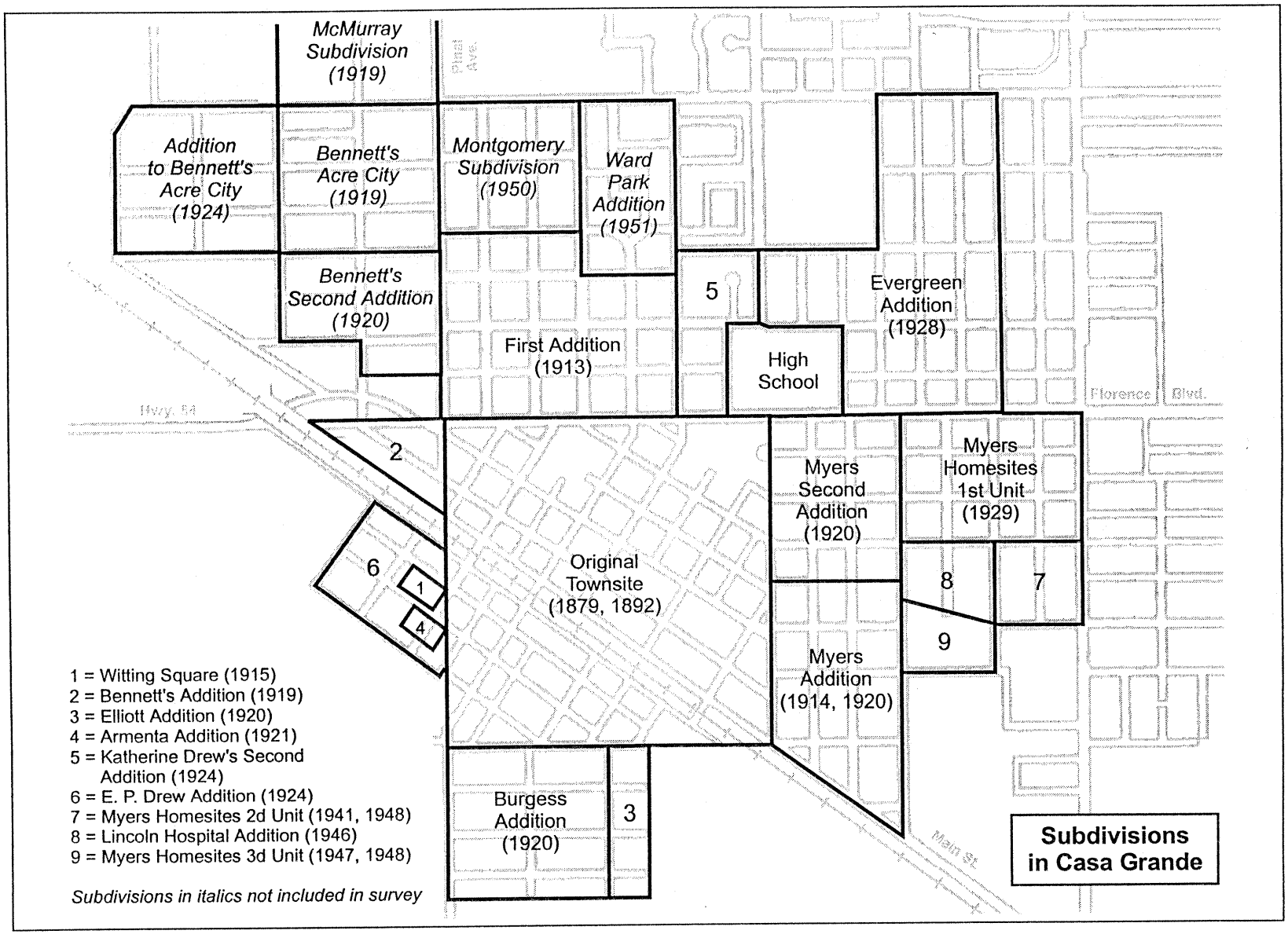
[14] *Casa Grande Valley Dispatch*, 28 August 1914.
[15] *Casa Grande Times*, 24 January 1913.
[16] *Casa Grande Times*, 29 November 1912, 27 June 1913.
[17] *Casa Grande Times*, 29 November 1912.
[18] *Casa Grande Times*, 16 May 1913, 25 July 1913.


McMurray Subdivision (1919)
Addition to Bennett's Acre City (1924)
Bennett's Acre City (1919)
Montgomery Subdivision (1950)
Ward Park Addition (1951)
Bennett's Second Addition (1920)
First Addition (1913)
5
Evergreen Addition (1928)
High School
Florence Blvd.
Hwy. 84
2
6
1
4
Original Townsite (1879, 1892)
Myers Second Addition (1920)
Myers Homesites 1st Unit (1929)
8
7
9
Myers Addition (1914, 1920)
Burgess Addition (1920)
3
Main St.
Subdivisions in Casa Grande
1 = Witting Square (1915)
2 = Bennett's Addition (1919)
3 = Elliott Addition (1920)
4 = Armenta Addition (1921)
5 = Katherine Drew's Second Addition (1924)
6 = E. P. Drew Addition (1924)
7 = Myers Homesites 2d Unit (1941, 1948)
8 = Lincoln Hospital Addition (1946)
9 = Myers Homesites 3d Unit (1947, 1948)
Subdivisions in italics not included in survey

town" that would compete for businesses with the original townsite. Reflecting the town's growing concerns about fire safety, Myers originally imposed building restrictions that required all business construction to be of brick or concrete to insure a safe and "high-class" business section. Frame residential structures had to cost at least $3,000, and all adobe buildings had to be plastered on the outside to protect against "the building of shacks."[19] Despite Myers' commercial ambitions for the area, the Myers Addition remained entirely residential.

In the midst of this great enthusiasm, Casa Grande suffered another disastrous fire in April 1914. It began in the Berlin Bakery and quickly spread, destroying an entire block of business buildings along Main Street, including the Armenta Building, Gilt Edge Saloon, McNatt's Barber Shop, Bennett's Meat Market and Cold Storage, Hail's Furniture Store, and several other businesses. Losses, including the contents of the buildings, were estimated at $20,000. Plans were made to rebuild immediately, this time with stone, brick, and concrete.[20] This fire also forced the issue of incorporation, since the losses might have been prevented if Casa Grande had invested in some form of municipal fire protection. Tragically, fire visited Casa Grande again in October 1915, destroying portions of Main Street once more. Citizen volunteers were able to quell this fire by tapping into the Southern Pacific water tank and organizing an impromptu bucket brigade, but the need for municipal fire protection was again made abundantly clear.[21]

The Board of Trade recommended incorporation, which was accomplished in December 1915. Five hundred twenty-four people reportedly lived within the new city limits, and storekeeper L. J. Weaver served as the first mayor. The newly incorporated town of Casa Grande moved quickly to rebuild and resume its promotional campaign. The Board of Trade erected informational signs between Casa Grande and Tucson, published another promotional brochure, and constructed a State Fair exhibit.[22] The city moved forward immediately with plans for a light and power plant, water works, and ice plant. With a dependable municipal water supply, fire protection would finally be possible. The Board of Trade, now reconstituted as the Chamber of Commerce, lost no time interpreting this development: "Water, Lights, Ice Mean Rapid Growth."[23]

Although agriculture was the main reason for Casa Grande's growth during this period, local mines continued to operate, providing both a market for local agricultural products and shipping business for the railroad. Mines such as the Copperosity and the new Silver Nugget mine, located twelve miles south of town, continued to be active through this period. The Silver Bullion Mine, which had been closed for many years, reopened in 1915. This sporadic mining activity, while not the primary source of Casa Grande's prosperity, was good news for local retail and supply businesses.[24]

The San Carlos Project

Lobbying for the San Carlos irrigation project continued to dominate the local agenda. When the existing brush diversion dam washed away (yet again) in 1915, the absentee canal owner sold the entire non-functioning canal system to the Casa Grande Valley Water Users Association. The Association set about re-excavating and repairing the canals, but its members never stopped lobbying for federal funds to construct a new system. After almost five years of concerted effort, congressional authorization was finally obtained in 1916 for a new diversion dam. Because the

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[19] *Casa Grande Valley Dispatch*, 13 March 1914, 3 April 1914, 16 October 1914.
[20] *Casa Grande Bulletin*, 2 May 1914.
[21] *Casa Grande Valley Dispatch,* 7 October 1915.
[22] *Casa Grande Valley Dispatch*, 15 January 1915.
[23] *Casa Grande Bulletin*, 19 February 1916.
[24] *Casa Grande Valley Dispatch*, 12 February 1915.

Pima Indians were supposed to be the primary beneficiaries of the water project, the dam was to be constructed by the U.S. Indian Service. In 1917, the Indian Service announced its intentions to move forward on the construction of the diversion dam above Florence. News of the proposed diversion dam was all the optimistic and self-promoting community of Casa Grande needed to assert that "the Casa Grande Valley will soon be a duplicate of all that the Salt River Valley is now, or will ever be, when all the waters which may be developed from the Gila River . . . are applied to the lands of the valley." Between stored water and groundwater, local boosters envisioned "an agricultural paradise of over 200,000 acres."[25]

Despite the high hopes of local water users, federal action on the San Carlos Project was slow in coming. In 1919, nearly four thousand valley land owners came together to form the San Carlos Association, an organization that marshaled local support and lobbied in Washington for the project's quick completion. Work did not begin on the Ashurst-Hayden Diversion Dam, approximately twelve miles above Florence, until 1920. A new forty-foot-wide canal was planned that would carry water from the dam to the Picacho Reservoir, as well as to the Gila River Indian Reservation. It was estimated that the dam would make possible the irrigation of 35,000 acres of Indian lands, as well as 27,000 acres around Florence and Casa Grande. Still, it was only intended to divert the natural flow of the river, which could be inconsistent to say the least.[26]

Water and Cotton Bring Prosperity (1920-1937)

The period from 1920 to 1923 was one of agricultural depression, as cotton prices collapsed after the First World War. Concerns about the danger of the valley's increasing dependence on cotton were occasionally voiced by those who advocated a more diversified agricultural base as a hedge against future depression. Still, interest remained high in the cultivation of long-staple cotton, particularly the Pima variety, which was uniquely suited to the area. Despite the threat of fluctuating prices, approximately a quarter of a million acres in Arizona and southern California were planted in Pima cotton by 1920.[27] In Pinal County alone, the increase in long-staple cotton acreage was astonishing, going from 2,500 acres in 1919 to 9,000 acres in 1920. Unfortunately for these new cotton farmers, by the fall of 1920, the war's conclusion brought the renewed availability of foreign cotton that flooded the market, bringing down prices. Arizona cotton acreage was cut back for several years as a result, but cotton remained the area's principal crop.[28] In 1921, the War Finance Corporation loaned over a million dollars to the Arizona Pimacotton Growers Association, to finance the state's cotton crop, much to the relief of area farmers.[29] By 1923, Casa Grande's first cotton gin was operating, as the number of acres devoted to cotton continued to increase despite price fluctuations.[30]

Completing the San Carlos Project

Water continued to be an all-consuming concern in Casa Grande during the 1920s. Arizona Sen. Carl Hayden proved to be a powerful, lifelong advocate of federal reclamation. After the war, while still a member of the U.S. House of Representatives, he redoubled his efforts to revive discussion of the proposed storage dam and reservoir near San Carlos. By late 1921, plans were announced for a second diversion dam near Sacaton, to provide additional irrigation for the Pima

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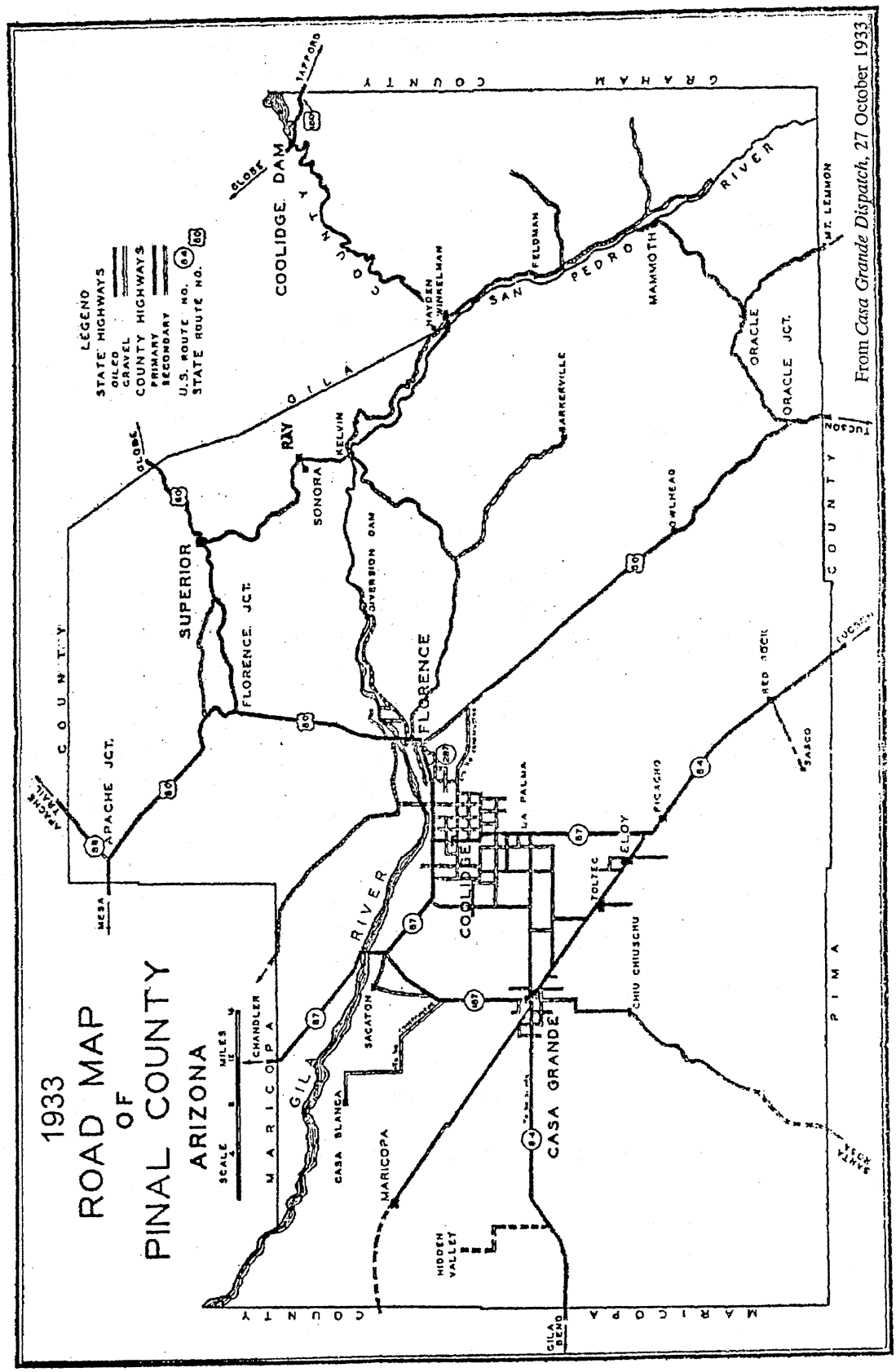
[25] *Casa Grande Valley Dispatch*, 20 April 1917.
[26] *Casa Grande Dispatch*, 4 June 1920, 28 January 1921.
[27] *Casa Grande Dispatch*, 6 August 1920.
[28] Sheridan, *Arizona,* 213-14.
[29] *Casa Grande Dispatch*, 9 September 1921.
[30] *Casa Grande Dispatch,* 22 February 1923.



From *Casa Grande Dispatch*, 27 October 1933

reservation. In 1922 the long-awaited Ashurst-Hayden diversion dam near Florence was finally completed by the Indian Service, six years after its original authorization. By 1923, the diversion dam at Sacaton had been completed as well, and irrigation canals were largely in place. Despite the high hopes that these projects had originally raised, the diversion dams proved insufficient because of the limited flow of the Gila River and the high demand for water.

As a result, the Florence–Casa Grande Water Users Association was formed in 1922 to lobby for a high dam and large storage reservoir farther upstream. A large and diverse coalition of local interests supported this idea, since drought conditions after 1920 had created a severe water shortage that threatened the entire area's prosperity. Without the storage dam, the diversion dams alone were sure to be inadequate, since sometimes there simply was not enough water flowing in the Gila River to divert. In the meantime, farmers had been pumping groundwater furiously to secure the supplies they needed. By 1924, 140 wells were operating in the Casa Grande Valley, supplying groundwater to 18,000 acres of cotton and several thousand acres of other crops.[31] Increased pumping, which strained the existing electrical power grid in the Casa Grande Valley, prompted calls for voluntary power conservation by the summer of 1925.[32]

Finally, the association got its wish. Construction of the San Carlos storage dam and reservoir by the Indian Service was finally approved by Congress on 7 June 1924. The dam site was located approximately thirty-five miles south of Globe, on the San Carlos Apache Indian Reservation. Appropriations were made the following year, after which the project moved along quickly, with construction of the dam and related facilities beginning in March 1925. Construction was completed by January 1929, when the reservoir began filling. Coolidge Dam was officially dedicated on 4 March 1930.[33]

The first water from Coolidge Dam was made available to farmers in October 1929. As noted in the local newspaper, the prospect of this long-awaited water supply "brought real joy and rejoicing to the Casa Grande Valley," whose farms had long "awaited the touch of water in order to fulfill their mission of productivity."[34] It had taken the better part of a year for the storage reservoir to fill to the point where any water could be released. Eager as they were to receive the new water, local farmers could not ignore the fact that only the normal flow of the river was planned to be released and that, at the time, the flow of the Gila River was insignificant and hardly contributed to the water level of the reservoir.

Despite uncertainties about the future supply of San Carlos water, it was anticipated that between 15,000 and 22,000 acres of cotton would be planted in 1929, up from 9,600 acres the previous season.[35] Over two-thirds of the new acreage cleared in 1929 was intended for cotton production. While cotton acreage had still not returned to its peak 1920 levels, cotton was the state's most valuable crop in 1929. Still, not everyone was convinced that cotton was a good idea. "Some are lamenting the planting of so much acreage in the valley to cotton," noted the *Casa Grande Dispatch*. Nonetheless, the paper remained optimistic that in time other crops would replace cotton, and it expressed confidence that farmers would find ever more profitable crops as time went by.[36] Those who recalled the cotton bust of the 1920s may have found themselves sadly vindicated by events in the Depression, which struck the next year.

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[31] Sheridan, *Arizona,* 218.
[32] *Casa Grande Dispatch,* 24 July 1925.
[33] Forrest Doucette, *Arizona Year Book* (Phoenix: Arizona Year Book, Inc., 1930), 79.
[34] *Casa Grande Dispatch,* 8 March 1929.
[35] *Casa Grande Dispatch,* 8 March 1929.
[36] *Casa Grande Dispatch,* 15 February 1929.

Municipal Improvements

Residential development continued as the town grew. A new hotel and several residences were planned for the Burgess Addition. In November 1923, Myers Second Addition opened, with electric lights, running water, and deed restrictions to ensure that substantial fireproof homes were built.[37] By the middle of 1924, Bennett's Acre City had sold out completely, and the remainder of Bennett's Second Addition was sold to Tucson developers. One-acre lots adjacent to this neighborhood sold for $350 to $400 per acre.[38] In February 1925, the seventy-acre Rathbun tract, two miles north of the high school, was opened for development. Each ten-acre parcel purchased included a one-eighth interest in the groundwater pumping plant that served the entire tract, a real selling point in this water-starved valley.[39] In July of 1926, realtors T. R. Peart and Son began selling lots in the newly opened Burgess Addition. The 125 lots in this new subdivision cost from $80 to $125, and were scheduled to receive city lights and water. In 1925 a pipe irrigation system was installed in what is now Peart Park, which permitted shade trees, mostly tamarisk and eucalyptus, to be planted. Poured concrete sidewalks were installed in the downtown area, and the city initiated twenty-four-hour electric service.

In September 1928, plans were announced to develop the Evergreen Addition, formerly known as the Morgan Tract. This forty-acre parcel was divided into fourteen residential blocks. Designed and marketed as an upscale area, the Evergreen Addition boasted city water, electricity, telephone wiring, and underground irrigation pipes to keep lawns lush. Newspaper advertisements explicitly noted both race and price restrictions for the neighborhood. Palm trees, planted along lot lines in the addition, added to the area's distinctiveness.

Casa Grande embarked on further municipal improvements in 1922 and 1923, grading streets and planting trees in anticipation of future paving and sidewalk projects. In 1928, the town installed a modern sewer system. Although the original improvement district only covered about half the city, it was extended several months later, and by the spring of 1929 construction was underway to provide sewer service throughout the city limits. The south side of town continued to develop, with new water lines laid in the E. P. Drew Addition to serve several new homes constructed there.[40] Once the sewers were laid, the city began several other municipal improvements. Twenty-seven blocks of the original townsite were paved, and eighty-nine streetlights were installed in the downtown area. Paving of the downtown included Main, 1st, 2d, 3d, 4th, 7th (now Florence Blvd.), Sacaton, and Florence streets, for a total of about two-and-a-half miles of concrete pavement.[41]

In September 1929, Casa Grande boosters boasted that business conditions had never been better and that the city had never been more prosperous at any time in its history.[42] Thrilled by recent developments in the Casa Grande area—the paving and lighting program, the dedication of the Casa Grande Airport, opening of the Casa Grande–Gila Bend highway, and the completion of Coolidge Dam—the town threw itself a "Prosperity Jubilee," celebrating with a parade and carnival in October 1929.[43] In the words of one impressed observer, "Where once one might find just a little

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[37] *Casa Grande Dispatch,* 15 November 1923.
[38] *Casa Grande Dispatch,* 21 June 1924.
[39] *Casa Grande Dispatch,* 27 February 1925.
[40] *Casa Grande Dispatch,* 15 February 1929.
[41] Tom Phillips, "Casa Grande Sewer and Paving Bond Issues," unpublished manuscript, Casa Grande Valley Historical Society (CGVHS), 2 October 1989; *Casa Grande Dispatch,* 26 September 1929.
[42] *Casa Grande Dispatch,* 26 September 1929.
[43] *Casa Grande Dispatch,* 26 December 1929.

old dusty western town on a mediocre highway, now stands the little city of Casa Grande with its wide paved streets, ornamental lighting and a thriving community of happy and industrious citizens. Without a doubt Casa Grande is on an upward trend and will continue to be so for much time yet to come."[44] Little did anyone suspect that as soon as that prediction was published, the country would enter into a period of prolonged depression that would threaten the very prosperity they were celebrating.

Business conditions remained good in 1930. As the first water deliveries flowed from Coolidge Dam, Casa Grande boosters remained optimistic that the area's growth would continue unabated. They built a new junior high school in 1930, and a number of businesses expanded and remodeled. In 1930, 40,000 acres of cotton were planted, 22,000 of which were situated on new land irrigated by the San Carlos Project. Despite low cotton prices and deteriorating economic conditions nationwide, no Casa Grande businesses failed in 1930, and several new ones were started, including the new Western Department Store and a new Conoco Service station. Other local businesses reported no declines in revenue and anticipated continued growth during 1931.[45]

During the 1920s, Casa Grande's population had increased rapidly, from 1,412 in 1920 to 2,579 in 1930. As a result, demand for housing in Casa Grande had remained strong throughout the decade. The new Alta Vista subdivision of 270 lots opened between Florence Boulevard and the railroad tracks in 1930. It was envisioned as an exclusive residential area, with no homes permitted below $2,500 in value; no business blocks were planned. Touted as the only local subdivision with gravity water rights from Coolidge Dam, Alta Vista was to be lush with shrubs and trees.[46] Despite the demand for housing overall, development patterns were spotty. One typical example was the Evergreen Addition, which had opened several years earlier. Although 181 lots had been sold in the Evergreen section, by 1930 only 13 homes had been built there.

Depression

By 1933, Casa Grande was feeling the effects of the depression. Having been unable to pass bond issues for various construction and improvement projects, the city applied for federal assistance. As a result, Casa Grande's new City Hall was built in 1936 with assistance from the WPA. Other WPA programs that benefited Casa Grande during this period included the construction of a new high school gymnasium, a new power line and diesel plant at Coolidge Dam, and several paving and road improvement projects, including the paving of four miles of city streets that had not been paved in 1929.[47] The Rural Electrification Administration provided loans for the electrification of valley homes, and the Resettlement Administration established Casa Grande Valley Farms, a cooperative farm near Coolidge.[48] Funds obtained through the National Recovery Highway Act in 1935 provided for a new underpass on the west edge of town, eliminating a dangerous railroad track grade crossing.[49] Other highway improvements included the oil surfacing of the last section of State Route 187, from Tucson to Phoenix via Casa Grande.

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[44] Elmer Davis, "The Little City of Casa Grande Grows and Grows," *Progressive Arizona and the Great Southwest* (March 1930): 20.

[45] *Casa Grande Dispatch*, 2 January 1931.

[46] *Casa Grande Dispatch,* 29 May 1930.

[47] *Casa Grande Dispatch*, 27 December 1935.

[48] Although this community bore the name Casa Grande, it was a short-lived experiment (1937 to 1943) located near Coolidge and was not related to the town of Casa Grande in any way.

[49] Henry F. Dobyns, "Casa Grande: A History of an Arizona City's First Century," unpublished manuscript, Casa Grande Valley Historical Society, 185.

Otherwise, there was a lag in growth and city improvements. Between 1933 and 1936, residential development slowed to a trickle and no new businesses were built.[50]

Cotton Farming in the Casa Grande Valley

Despite the completion of the long-awaited San Carlos Project, groundwater, not gravity irrigation, sustained agriculture in the Casa Grande Valley in the 1930s, particularly as water deliveries were cut back in drought years. As one historian has noted, "pumping accounted for about 40 percent of the San Carlos Project's average annual irrigation budget" during the 1930s, "climbing to as high as 69 percent when the reservoir was low."[51] Coolidge Dam had been built to hold 1.3 million acre feet of water, with planners assuming that runoff would average 460,000 acre feet of water per year. Unfortunately, that prediction was based on the uncommonly wet years of 1899-1920, which were among the wettest on record in the Southwest. A long-term regional drying trend began when the dam was built, meaning that runoff was reduced to 215,000 acre feet—less than half the original estimate. As a result, it took years (until 1941) for the San Carlos reservoir behind Coolidge Dam to reach full capacity. During most of that period, the reservoir was seldom more than two-thirds full. The dam did stop floods, however, with the unanticipated consequence that periodic floodwaters were unavailable to replenish underground aquifers, causing groundwater levels in the Casa Grande Valley to drop over time.[52] Power generating machinery installed at the dam began to produce power in October 1929. The generation and sale of electricity was an important part of the San Carlos Project plan. Not only did this make electricity cheap and abundant for groundwater pumping plants, but the sale of energy also helped pay for the project. The Coolidge Dam power plant had a generating capacity of 10,000 kilowatts, and its first commercial customer was the Nevada Consolidated Copper Company in Hayden.[53]

Valley farmers were affected by a number of New Deal programs, particularly those of the Agricultural Adjustment Administration (AAA). The AAA was designed to assist farmers by controlling production to stabilize prices. In Arizona, this meant that the federal government paid farmers to reduce cotton acreage. Between 1933 and 1936, cotton growers received 85 percent of all the crop adjustment contracts offered in the state. Since Pinal County was the second largest cotton-producing area in the state, a substantial proportion of all federal crop reduction payments ended up in the Casa Grande Valley. Casa Grande farmers gladly participated in the cotton reduction programs that began in 1933. These helped stabilize cotton prices and put cash in local residents' hands.[54]

The Depression also contributed to the consolidation of small family farms into large, industrial farms, accelerating a trend that began in the 1920s. After the cotton "bust" in 1920, many large farmers acquired smaller concerns that faced bankruptcy when prices fell. The farm population of Arizona dropped by 20 percent from 1920 to 1925, but farm production and farm size did not. As more and more land was devoted to cotton, small family-owned farms, which had traditionally supplied all their own labor, were increasingly disadvantaged. With crops like cotton, thousands of acres had to be planted and harvested at the same time, and larger operations were better able to hire the necessary outside labor. This trend continued into the 1930s as New Deal crop subsidies moved the process along. Large operators could afford to withhold acreage better than small farmers who needed every penny of crop income. When water deliveries slowed, small

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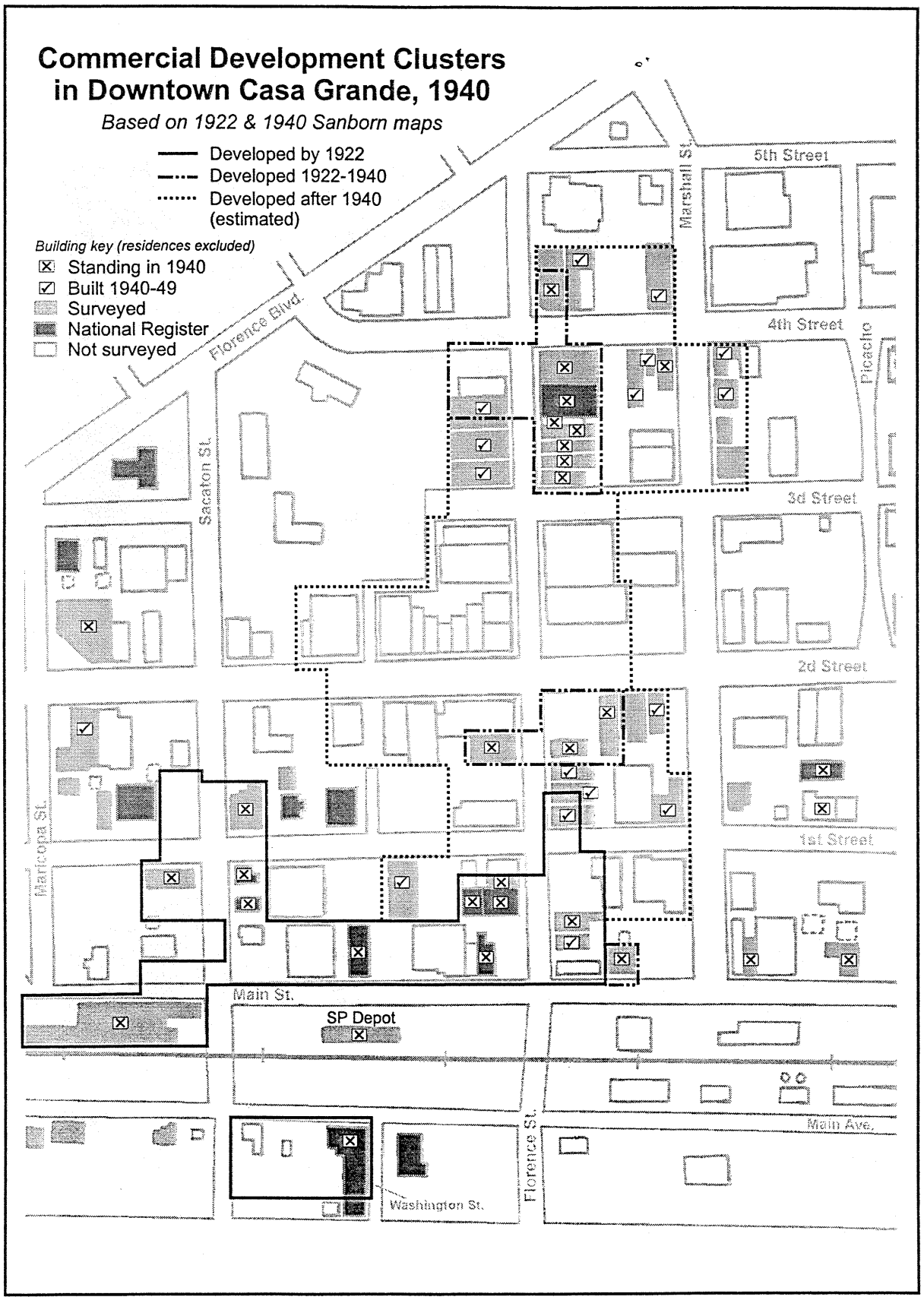
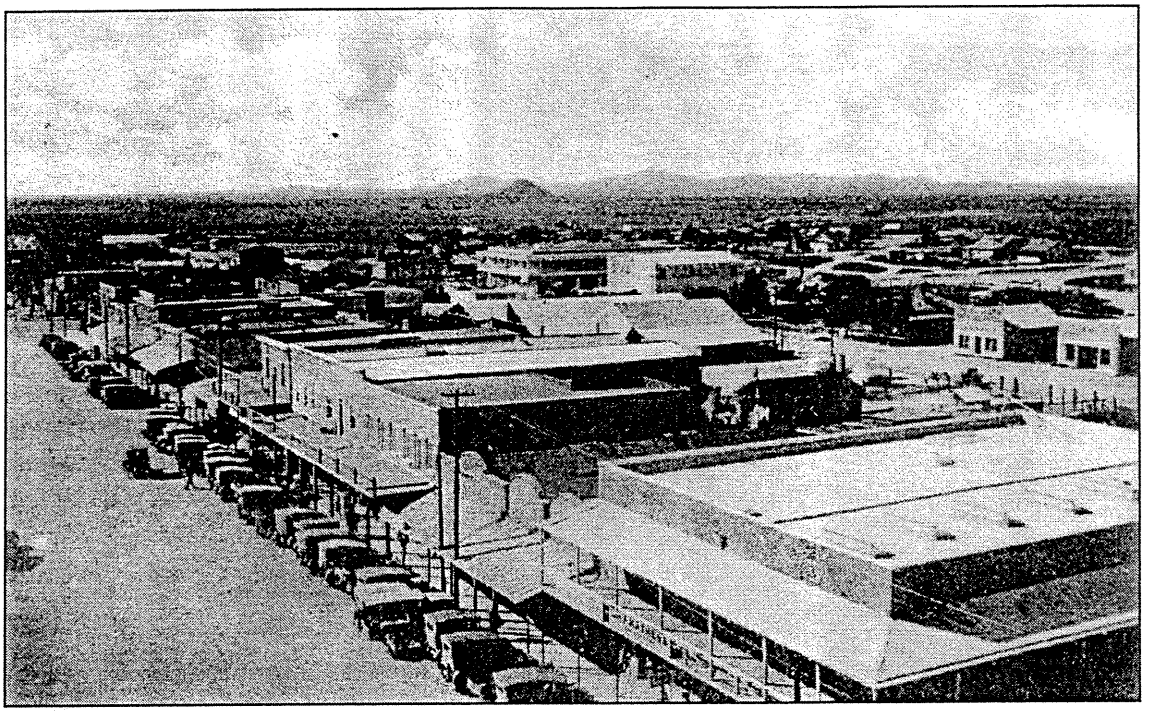
[50] Janus Associates, "Casa Grande Historic Resource Survey (Tempe: Janus Associates, 1982).
[51] Sheridan, *Arizona,* 219.
[52] Sheridan, *Arizona,* 218, 226.
[53] *Casa Grande Dispatch,* 17 October 1929.
[54] *Casa Grande Dispatch*, 30 June 1933, 6 October 1933.


Commercial Development Clusters in Downtown Casa Grande, 1940
Based on 1922 & 1940 Sanborn maps
Developed by 1922
Developed 1922-1940
Developed after 1940 (estimated)
Building key (residences excluded)
Standing in 1940
Built 1940-49
Surveyed
National Register
Not surveyed
Florence Blvd.
Marshall St.
5th Street
4th Street
Picacho
Sacaton St.
3d Street
2d Street
Maricopa St.
1st Street
Main St.
SP Depot
Main Ave.
Florence St.
Washington St.



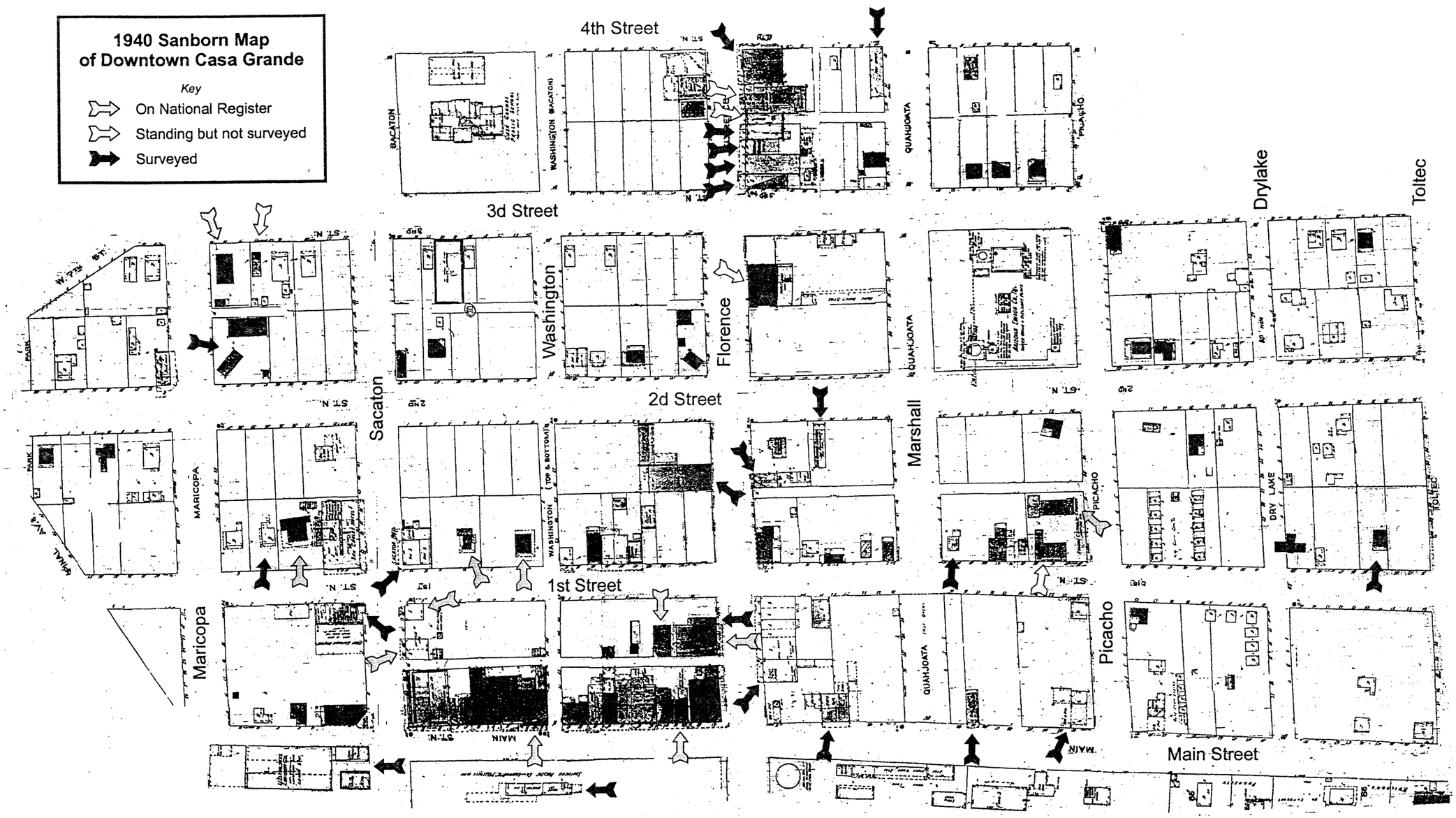
Looking west down Main Street from near Florence Street. This postcard is undated but may be from the 1920s. Until the late 1940s, this was Casa Grande's principal commercial street. Most of the buildings pictured here are now gone.

Looking south down Florence Street from near 4th Street in the early 1940s. During the 1930s, development leapfrogged from lower Florence (near Main) to this corrner, most of which was owned by Louis J. Hammer and Maurice "Bud" Bottriell.

1940 Sanborn Map of Downtown Casa Grande

Key

- On National Register
- Standing but not surveyed
- Surveyed

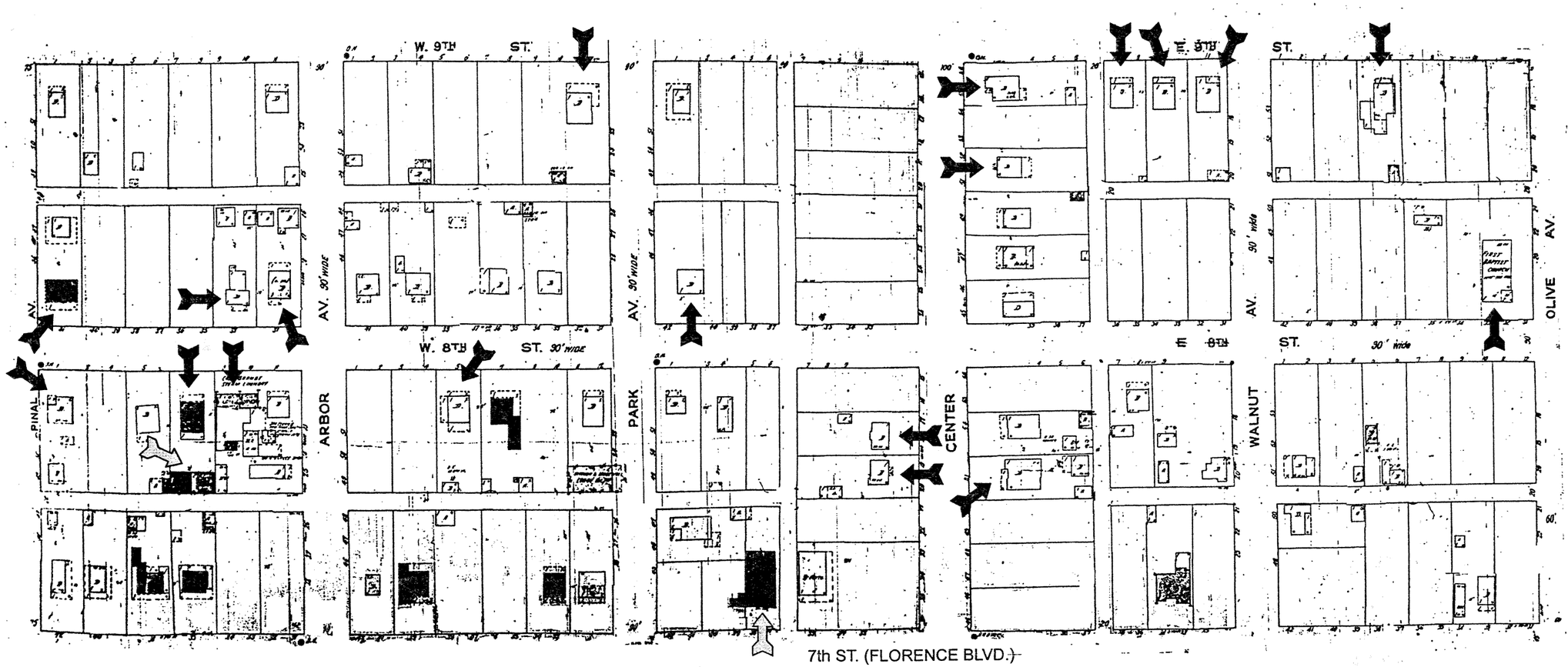


1940 Sanborn Map of First Addition (part)

Key

On National Register

Surveyed



farmers who were dependent on having every acre in production did not have enough water to continue, and many were forced to sell out. "By 1939," one history notes, "cotton farmers harvested twice as many acres on half as many farms as in 1930."[55]

As growers remained dependent on groundwater for irrigation, they also needed a certain number of acres to justify the substantial initial costs of drilling wells and installing groundwater pumping systems. Larger farming operations could sacrifice production and use AAA payments to finance additional wells and equipment. As small farmers were forced out, large commercial farmers became the primary beneficiaries of federal subsidies and loans. During the 1930s, crop acreage in Pinal County more than doubled, but only about 8 percent of the growers owned 41 percent of the county's agricultural land, and an increasing number were absentee landlords. The New Deal promoted the transition from agriculture to agribusiness, particularly in the cotton industry.[56] As the city of Casa Grande began to rebound in the last years of the decade, cotton emerged as the area's most important agricultural product, whereas diversity had been the watchword well into the 1920s.

In 1936 the AAA was declared unconstitutional, and the acreage control programs administered by the agency ended. Cotton acreage increased immediately, producing the largest crop in the nation's history. In Arizona, short-staple cotton planting alone expanded by 65 percent. In the Casa Grande Valley, approximately 6,500 bales of cotton were ginned in 1936. In 1937, the amount ginned was estimated at 48,000 bales, and two new gins were built two miles southwest of town.[57] This large crop prompted fears of a labor shortage, and led to the aggressive recruitment of migrant workers by the Farm Labor Service. In 1937, 25,000 cotton pickers and their families—together more than 40,000 persons—migrated to central and southern Arizona in response to advertisements promising jobs.[58]

World War II and the Real Estate Boom (1938-1949)

With the onset of the Second World War, prosperity returned to Casa Grande, as it did to the nation as a whole. Like other communities, Casa Grande threw its energies into the war effort, and the war dominated headlines after 1941. Casa Grande residents bought war bonds, participated in scrap drives, and adapted to rationing. Local businesses and civic organizations like the Woman's Club supported bond drives and raised funds for hospitals and blood banks overseas.

The Wartime Cotton Economy

As cotton production increased during the early 1940s, Casa Grande experienced acute labor shortages, resulting in a substantial amount of cotton being lost in 1942, because picking was so delayed. By 1943, the labor shortage forced farmers to rely on Italian prisoners of war from the Florence Internment Camp, as well as Pima Indians and farm laborers recruited from the Midwest through the Farm Labor Office, an employment clearinghouse set up by the Agricultural Extension Service at the University of Arizona.[59] Still smarting from the losses incurred in 1942, some farmers took matters into their own hands and went to Oklahoma to bring back pickers themselves, while others appealed to Washington to help them find new sources of labor.[60] Because cotton lint,

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[55] Keane, "Cottons and Figs," 280-81.

[56] Sheridan, *Arizona,* 214, 258-59.

[57] *Casa Grande Dispatch,* 1 January 1937, 31 December 1937.

[58] Marsha L. Weisiger, "Mythic Fields of Plenty: The Plight of Depression-Era Oklahoma Migrants in Arizona," *Journal of Arizona History* 32, no. 3: 245-46.

[59] *Casa Grande Dispatch,* 1 October 1943.

[60] *Casa Grande Dispatch,* 3 September 1943, 24 September 1943.

oil, and seed were all products deemed essential to the war effort, Casa Grande area farm workers were able to obtain draft deferments, and employers were encouraged to apply for deferments for their employees. By 1944, which promised to be another banner year for cotton yields, farmers were granted use of German prisoners of war being held in Florence.[61]

The war period saw tremendous increases in production, which further accelerated the trend toward farm consolidation. Between 1940 and 1945, the total farm acreage in Pinal County increased by over 300,000 acres, while the number of farms decreased from 1,309 to 1,067.[62] Even though drought reduced the number of acres irrigated by the San Carlos Project, cotton acreage in the county continued to soar in 1946, as farmers increased their reliance on groundwater pumping. Over 87,000 acres were devoted to cotton in Pinal County in 1946, causing local gins to run twenty-four hours a day by October.[63] Due to groundwater pumping, demand for electricity supplied to agricultural pumping outlets was nearly one-third above 1946 levels, putting a strain on the capacity of local electrical transformers. All of the local electrical districts (nos. 2, 4, and 5) agreed, for the second year in a row, to ration power for agricultural pumping.[64] 1946 was a record-setting year for cotton production in Pinal County, with the Casa Grande area producing over 59,000 bales—more than two-thirds of the crop estimate for the county as a whole. A rapidly increasing labor supply contributed to the record level of ginning, with the help of over 2,500 workers recruited in a month's time through the state Agricultural Extension Service.[65] By 1947 there had been a reported 300 percent increase in the cost of agricultural labor over wage rates typically paid before the war. George Barr, an agricultural economist from the University of Arizona, predicted that it would be a good year nonetheless for crops like cotton, alfalfa, and barley, all of which were subsidized or received federal price supports.[66]

Cotton played a central role in all aspects of life in Casa Grande. During the 1940s, the Junior Chamber of Commerce sponsored a popular Cotton Carnival, which included cotton-picking contests, a greased pig chase, and a street dance. Although support for these activities was generally high, the 1947 cotton-picking contest for businessmen was cancelled due to a lack of entries, eliminating what had promised to be a highly amusing event.[67]

Housing Shortages

The 1940s brought not only growth to Casa Grande but also growing pains. Significant labor and housing shortages accompanied economic expansion and municipal improvements. Population increases meant overcrowding of local schools, a crunch partially alleviated in 1947 with the acquisition of surplus buildings from Marana Air Base. The addition of seven new buildings for elementary classrooms was sufficient to allow the local district to maintain a separate "colored" grade school. Still, Casa Grande's schools were full, and the new school buildings were expected only to reduce the average class size to thirty children.[68] Although desegregation of Casa Grande Union High School was considered in 1947, the idea met with strong local opposition and

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[61] *Casa Grande Dispatch,* 1 September 1944.
[62] *Casa Grande Dispatch,* 13 July 1945.
[63] *Casa Grande Dispatch,* 7 June 1946, 18 October 1946.
[64] *Casa Grande Dispatch,* 11 April 1947, 2 May 1947.
[65] *Casa Grande Dispatch,* 27 November 1946, 29 November 1946.
[66] *Casa Grande Dispatch,* 14 March 1947.
[67] *Casa Grande Dispatch,* 7 November 1947.
[68] *Casa Grande Dispatch,* 30 May 1947, 1 August 1947.

action was delayed. Casa Grande was among the last communities in the county to desegregate its high school, lagging behind Coolidge and Florence.[69]

Demographic information for Casa Grande is sparse, but it is clear there were racial divisions in Casa Grande. These surfaced in the 1940s, when concerns were raised about residential segregation and slum conditions in the city. The severe housing shortage naturally led to the overcrowding of residences, many of which were substandard. In 1941, approximately forty adobe and frame rental properties, many of which were owned by the city, were declared either structurally unsafe or dangerously overcrowded by a state health inspector. Indicative of residential development patterns in Casa Grande, these residences were scattered throughout the town, rather than clustered in a single neighborhood, but it was noted at the time that the residents of these substandard buildings were predominantly low-income Mexican Americans who had lived in the area all their lives. The situation was grave enough that Sen. Carl Hayden and Sen. Ernest McFarland secured federal funding for a slum clearance project in Casa Grande, which provided for the construction of low-cost government homes for displaced residents.[70]

Many efforts were made to alleviate the severe housing shortage in Casa Grande. In early 1945, the city applied for fifty government housing units through a program of the Federal Public Housing Authority (FPHA) which converted surplus war buildings into housing for returning veterans. Under the program, the city furnished the land and paid all the expenses of setting up the units and equipping them for residential use.[71] The city was tentatively assigned twenty dwellings under this plan in early 1946. Upon completion of the units, title was turned over to the city, which was then responsible for administering the project and turning all rents and profits over to the FPHA. Intended only as a temporary solution, the dwellings were required to be destroyed within two years of the termination of the national emergency declared in September 1939. The units could be rented only to veterans and their families in distressed circumstances.[72]

The veterans housing project, located at Dry Lake and Main Street on the south side of the railroad tracks, was finally opened for occupancy in August 1946. The city also received authority to build fifteen other homes under a Federal Housing Authority (FHA) program. These units, ten of which were for sale as private residences and five as rental properties, could be built by any private person approved for financing through the FHA. As noted in the local newspaper, this was the first time that any city in the nation "has been granted priority for such housing units, when the city was not in a war area."[73] The local VFW post (no. 1677) even lobbied for the preservation of the Rivers Japanese-American relocation camp facilities, which had been vacant since November 1945. The post was particularly interested in acquiring the hospital and housing (sufficient for a thousand or more people) for the use of ex-servicemen in the area. These hopes evaporated, however, when the escalating prices quoted to veterans forced those waiting for housing to withdraw their deposits from the Reconstruction Finance Corporation, which had been charged with the task of disposing of the property.[74]

Real Estate Boom

The housing shortage also produced a real estate boom in Casa Grande, with a sharp increase in the number of lots sold and homes constructed. Most of the vacant lots in the Evergreen

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[69] *Casa Grande Dispatch,* 30 May 1947, 13 June 1947, 11 July 1947.
[70] *Casa Grande Dispatch,* 18 July 1941, 25 July 1941, 5 September 1941.
[71] *Casa Grande Dispatch,* 18 January 1945.
[72] *Casa Grande Dispatch,* 1 February 1946.
[73] *Casa Grande Dispatch,* 18 May 1945.
[74] *Casa Grande Dispatch,* 22 November 1946, 21 March 1947.

Addition (which had opened in 1928) were finally purchased, as were the remaining lots in the original townsite, Bennett's Second Addition, Bennett's Acre City, Burgess Addition, Myers First and Second Additions, and the Maxheimer Subdivision. Remodeling and renovation of businesses contributed to the construction boom as well.[75] By the end of 1945, building activity had reached record levels. Building permits for 1945 totaled nearly $200,000 and included new residences, additions to existing dwellings, seven new store buildings, improvements to existing business properties, and two new tourist courts.[76]

The construction boom continued into 1946 as building permits issued in January and February alone totaled $104,000, including nine new homes, two public garages and auto sales showrooms, a tourist court, a new store and office building, and a new supermarket (the latter two located on 2d Street, which was emerging as a new commercial street in downtown Casa Grande). March saw another twenty permits for an estimated $54,500 worth of new property.[77] The year turned out to be a banner one overall for the city, with a 30 percent increase in business license taxes and the lowest level of tax delinquencies in the city's history. Ironically, this revenue was still insufficient to meet the demands imposed by rapid growth and expansion, and increased demands for city services and municipal improvements simply could not be met.[78]

Moving to cope with the housing shortage, the City Council decided to permit trailer homes within the city limits on a temporary basis, and it considered temporarily installing house trailers, acquired from the FHA, on city-owned property. Similarly, the City Council voted to permit prefabricated homes in existing residential areas, if all the property owners in a given block agreed—a major change from the council's previous refusal to permit any pre-built residential structures.[79]

In 1947, building activity and retail sales reach all-time highs, as Casa Grande continued to grow at a furious pace, increasing 18 percent over the record totals from 1946. The majority of buildings erected in 1947 were residential, with only 12 percent of the $417,625 total accounted for by commercial and business construction.[80] This pattern was consistent with the previous year, when residential permits outnumbered business permits more than three to one. Similarly, retail sales in town reached new highs, gaining 41 percent over 1946 levels. Growth in Pinal County was among the fastest in Arizona, exceeded only by that in Maricopa County. Local increases in retail sales were attributed to the tremendous expansion of agriculture and tourism.[81] By the end of the decade, construction had begun on a new residential subdivision, Eastland Park. Located south of Florence Boulevard and east of the Evergreen Addition, it included plans for a six-acre park and a mix of houses and apartments.[82]

The population of Casa Grande grew noticeably during the 1940s, partly through annexation of previously developed areas. In early 1946, both the E. P. Drew and Evergreen additions were annexed.[83] Soon thereafter, three Myers Homesite additions were annexed, bringing the city an additional twenty blocks of residences and nearly 700 citizens. This increased the city's

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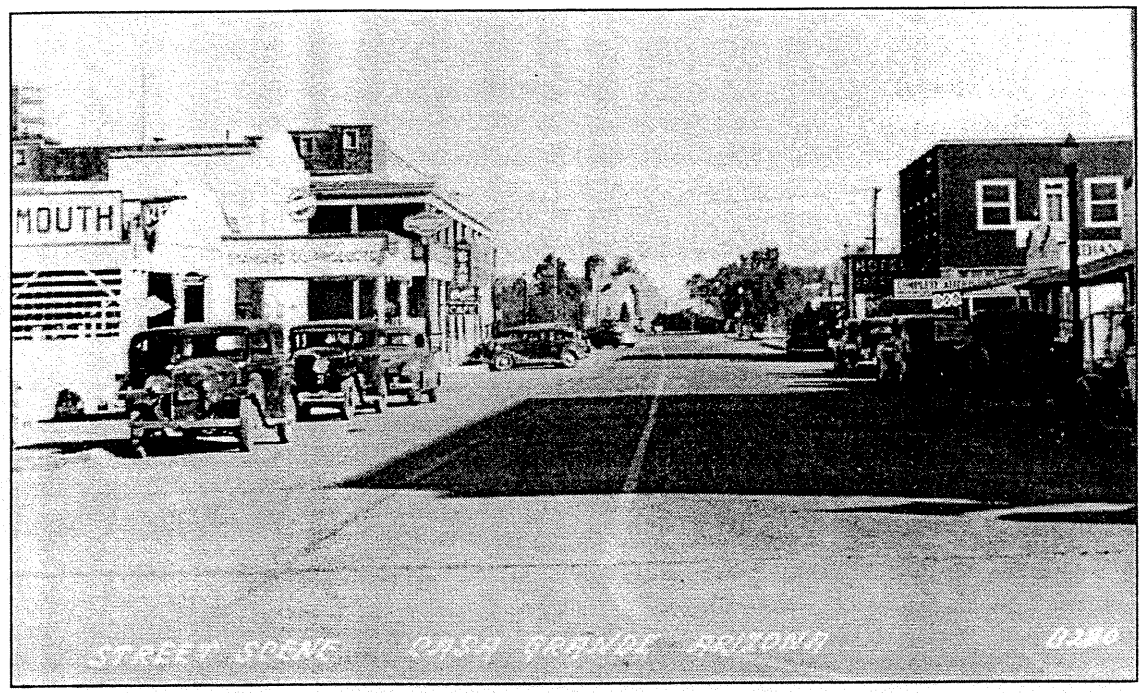
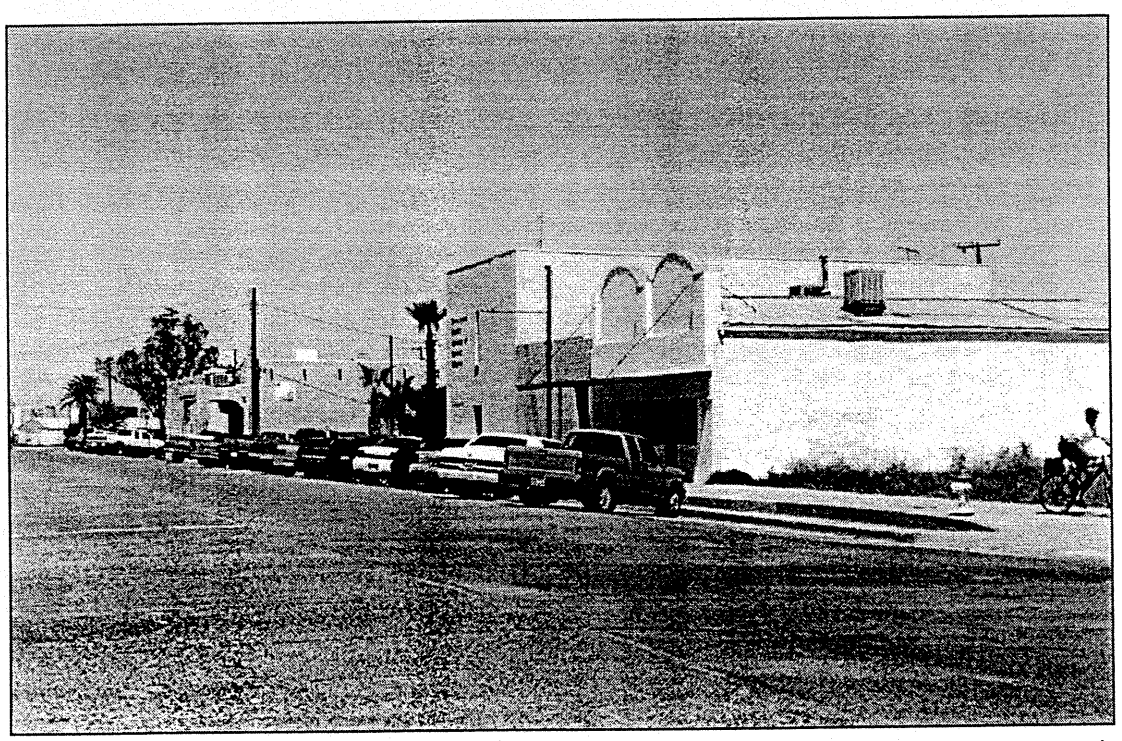
[75] *Casa Grande Dispatch,* 2 February 1945.
[76] *Casa Grande Dispatch,* 21 December 1945.
[77] *Casa Grande Dispatch,* 1 March 1946, 5 April 1946.
[78] *Casa Grande Dispatch*, 13 January 1947.
[79] *Casa Grande Dispatch*, 21 September 1945.
[80] *Casa Grande Dispatch*, 2 January 1948.
[81] *Casa Grande Dispatch*, 26 March 1948.
[82] *Casa Grande Dispatch*, 15 December 1949.
[83] *Casa Grande Dispatch,* 8 March 1946.



Looking north on Sacaton Street from Main Street, sometime in the 1940s. This was the route through town of the Phoenix-Tucson highway until the early 1950s, which explains the presence of the San Carlos Hotel (on left) and the Sacaton Hotel (on right, survey no. 297).

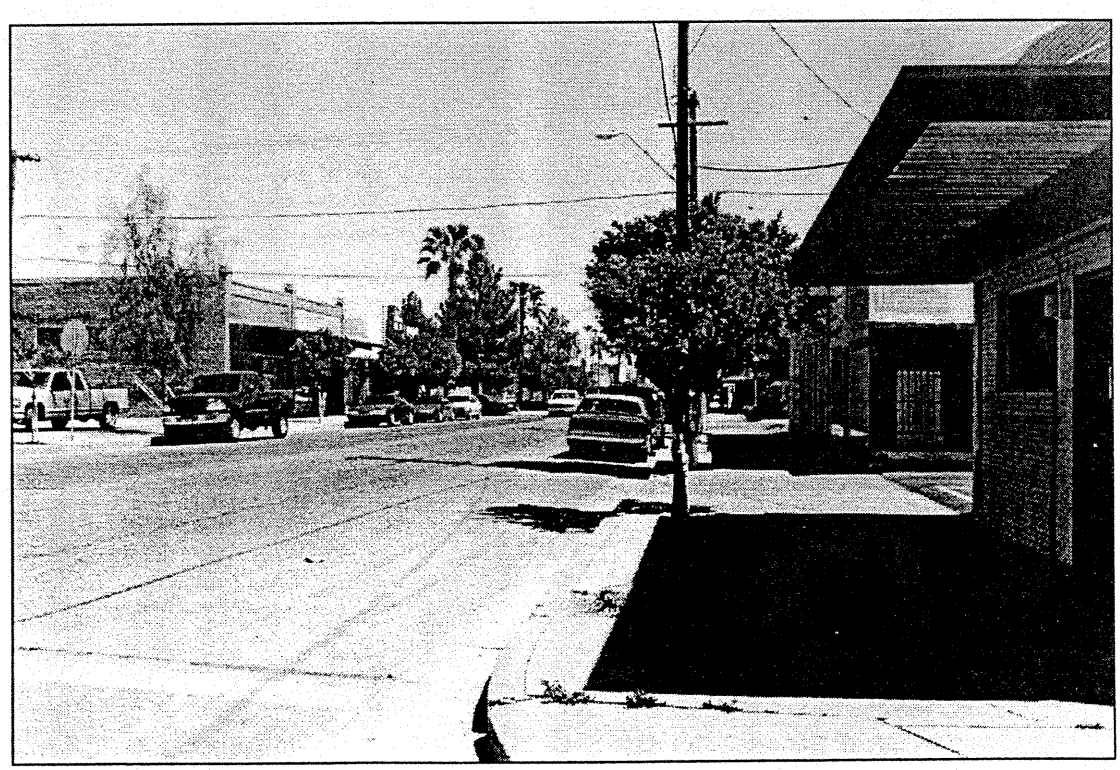
The same view on Sacaton Street today. The San Carlos Hotel is now gone.

Looking west on Main Street from near Florence Street, around 1961. These blocks remained the center of Casa Grande's downtown until the late 1950s, when businesses began moving away to Florence Street and 2d Street.



Approximately the same view today. Only two historic commercial buildings remain: Prettyman's Meat Market, with the double-arch parapet, and Cruz Trading Post, visible toward the left.

Looking north on Florence Street from Main Street, sometime in the 1940s. Development began here in the 1920s, well before other blocks on Florence.



Approximately the same view today. The brick building on the left is the Pioneer Market, a National Register property currently being used for offices.

Looking north on Florence Street from 3d Street, in the 1940s. Development in this block on Florence began in the 1930s.

The same view today. All of the buildings shown in the 1940s photograph are still standing, though many changes have been made in their facades.

population by about 20 percent overnight, the largest annexation to date. Strapped for cash and coping with the expenses of growth, the city was extremely anxious to add these homeowners to municipal tax roles, since they benefited in part from city services. For the new residents' part, annexation meant that they would now receive fire and police protection, as well as garbage collection.[84]

Municipal Improvements

This period of residential growth was accompanied by efforts to beautify and improve the downtown area, and by investment in a variety of municipal improvements that included landscaping of public areas, street lighting, paving, and new street signs. The paving project began with the experimental oil surfacing of two blocks on 5th Street, adjacent to Peart Park, as a test area prior to undertaking a full-scale program to pave residential streets in early 1948. This project was financed in part with gasoline tax revenues, with the remainder of the costs picked up by residents who were individually assessed for their share. Paving of the E. P. Drew Addition began in the spring of 1948, with the original townsite and Myers Homesites following as soon as the paving assessments were paid.[85]

In addition to new directional signs on the highway, the city installed new street signs, which would permit home delivery of mail. Despite the city's limited funds, the signs were a major priority since a post office inspector was due to assess the city soon. If the city had failed to adequately prepare and missed this opportunity, it might have taken several years more to get home delivery instituted. This also prompted the city to clarify street names and refine the address numbering system. It was at this point that Florence Street was designated as the dividing line between east and west addresses. (Main Street remained the dividing line between north and south addresses.) Wilson Street and 7th Street were renamed Florence Boulevard, and Lakeshore Boulevard became South Florence Street. Although these particular changes may not have eliminated as much confusion as was hoped (particularly by creating more than one street called "Florence"), they did bring more sequentially numbered streets (8th through 13th streets), and a clear system was established for distinguishing numbered thoroughfares, with the numbered avenues located south of the railroad tracks and the numbered streets located to the north.[86]

By late 1947, the city had decided to create a planning commission to promote the orderly, long-term growth of the city and to implement zoning ordinances to designate separate residential and business districts. The commission was established in January 1948. The city's first zoning ordinance, passed in July 1948, was a controversial measure because the City Council made some changes not recommended by the Zoning and Planning Commission. Several areas recommended for business zoning were retained as residential areas, including the area around Casa Grande Avenue at 2d Street, Pinal Avenue north of 2d Street, and Florence Boulevard south of the Evergreen Addition.

Of course, with growth proceeding at a rapid rate, the task of providing new services and improvements was never-ending. When the city set its improvement goals for 1950, it made the following projects priority items: improved drainage to end street flooding; new curbs, gutters and sidewalks; and an improved sewer system for the Myers Homesites subdivisions.[87]

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[84] *Casa Grande Dispatch,* 19 March 1948, 23 April 1948.
[85] *Casa Grande Dispatch,* 28 May 1948, 18 June 1948.
[86] *Casa Grande Dispatch,* 21 March 1947.
[87] *Casa Grande Dispatch,* 22 December 1949.

Cotton is King in Casa Grande (1950-1960)

Unparalleled prosperity and growth during the 1950s resulted in both self-congratulation and a growing ambition to make Casa Grande a "top-flight" city. Businessmen and residents were proud of Casa Grande's development as a "progressive" community—prosperous, thriving, and moving forward. Above all, they were proud of their cotton economy. As a local promotional brochure stated in 1952, "King Cotton! Along with vegetables, grains and alfalfa, it is the area's prime reason for existence."[88]

Growth of the City

The population of Casa Grande in 1950 was 4,181, almost three times the population of ten years before, and the city has grown physically as well. Building permits during 1949 approached nearly a half a million dollars, with a mix of residential and business growth that peaked with construction of the new Valley National Bank Building at Florence and 2d streets.[89] In 1950, the VFW post relocated to a new building on 2d Street, as part of the trend toward commercial development along 2d Street. Beginning in 1952, State Route 84 was widened and rerouted through Casa Grande. Originally, Route 84 brought traffic from the Five Points intersection (at Pinal and Florence Blvd.) down Sacaton Street and onto Main Street. The new routing went from Five Points directly onto 2d Street, bypassing the old business district and helping establish 2d Street as a major commercial artery.[90] This project, which also involved the widening of 2d Street and Casa Grande Avenue, was completed by the fall of 1953.

The desirable Evergreen Addition was expanded in the early fifties. It was the only residential section of the city to boast fully paved streets with rolled curbs, as well as deed restrictions to ensure large homes of masonry construction. New areas on the north side of the city were opened to development, including the A. M. Ward Addition.[91] Municipal improvements continued with the installation of sidewalks, curbs, and new sewage lines in several residential areas.[92] A new growth record was set in 1950, with the value of building permits issued topping a million dollars, with 105 new homes and 21 commercial buildings, 7 schools and churches, and 20 remodeling projects. Another estimated $250,000 was spent on construction just outside the city limits, which nonetheless contributed to the economy of Casa Grande.[93] By 1952, Casa Grande could boast a new post office, bank branch, and elementary school. In 1954 the position of city manager was created to administer the growing city's affairs.

Also developed in the early 1950s were the new Ward Park subdivision and a second Montgomery Subdivision, both north of the Evergreen section. These new developments bridged the distance between the city limits and the new elementary school site to the north, and their annexation to the city was swift. In 1952, residential development extended north of McMurray Blvd., with the opening of the new Kimberlea Subdivision, which offered (on twenty-four lots) plans for four home styles, all built of distinctive "Ideal, Bonded red brick." Ongoing paving projects continued, as some of the areas which had originally received oil surfaced streets petitioned for permanent paving; also, gutters and curbs were installed, as were parking meters in

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[88] "Desert Drive-in Theater Dedication Night program," 1952, Casa Grande Valley Historical Society place files.

[89] *Casa Grande Dispatch,* 12 January 1950.

[90] *Casa Grande Dispatch,* 5 October 1950.

[91] *Casa Grande Dispatch,* 6 April 1950, 5 April 1951.

[92] *Casa Grande Dispatch,* 22 March 1951.

[93] *Casa Grande Dispatch,* 11 November 1951.

the downtown district.[94] The city continued to expand its tax base, annexing land owned by the Del Webb Company to create the Second Evergreen Addition, later known as Evergreen Manor, just east of the existing Evergreen Addition.[95] Ground was broken in March 1953 on the first homes in this area, which was to be carefully developed as a planned, architecturally cohesive neighborhood. Developers constructed six model homes, and offered customers six floor plans and twenty-two different exterior styles. Del Webb company representatives boasted that this Casa Grande neighborhood was the first development of its type in the state.[96]

The Cotton Economy of the 1950s

Throughout the decade, the cotton industry had the single greatest economic impact on the economy of Pinal County, with almost 138,000 acres devoted to cotton. Pinal County exceeded all records for cotton production in 1951, planting over 212,000 acres of long- and short-staple cotton and employing approximately 5,000 pickers in the Casa Grande area alone. Crop estimates for 1952 were even higher, due in part to increased use of nitrogen fertilizers, improved insect control, and increased water supplies.[97] The seasonal arrival of pickers increased the town's population to nearly three times its normal size every fall, an influx of customers that was important to local retailers who catered to the needs of this large transient population.[98]

These large anticipated cotton crops revived long-standing concerns about labor shortages. Although the number of mechanical picking devices in the area was increasing steadily, half the crop still had to be harvested by hand. The Arizona Cotton Growers Association was active in recruiting laborers from other states, and growers were urged to offer higher wages and better housing to attract and retain seasonal workers, investments that many farmers had apparently deferred in anticipation of converting to fully mechanized farms. Still, Arizona growers needed 3.5 million days of labor in 1952, much of it in Pinal County. Indeed, as it turned out, the Casa Grande area alone needed 11,500 laborers, with a payroll exceeding six million dollars, to harvest the 1952-1953 crop.[99]

The increasing acreage and resultant labor shortages continued, and Casa Grande area farmers relied increasingly on Mexican laborers. The importation of Mexican nationals, while important, continued to be a problematic option for farmers, because of the relatively high cost of this labor. Even though picking machines were increasingly prevalent (some growers used them exclusively), 12,000 to 14,000 pickers were still anticipated by the peak of the season in October.[100] After 1953, the number of Mexican nationals used to pick cotton in Arizona doubled each year, declining sharply in 1957. This drop followed an announcement from the U.S. Department of Labor that regulations governing worker housing would be strictly enforced, causing local farmers to opt for domestic labor instead and prompting increased investment in picking

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[94] *Casa Grande Dispatch,* 18 May 1950, 9 October 1952, 19 February 1953.

[95] *Casa Grande Dispatch,* 18 February 1952.

[96] *Casa Grande Dispatch,* 26 March 1953.

[97] *Casa Grande Dispatch,* 8 May 1952.

[98] Interviews with Al Campoy and Pauline Jones (3 February 1998), Quentin Coxon (4 February 1998), and Jimmie Kerr (12 February 1998).

[99] *Casa Grande Dispatch,* 5 February 1953.

[100] *Casa Grande Dispatch,* 24 July 1952, 6 August 1953. Contracts between the U.S. and Mexican governments establishing wage rates and working conditions for Mexican citizens hired as seasonal laborers made this labor source increasingly expensive for Casa Grande area farmers in the postwar years.

machines.[101] By the mid-1960s, picking machines had virtually replaced human hands throughout the Casa Grande Valley.

In 1957, Pinal County cotton production ranked third in the nation at 2.25 bales per acre. Arizona growers also benefited from the growing popularity of Supima cotton cloth, which raised demand for Pima S 1 long-staple cotton, half of which was grown in Pinal County. Not only was demand for this unique cotton variety high, but because it had a shorter stalk than most long-staple cotton varieties, it could be picked by machine, adding further incentive for farmers to convert to mechanized methods. Increased crop yields during the 1950s were attributed in part to new fertilizers and vigilant pest control efforts.[102] Water storage at Coolidge Dam was frequently reported on the front page of the paper, and fluctuated substantially from season to season. In 1952, Congress finally appropriated $300,000 to enlarge the old Picacho Reservoir, which had fallen into disuse and disrepair in recent years and had lost nearly 10,000 acre feet of capacity.[103] Groundwater pumping continued, reaching a point where it was thirty-seven times the normal recharge, causing underground water levels to drop between ten and eighty feet in the past decade. As a result, the Casa Grande Valley was classified a "Critical Water Area," triggering restrictions on the drilling of new wells under provisions of the 1948 state Groundwater Act.[104]

Economic Growth (1950-1959)

Planning for anticipated growth became the focus of both Mayor Ray Peterson and the Chamber of Commerce, which was headed by C. J. "Blinky" Wilson. Under the leadership of Wayne Baskin, the chamber grew from 114 to 188 members during the 1950s and took aggressive steps to promote the town. The chamber promoted Casa Grande as a forward-looking community that valued long-range planning and orderly growth. The population of Casa Grande doubled again during the 1950s, from 4,181 in 1950 to 8,311 by 1960. Population growth fueled home-building, as it had done in the past, though never on this scale. By 1958, it was estimated that one half of all the residences in Casa Grande had been built after 1950.[105]

In 1959, agriculture was still the largest source of employment in western Pinal County, employing 34 percent of all area residents. Conversely, only 3.9 percent of area residents were employed in manufacturing. According to 1957 figures, cotton accounted for 78 percent of the value of farm crops in the county. Of the 510 farms located in the Casa Grande area, 480 were devoted to cotton. Cattle, the second largest source of revenue, accounted for only 17 percent of agricultural production. Cotton was "king." The number of farms decreased by 25 percent between 1940 and 1954, while total farm acreage rose due to consolidation and mechanization. By 1957, 44 percent of the area's cotton crop was harvested by machine. This level of dependence on a single crop, particularly with limited water supplies for irrigation, began to trouble local officials. Even the few light manufacturing businesses in the area were connected to (and dependent on) agriculture, including some thirteen cotton gins, a cottonseed oil company, a fertilizer plant, and a flour mill. The opening of Casa Grande Mills (a cotton garment manufacturer) in 1957 raised hopes of attracting still more cotton-related businesses to the area.[106]

Efforts to attract new business and diversify the economy began in the 1950s as Casa Grande pursued its goal of becoming Arizona's third largest city. The cattle industry gained

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[101] *Casa Grande Dispatch,* 15 August 1957.
[102] *Casa Grande Dispatch,* 23 May 1957.
[103] *Casa Grande Dispatch,* 7 August 1952.
[104] *Casa Grande Dispatch,* 21 June 1951.
[105] Casa Grande Chamber of Commerce, "OK Podner! You're Wanted in Casa Grande," 1959.
[106] Faure & Tsaguris, "A Master Plan for Casa Grande, Arizona," (Tucson: Faure & Tsaguris, 1959).

Looking south on Florence Street from 3d Street, probably in the early 1950s. This was the last block on Florence in the downtown to be developed.

Substantially the same view today. The gas station has been replaced by commercial buildings.

Looking west on 2d Street from its intersection with Florence Street, probably in the early 1960s. Development on 2d Street accelerated after the city rerouted the Phoenix-Tucson highway there in 1952.

The same view today. Although most of the buildings remain, 2d Street is no longer a major shopping street in Casa Grande, as stores and other businesses have moved out of the downtown and spread out along Florence Boulevard.

ground, as Casa Grande became a major stock feeding and trading center, led by the growth of the Casa Grande Cattle and Feed Company.[107] In the course of 1957, six new businesses moved to Casa Grande. The arrival of Casa Grande Mills, a cotton mill employing 200, led to speculation that Casa Grande could attract spinning, dying, and weaving operations, thus giving rise to a new level of efficiency in the local cotton industry. Smaller enterprises coming to Casa Grande included Cal-Spray Chemical Co., Demco (a manufacturer of tractor parts), Ironite (which packaged its soil conditioner in Casa Grande), Tidwell-Sharp Feeding Co., and Trimmer beverages (a soft drink distributing plant). On the horizon was a fruit packing plant. While most of these were very small operations—together they employed only 270 persons—they did create permanent jobs and create demand for local retailers and service providers.

Attracting new business became the focus of local boosterism. The Chamber of Commerce sponsored the "Citizens' Crusade for Casa Grande," a public relations campaign aimed at gaining national exposure for the town. The chamber produced a free flyer and encouraged everyone in town to enclose it in every piece of outgoing mail—a grassroots effort aimed at distributing a million fliers in the course of the year.[108] As in the past, Casa Grande's sales pitch highlighted location, climate, "smallness," and affordability. Private companies like Casa Grande Developers were formed, to negotiate directly with firms thinking of relocating or expanding in the area.

Economic Diversification and the Shaping of Modern Casa Grande (1961-1992)

Throughout the 1960s, agriculture, particularly cotton, continued to be the area's dominant economic activity. The Casa Grande Valley led the state in both cotton and wheat acreage, was second in barley production, and ranked third in the state for alfalfa farming. Cattle feeding businesses were expanding as well, and Casa Grande continued to serve as a trade and commercial center, serving local agriculture and livestock businesses. Although the community was generally prosperous, mechanization had substantially reduced agricultural employment in the past decade, and new jobs were needed to replace those lost. Mechanization also put an end to the seasonal influx of workers and their families. The loss of their patronage hurt many local stores, which had been dependent on this seasonal business to survive the rest of the year.

Economic diversification became Casa Grande's new concern. The city created an Industrial Development Commission, a private-public partnership set up to coordinate the efforts of the city and the Chamber of Commerce to attract new businesses to the area.[109] It did attract some limited light industry to the area, and it was instrumental in creating the Valley Industrial Park in 1963.

Casa Grande continued to grow during the 1960s. By 1963, local residents had seen construction of a new hospital wing and high school auditorium, a supermarket, several apartment buildings, a nine-story motel, and a new professional building. Echoing a familiar refrain, local businessmen complained by the end of 1964 that Casa Grande's perpetual housing shortage hampered its industrial development, making it hard to attract new businesses and skilled labor from outside the area. Housing and labor shortages were again identified as factors limiting Casa Grande's economic development potential (as they had been almost since 1912).[110] One response

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[107] *Casa Grande Dispatch,* 14 November 1957.

[108] *Casa Grande Dispatch,* 10 October 1957.

[109] Valley National Bank Research Department, "Casa Grande, Arizona" (Phoenix: Valley National Bank, c. 1964); Gene Rice, "Coordinated Industrial Development Program is Casa Grande's Approach," *Western City* 36, no. 7 (July 1960): 28-29.

[110] Arizona State Employment Service Newsletter, "Area Labor Market," December 1964.

was the permitting of mobile home parks, which were a popular option for affordable housing. By 1976 there were 800 mobile homes in Casa Grande, and another 400 within a three-mile radius of town.[111]

Great optimism surrounded the 1961 announcement of the new Francisco Grande Resort, to be built by the San Francisco Giants at their spring training headquarters four miles west of town. This $2 million complex was to be not just a spring training facility but also a resort hotel that would be open during the off-season. The Giants trained there from 1962 to 1980, and they were followed by the California Angels from 1981 to 1983. In 1964 the hotel tower was completed, and the Francisco Grande boasted a golf course and baseball bat-shaped swimming pool. It was hoped that this facility would provide the foundation for a growing tourist and convention trade, but this failed to materialize when Interstate Highway10 was routed further to the east than had been hoped, thus bypassing the facility altogether.

In 1968 the section of I-10 which now bypasses Casa Grande opened. As a result, people traveling from Phoenix to Tucson no longer had to pass through town. After 1968, Casa Grande motels catered primarily to people who came specifically to Casa Grande, in the process losing a substantial number of potential customers. Some of the economic impact of this loss was ameliorated in 1970, when the long-moribund local mining industry was revived by the opening of three copper mines in the vicinity of Casa Grande.[112] This new burst of activity helped sustain Casa Grande's economy, and the city looked ahead to continued growth and development. The city adopted a general plan in 1973 (amended with an updated general plan in 1974) to facilitate orderly growth and development. In 1975, the city invested in a new sewage treatment facility that could serve up to 45,000 residents.[113]

By the mid-1970s, 13 percent of Casa Grande's total employment was in manufacturing and 10 percent was in construction, leaving agricultural and agriculture-related service businesses as the main economic base. By 1976 Casa Grande had established five industrial parks, although three were completely undeveloped and only one, the original Valley Industrial Park, was fully occupied.[114] Thus despite the city's attempts at economic diversification since the early 1960s, cotton remained the lifeblood of the local economy. In the mid-1960s, one-fourth of all cultivated land in Arizona was in Pinal County. Of the water used on the county's fields, only 7 percent came from surface sources; the rest, about 1.1 million acre feet, was pumped from private groundwater wells.[115] Due to limited underground water supplies, 40 percent of the valley's croplands went unused. Of the remaining acreage, about half was devoted to cotton. As one report noted, "Although cotton occupies only 31 percent of the net crop acres it contributes 65 percent of the area income to the people who supply goods and services," such as chemical suppliers, seed suppliers, machine repair shops, and professional services.[116] Overall, Pinal County was the center of the state's agricultural sector. Cattle feeding operations in the county accounted for one half of

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[111] Arizona Office of Economic Planning and Development, "Casa Grande, Arizona, Community Prospectus," 1976.

[112] *Arizona Republic*, 18 November 1984.

[113] Arizona Office of Economic Planning and Development, "Casa Grande, Arizona, Community Prospectus," 1976.

[114] Arizona Office of Economic Planning and Development, "Casa Grande, Arizona, Community Prospectus," 1976.

[115] *Casa Grande Dispatch*, 28 August 1968.

[116] Sam Stedman, *Agriculture's Contribution to Casa Grande and Pinal County* (Tucson: Cooperative Extension Service, College of Agriculture, University of Arizona, 1976).

the cattle on feed in the entire state, and the county's farms supplied one-fourth of the state's total cotton crop.

In 1977, mine closings gave Casa Grande an unexpected shock. The Hecla and Asarco mines suspended operations, eliminating nearly 2,000 jobs and producing a recessionary ripple felt in Casa Grande.[117] Despite recent economic development efforts, Casa Grande was still almost wholly dependent on agriculture and mining. By the early 1980s, vacant homes and storefronts were impossible to ignore, fueling fears that these abandoned properties would simply lead to further decline. This concern stimulated increasingly aggressive efforts to revive the area economy. Under the leadership of Mayor Hugh Guinn, a task force was assembled that identified three economic development strategies to help diversify the area's economic and employment base: tourism, beautification, and industrial development.[118]

According to Guinn, agriculture was "still number one" but would never again be labor intensive, making it necessary to attract new jobs to the area.[119] The city commissioned an economic diversification study that recommended in 1978 that Casa Grande expand its economic base by encouraging tourism—specifically, by building a conference center with full resort amenities that would attract convention business and provide service-sector employment. This recommendation was never implemented, as the city continued its campaign to attract new manufacturing and light industrial businesses to the area. By 1978, manufacturing accounted for 26 percent of the jobs in Casa Grande—a growing proportion, but not enough to eclipse agriculture.

By 1982, the number of industrial parks in the area had increased from five to eight. With the exception of the twenty-year-old Valley Industrial Park, the new parks were between 75 and 100 percent vacant, prompting the city to continue its aggressive campaign. By 1983 the city had successfully wooed several new businesses, including Amoco Engineered Plastics, Mayville Metals, and Rockwool. Within the next two years, these businesses were joined by Abbott Ross Laboratories, Frito Lay, and the Meredith Burda printing plant, which together brought approximately 770 jobs.[120] In 1986 several more companies arrived, including Hexcel, with 390 employees, and the Stone Container Corporation, with a projected workforce of 150. These businesses contributed to the local tax base, stimulated real estate development, and prompted new hotel construction.[121]

The city also moved forward on its beautification and improvement program, building a new public library in 1975 and a new municipal golf course and police administration building in 1979. Airport facilities were improved and a new hundred-bed hospital was under construction (it opened in 1984). A new sewage treatment facility opened in 1975, and a neighborhood revitalization program was initiated, resulting in seventy-five home renovation projects by 1982. It was hoped that all these amenities would help attract and retain the manufacturing businesses that local economic development officials were pursuing.[122]

As happened in many communities nationwide, Casa Grande's downtown area declined during the 1980s as the city limits expanded and development shifted to newer parts of town. Between this trend and the effects of the economic downturn of the 1980s, which affected all of Arizona, the fortunes of downtown Casa Grande declined. In 1980, a group of architecture students

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[117] *Arizona Republic*, 29 December 1985.
[118] *Yuma Daily Sun,* 11 July 1982, *Tucson Citizen*, 3 November 1982.
[119] *Arizona Republic,* 18 November 1984.
[120] *Phoenix Gazette,* 22 July 1985.
[121] *Arizona Business Gazette*, 13 October 1986, 4-5.
[122] Greater Casa Grande Chamber of Commerce, "We Are Casa Grande: A Sunny Future," 1982.

from the University of Arizona prepared a study that suggested, among other things, the creation of a historic district in the downtown area. Their recommendations led to a historic resources survey of Casa Grande that was sponsored by the Casa Grande Valley Historical Society in 1982. This survey identified twenty structures that were eligible for nomination to the National Register of Historic Places. The city's 1985 general plan update further recommended that these nominations be pursued, as part of a larger effort to preserve the original character of the downtown. Eventually twenty-five buildings were listed on the National Register, joining two (the Woman's Club and Presbyterian Church) already listed.

To continue this economic development work, the city created a Downtown Revitalization Task Force, a private-public partnership financed in part by creation of a Downtown Improvement District. The task force initiated a series of landscaping improvements and beautification efforts, and a historic walking tour of downtown was prepared in conjunction with the historical society.

In 1990, the city selected the Phoenix firm of Deutsch Associates to devise a plan for rejuvenating the downtown area. Its report described the downtown area as "eccentric, off-balance and oblique to the rest of the community," a reference to both the character and physical layout of the original townsite area. This 1990 report recommended that the city focus on its history as the source of its distinctive identity and capitalize on specific physical resources to develop an appropriate downtown revitalization strategy. Of the many recommendations contained in the report, a substantial percentage dealt with the identification and promotion of Casa Grande's history and the preservation of historic resources in downtown Casa Grande. In 1991, the city council passed a local historic preservation ordinance, thus creating the Casa Grande Historic Preservation Commission, and Casa Grande joined the Arizona Main Street Program in 1992.

Today, Casa Grande Main Street works with business and property owners in the downtown revitalization area, encouraging investment and economic growth in the downtown area in an ongoing, long-term effort to implement the revitalization plan. The downtown revitalization area extends from Five Points on the west to Cameron Avenue on the east, and from the railroad tracks on the south to 8th Street on the north. In this context, preserving the historic architecture and atmosphere of the original townsite area continues Casa Grande's tradition of planning ahead for orderly growth and development.

Architecture of Casa Grande

Description of the Survey Area

Layout of the City

The street plan of Casa Grande has always been based to a large extent on the grid system. Historically, subdivisions were laid out along section lines and streets were laid out on a grid inside those lines, with major thoroughfares tending to follow the dividing lines between sections or quarter sections. (Modern subdivisions, while using section lines to mark their boundaries, tend to have curving streets that do not follow a grid.) The one exception to this practice is the original townsite, which comprises a quarter section of land (0.25 square miles) and is laid out on a grid whose axis runs northwest to southeast. This was done in 1892 so that the east-west streets would be parallel to the Southern Pacific Railroad tracks, which were the town's defining feature for many years. With a few exceptions, additions to the original townsite are laid out on grids with north-south axes, a convention followed by most of the other towns in central Arizona. Thanks to this discrepancy, the downtown and its immediately surrounding neighborhoods today are easily identified by their streets, which run at 45-degree angles to the rest of the city's thoroughfares.

Survey Area

As described previously in the section on survey methods, the windshield survey and resurvey used to establish the study area were confined to the original townsite and to the residential areas immediately to the north, northeast, east, and south of the original townsite. The only areas to the west that were surveyed were a small industrial area and three small residential subdivisions located immediately west of the original townsite. As a result, none of the older residential areas west of Pinal Avenue and northwest of Five Points (the intersection of Florence Boulevard, Pinal Avenue, and several other streets) has been included in the survey. This means that with the exception of the subdivisions from the western part of town—Bennett's Acre City (1919), McMurray Subdivision (1919), Bennett's Second Addition (1920), and Addition to Bennett's Acre City (1924)—all of those sections of Casa Grande developed prior to the Second World War are covered by the survey.

The core of the survey area is the original townsite. In addition to the downtown business district, which occupies roughly the northwest quarter of the townsite, this area contains a light industrial corridor on both sides of the Union Pacific railroad tracks, a residential area south of the tracks, a park (Peart Park) in the northeast corner, and a small residential area situated approximately in the northeast quarter, immediately south of the park. The original townsite was never completely built up at any time in its history, so the buildings found here vary considerably in age, style, and function. Despite its age, the original townsite today has a good number of vacant lots and even some vacant blocks. Consequently, while some of the most densely built-up areas in the city are found here (on Florence Street), so are some of the lowest density areas (excluding those parts of the city that were never developed in the first place). The residential areas of the original townsite were once home to many of the community's business and civic leaders; following the Second World War, many of these more prominent residents moved to other parts of town, but these neighborhoods remained very stable at least through the late 1940s owing to the presence of many longtime residents. Increasingly, though, they are indistinguishable from other poorer neighborhoods in the city.

Immediately south of the original townsite lie two residential additions, the Burgess Addition (1920) and Elliott Addition (1920), as well as the Ocotillo School (formerly known as Southside School). Despite their age, these additions do not have high concentrations of historic buildings, for their development proceeded very slowly, with most of the houses apparently built after the Second World War. Immediately west of the original townsite lies Bennett's Addition (1919), which was developed as a residential area but is now dominated by light industrial and commercial uses, and three small residential additions: Witting Square (1915), Armenta Addition (1921), and E. P. Drew Addition (1924). The housing stock in these parts of the survey area tends to be modest, with many dwellings in fair condition, and to vary in age considerably.

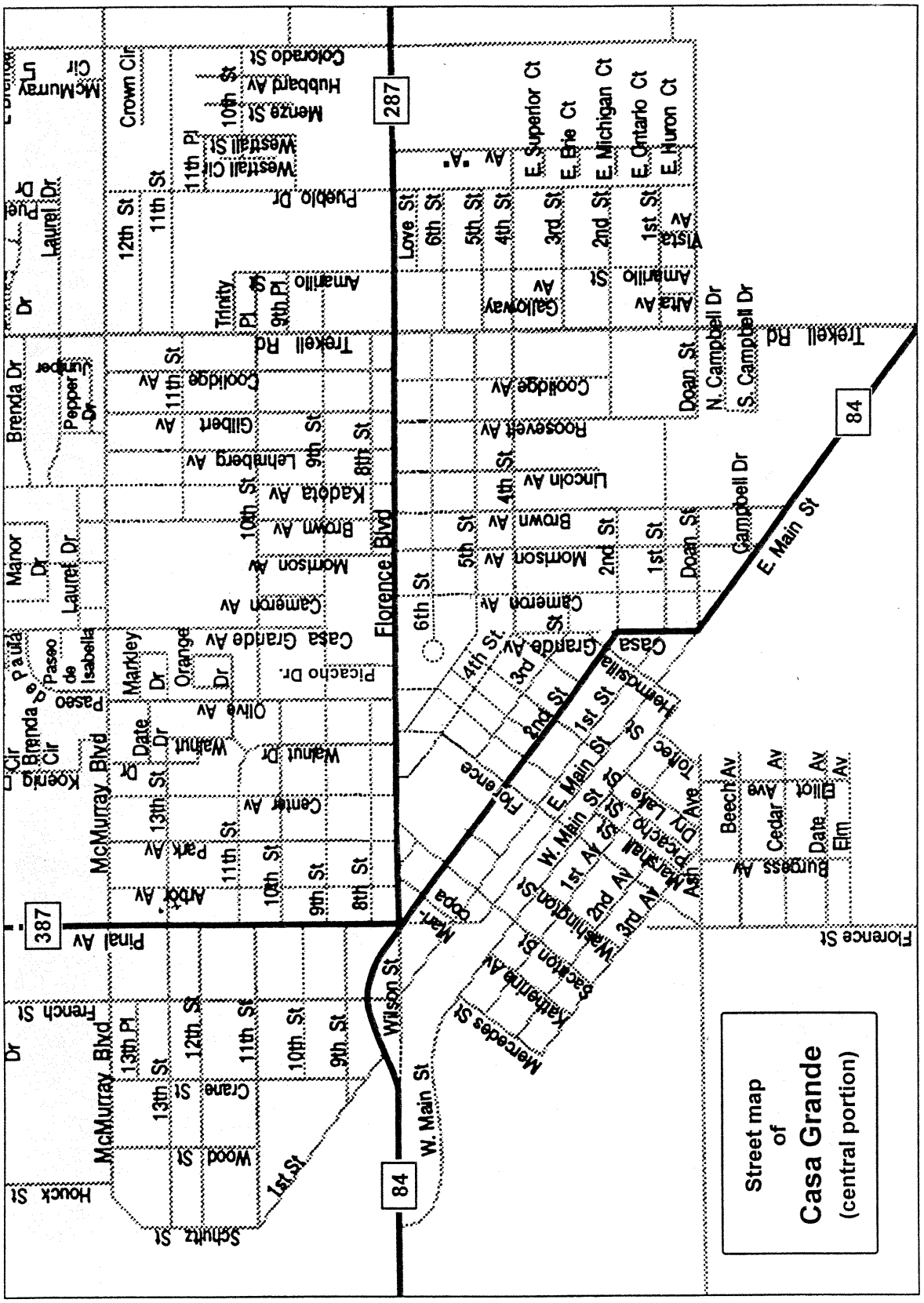
The oldest residential addition in Casa Grande, the First Addition (1913), lies immediately north of the original townsite. Together with Katherine Drew's Second Addition (1924), a small subdivision located immediately west of the former Casa Grande Union High School, the First Addition is one of Casa Grande's more recognizable older neighborhoods. The majority of the Craftsman and Craftsman-influenced houses located in the survey are found in the First Addition, as are a number of Spanish Eclectic houses. However, the presence of vacant lots, the loss of older dwellings, and the construction of newer structures (including several apartment buildings) have served to undermine the historic character of this neighborhood.

The second oldest residential addition, the Myers Addition (1914), is one of several subdivisions developed from land originally owned by Clara Myers, who originally wanted to set up a town that would compete with the original townsite. Her commercial ambitions for this area were never realized, however, and the Myers Addition and Myers Second Addition (1920) immediately to its north ended up as residential additions to the original townsite. In many respects, this area is similar today to the First Addition; all of these additions were once home to many of the city's business owners and civic leaders but now are increasingly indistinguishable from other poorer neighborhoods in the city. The Craftsman influence is weaker here than in the First Addition—the Myers Addition developed more slowly—and the period revival influence (Spanish Eclectic and Tudor Revival) is stronger. Also, there are fewer vacant lots in this addition and more newer dwellings (including some apartment buildings).

Completing the survey area on the east are the Myers Homesites (developed in three units in 1929, 1941, and 1947) and the Lincoln Hospital Addition (circa 1940)—only parts of which were surveyed. Not surprisingly, given their age, no examples of the Craftsman or period revival styles can be found here, as these neighborhoods contain mostly unstyled vernacular houses from the 1930s and 1940s.

As the city's more prosperous residents gradually left their homes in the original townsite, Myers Addition, Myers Second Addition, and First Addition, they gravitated toward the Evergreen Addition, which was platted in 1928. It was developed as an exclusive residential section, with deed restrictions barring minorities and stipulating what kinds of houses could be built. Like many other subdivisions in Casa Grande, this addition developed slowly, so that most of the houses now located there date from the late 1920s to the mid 1950s. Unlike other residential areas in central Casa Grande that once were home to the city's professionals and business owners, the Evergreen Addition has not experienced a wholesale outmigration of its original residents. Today it is a solidly middle-class neighborhood, with many of its more substantial homes still in good condition. Its mature vegetation and large homes (at least in the southern part of the addition) give it a prosperous air not found in other, older neighborhoods.

In addition to the older commercial and residential areas, the survey also included a few roadside commercial properties—three auto courts and two motels—outside these areas. They are


Street map
of
Casa Grande
(central portion)
Florence Blvd
Florence St
E Main St
W. Main St
McMurray Blvd
Trekell Rd
Casa Grande Av
Picacho Dr.
Olive Av
Walnut Dr
Pinal Av
Wilson St
Mercedes St
Kadelina Av
Washington St
1st Av
2nd Av
3rd Av
Ash Ave
Beech Av
Cedar Ave
Elm
Burgess Av
Date
Toltec
Terrace
Roosevelt Av
Lincoln Av
Brown Av
Mortson Av
Cameron Av
Cooldge Av
Gilbert Av
Kadota Av
Lenhberg Av
Arbor Av
Park Av
Center Av
Markley Dr
Orange Dr
Paseo de Isabella
Paseo de Paula
Manor Dr
Laurel Dr
Brenda Dr
Pepper Dr
Juniper
Koenig Cir
Crown Cir
McMurray Cir
Pueblo Dr
Westfall Cir
Westfall St
Hubbard Av
Colorado St
Menze St
Amarillo St
Amarillo Pl
Trinity Pl
Gallo Way
Arta Av
Vista Av
Doan St
N. Campbell Dr
S. Campbell Dr
Campbell Dr
E. Superior Ct
E. Erie Ct
E. Michigan Ct
E. Ontario Ct
E. Huron Ct
Love St
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5th St
4th St
3rd St
2nd St
1st St
11th Pl
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Schultz St
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Wood St
1st St
Mart-
Copa
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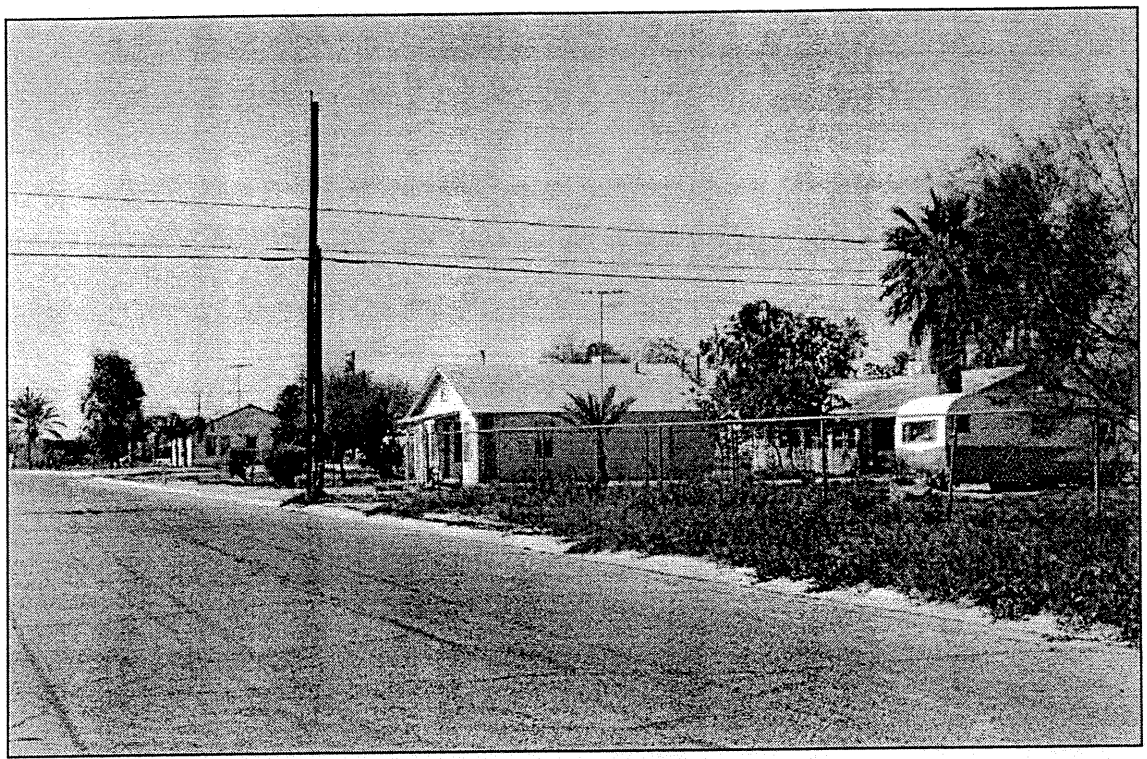
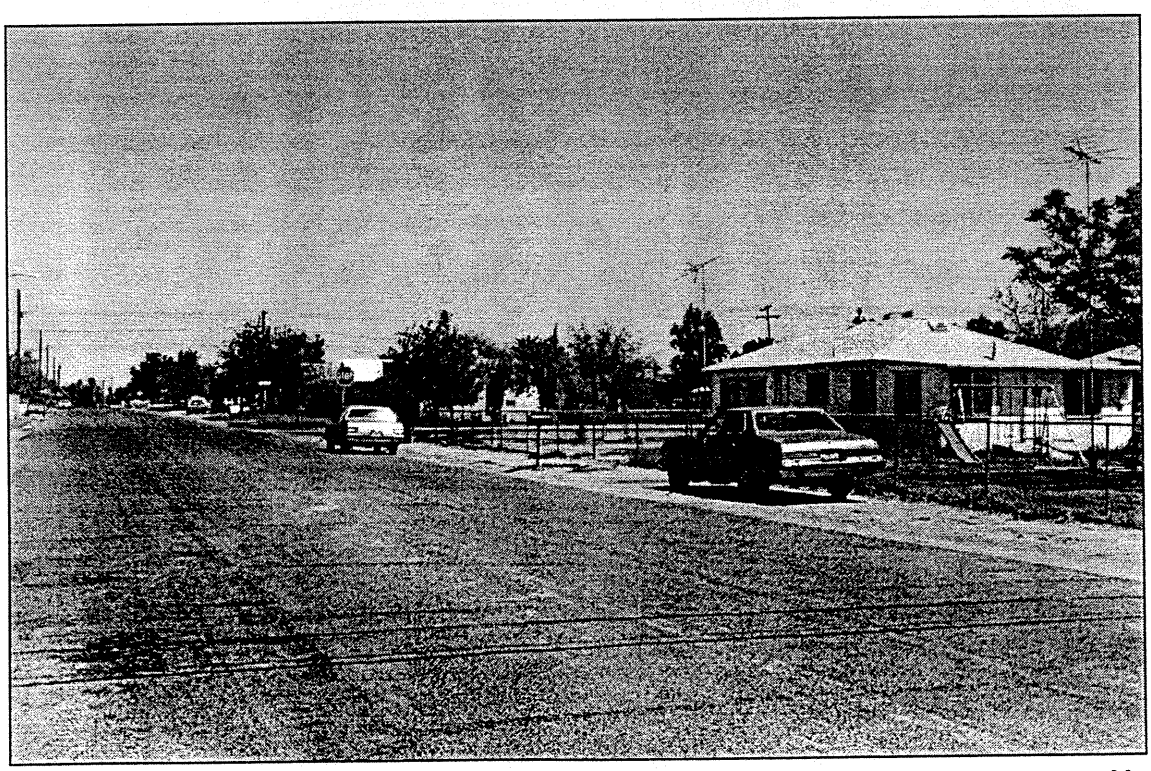


Looking south on Burgess Avenue from Beech Avenue, in the Burgess Addition. Mixed dwelling types and the occasional vacant lot are typical of this subdivision.



Looking east on 9th Street from Center Avenue, in the First Addition. Although the homes are older than in the Burgess Addition, the two subdivisions are otherwise similar in character.

Looking north on Lehmberg Avenue from near 9th Street, in the Evergreen Addition. Mature vegetation and larger-than-average houses distinguish this neighborhood from others in Casa Grande.

The intersection of 2d Street and Florence Street, at the center of Casa Grande's downtown business district.

located on Main Street (formerly the main highway to Tucson), Pinal Avenue (the highway north to Phoenix), and Highway 84 (the road to Gila Bend).

Factors Affecting Casa Grande's Architectural Development

There are several aspects of Casa Grande's history that have had a significant impact on the town's architectural development.

First, Casa Grande grew very slowly during its early years. As the Sanborn maps from 1922 and 1940 show, vacant lots were not uncommon in any part of town, including the downtown. The growth that did occur was not sustained over long periods but came in spurts, with the first coming in the 1910s, the second in the late 1920s (following the completion of Coolidge Dam), and the third in the late 1930s (with the expansion of cotton farming). In quantitative terms, growth was always modest and best measured in individual houses and businesses rather than entire neighborhoods and business blocks. It was not until the late 1940s, after the Second World War, that the town's population, business community, and physical area began to grow consistently.

The impact of slow growth was felt everywhere, but it was greatest in the residential areas. It has produced an eclectic mix of housing types and styles, as well as of building ages, with the variation often appearing at the block level. More importantly, it means the absence of historic neighborhoods that have identifiable characteristics—for example, neighborhoods consisting of small builders' cottages from the 1920s or Craftsman bungalows from the 1910s. This absence of pattern is least pronounced in the Evergreen Addition, which because of its vegetation and larger-than-average house sizes is more uniform in appearance than other Casa Grande neighborhoods.

Second, the city's economic base for many years was agriculture, with mining only briefly contributing to Casa Grande's economy. As with most farming towns, this meant that Casa Grande had a smaller middle class and fewer professionals than in larger cities, with predictable consequences for home construction: an emphasis on small, simple houses (typically unstyled), a substantial number of which were built by their owners and most of which were inexpensive. Also, it meant a large seasonal influx of agricultural workers, for cotton cultivation was very labor-intensive until mechanization occurred in the late 1950s. Most of these workers lived in camps situated outside the city, but they went into Casa Grande to do all of their shopping and for entertainment, a weekly influx that supported a lively business community from the 1930s to the 1950s. After mechanization, the workers stopped coming in such large numbers, a development that was catastrophic for the downtown business community. Stores closed and soon Main Street had more vacant buildings than occupied ones. Many of these buildings were eventually demolished (in some cases by the city government), so that very little of the original business district along Main Street is still standing. More generally, the contraction of the retailing sector made it appear to be a declining location, thus giving businesses and customers a reason to move to Pinal Avenue and Florence Boulevard instead.

Third, and no doubt related to its slow growth and agricultural base, Casa Grande was never a wealthy community. Virtually all of its business establishments were established in modest buildings, most of them 1-part commercial blocks and almost all of them minimally ornamented—if at all. There are only a handful of two-story business buildings in downtown Casa Grande, and a visitor would search in vain for any kind of imposing commercial or public structure that might suggest prosperity or longevity. (There are none executed in the Neo-Classical style, for example.) There are very few architect-designed buildings in Casa Grande—the Woman's Club, the Presbyterian Church, the former Casa Grande Union High School, and Ocotillo School are the few exceptions—and none of them is a commercial structure. Even the architect-designed buildings tend

toward modesty; the Woman's Club and Presbyterian Church (now the Casa Grande Valley Historical Society), for example, are built of native fieldstone. Even the houses of Casa Grande's most prominent business owners from the period before the Second World War were modest, most being small period revival homes and bungalows.

Finally, Casa Grande was never the county seat of Pinal County, which meant it did not enjoy the stimulus to architecture and commerce that came with county-seat status. For that matter, Casa Grande was not even the main business center for the county during its earlier years. Although it was Pinal County's railhead, a matter of no small importance, it had no greater claim on the patronage of the county's farmers and ranchers than did the competing towns of Florence and Coolidge. It was not until the 1940s that Casa Grande solidified its status as Pinal County's commercial center, a fact reflected in the large number of commercial buildings and residences constructed in the 1940s and 1950s. Perhaps more importantly, by not having the county seat, Casa Grande missed out on an opportunity to acquire substantial public buildings such as a courthouse.

Architects and Builders in Casa Grande

Although the local newspaper, the *Casa Grande Dispatch*, typically announced the construction of new commercial buildings, these articles only occasionally mentioned the contractor(s) for the job, let alone identified an architect. Whether this means that most of the buildings in Casa Grande—even substantial commercial structures like the Mandell and Meyer store building—were not designed by architects is impossible to say. Most of the structures surveyed for this project are vernacular buildings, that is, structures that do not exemplify any formal architectural style and are utilitarian in design and form. Generally these characteristics are assumed by architectural historians to suggest the absence of a professional designer, and sometimes even the absence of a professional builder. Given the level of ornamentation that prevails on commercial buildings in downtown Casa Grande (minimal) and the fact that most are simple 1-part commercial blocks (two-story buildings being unusual), it seems reasonable to conclude that the vast majority were put up without the aid of an architect. Most commercial buildings could be "designed" simply by copying another building with the desired dimensions, number of doors, types of display windows, and so forth; when desired, decorative elements such as parapet treatments or tile could either be designed by local builders or purchased.

Certainly few (if any) residences in Casa Grande were designed by architects. In part, this was a result of the town's modest economic circumstances; homes owned by even the most prosperous merchants and business owners tended to be rather small and unpretentious, hardly the type of commissions likely to attract architects from Phoenix or Tucson. Also, the popularity of plan books for small houses in the 1910s (Craftsman style houses and bungalows) and the 1920s (period revival houses, especially those in the Spanish Eclectic, Colonial Revival, and Tudor Revival styles) made it possible to have a stylish house without hiring an architect. The prospective homeowner needed only to purchase a set of plans—or, alternatively, show the plan book to a builder who would erect a reasonable imitation of the selected style or house type.[1]

It appears, then, that architects were employed in Casa Grande only for large public projects. According to the state business directory, no architects lived and practiced in Casa Grande—hardly a surprise considering the size and modest economic fortunes of the community.

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[1] Good discussions of how plan books affected domestic architecture in the late nineteenth and early twentieth centuries can be found in Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge: MIT Press, 1986), and Clifford Edward Clark Jr., *The American Family Home, 1800-1960* (Chapel Hill: University of North Carolina Press, 1986).

Only one building on the survey list—the Ocotillo School, formerly known as the Southside School—was designed by an architect: Roy Place of Tucson. Other buildings not on the survey list that were designed by architects include the Casa Grande Union High School, designed by the firm of Lyman and Place; the Casa Grande Woman's Club, by Tucson architect Henry O. Jaasted; and the Presbyterian Church (now the Casa Grande Valley Historical Society), which was designed by a Los Angeles architect named Robert Orr.

Identifying builders is a much easier task. The state business directory listed a number of builders and contractors working in Casa Grande during the period covered by this survey; a full list of their names can be found in the appendices. The only way to link builders to specific structures is through the newspapers; some, but not all, of the articles announcing the construction of commercial buildings and larger residences identify the contractor. Of the 305 buildings surveyed for this report, 44 can be linked definitely to a builder or contractor. When the list is culled to eliminate those who are known to have erected only a single structure—many of whom were owners doing work on their own buildings—six builders stand out: August Fricke, Emory Floyd Fergus, Harold Earley, Lynn Tuttle, Russell German, and Amandus Peters.

Biographical information on these builders is very limited or, in some cases, unavailable. According to a newspaper article about him written sometime in the 1960s, August Fricke came to Casa Grande in 1915 and worked as a builder locally until his death in 1956. His preference supposedly was for commercial structures rather than residences, and he is reported to have built a good number of the downtown businesses. He has been identified as the builder of six surveyed buildings, including the George Wah Market at 403 N. Florence (no. 215), the Lincoln Hospital at 112 N. Brown Ave. (no. 135), the Jim Grady Co. building at 104 E. 4th Street (no. 40), McNeil's Book Shack at 115-17 E. 4th Street (no. 42), and the B & L Supply building at 113 E. 4th Street (no. 41). One of Fricke's signature touches, apparently, was decorative parapets—as on the Book Shack and B & L Supply buildings—and roof treatments (such as the jerkinhead gables on the Lincoln Hospital). Additional research almost certainly would help connect Fricke to other buildings on the survey list, as there are other structures with similarly distinctive parapets and masonry decorative elements, especially in the downtown.[2]

Harold Earley and Emory Floyd Fergus, in contrast, were builders who appear to have concentrated primarily on residential structures; both apparently did most of their work in Casa Grande in the 1920s and 1930s. Earley is not listed in the state business directory as a builder, so it is possible that he was only the general contractor for the buildings attributed to them and not their actual builder (no biographical information on him is available). His buildings included the F. S. Rasco & Co. store at 417 N. Florence (no. 220) and four houses that he and his wife Lillian built as income-producing properties: 71, 75, and 79 N. Morrison Ave. (nos. 265, 266, and 267), and 223 N. Brown Ave. (no. 140). Fergus, for whom no biographical information has been located, is known to have erected one business, the H. G. White Building at 210-12 N. Florence St. (no. 212), and five houses: 301, 502, and 504 N. Cameron Ave. (nos. 163, 169, and 170), 820 N. Center Ave. (no. 192), and his own dwelling at 801 E. 2d Street (no. 24). Three of these houses (including his own) are Spanish Eclectic, and one is Tudor Revival-inspired.

The names of Russell German and Amandus Peters appear on this list mainly because they were working after the Second World War, when the *Casa Grande Dispatch* published lists of building permits, thus making it possible to link them to a number of very modest houses in the Burgess Addition. (These were the types of structures that in the 1920s and 1930s would never

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[2] Biographical file at the Casa Grande Valley Historical Society, which includes an undated recollection of Fricke written by H. O. Pace and published in the *Casa Grande Dispatch*.

have been mentioned in the newspaper.) German alone built at least five houses (on Ash and Cedar avenues), and he built more in partnership with other builders: two houses on Ash Avenue as part of the German Brothers, and three houses on Beech Avenue with Amandus Peters. These latter three houses, built in 1951 at 302, 304, and 310 E. Beech Ave. (nos. 127, 128, and 129), are good examples of early ranch houses in Casa Grande.

One other builder is worth mentioning even though he has not been linked to any of the buildings on the survey list: Michael Sullivan, a stonemason who erected a number of structures in Casa Grande built of native fieldstone. A native of Canada, Sullivan came to Casa Grande in the 1910s and died in 1928, according to a brief biography written by a member of the historical society. In addition to a number of smaller buildings around town (the identities of which are unknown), he built the Casa Grande Woman's Club, the Presbyterian Church (now the Casa Grande Valley Historical Society), and the warehouse behind the Pioneer Market—all of which are now listed on the National Register of Historic Places.[3]

Building Materials in Casa Grande

To some extent, the use of different building materials in Casa Grande coincided with stages in the town's development—a common pattern in many Arizona communities. This pattern is clearest in the city's commercial buildings, which over time have shifted from adobe and frame construction to cast concrete and concrete block construction. It is less evident with residences. While concrete block has now displaced adobe as the basic "building block" for masonry residences, this is a relatively recent development; adobe houses, though not common, were still being erected in the 1940s in Casa Grande. Anecdotal evidence suggests that concrete block has displaced frame as the material of choice for residences, but this is not supported by information gathered in this survey. Frame houses have always been built in Casa Grande; only the cladding has changed significantly, with stucco now preferred over wood and other types of siding.

Adobe

During the first decades of the town's history, adobe was one of the principal buildings materials used for both residential and commercial construction in Casa Grande. Over time, as the railroad made it more practical to bring in other building materials including finished lumber, the proportion of adobe structures in the town gradually declined. In the commercial district, the shift to other materials was accelerated by the desire to make the town's businesses appear more substantial, so that by the publication of the 1940 Sanborn fire insurance map, most of the adobe structures in Casa Grande were residences. Nevertheless, adobe continued to be used for new construction at least into the 1940s.

Thirty adobe buildings were found in the survey, the oldest dating to the late 1910s and the newest to 1944. Most of them (25) were built as residences. However, while the number of adobe commercial buildings is low (5), the proportion is not; commercial buildings accounted for 19 percent of the buildings surveyed and 17 percent of the adobe structures. Traditional adobe residences (those with a flat or pyramidal roof) that still retain their original features and historic integrity are a vanishing breed in Casa Grande; none were identified in the survey.

Noteworthy examples of adobe construction include a large gable-front residence at 309 W. 8th Street (no. 72), which shows some Craftsman influence in its front porch but unfortunately is in very poor repair, with its roof collapsing and the walls beginning to melt, and Casa Grande's first

[3] Biographical file at the Casa Grande Valley Historical Society, which includes a brief manuscript biography of Sullivan written by Tom Phillips in 1989.

hospital, at 601 N. Cameron (no. 173), a flat-roofed adobe that retains most of its original windows. Two adobe residences that have been nicely remodeled can be found at 923 N. Center Ave. (no. 193)—a good local example of Spanish Eclectic architecture—and at 313 E. 4th Street (no. 47), which shows some Craftsman influence in its proportions and gabled front porch.

Materials Used in Surveyed Buildings

Material	No. of buildings		Commercial		Public		Residential		Unknown	
Adobe	30	100.0%	5	16.7%	0	0.0%	25	83.3%	0	0.0%
Brick	13	100.0%	5	38.5%	1	7.7%	7	53.8%	0	0.0%
Cast concrete	22	100.0%	20	90.9%	1	4.5%	1	4.5%	0	0.0%
Concrete block	88	100.0%	19	21.6%	5	5.7%	62	70.5%	2	2.3%
Fieldstone	8	100.0%	1	12.5%	0	0.0%	7	87.5%	0	0.0%
Frame	143	100.0%	7	4.9%	3	2.1%	131	91.6%	2	1.4%
Unknown	1	100.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%
Total	305	100.0%	57	18.7%	10	3.3%	233	76.4%	5	1.6%

Notes

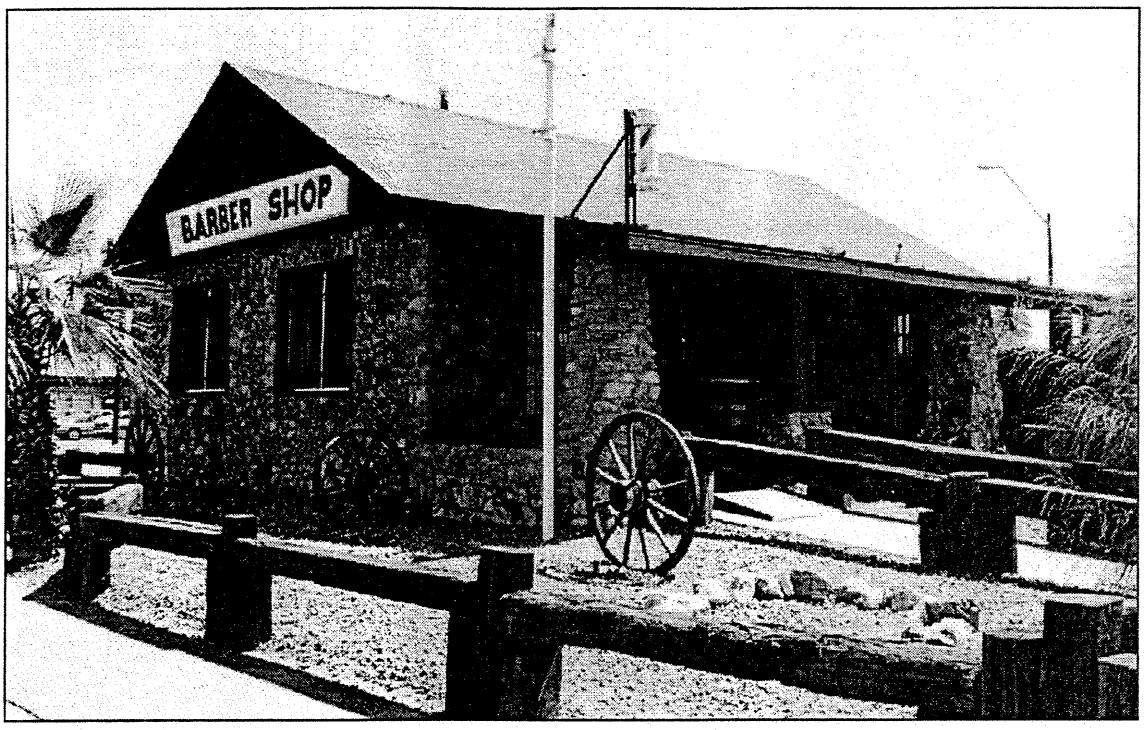
Public buildings: 7 churches (1 brick, 3 concrete block, and 3 frame), 1 school (cast concrete), and 2 meeting halls (concrete block). Hospitals are counted as commercial buildings.

Cladding types for frame buildings: wood siding (29, 20.3%), aluminum or vinyl siding (10, 7.0%), metal (1, 0.7%), stucco (92, 64.3%), plywood or hardboard sheets or siding (2, 1.4%), and asphalt or asbestos shingles (9, 6.3%).

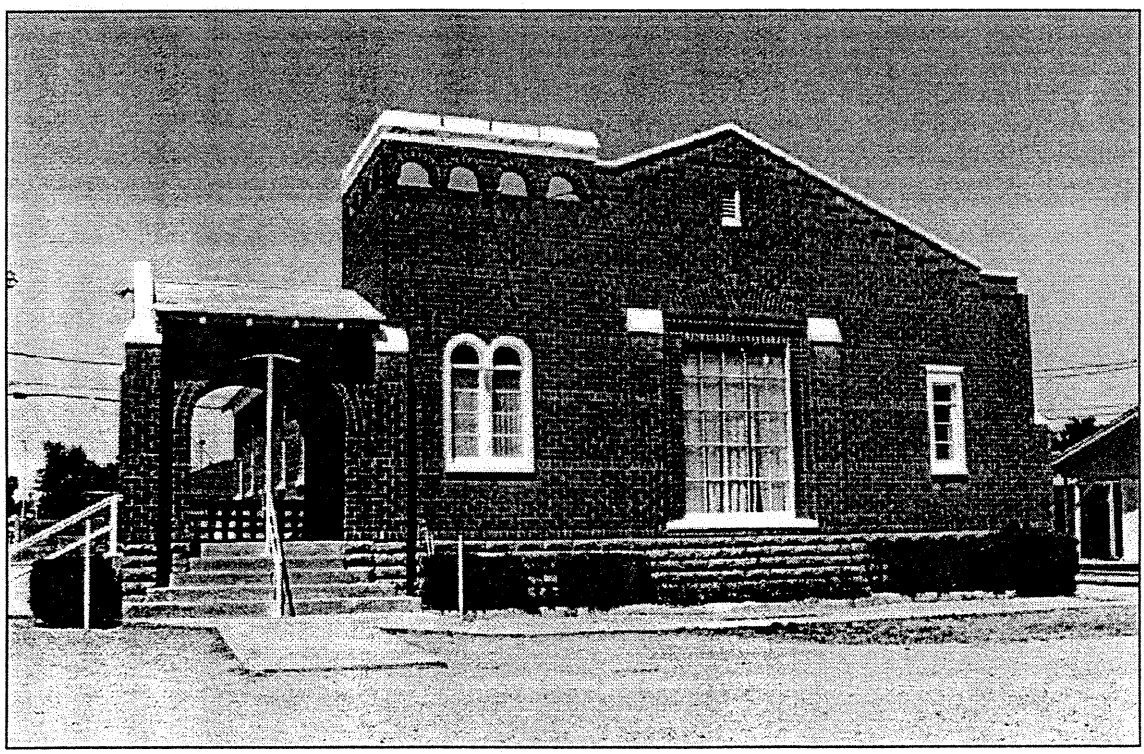
Wood

Frame structures were the first non-adobe buildings to be erected in Casa Grande, and wood continued to be a popular building material for both residential and commercial structures for a number of years. However, by the 1920s, it is clear that Casa Grande builders had shifted away from using wood for commercial structures, thinking it more appropriate for residential use. Of the 143 frame buildings found in the survey, 92 percent (131) are residences. And among the non-residential structures built of wood, two are auto courts, two are motels, one is a lumber yard, and three are churches. Although most of the frame structures are houses, it is not the case that most houses in Casa Grande are built of wood: just over half (56 percent) are frame, with the remainder built of adobe, brick, concrete block, and stone.

Today, most of these frame buildings are clad with stucco (about two-thirds). Whether that has always been the case is difficult to say. Notes in the assessor's work files for several of these frame dwellings suggest that they once had been clad with wood siding but are now covered with stucco. Given the difficulties inherent in maintaining painted wood in Arizona's dry climate, it would not be surprising if recladding wood buildings with stucco has been a popular building improvement in Casa Grande. In fact, one frame house—an interesting but decrepit Craftsman-influenced house clad with wood siding located at 129 E. Beech Ave. (no. 119)—was reclad in stucco while this survey was being conducted. Still, many of the town's frame buildings were originally built with stucco finishes, and several good examples can be found today. These include three churches, among them First Baptist Church (218 E. 8th Street, no. 64) and Calvary Baptist Church (218 E. 2d Street, no. 23), as well as a very attractive Spanish Eclectic house at 401 W. 2d Avenue (no. 18). Nowadays, only one-fifth of the frame dwellings in Casa Grande are still clad with wood, making good examples of this type of residential construction increasingly difficult to find. Two such houses are at 736 N. Center Ave. (no. 189), an interesting but unfortunately not

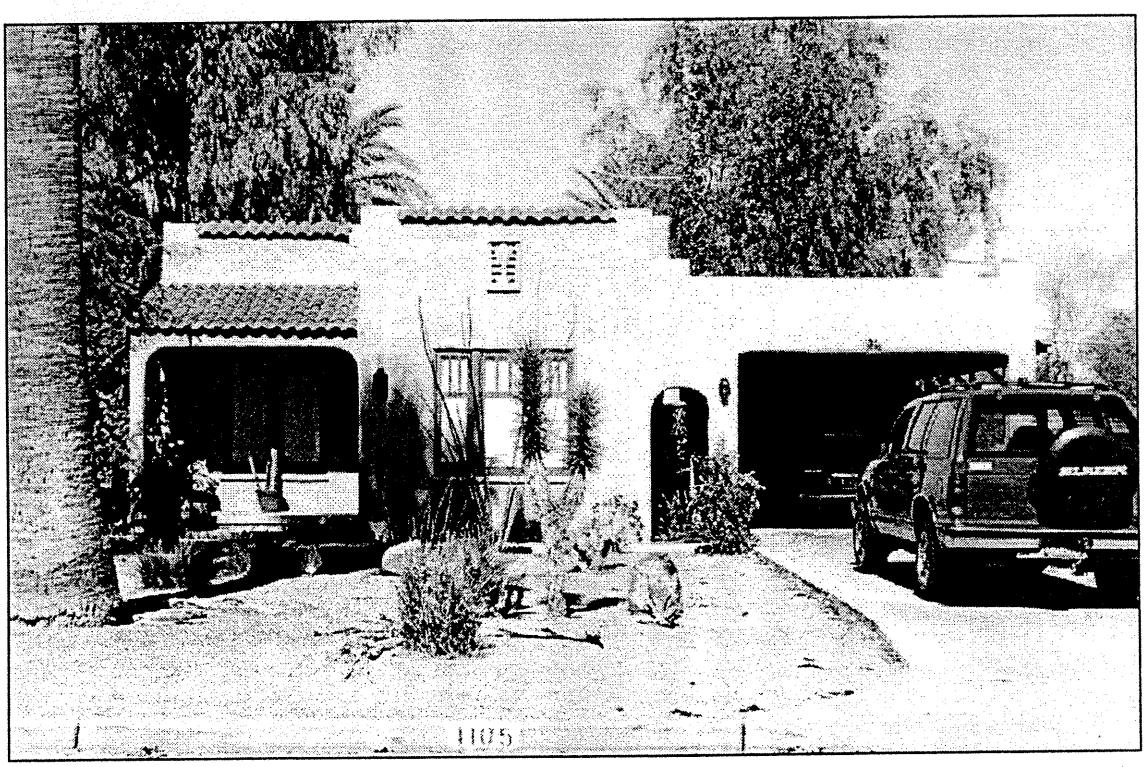


This side-gabled fieldstone house is located at 320 W. 8th Street (survey no. 73). Although the interior has been remodeled for use as a barber shop, the exterior has retained its integrity.



This church at 400 E. 3d Street (survey no. 36) is the best example in Casa Grande of ornamental brick work. The arches and rusticated concrete block on the lower walls are vaguely reminiscent of the Richardsonian Romanesque style.

Built in 1928, this adobe building at 601 N. Cameron Ave. (survey no. 173) was originally the Casa Grande Hospital, the first such facility in town. It is now an apartment building.



A substantial number of residences in Casa Grande are stucco over frame, as is this Spanish Eclectic house at 1105 N. Lehmberg Ave. (survey no. 244). This is an example of a sympathethic carport addition with appropriate massing and cladding.

well-maintained Craftsman house, and 323 W. 8th Street (no. 74), another Craftsman that is one of the best-maintained historic houses in the city.

Fieldstone

Stone is not the most common building material in Casa Grande, but it is one of the most distinctive, in large part because it was used in the construction of two prominent buildings that are seen by practically everyone driving through the city: the Casa Grande Woman's Club and the old Presbyterian Church, now the Casa Grande Valley Historical Society. These and other stone buildings are not constructed of cut ashlar stone but of fieldstone: uncut rocks, with irregular shapes and edges, picked up from the desert floor and nearby mountains. Although stone buildings like these can be seen in other Arizona cities, there are enough of them in Casa Grande to make them something of a local specialty.

Eight fieldstone structures were located in the survey, one a commercial garage and the remainder single-family residences. All were built before 1940, as were other stone buildings that were identified in the previous survey and are now on the National Register of Historic Places. (In addition to the Woman's Club and Presbyterian Church, these historic stone buildings include the Fisher Memorial Home, the stone warehouse behind the Pioneer Market, a stone bungalow on 3d Street, and the Vasquez House.) However, this does not mean that stone was abandoned as a building material; in 1948, the local newspaper reported that a builder had taken out a permit for two stone houses on east 2d Avenue.[4] Of the stone buildings included on the survey list, the most noteworthy are at 320 W. 8th Street (no. 73) and 217 N. Brown (no. 138), both side-gabled houses with full-facade front porches; 59 N. Brown (no. 130), a small stone cottage with a pyramidal roof; and 61 N. Brown (no. 131), a handsome gable-front house that retains its original ground-floor windows but has doubtful historic integrity owing to a large shed-roof dormer that has been added to one side of its roof. All that is left of the stone garage (700 E. Main St., no. 259) is its facade and one wall, but it does still have one of the oldest garage doors in Casa Grande, a metal device raised and lowered by large concrete-filled counterweights.

Brick

Brick has long been equated with substance and durability. In Arizona, its presence in a community during the territorial and early statehood periods was always celebrated by local newspaper editorialists as a sure indicator of commercial advancement and growth. It also was favored as a fireproof building material, a factor that would seem to have made it especially popular in Casa Grande, where the business district was hit by fires in 1883, 1886, 1893, 1914, and 1915. However, relatively few brick buildings have been erected in Casa Grande, perhaps a consequence of the town's slow growth, small size, and modest economic fortunes. Thirteen were identified in the survey, of which five are commercial structures, one a church, and seven are houses. As those proportions suggest, brick was more likely to be used in Casa Grande for commercial and public buildings than for residences. Also, all but one of the brick buildings found in the survey were constructed before 1940, suggesting that brick was most popular as a building material in the 1920s and 1930s.

Noteworthy brick buildings in Casa Grande identified in the survey include the church at 400 E. 3d Street (no. 36), which is the best example of ornamental brickwork to be found in the city; the Mandell and Meyer Building at 211 N. Florence St. (no. 213), one of the more impressive brick storefronts in Casa Grande and one of the few commercial blocks with its transom windows

[4] *Casa Grande Dispatch*, 2 April 1948.

intact; a gable-front residence at 911 N. Park (no. 294), which unfortunately has a large carport added to one side; and an attractive Spanish Eclectic house at 1001 N. Lehmberg Ave. (no. 242).

Concrete Block

As brick declined in popularity as a building material in Casa Grande, concrete block rapidly took its place. Simpler and less expensive to manufacture than bricks—the ingredients for concrete are readily available, and concrete blocks do not have to be fired in kilns—concrete block has been the most commonly used masonry building material in Casa Grande since the 1940s. In fact, as the popularity of block increased, so did its use in every kind of building in the city: residential, commercial, and public. Among the 88 concrete block buildings found in the survey, 62 were residences, 19 were commercial structures, and 5 were public buildings.

According to the survey, concrete block has been used in Casa Grande since the 1920s (the oldest block building found in the survey was built sometime before 1922). However, much of the data on building materials comes from the assessor's work files, which have in a number of cases been proven wrong in their description of materials. Most of these cases involve commercial buildings in the downtown that are identified as block buildings in the work files but, upon close inspection, turn out to be made of cast concrete. So it is possible that some of these early concrete block structures—from the 1920s in particular—in fact are built of cast concrete or even adobe. Of the concrete block structures identified in the survey, only one is built of rusticated concrete block: a two-story commercial building at 139 W. 1st Street (no. 10).

Concrete

Of the 305 buildings surveyed, only 7 percent (22) are built of cast concrete, making this a far less common building material than frame or concrete block; only brick and stone buildings are less common in Casa Grande. In part this reflects the fact that most of the buildings surveyed in Casa Grande (76 percent) are residences; cast concrete is rarely used for houses, making it primarily a material found in commercial and public buildings. (Of the 22 buildings in Casa Grande built of cast concrete, only one is a residence.) Yet even when the commercial buildings are considered by themselves, in Casa Grande they are as likely to be built of concrete block as of cast concrete. Given that concrete is so well-suited to commercial building construction, it is not clear why it has not been a more popular building material in Casa Grande. Perhaps the adobe building tradition, which was well established in Casa Grande, left builders and (most importantly) the craftsmen they hired to do much of the work predisposed toward using masonry units—a preference which would lead them to favor concrete block over cast-in-place concrete. Also, the possible misidentification of building materials in the assessor's work files, which would tend to understate the number of cast concrete buildings, may be a factor as well.

Not surprisingly, many of Casa Grande's larger and more substantial buildings are built of cast concrete. These include several of the larger stores on Florence Street (the George Wah Market at 403 N. Florence, no. 215; the Reliable Furniture store at 407 N. Florence, no. 217; the F. S. Rasco Co. store at 417 N. Florence, no. 220; and the Richerson Drugs and Dorris-Heyman building at 422-24 N. Florence, no. 221); the Lincoln Hospital at 112 N. Brown Ave. (no. 135); the Sacaton Hotel, one of Casa Grande's few two-story commercial buildings, at 204 N. Sacaton St. (no. 297); and the Ocotillo School, formerly Southside School, at 501 S. Florence St. (no. 225).

Original Uses of Surveyed Buildings

Residences

Residential areas account for most of the territory covered by this survey. As noted earlier in the section on methodology, all of the older neighborhoods in Casa Grande were surveyed except those northwest of Five Points (that is, north of Highway 84 and west of Pinal Avenue). As a result of this coverage, three-quarters of the 305 buildings included on the survey list are residences.

Excluding the single apartment property on the survey list, a total of 232 residential structures were found; of these, 12 were originally duplexes. (The identification of half of these duplexes is not conclusive, as it is not clear if they contain two residences or, if they do, whether the second residence is original or was added later.) The dwellings are distributed fairly evenly throughout the survey area, with the lowest densities being found (not surprisingly) in the original townsite, which contains most of the commercial and light industrial areas covered by the survey.

Original Uses of Surveyed Buildings

Use	Number	Use	Number
Residential	233	Commercial (cont.)	
Apartments	1	Hotel	1
Duplex residence	12	Lumber yard	1
Single-family residence	220	Motel	2
Commercial	57	Railroad depot	1
Tourist court	4	Public Building	10
Automobile dealership	1	Church	7
Commercial	40	Meeting hall	2
Garage (auto repair)	3	School	1
Gas station	2	Unknown	5
Hospital	2	Total	305

Just over half of the surveyed residences are frame structures (57 percent), and another third are built of concrete block (26 percent) and adobe (11 percent). A rather small number—15, or 6 percent—are built of other materials: fieldstone, brick, and cast concrete. As one would expect to find in a town that historically has never been wealthy, the vast majority of the residences (189, or 81 percent) are simple, unstyled structures. Among the styled residences, the most popular style is Spanish Eclectic, of which 18 examples (8 percent) were found; the next most popular is Craftsman (15 examples, for 6 percent). Three other styles are represented in the handful of remaining styled residences: Tudor Revival (5), Pueblo Revival (3), and Art Moderne (2). It is important to note that more than half of these styled residences are not fully realized examples of their styles but simply have detailing or ornamentation that shows the influence of those styles.

Taking all of the residences together, styled and unstyled, almost three-quarters are simple rectangular structures with front-gabled roofs (27 percent), side-gabled roofs (24 percent), flat roofs (11 percent), and hipped roofs (11 percent). The remainder have more complex floorplans, with either cross-gabled roofs (21 percent) or cross-hipped roofs (6 percent). There is one octagonal house (814 N. Lehmberg Ave., no. 238) and one false-front dwelling (103 E. Cedar Ave., no. 174).

A single apartment property is included on the survey list: a cluster of three concrete-block buildings, each a side-gabled duplex, that originally was the hospital at the Japanese-American

relocation camp at Rivers, on the Gila River Indian Reservation (313-15 N. Cameron, no. 165). Three other properties whose original use is unknown are currently used as apartment buildings: these include a long, side-gabled frame structure at 400 N. Lincoln Ave. (no. 247); a gable-front concrete-block building at 201 E. 9th Street (no. 79); and a flat-roofed concrete-block building at 103 E. Ash Ave. (no. 104). The first two buildings appear to have been group quarters of some sort, and it is possible that they also are buildings moved from the Rivers camp. According to the *Casa Grande Dispatch*, in 1947 and 1948 Casa Grande residents purchased and relocated at least eleven structures from the camp for reuse as residences, duplexes, and apartments.[5]

In addition to these buildings, there are several buildings that were built for other purposes that are now being used as apartments. These include all but one of the motels and auto courts, the former Casa Grande Hospital on Cameron Avenue, and a former store on Ash Avenue. Nowadays apartment buildings are distributed unevenly throughout the older sections of Casa Grande, with most found in the First Addition, the Myers Addition, and the Myers Second Addition. There is a single apartment complex in the Burgess Addition, and there are several duplexes or small apartment buildings on the south edge of the Evergreen Addition.

Commercial Buildings

Of the 305 buildings included in the survey, 56 (19 percent) were originally used for commercial purposes. Also, of the five buildings whose original use is unknown, two are now being used as commercial buildings (one is a warehouse and the other is occupied by a heating and air conditioning contractor). Most of the surveyed commercial structures (40) are "generic" commercial buildings, that is, they were not built for any specific business type or purpose and have been occupied by a wide range of firms, mostly stores and offices. The remainder consist of buildings used for traveler services (four auto courts, two motels, and one hotel), automobile services (one dealership, three garages, and two gas stations), two hospitals, a lumber yard, and the Southern Pacific railroad depot.

As one would expect, almost all of the commercial buildings are located in the original townsite. The majority are found in the downtown business district, which is bounded roughly by 4th Street, Picacho Street, Main Street, and Maricopa Street. (These boundaries are very generously drawn in order to take in a majority of the downtown commercial properties, and this area includes a good number of vacant lots and several residential properties.) Commercial buildings are also found in the original townsite in two historic commercial corridors: between Main Street and 1st Street north of the railroad tracks, and between Main Avenue and 1st Avenue south of the railroad tracks. Very few of the surveyed commercial buildings are located outside the original townsite, and all but two of them are roadside businesses: an auto court (Sunset Court, no. 230) and automobile dealership (S. S. Blinky Jr., no. 28) on Highway 84, an auto court (La Posada Court, no. 292) and motel (Se-Tay Motel, no. 291) on Pinal Avenue, and an auto court (Morgan's Court, no. 260) and motel (888 E. Main St., no 261) on Main Street (the Tucson highway). The two exceptions are a glass dealership at 501 E. Florence Blvd. (no. 205) and a former store (now an apartment building) at 101 E. Ash Ave. (no. 103), across the street from the Ocotillo School.

The surveyed commercial buildings in Casa Grande are even simpler and more utilitarian than the residences. The vast majority (91 percent) are unstyled vernacular buildings, and the styled buildings are—with a couple of exceptions—rather muted examples of their styles. The exceptions

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[5] *Casa Grande Dispatch*, May 1947 (4); August 1947 (2); February 1948 (1); May 1948 (1); June 1948 (1); September 1948 (1); October 1948 (1). The numbers in parentheses indicate the number of buildings reported to have been moved from the camp site that month.

include a Pueblo Revival gas station at 218 E. Main St. (no. 257), a Spanish Eclectic building at 109 E. 2d Street (no. 19) originally built for the *Casa Grande Dispatch*, and the Pueblo Deco railroad depot at 201 W. Main St. (no. 262). In addition, one building exhibits some of the detailing associated with the Pueblo Revival style (331 W. Main Ave., no. 254) and one shows the influence of the Spanish Eclectic style (a former gas station at 315 W. Main Ave., no. 252). There are no examples in Casa Grande of the Neo-Classical Revival style, which was a popular style for Arizona commercial buildings in the late nineteenth and early twentieth century in Arizona—an absence probably due to the modest economic fortunes of the town and the fact that Casa Grande experienced no sustained growth until after the Second World War, by which time the Neo-Classical style had fallen out of favor. This does not mean, though, that the downtown commercial buildings lack ornamentation entirely; the Mandell and Meyer store building at 211 N. Florence (no. 213) is a very attractive brick structure, as is the Pioneer Market on Florence St., which is already on the National Register and was not surveyed. Also, several of the August Fricke-built structures have decorative (even whimsical) parapets (see especially 113 and 115-17 E. 4th Street, nos. 41 and 42).

Not surprisingly, most of the commercial structures are built of cast concrete (34 percent) and concrete block (34 percent). Of the seven buildings that are frame (12 percent), two are auto courts, two are motels, and one is a lumber-yard shed. The remainder of the buildings, which together make up 20 percent of the total, include five adobe structures, five brick buildings, and one stone garage. Most of these buildings have flat roofs, which is typical for commercial structures. Thirty-six (62 percent) are 1-part commercial blocks, while nine others (16 percent) are simple flat-roofed buildings with parapets (the difference being that the latter do not have high parapets or transom windows, both of which are features of 1-part commercial blocks intended to provide better light and make the store interior more spacious and the facade larger and more substantial). As one might expect, none of these simple flat-roofed structures appears to have been a store; instead, they were originally a hospital, automobile garages, gas stations, a motel, and a railroad depot. There are only three two-story commercial buildings on the survey list, all of which are 2-part commercial blocks.

Public Buildings

Seven churches were surveyed. They were found in every part of town except the Evergreen Addition, and they vary in size, architectural distinction, and materials (one is brick, three are concrete block, and three are stucco-over-frame). Some, like the Templo Betania at 815 E. 6th Street (no. 63), are very plain buildings—in this case, a gable-front sanctuary built of concrete block. Others, like the former Church of the Nazarene (now the Primeria Iglesia Bautista) at 305 E. 4th Street (no. 45) and the present-day Living Waters Community Church of God at 400 E. 3d Street (no. 36), are some of the most ornamented and architecturally interesting buildings in Casa Grande. (The former shows some Gothic and Mission influence, while the latter—one of the best examples of ornamental brickwork in town—shows some Richardsonian Romanesque influence.) Another interesting church building is the original sanctuary of the Calvary Baptist Church at 518 E. 2d Street (no. 23), one of the few two-story buildings in Casa Grande and an unusually simple structure for a church, with its lack of ornamentation and plain hipped roof.

Two meeting halls were included in the survey. One is the VFW building at 113 E. 2d Street (no. 20), a rather plain structure that was built in two stages in the early 1950s; it has a flat roof and a decorative parapet somewhat suggestive of a fortification or perhaps the Mission style. The other is the former Boy Scout Lodge, now the Peart Adult Center in Peart Park (no. 58). Modeled after a castle, the original scout lodge was a U-shaped building with crenellated square

corner towers, a pitched roof on each axis, and plank wood shutters on the windows. In addition, the courtyard was enclosed by the Mission-influenced arcaded wall that remains today. It was remodeled sometime before 1982, at which time the pitched roof was raised to the level of the towers, creating a flat roof, and a large addition was added. As a result, the profile of the building was completely altered and the towers eliminated.

Finally, one school building was surveyed: the Ocotillo School, originally known as the Southside School, located at 501 S. Florence St. (no. 225). This unusual example of Spanish Eclectic architecture—it is a long gable-front building—was built in 1930 and is still in use today. It is one of two remaining historic schools in the older sections of Casa Grande, the other being the Casa Grande Union High School, an impressive Spanish Colonial Revival building that is already on the National Register and was not surveyed. A third historic school, Central School, is no longer standing. That Mission Revival building, which was erected in 1914 across from the site of the Woman's Club building, was closed in 1971 and demolished in the mid-1970s.

Building Types in Casa Grande

In studying the architecture of a town like Casa Grande, where most buildings show little or no stylistic influence, using styles from various periods in the history of architecture to classify and describe buildings creates a problem: either all of the unstyled buildings are lumped into one unwieldy category (typically "vernacular"), or they are assigned to stylistic categories despite their lack of style, in the process overstating their architectural significance. When most of the buildings in a survey are examples of vernacular architecture, as they are in Casa Grande, using the term "vernacular" to describe them fails to distinguish them from each other, thus obscuring their differences and overemphasizing their similarities. For that reason, the term does not appear on any of the survey inventory forms as a style. In cases where some kind of stylistic influence is visible, that style is noted on the form; otherwise, the style is described as "none."

In order to be able to draw some conclusions about the vast majority of the surveyed buildings in Casa Grande—those that show no stylistic influence—it has been necessary to develop an alternative classification scheme. Rather than attempt to classify these buildings according to their style, it has proven more useful to classify them by building type. In this report, building types are based on footprints (rectangular versus L-shaped or other complex floorplans) and roof types (gabled, hipped, or flat). In a sense, the type is a capsule description of how a building might appear to anyone walking down the street. Some types are associated with certain uses—a 1-part commercial block, for example, is always associated with business uses—but most can be found on buildings used for any purpose. As discussed below in more detail, many of these types are not merely descriptive of how buildings look but also representative of regional and ethnic building traditions, the consideration of which helps explain why certain types of buildings appear at certain points in a town's architectural history.

It is important to keep in mind that style and building type are separate matters. Virtually all of the buildings surveyed in Casa Grande are vernacular structures, in the sense that they were designed not by architects but by local builders or the owners themselves. Some of these vernacular buildings are examples of styles (Craftsman, Spanish Eclectic, Tudor Revival, and the like), some borrow details and ornamentation from established styles, and the vast majority are unstyled and have little or no ornamentation. But while only some buildings are examples of architectural styles, all buildings are examples of building types. Classifying buildings by their types does not preclude doing the same according to their styles—in fact, that is done later in this report. Most importantly, it allows for a discussion of the similarities and differences that exist among all of the buildings,

whether styled or unstyled. An imposing two-story Neo-Classical Revival storefront, to take one example, is still a 2-part commercial block, and as such it has something in common—functionally if not aesthetically—with other 2-part commercial blocks, even the plainest and most utilitarian concrete storefronts.[6]

Residential Building Types

The relationships between uses and building types are not fixed, so it is possible for many types of buildings to be used as both residences and commercial properties. To name but one example, the traditional flat-roofed adobe building common in the Southwest could be built to serve many different functions—retail store, warehouse, residence, and workshop—and many of these structures served more than one function over time. However, over time and particularly in this century, buildings have become more specialized, and commercial and residential structures have grown more distinguishable from each other simply by their form and appearance. Of course, in a small town such as Casa Grande, the distinctions are not always clear, and it is possible to find buildings of a similar type that were erected for very different purposes. Nevertheless, for clarity's sake this report considers each building type to be associated with one use or another, with most types associated with residential uses.

Residential Building Types

Type	Number	Pct.	Type	Number	Pct.
Simple Gabled	118	50.6%	Simple Hipped	25	10.7%
Gable-front	63	27.0%	Hipped	17	7.3%
Side-gabled	55	23.6%	Pyramidal hipped	8	3.4%
Complex Gabled	48	20.6%	Complex Hipped	14	6.0%
Cross-gabled	37	15.9%	Cross-hipped	8	3.4%
Side-gabled with front wing	6	2.6%	Hipped with front wing	6	2.6%
Gable and wing	5	2.1%	False Front	1	0.4%
Flat	26	11.2%	Octagon	1	0.4%
Flat	20	8.6%			
Flat with front wing	6	2.6%	Total	233	100.0%

The most common house type in Casa Grande is rectangular or square: gable-front, side-gabled, hipped, and pyramidal hipped. Rectangular and square buildings have always been the easiest and least expensive to build, and they have the oldest vernacular traditions. In Casa Grande, they account for nearly two-thirds (62 percent) of all the houses on the survey list. Flat-roof buildings, which can trace their origin to the vernacular Hispanic building traditions of the Southwest, account for one out of ten houses in the survey area (11 percent). While many flat-roofed buildings are rectangular, many others have complex floorplans, reflecting the vernacular tradition of expanding them by adding wings and ells.

The remainder of the houses in the survey area (27 percent) have complex floorplans and roof configurations: cross-gabled, gable and wing, cross-hipped, and side-gabled and simple hipped

[6] Most of the categories used here to describe vernacular residential structures have been borrowed from the typology of national folk houses in Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1984), 88ff. The terms 1-part commercial block and 2-part commercial block are borrowed from Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: Preservation Press, 1987).

with added wings. Of these, the gable and wing is by far the oldest and most deeply rooted in vernacular traditions; it is basically an additive house type that is produced by adding a wing or ell to a side-gabled or gable-front house. All of the others can be additive as well, but an attempt has been made in this survey to separate the additive houses from those that appear to have been built with complex floorplans originally. (Additive houses have been classified under the floorplan that appear at the time of the survey to have been the original one.)

Whereas there is a long vernacular tradition of adding to simple houses and thereby creating complex floorplans, there is not a long vernacular tradition of starting with complex floorplans, especially in ordinary dwellings. The presence of significant numbers of these types of buildings in Casa Grande is probably due to the growing influence of plan books, which beginning in the mid to late 1920s equated simple rectangular or square houses with economy (summer cottages, workers' houses, and starter homes) and increasingly featured more complex floorplans.[7] Also, as homeowners wanted more specialized rooms, the size of houses increased to the point where rectangular and square floorplans were actually more expensive to build, owing to the substantial trusses needed to support a single, large roof.[8] This trend toward increasing size and complexity in residential housing should be evidenced, in a survey like this one, by a gradual shift from simple to complex floorplans when the construction dates of the houses are examined. The data from this survey do not reveal such a shift, and most of the building types described here are represented in every period of Casa Grande's development. However, that may be due to problems in dating the buildings, and especially to problems associated with inaccurate dates in the assessor's records (which tend to overstate the age of older buildings).

Gable-Front

The gable-front is the most common historic house type in Casa Grande; 63 examples (27 percent of all houses) were identified in the survey. The gable-front house has a long vernacular tradition that originated in New England, and particularly in the crowded cities of the Northeast, where it was well-suited to narrow urban lots. After the development of a national railway system, which made possible the wide and relatively inexpensive distribution of not only building parts and materials (doors, windows, finished lumber, and hardware) but also entire house kits, and the growth of the mail-order house plan business, the gable-front house began to appear all over the country, including the South, where it became known as the shotgun house. The national dissemination of this house type was further accelerated by its promotion as the "workingman's cottage," also known as the "cottage home." This variation of the gable-front house was popular by the 1880s and spread throughout the country in pattern books that advertised its utility not only as a summer house but also as a dwelling for industrial workers who wanted to own their own homes. For this reason, it was a common feature in many company towns, including in the West (which helps explain its prevalence in mining towns).[9]

Toward the end of the nineteenth century, the cottage home became known as the bungalow, a house type that was praised for its efficiency, coziness, and "natural" appearance.

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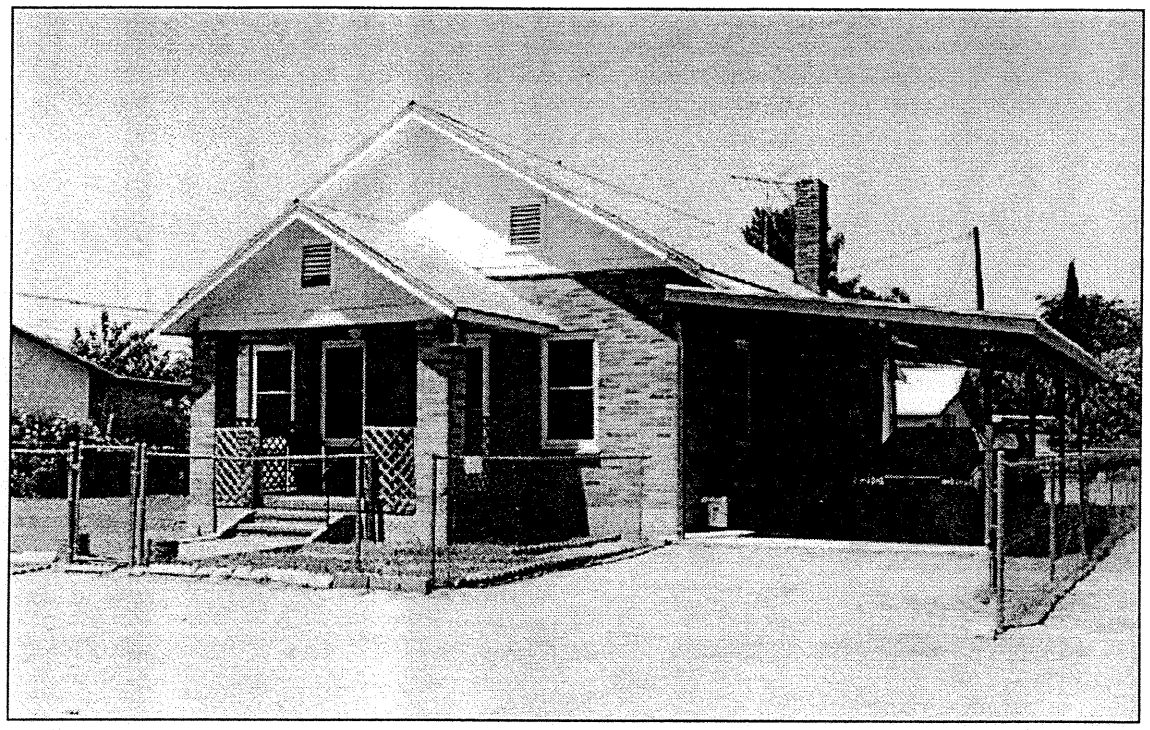
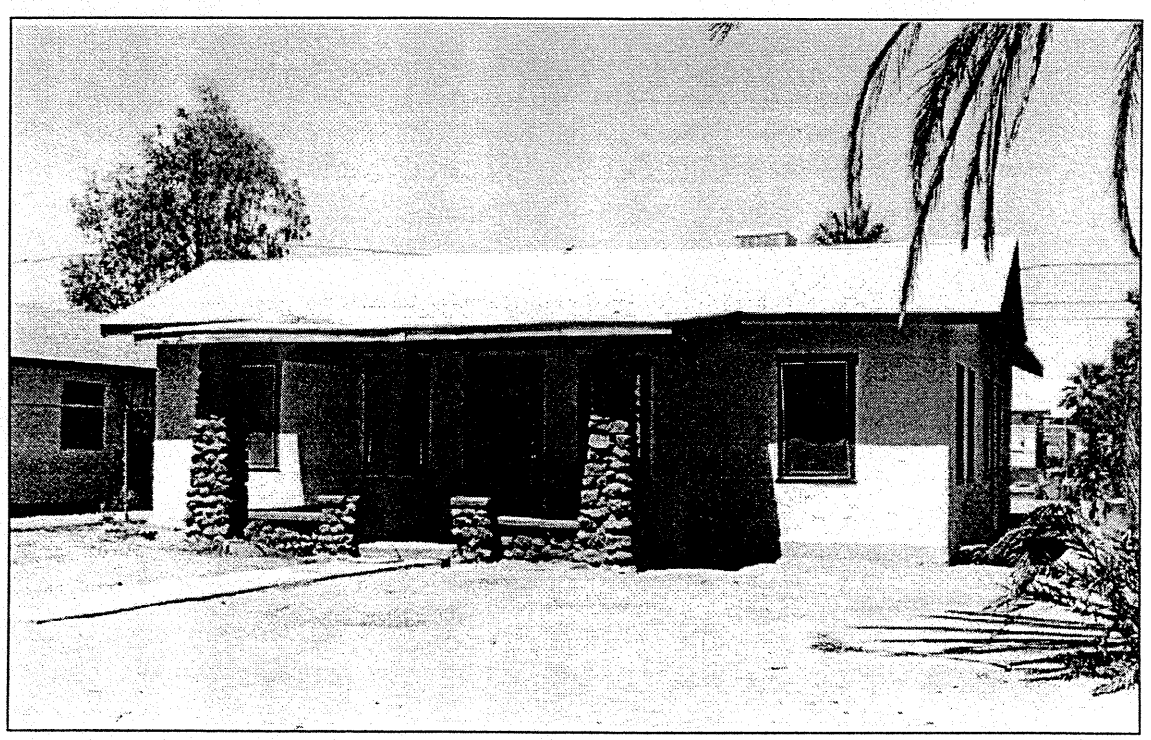
[7] This trend can be seen clearly in Robert T. Jones, ed. *Authentic Small Houses of the Twenties* (Mineola, N.Y.: Dover, 1987), a plan book originally published in 1929.

[8] This point is made by Les Walker in *American Shelter: An Illustrated Encyclopedia of the American Home* (Woodstock, N.Y.: Overlook Press, 1981), in his section on Craftsman houses (186ff).

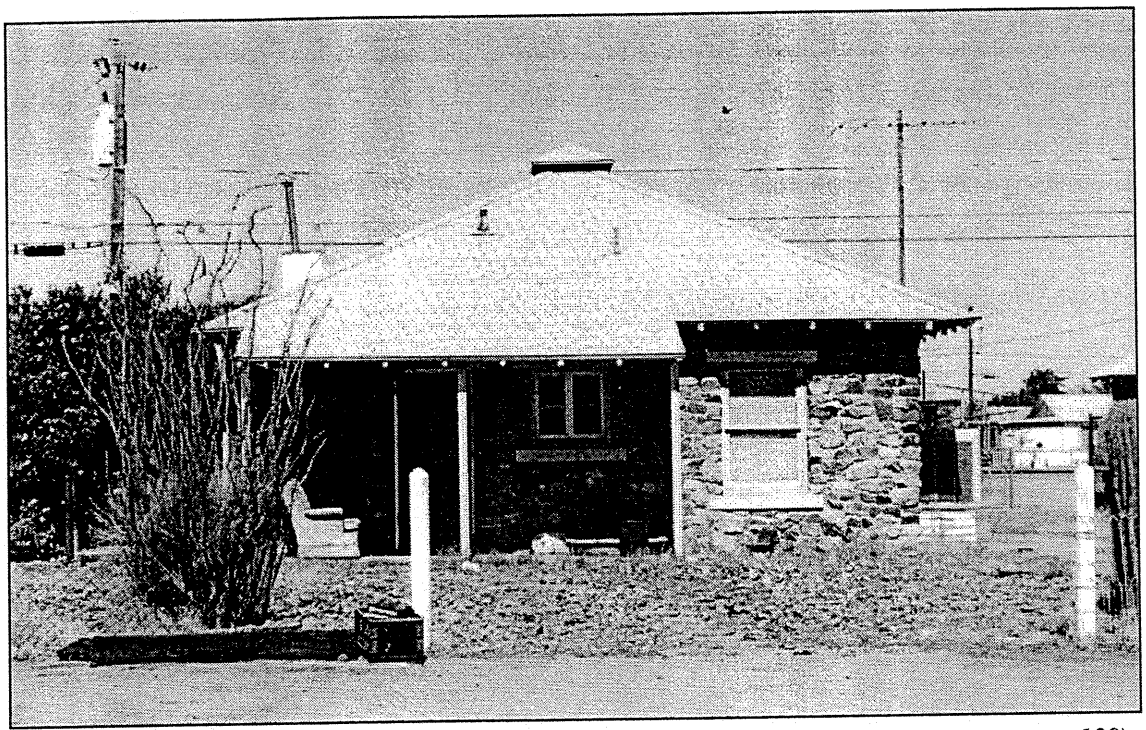
[9] McAlester, *Field Guide to American Houses*, 90; Clark, *American Family Home*, 171ff; and Gowans, *Comfortable House*, 94ff.



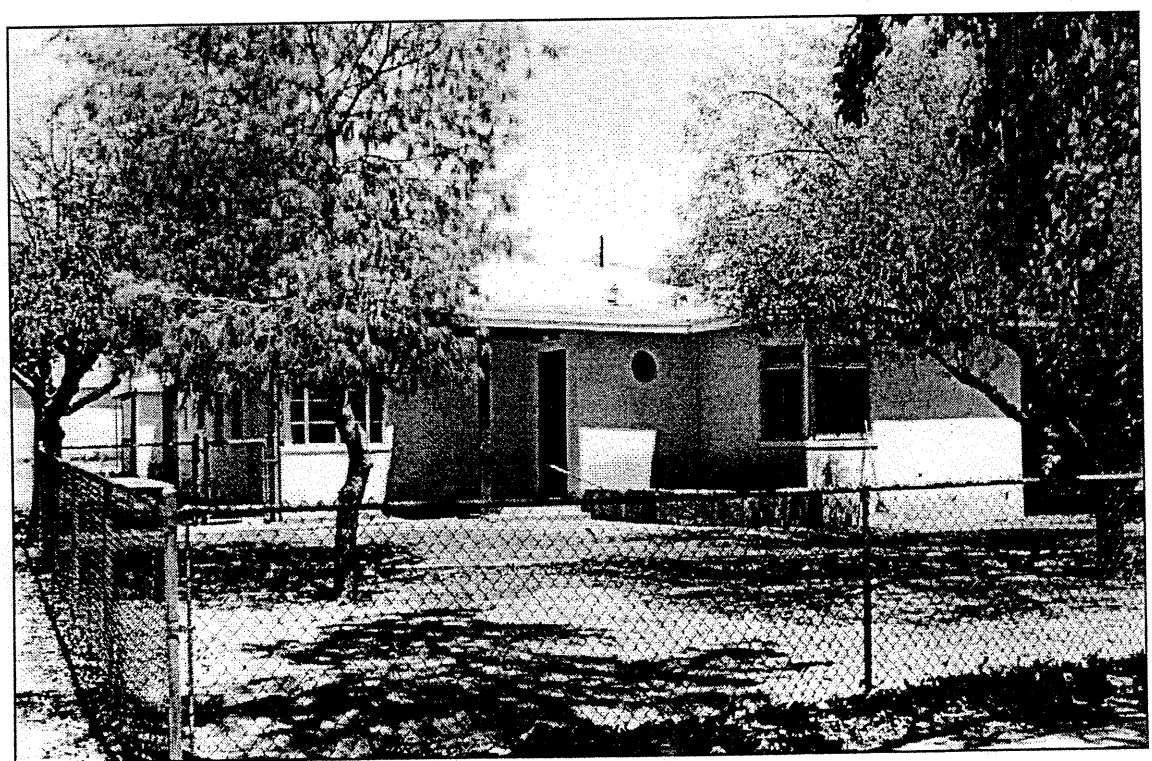
This brick gable-front house at 911 N. Park Ave. (J. B. Steere House, survey no. 294) has a repeated gable on the porch roof reminiscent of the Craftsman style. The shed-roof carport addition, however, is incompatible with the lines of the house.



Located at 87 N. Cameron Ave. (survey no. 154), this simple stucco-over-frame, side-gabled house once belonged to Louis J. Hammer and, before him, his mother Angela Hammer, both of whom played important roles in the development of Casa Grande.



This fieldstone cottage with a pyramidal hipped roof is located at 59 N. Brown Ave. (survey no. 130). It retains almost all of its original exterior features.



Located at 222 N. Casa Grande Ave. (survey no. 185), this house, which has a hipped roof with a projecting front wing, could be described as an early ranch house. Its construction date is unknown.

The bungalow could be styled or unstyled, but during the 1890s and early 1900s it was generally identified with the Craftsman style, an association it has retained to this day. The bungalow craze that swept the country in the first two decades of this century rekindled interest in the gable-front house, which had remained remarkably consistent in appearance up to this point; probably the greatest change to the gable-front house stimulated by the popularity of the Craftsman style was the increasing size and prevalence of porches, especially full-facade front porches. Once the Craftsman style began to fade in popularity, in the 1920s, gable-front houses lost much of their mass appeal; by the late 1920s, they were once again being viewed as more appropriate for starter houses and summer cottages, and they quickly disappeared from many plan books.[10]

Most of the gable-front houses on the survey list in Casa Grande are unstyled; the few that are styled are all Craftsman houses. Some of the gable-fronts in Casa Grande are basically unstyled houses that have one or two details borrowed from the Craftsman tradition, especially the practices of having the porch gable echo or extend the roof gable and of using square, tapered porch piers. Representative examples of the gable-front house in Casa Grande can be found at 305 E. 4th Street (no. 46), a very simple version of the form; 111 E. 9th Street (no. 75), which has a full-facade porch; 108 E. 10th Street (no. 94) and 222 W. 9th Street (no. 91), which have features reminiscent of the Craftsman style; 309 W. 8th Street (no. 72), an adobe with a full-facade incised porch; 61 N. Brown Ave. (no. 131), a stone cottage; 812 N. Center Ave. (no. 190), a simple wood-clad house; and 911 N. Park Ave. (no. 294), one of the few brick gable-fronts.

More than any other building type, the gable-front can be found on non-residential structures as well, in large part because it was well-suited to use on churches. Of the seven churches included on the survey list, six are gable-front structures. Four of these gable-front churches have parapets, a common treatment that makes the facade look more impressive and substantial (see especially the churches at 400 E. 3d Street, 305 E. 4th Street, and 218 E. 8th Street). Also, three of the auto courts have either gable-front cabins or offices, reflecting their desire to maintain a home-like appearance that would appeal to tourists. And the one school included in the survey—the Ocotillo School at 501 S. Florence St.—is also a gable-front building, one of the few in Casa Grande to show a stylistic influence other than Craftsman (in this case, Spanish Eclectic).

Side-Gabled

The next most common historic house type in Casa Grande is the side-gabled house, which accounts for about a quarter of the dwellings on the survey list (55, for 24 percent). Like the gable-front house, the side-gabled house has a long vernacular tradition. It was known in the Southeast as the hall-and-parlor house (a term derived from its floorplan, in which a central hall separated two rooms) and was typically a shallow house that was only a single room deep. Two-room-deep versions of the side-gabled house were traditional in the Northeast, with the Cape Cod the most widely known variation. After the development of the railroad, which facilitated the spread of high-quality lumber suitable for roof trusses that could span two rooms, the massed-plan side-gabled house spread across the country.[11]

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[10] See the chapter on the bungalow in North America in Anthony D. King, *The Bungalow: The Production of a Global Culture* (London: Routledge & Kegan Paul, 1984), 127ff, as well as John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* (Athens: University of Georgia Press, 1989), 170ff; Mary Mix Foley, *The American House* (New York: Harper & Row, 1980), 220-21; Walker, *American Shelter,* 186ff; Clark, *American Family Home*, 171ff; and Gowans, *Comfortable House*, 74ff.

[11] McAlester, *Field Guide to American Houses*, 94, 98.

Although most Craftsman houses, especially the smaller bungalows, were gable-fronts, there were many side-gabled Craftsman plans as well. By the 1920s, as the Craftsman style lost its popularity, the side-gabled house became the preferred house type in plan books for economical starter dwellings or "cottages." The popularity of the side-gabled house surged in the 1930s, when the Cape Cod and Colonial Revival forms swept the country and established themselves as the successors to the Craftsman bungalow as the nation's "favorite small house." Traditionally, many side-gabled houses (especially in the South) had large front porches, sometimes across the entire facade, but the spread of the Cape Cod and Colonial Revival styles was accompanied by a noticeable shrinkage in the size of the porch, sometimes to the point where it was reduced to a small porch cover over the entry or even eliminated altogether.[12]

Most of the side-gabled houses found in Casa Grande are simple, unornamented dwellings. (Some of these have been labeled as end-gabled houses, in cases where it was not immediately apparent which side of the building is the facade.) Typical of this house type are 319 W. 2d Avenue (no. 17), 408 E. 3d Street (no. 37), and 105 E. Ash Ave. (no. 105), all modest and relatively newer examples; 320 W. 8th Street (no. 73) and 217 N. Brown Ave. (no. 138), both fieldstone houses; 323 W. 8th Street (no. 74), a Craftsman house; 87 N. Cameron Ave. (no. 154); 505 N. Morrison (no. 277), a simple frame duplex; and 503 E. 3d Street (no. 56), a frame house.

Hipped

Of the 233 residences surveyed in Casa Grande, 25 (11 percent) were houses with simple hipped roofs, with rectangular hipped houses outnumbering pyramidal hipped (square) houses by a ratio of two to one. Their relative scarcity is not surprising, given that hipped roofs typically require more lumber and are more difficult to build than are gabled roofs (the exception being with large houses that are two or more rooms deep). The hipped roof has a more limited vernacular history than gabled roofs; for a time, it was common only in Louisiana, where French colonial building traditions prevailed. It has been argued by some architectural historians that the "territorial style" house commonly seen in the oldest Arizona communities—a moderately to steeply pitched hipped roof with a large veranda, sometimes wrapping around the house, formed by an extension of the house roof—is derived from French colonial and southern origins. However, by the time Arizona was being settled in earnest in the 1870s and 1880s, the pyramidal hipped house was starting to become popular nationally, thanks to mail-order plans and plan books that featured the "foursquare" house, which could be either a one-story or two-story structure. Inexpensive versions of the foursquare (sometimes called the "workingman's foursquare") were advertised nationwide and it became a fixture in many company towns, along with the gable-front house. (In the workingman's foursquare, the porch was either incised or added under a shed roof.)[13]

While the pyramidal hipped houses in Casa Grande might trace their origins to these vernacular traditions, those with a more horizontal appearance probably reflect the influence of plan books published in the 1920s and 1930s. Although very few simple hipped houses were included in these plan books, there were many complex-floorplan hipped houses, and in general it appears that hipped roofs were regarded at the time as fancier and more attractive on cottages and small houses than gabled roofs (except with Cape Cod or Colonial Revival houses). It is plausible

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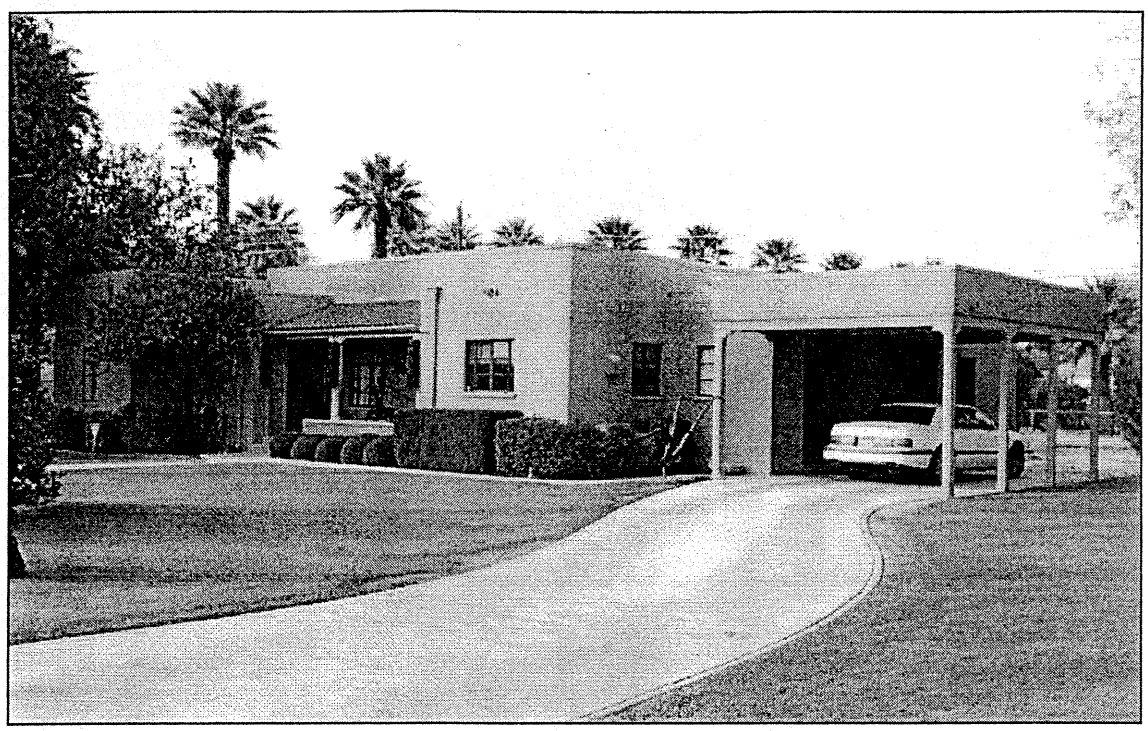
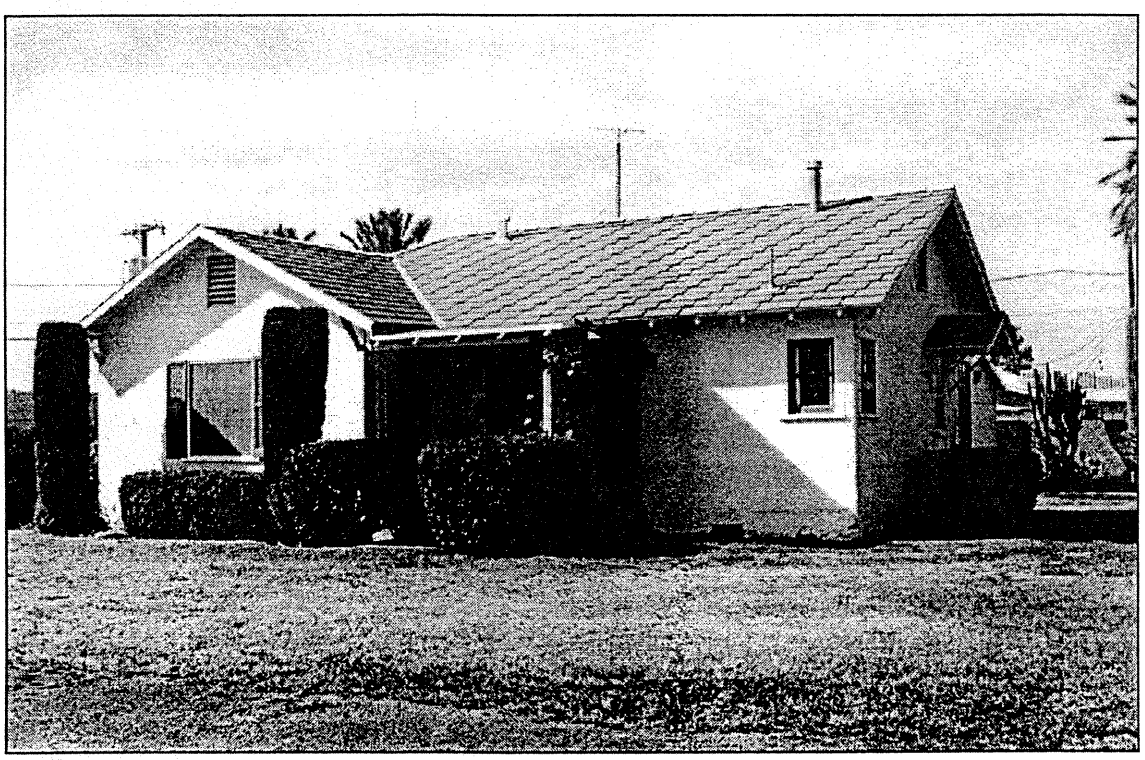
[12] McAlester, *Field Guide to American Houses*, 98; and Foley, *American House,* 220-21. As examples of plan books, see Jones, *Authentic Small Houses of the Twenties*, and Architects' Small House Service Bureau, *Your Future Home* (1923; Washington: American Institute of Architects Press, 1992).

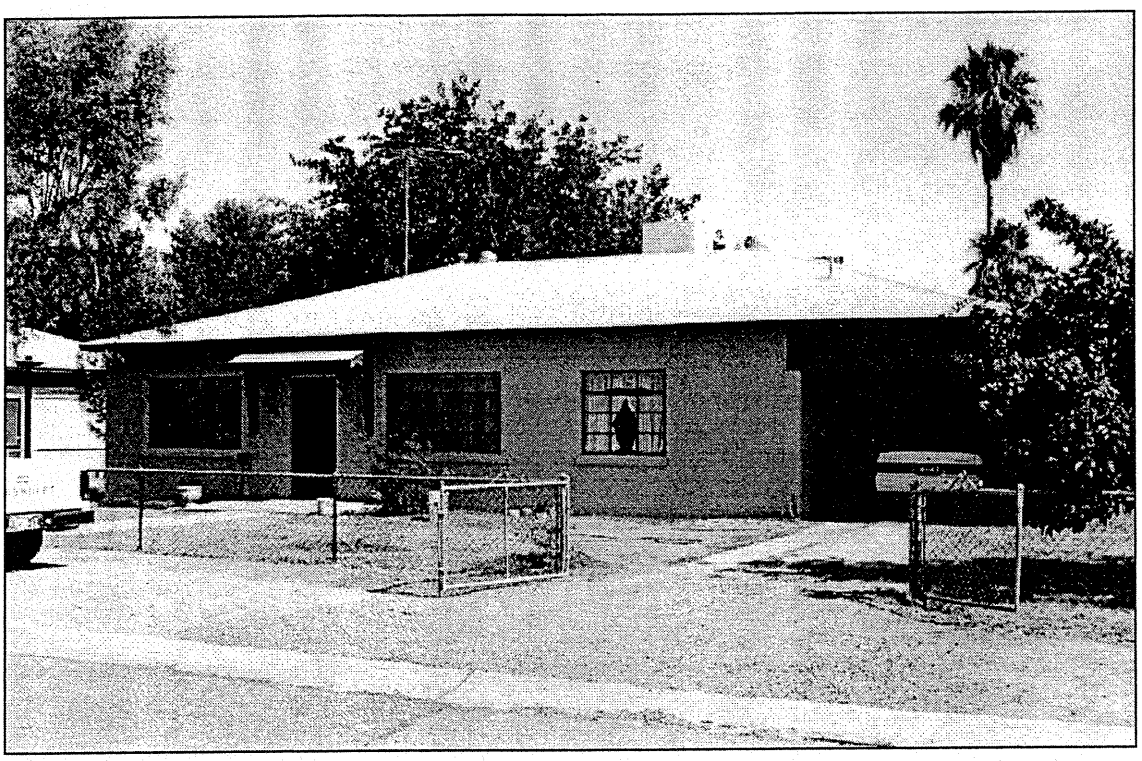
[13] Janet Ann Stewart, *Arizona Ranch Houses: Southern Territorial Styles, 1867-1900* (1974; Tucson: University of Arizona Press and Arizona Historical Society, 1987); McAlester, *Field Guide to American Houses*, 100; and Gowans, *Comfortable House*, 90.



The Walter Wilbur House, built circa 1939, has some of the features typical of Pueblo Revival houses but is not a fully realized example of the style. It is located at 904 E. 8th Street (survey no. 67) in the Evergreen Addition.



Located at 711 N. Walnut Ave. (survey no. 300), this is a good example of the cross-gabled house, which has become increasingly popular over time. It is believed to have been built in the 1930s.



An early, modest example of the ranch house. Built in 1951, it is located at 304 E. Beech Ave. (survey no. 128) and contains a built-in carport.

This substantial ranch house is located in the Evergreen Addition, where houses of this type built in the late 1940s and 1950s are common. This building was not included in the survey.

that a prospective homeowner who could not afford one of these more elaborate houses would choose a simple hipped plan in hopes that its roof would distinguish it from the ordinary side-gabled and gable-front houses that were so common in Casa Grande.

Examples of hipped-roof houses in Casa Grande can be found at 498 E. 4th Street (no. 53), 618 E. 8th Street (no. 66), 1004 N. Lehmberg Ave. (no. 243), and 908 N. Morrison Ave. (no. 278). Two examples of pyramidal houses can be seen at 59 N. Brown Ave. (no. 130)—a very nice fieldstone house—and 406 E. Elliott Ave. (no. 204).

Flat

Flat-roof buildings account for 26 of the houses (9 percent) included on the survey list. The flat-roofed residence is the one vernacular building style that originated in the Southwest, where it was for many years a traditional building form with Mexicans, Spaniards, and Indians. However, while the influence of this building tradition can be seen in any Pueblo- or Spanish-style house, its impact on other types of flat-roofed houses is less clear. These probably owe their roof configuration and massing more to the influence of the International, Art Deco, and Art Moderne styles, all of which employed flat roofs on residences. None of these styles was ever very popular, but each had an impact on architectural fashions, especially in the period from the 1930s to the 1950s. Flat-roofed houses also received a boost in popularity in the 1920s, when Spanish-style houses were promoted in plan books and architectural magazines.

Flat-roofed buildings can be simple rectangular structures or they can have complex floorplans, the latter reflecting the Indo-Hispanic tradition of additive building in which rectangular structures grow more complex over time with the gradual addition of wings, courtyards, and ells. Almost all flat-roofed buildings have parapets of some sort, though the parapets on residential structures tend to be smaller and less obtrusive than those on commercial buildings, where the desire to create a strong first impression often has inspired builders to raise the parapet and create a larger facade. Of all the house types found in Casa Grande, the historical integrity of flat-roofed building is the least affected by additions, largely because of the form's association with the vernacular tradition of additive building.

Examples of flat-roofed residences in Casa Grande include 415 E. 4th Street (no. 51) and 115 E. Date Ave. (no. 194), both fieldstone houses with additions; 316 W. 2d Avenue (no. 16); and 300 N. Brown Ave. (no. 141). Most of the Pueblo-influenced and Spanish Eclectic houses in Casa Grande have flat roofs; noteworthy examples are found at 904 E. 8th Street (no. 67), 401 W. 2d Avenue (no. 18), and 923 N. Center Ave. (no. 193), all of which are attractive houses in excellent condition, and 111 W. 10th Street (no. 97). An interesting variation of the flat-roofed building has a gabled or hipped wing, often on the front of the house—a type that was popular in the plan books of the 1920s. The feeling sought by the builder in these cases, it would seem, is one reminiscent of the graceful, "easy" manner of living popularly associated with Latin America and the Mediterranean. Examples of this type can be seen at 807 N. Brown Ave. (no. 145) and 1001 N. Lehmberg Ave. (no. 242).

Gable and Wing

This variation on the gable-front house is, in most (but not all) cases, an additive building type—that is, produced by adding a gabled wing to an existing rectangular house (either gable-front or side-gabled). This building type has a long vernacular tradition originating in the Northeast, where they were typically two-story dwellings. After the development of the national railroad system, and the rise of balloon-frame construction techniques, the gable and wing spread to other

parts of the country; one-story versions, some built all at once and others built in stages, were especially popular in the South and Midwest.[14]

Very few gable-and-wing houses—only five—were located in the Casa Grande survey. Admittedly, the distinctions between this and the cross-gabled house are somewhat arbitrary, as they both take similar forms when viewed from the street. However, there are differences, and gable-and-wing houses are generally identified by noting different roof coverings or slightly different roof configurations when comparing the wing and the main part of the house. Two examples can be found at 418 W. 1st Avenue (no. 3), a frame and stucco building, and 200 E. 1st Street (no. 5), an adobe and concrete block house.

Cross-Gabled and Cross-Hipped

Cross-gabled and cross-hipped houses are gabled and hipped houses that, when first built, had L-shaped, T-shaped, U-shaped, or X-shaped floorplans. Although the roof forms that serve as the building blocks for these two types are quite different, nevertheless they have much in common. Neither has deep roots in folk building traditions; most early examples of cross-gabled or cross-hipped houses were not originally built that way but resulted from additions being made to a rectangular building. Instead, cross-gabled and cross-hipped houses, which since the Second World War have become the most common house forms, are largely products of the plan books of the 1920s. During that decade, a variety of factors converged to make complex floorplans popular.

First, Americans wanted larger houses, and they wanted a greater variety of rooms, some of them rather specialized compared to those in older houses. Rectangular houses could not be expanded much on the ground floor without raising costs appreciably, and adding a second story was not always an option, especially in the West and South, where two-story houses were not part of the vernacular tradition. By adding wings, it was possible to design a larger house without incurring the costs associated with large gabled or hipped roofs. Second, the increasing popularity of automobiles meant that more houses were being designed with garages, which often were placed in dependent wings. Third, styles derived from Hispanic building traditions—Spanish Colonial Revival, Monterey, and Mission Revival (here subsumed under the term Spanish Eclectic), as well as Pueblo Revival—were increasingly popular. The traditions from which these styles drew their inspiration typically produced houses with wings that surrounded an interior courtyard or patio.

As the plan-book architects embraced the Spanish Eclectic style, they produced a wide variety of house configurations with L-shaped and T-shaped plans; in fact, by the late 1920s, all but a few of the houses with simple rectangular plans being advertised in plan books were in either the Cape Cod or Colonial Revival styles. The more complex house plans were given widespread publicity in popular magazines like the *Ladies Home Journal,* which advertised "small house" plans for purchase directly from the magazine or the Architects' Small House Service Bureau. Beginning in the 1930s, the cross-gabled and cross-hipped house started to take the form that would lead it to dominance in the housing industry after the Second World War—the ranch house.[15]

In Casa Grande, these two house types together make up a substantial portion of the houses that were surveyed (45, or 19 percent). Of these, the majority (37) are cross-gabled. Examples can

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[14] McAlester, *Field Guide to American Houses*, 92.

[15] These observations are based on an examination of two plan books, Small House Service Bureau, *Your Future Home*, and Jones, *Authentic Small Houses of the Twenties*, as well as issues of the *Ladies Home Journal* for 1930, 1931, 1935, and 1939, which regularly featured house plans and sponsored an annual small house competition for architect-designed homes. See also Clark, *American Family Home*, 193ff; Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt & Co., 1994), 240; and McAlester, *Field Guide to American Houses*, 478-79.

be found at 736 N. Center Ave. (no. 189), a Craftsman house; 313 E. 4th Street (no. 47), which has recently been renovated; 200 E. 9th Street (no. 78); 218 W. 9th Street (no. 89); 129 E. Beech Ave. (no. 119), which was recently reclad in stucco over the original wood siding; 809 N. Lehmberg Ave. (no. 237); 711 N. Walnut Dr. (no. 300); and 421 N. Morrison Ave. (no. 276), which has an unusual jerkinhead roof. Two examples of the cross-hipped roof are at 816 E. 11th Street (no. 100) and 901 N. Kadota Ave. (no. 233).

Side-Gabled and Hipped with Front Wing

These types do not account for many houses in the Casa Grande survey—only a total of twelve, or 5 percent—but they represent an interesting variation of the simple rectangular house that can trace its origins directly to the plan books of the 1920s. Both of these house types result when a projecting wing—it can have a gabled, hipped, or flat roof—is added to the front of a side-gabled or hipped house. In many cases, this projecting wing is rather small, sometimes extending only a few feet from the facade of the house. Apparently its purpose was not so much to add floor space as to break up the facade of the house, make it seem larger than it actually was, and—perhaps most importantly—mimic larger, fancier houses that were stylistically more ambitious.[16]

Many of these houses in Casa Grande either are examples of or show the influence of the Spanish Eclectic style, not surprising considering that one of the factors behind the popularity of winged or L-shaped houses was the rise in popularity of "Spanish-style" houses (as they were commonly labeled in contemporary newspapers). An example of the hipped house with a front wing is at 819 N. Center Ave. (no. 191). Side-gabled houses with front wings are somewhat more common; examples can be found at 504 N. Cameron Ave. (no. 170), a stucco house; 813 N. Gilbert Ave. (no. 227), a frame dwelling; and 901 N. Brown Ave. (no. 146), a stucco house with Spanish Eclectic detailing.

Ranch

Only a few ranch houses were found in the survey—a total of five—and they are, in many respects, indistinguishable from the house types discussed above. Three of the examples found in Casa Grande have cross-hipped roofs, and the remaining two have simple hipped roofs (and they have been included in the statistics for these house types given above). But it is important to call attention to this house type because it became, after the Second World War, the dominant type not only in Casa Grande but all across Arizona and wherever new houses were built in substantial numbers.

Some architectural historians consider the ranch house a style, while others view it more as a building type, arguing that ranch houses can be (and often are) designed with detailing or ornamentation borrowed from different stylistic traditions, especially Spanish Colonial Revival, Tudor Revival, and Colonial Revival. Originating in California and drawing their inspiration in part from traditional Hispanic ranch houses, the typical early ranch house had a pronounced horizontal appearance, a built-in garage or carport, low-pitched roof (gabled or hipped, but more often than not the latter), and an L-shaped floorplan or some type of complex floorplan with wings. More importantly, ranch houses had large front windows but small or nonexistent front porches, which had been replaced by rear patios or porches.[17]

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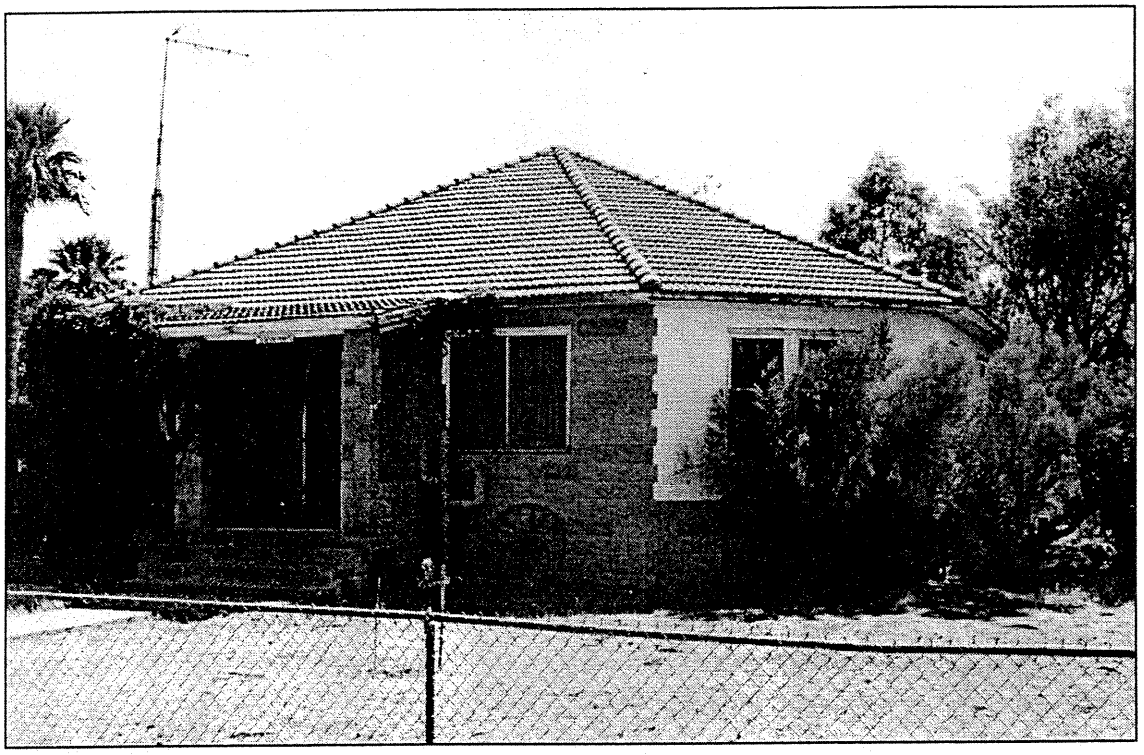
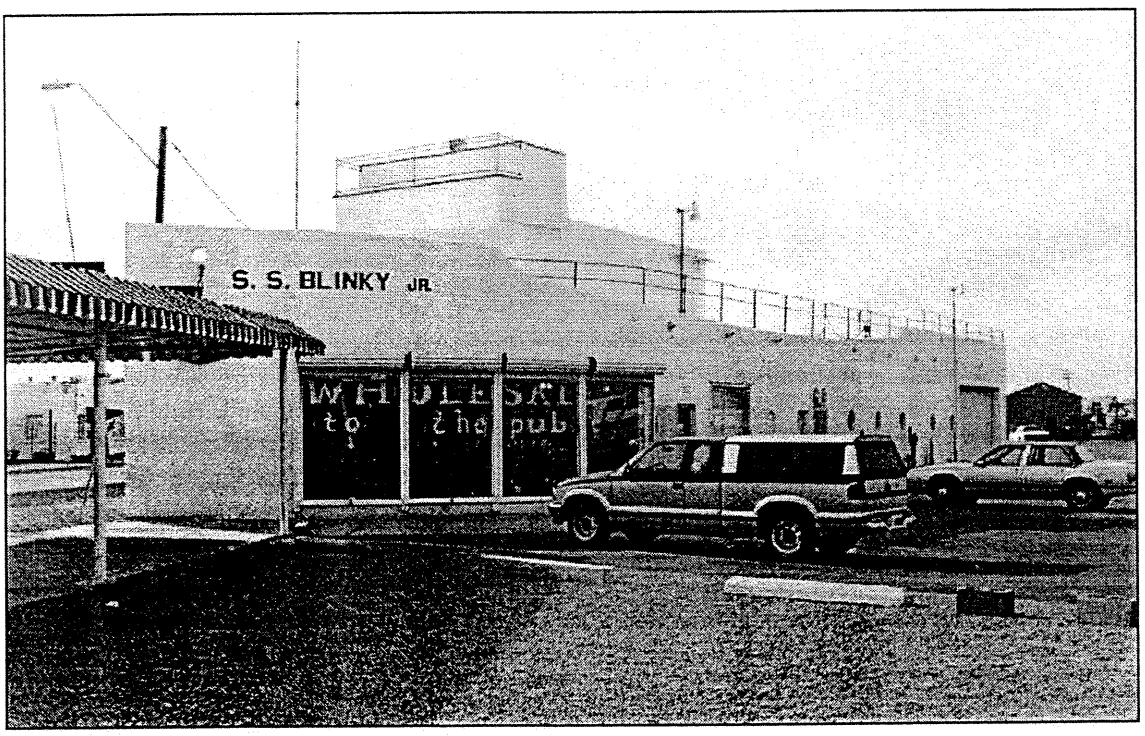
[16] Small House Service Bureau, *Your Future Home*, and Jones, *Authentic Small Houses of the Twenties*.

[17] McAlester, *Field Guide to American Houses*, 479-81; John Milnes Baker, *American House Styles: A Concise Guide* (New York: W. W. Norton, 1994), 146-49; and Gary G. Peterson, "Home Off the Range: The Origins and Evolution of Ranch Style Architecture in the United States," *Design Methods and Theories* 29, no. 3 (1989): 1040ff.



This octagon-shaped house is one of Casa Grande's architectural curiosities. Located at 814 N. Lehmberg Ave. (survey no. 238), its construction date is unknown but is estimated to be in the 1940s.



One of Casa Grande's most prominent landmarks is the S. S. Blinky Jr. (survey no. 28), which sits near the intersection of Pinal Avenue, Florence Boulevard, and Highway 84. Built in 1946, it was for many years the home of Wilson Motors, owned by C. J. "Blinky" Wilson.

The ranch house began to appear in Casa Grande around the late 1940s and early 1950s, at the end of the period covered by this survey. The examples found in the survey include two houses on Beech Avenue, at 302 E. Beech (no. 127) and 304 E. Beech (no. 128), both of which have built-in carports, as well as larger houses at 928 N. Brown Ave. (no. 148) and 919 N. Gilbert Ave. (no. 229).

Octagon

One house of this type was found on the survey, at 814 N. Lehmberg Ave. (no. 238). It is discussed here only because it is such an unusual building—a curiosity rather than an example of any style or building type in common use at the time it was built (sometime in the 1940s). The octagon house, which was popular for about two decades in the middle of the nineteenth century, was an American invention. In addition to costing less to build than other houses of similar size, it was supposed to be more efficient in its use of interior space. How and why this particular house in Casa Grande was built some ninety years after octagon houses had faded from popularity is not known, as no definite information on this dwelling's construction has been located.[18]

Commercial Building Types

As pointed out previously in the section on residential building types, practically any building type can be adapted for use as a commercial structure. Recognizing this, the discussion that follows concentrates on building types that are almost always associated with commercial uses: 1-part commercial blocks, 2-part commercial blocks, false front buildings, monitor-roofed structures, quonset huts, and "roadside art" buildings. Most of the commercial buildings in Casa Grande (39 out of 57, or 68 percent) are 1-part and 2-part commercial blocks, which until the Second World War were the mainstay of practically every business district in the United States, both in large cities and small towns. In Casa Grande, most of these commercial buildings are one story in height; only a handful of two-story buildings were found in the survey, and only three of them are commercial buildings in the downtown area.

Many of the buildings now standing in the downtown were built in the 1940s and 1950s, at a time when the typical small-town commercial building was undergoing a fundamental design shift. Features that used to adorn even the simplest commercial building—fixed or opening transom (clerestory) windows, tall facade elevations with high parapets, recessed entries, and smaller transom windows over the doors and display windows—were disappearing, to be replaced by less imposing facades, smaller display windows, and simpler entries that often were flush with the facades. In some cases, such as the transom windows, advances in indoor lighting made the older features somewhat unnecessary. But in others the changes appear to have marked a trend toward "modernizing" the storefronts. One of the most noticeable differences between older (pre-1940) and newer (post-1940) commercial buildings in Casa Grande is that the latter often have square display windows set individually in the walls, rather than banks of continuous display windows that run across the entire facade. (These smaller windows apparently had the advantage of lower maintenance and replacement costs.) One older feature that was retained on some, but not all, of these 1940s-era buildings was the sidewalk canopy, which typically (in Casa Grande) is supported by metal tie rods.

When combined with the absence of certain styles like Neo-Classical Revival—there are no examples of this style to be found anywhere in Casa Grande, even though it was very popular for

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[18] John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (2d edition; Walnut Creek, Calif.: AltaMira Press, 1995), 48.

commercial structures built in Arizona immediately before and after the turn of the century—these characteristics have the effect of making the historic downtown in Casa Grande look plainer and more severe than other older business districts in Arizona. They also make Casa Grande's downtown seem more horizontal, which in architectural terms makes it seem more modern—an impression that has been strengthened in recent years as store owners have modernized their facades by replacing doors and installing new window muntins and glazing beads. Overall, the historic buildings in downtown Casa Grande are simple, even utilitarian, in appearance. As a result, buildings with any kind of ornamentation—the Mandell and Meyer store building at 211 N. Florence St. (no. 213), with its handsome brick work; the August Fricke buildings at 113-17 E. 4th Street with the whimsical parapets (nos. 40, 41, and 42); and the Don Market building at 200 N. Florence St. (no. 209), with its ceramic tile—stand out in Casa Grande, whereas in other cities they might be considered ordinary in the extreme.

1-part Commercial Block

Of the 57 commercial buildings surveyed for this study, the majority (36) are 1-part commercial blocks. A common sight on the business streets of practically every American town in which building took place during the early 20th century, the 1-part commercial block is a simple form yet also highly adaptable. Always found on one-story buildings, it allowed a business owner to present an impressive front to customers and passersby without the expense of building a multi-story structure. The 1-part block, which can be built of any material and in any style, is typically a concrete or masonry structure: in Casa Grande, the predominant materials are cast concrete (16) and concrete block (12), with a few examples of brick (4) and adobe (2) construction. Frame examples are relatively rare; of the 36 buildings surveyed in Casa Grande, only two are frame structures.

The term "part" refers to a zone of use; a 1-part building has one function or occupant, typically a store or shop. Until about mid-century (the 1940s roughly), commercial blocks had fairly standard features.[19] These included large display windows with foot-high kickplates below, and often a row of fixed transom windows immediately above; one or more recessed entries, with display windows on either side and a single or double wood-framed glass door, usually with a transom window above; and a row of larger transom windows (also called clerestory windows) above the display windows and entry, whose purpose was to provide light and sometimes ventilation. On older buildings—those built around the turn of the century—shade for the display windows and entry, and occasionally the transom windows, was provided by a retractable cloth awning. On later buildings, awnings were often replaced by fixed sidewalk canopies supported either by posts mounted to the sidewalk or, more commonly, by tie rods attached to the building parapet. One interesting feature of the 1-part commercial blocks is that it was usually built with a higher roofline than other single-story buildings; the facade wall space thus gained not only presented a more impressive front to passersby but also allowed the business owner to mount a substantial sign on the facade or to have transom windows for better interior lighting.

One-part commercial blocks could include only a single storefront, or as many as three or four storefronts; in Casa Grande, the typical 1-part commercial block building only has one storefront. Commercial blocks also could be built in any style and employ however much ornamentation the architect, builder, or owner wanted. Some of these buildings have some kind of

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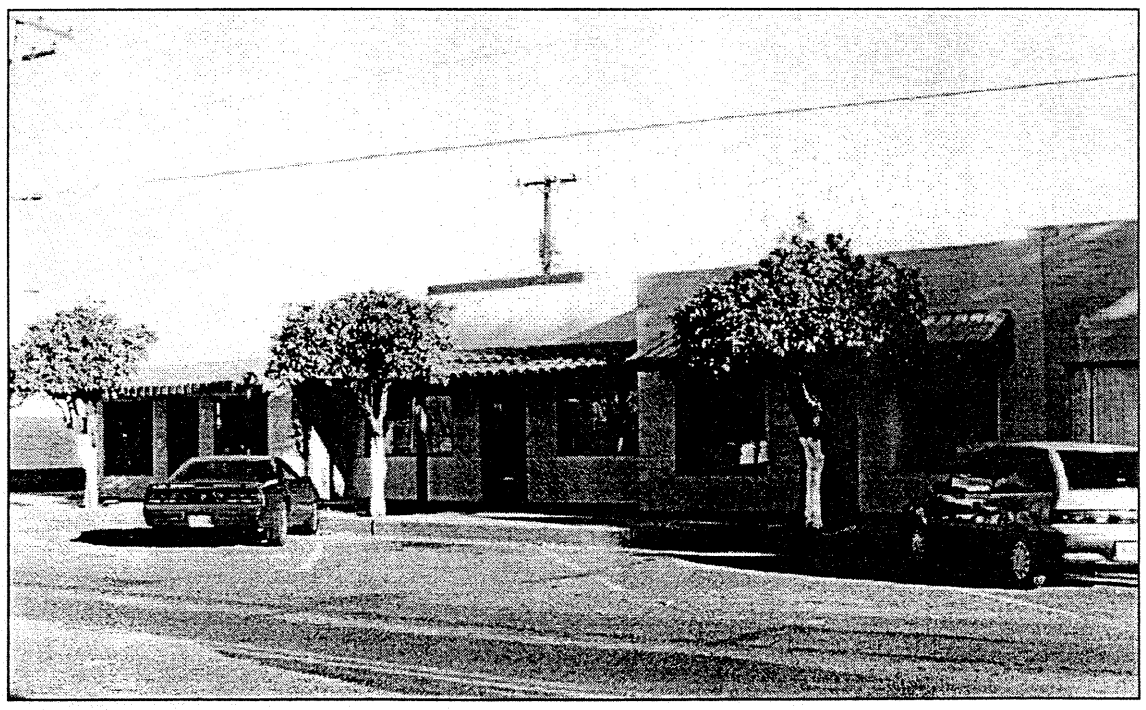
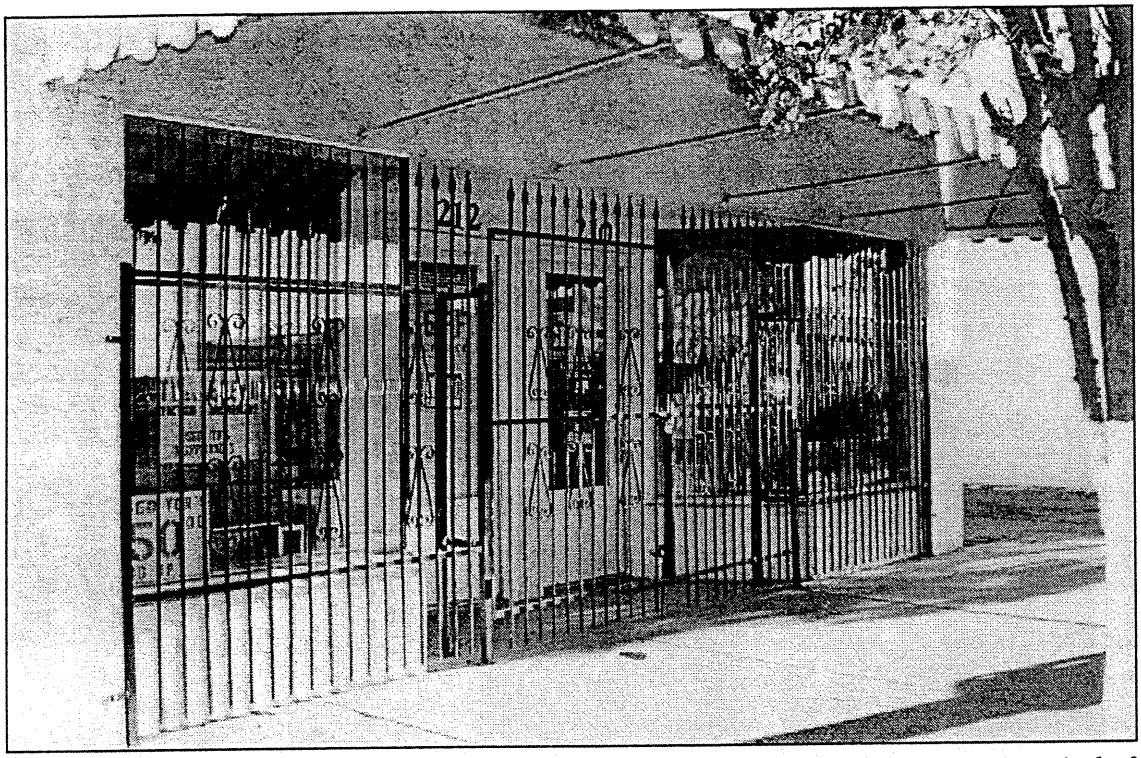
[19] This section and the following one on 2-part commercial blocks are based on discussions of these building types in Longstreth, *Buildings of Main Street;* Sarah J. Pearce, *A Guide to Colorado Architecture* (Denver: Colorado Historical Society, 1983); and H. Ward Jandle, *Rehabilitating Historic Storefronts,* Preservation Brief No. 11, National Park Service.

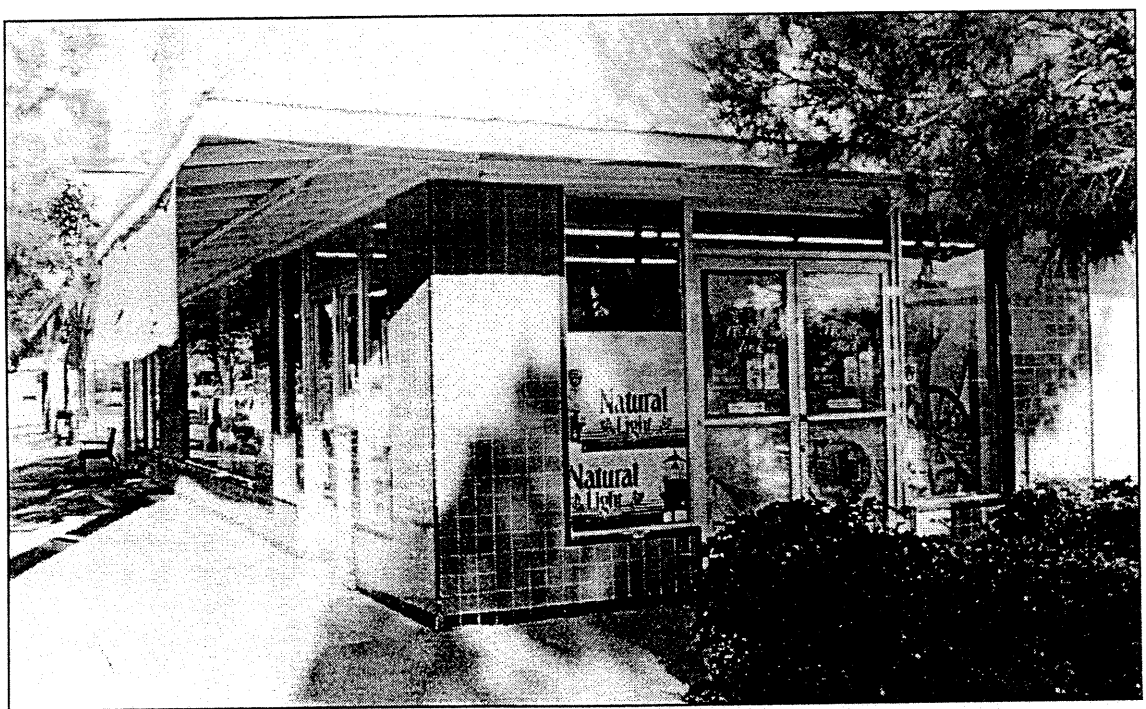
The Mandell and Meyer Building at 211 N. Florence (survey no. 213), built in 1937. It is one of the few 1-part commercial blocks in Casa Grande that retain their fixed transom windows above the shade canopy. Its entry, which originally was recessed, is now flush with the facade.



The M. B. Tribby Building at 408 N. Marshall St. (survey no. 280), built in 1952, is an example of the "transitional" 1-part commercial block, with smaller display windows and no transom windows or kickplates.



This store entry (on the H. G. White Building, 210-12 N. Florence St., survey no. 212) is typical of older 1-part commercial blocks. Built in 1929, it has wood-framed doors, a recessed entry, and full-height display windows with kickplates and wood sash.



This is a newer entry, typical of those found on 1-part commercial blocks built or remodeled after the Second World War. Here on the Don Market, built in 1949 at 200 N. Florence St. (survey no. 209), the aluminum doors are flush with the facade, and the window sash and glazing bead are aluminum.

This 1-part commercial block at 113 E. 4th Street (survey no. 41) was built in 1945 for B & L Supply by August Fricke, who was known for his unusual parapet treatments on commercial buildings.

The V. W. Kilcrease Building at 139 W. 1st Street (survey no. 10) is one of the few 2-part commercial blocks in Casa Grande. Built in 1948, it still has the original wood-frame doors.

modest ornament—those most commonly seen in Casa Grande are tile around the windows or entries, and parapet ornaments made of brick or concrete block—but most examples of this type in Casa Grande are rather plain. There are no examples of styled commercial blocks in Casa Grande.

Beginning in about the 1940s, builders in Casa Grande began to depart from the standard commercial block form described above. Display windows became smaller, to the point where they were no longer joined in continuous rows but were discrete units, often square in shape. As the display windows shrunk in size, the transoms above the display windows and the kickplates below them often were eliminated. Entries increasingly were built flush with the facade, rather than recessed. And the buildings tended to be shorter, reducing the size of the facade and, most importantly, eliminating the transom (clerestory) windows. Many commercial buildings erected in the 1940s and 1950s in Casa Grande still had shade canopies—by this time almost always attached with tie rods—but even these were becoming less standard, especially outside the downtown business district in strip shopping clusters that were oriented toward automobiles rather than pedestrian traffic.

Two noteworthy examples of the earlier, more "traditional" 1-part commercial blocks in Casa Grande are the H. G. White Building at 210-12 N. Florence St. (no. 212), built in 1929, which does not have transom windows, and the Mandell and Meyer Building at 211 N. Florence (no. 213), an attractive brick structure built in 1937 that has its transom windows intact but appears to have a modified entry (which was once recessed). On Florence Street between 3d Street and 4th Street there are several traditional 1-part blocks that have been changed over the years, in the process disguising their original features. Two of these—the Sprouse-Reitz Building at 402 N. Florence (no. 214), built in 1931, and the Prettyman's Grocery Building at 412 N. Florence (no. 219), built in 1935—have had their facades remodeled and their transoms covered. A transitional example can be seen in the F. S. Rasco & Co. Building, at 417 N. Florence (no. 220), which has full-size display windows and recessed entries but no overhead transom windows and was built in 1949.

Examples of later, more "modern" commercial blocks are the Greyhound Bus Depot at 117 E. 2d Street (no. 21), erected in 1949; the B & L Supply Building at 113 E. 4th Street (no. 41), a 1945 August Fricke building with an unusual and whimsical parapet; the Pate Realty Company Building at 201 E. 4th Street (no. 44), built in 1947; the M. B. Tribby Building at 408-10 N. Marshall (no. 280), built in 1952; and the William Cox Building at 501 N. Marshall (no. 282), built in 1948.

2-part Commercial Block

This is closely related to the 1-part commercial block, with the difference being that buildings of this type have more than one use—generally a store, shop, or service establishment on the ground floor, and apartments, rooms, or offices on the second floor. (Two-part commercial blocks can have more than two stories, but in Casa Grande only two-story examples can be found.) In fact, the ground floors of most 2-part commercial blocks in Casa Grande are very similar in appearance and function to those found on many 1-part blocks, with the main difference being that they usually have an additional entry that provides access to the second-story rooms.

Because the upper stories of 2-part commercial blocks were built to serve functions much different from those for which the ground floor was intended, the facades of these upper floors often are additive—that is, they exhibit architectural elements and design characteristics that are noticeably different from those on the ground floor. Examples of this in Casa Grande can be seen in the Sacaton Hotel building, at 204 N. Sacaton St. (no. 297), and the W. V. Kilcrease Building, at 139 W. 1st Street (no. 10). The Sacaton Hotel was built circa 1917 and extensively remodeled in

1951, when its facade was refaced with Perma-Stone. Now the second-floor windows have quoins and the Perma-Stone facing extends only halfway up the second floor, creating a definite visual break between the two stories. On the Kilcrease Building, the second-floor windows are made to contrast with the ground-floor windows by their triangular lintels. However, in cities like Casa Grande where most commercial buildings lack significant ornamentation, the differences between the first and second floors are often subtle. In contrast to the inviting display windows and entries on the ground floor, which are meant to appeal to passersby, the upper floors of these 2-part blocks generally have a rather utilitarian appearance. A good example of this can be found in the Don Market Building at 200 N. Florence St. (no. 209), built in 1949.

Other Commercial Types

False Front. Formerly a building type that was very common in Casa Grande, as it was in practically every newly established town in Arizona during the territorial period, the false front building is now an uncommon sight on the town's streets. Generally, this building form is used only for commercial buildings; in Casa Grande, the two examples found in the survey are at 329 W. Main Ave. (no. 253) and 201 S. Washington St. (no. 302). Like most false-front buildings, the one on Main Avenue is a frame structure, while the Washington Street building is built of adobe. Both have front-gabled roofs.

Typically the false-front building is used for commercial or other non-residential functions. However, one false-front residence was found on the survey, at 103 E. Cedar Ave. (no. 174). When it was built, or whether it was originally a different house type that was remodeled to give it the false front, are not known.

Monitor Roof. The monitor roof is a distinctive building type typically associated with industrial and warehousing functions. The single example located on the Casa Grande survey is a lumber shed at 99 N. Sacaton St. (no. 295) built in 1929 for the J. D. Halstead Lumber Co. The monitor roof, which is a gable-front roof whose center section (at the apex) has been raised to accommodate a row of windows or vents on each side, was designed to improve lighting and ventilation in large interior spaces. While technically a single-story structure, the J. D. Halstead lumber shed is tall enough to accommodate interior catwalks on each side of the building.

Quonset Hut. Originally designed and built for the military in large numbers during the Second World War, quonset huts are not necessarily commercial buildings, as they can be (and have been) used for a wide variety of purposes. However, in practical terms, they are not well-suited for residential uses and are almost always used for commercial or industrial functions. Quonset huts are identified by their tube-like profiles and arched roofs, which can be made of any material but typically are clad with corrugated metal. Designed as temporary buildings, most have been moved at least once. One example of the quonset hut was found in the survey, at 640 E. Main St. (no. 258), where it is now used by a heating and air conditioning contracting firm. How long it has been at that location, and where it was first erected, are not known.

Roadside Art. This is not a standard term in architectural history but one coined for this survey report to describe what is unquestionably Casa Grande's most unusual and distinctive building: the S. S. Blinky Jr., built in 1946 for C. J. "Blinky" Wilson, owner of Wilson Motors, at 511 W. 2d Street (no. 28). This building, which is reported to have been designed by an inmate at the state prison in Florence (a claim yet to be confirmed), was originally constructed in the shape of a ship—apparently a common freighter, and probably a Liberty Ship from the Second World War. Buildings shaped like everyday objects have been a feature of the American roadside since the 1920s, when automobile tourism first escalated in popularity. Competing for the trade of passing motorists, roadside business proprietors have established a vernacular building tradition that has

produced an amazing variety of whimsical structures: teepees, airplanes, flying saucers, teapots, milk cans, lighthouses, dinosaurs, birds—anything that might catch the traveler's eye.[20]

Architectural Styles in Casa Grande

Virtually all of the buildings in Casa Grande are examples of vernacular architecture, but this does not mean that they are completely unstyled or were unaffected by the design trends that have held sway in American architecture. Although most are simple, utilitarian buildings with minimal ornamentation, some show the clear influence of a style—in detailing, massing, or arrangement of features—and a few are fully realized examples of styles. Because architects only rarely were hired for building projects in Casa Grande, styles infiltrated the vernacular—the "language" of everyday architecture—through plans and elevations published in books and magazines, or simply through photographs or drawings that might serve as inspiration for the builder or owner. This process could take place with any type of building, but in Casa Grande it seems to have been more typical of residential construction than of non-residential construction. Whereas about one-fifth of the residences surveyed (46 out of 233) are examples of architectural styles (to varying degrees), fewer than 15 percent of the non-residential buildings (9 out of 68) show the influence of a style—and of those, four are churches, leaving only five commercial buildings that are examples of styles.

This is not quite what one would expect to find in a small town founded in the late nineteenth century; if anything, there should be more evidence of styles among the commercial buildings than among residences, which would be simple vernacular structures. (In other towns in Arizona that date from the territorial period, especially the mining communities but also agricultural towns as well, this is more often than not the case.) There are several possible explanations for this. First, Casa Grande was never a wealthy town, and it sometimes struggled to maintain its role as a commercial center, leaving business owners unable to afford anything but simple, functional buildings. Second, the decline of the Main Street business district in the 1950s, and the subsequent demolition of many of the buildings on that street, meant that the downtown has lost some of its oldest commercial buildings. And third, Casa Grande's business district did not begin to grow in earnest until the late 1920s, meaning that much of its commercial construction came after the heyday of the Neo-Classical Revival style, which gives other historic downtowns in Arizona much of their architectural flavor.

As for the influence of architectural styles on residential construction in Casa Grande, this is best explained by reference to plan books and the enthusiasm for the "small house" that swept the country beginning in the 1920s. This movement actually began around the turn of the century, when the Craftsman bungalow surged in popularity to such an extent that it became the first nationwide domestic architectural style. Plan books were printed by the thousands, plans were easily available by mail and in magazines, and even entire houses were sold by mail-order firms like Sears Roebuck & Co. As a result, anyone in America could have a Craftsman house built for them. The Craftsman style faded rapidly in the late 1910s and 1920s, to be replaced in popularity by the period revival styles: Spanish Colonial, Mission, Tudor, and English Colonial. Even if many prospective homeowners never actually bought plans from a magazine or plan book, simply being exposed to such mass-produced architecture had its effect, so that the full impact of plan books extended far beyond their actual purchasers. By popularizing certain styles—especially styles based on Hispanic building traditions, which in this survey are subsumed under the term "Spanish

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[20] John Margolies, *The End of the Road: Vanishing Highway Architecture in America* (New York: Penguin, 1981).

Eclectic"—plan books and home magazines reinforced the trend toward national housing styles, in the process hastening the demise of isolated regional building traditions.[21]

Architectural Styles

Residential Style		Number
Spanish Eclectic		18
Detailing only	8	
Craftsman		16
Detailing only	11	
Tudor Revival		5
Detailing only	3	
Pueblo Revival		3
Detailing only	3	
Art Moderne		2
Detailing only	2	
None		189
Total		233

Non-residential Style		Number
Spanish Eclectic		3
Detailing only	1	
Pueblo Revival		2
Detailing only	1	
Pueblo Deco		1
Gothic/Mission (detailing only)		1
Richardsonian Romanesque (detailing only)		1
Tudor Revival (detailing only)		1
None		59
Total		68

Craftsman

Fifteen houses representative of this style were identified in the survey: five are fully realized examples of the style, and the remaining ten have Craftsman detailing but are not very good examples of the style. Most of the Craftsman houses in Casa Grande are located in the First Addition, which was platted in 1913 and was the first residential addition to be developed in Casa Grande.

The Craftsman style was most popular between about 1905 and the early 1920s, a period when it was the dominant plan-book style. The inspiration for the Craftsman style came from California architects Charles and Henry Greene, who fused their practical training in woodworking with interests in Oriental wooden architecture and the principles of the English Arts and Crafts movement. The name of the style came from the *Craftsman* magazine published by Gustav Stickley, a furniture-maker and devotee of the Arts and Crafts movement who preached the virtues of simple, "honest" materials and urged the cultivation of craftsmanship as an antidote to the sterility of mass-produced industrial products.[22]

The Greenes' richly detailed houses received considerable publicity in architecture and home magazines nationwide, and derivatives of their work soon started showing up in plan books. Soon the style became synonymous with the bungalow—despite the fact that the bungalow is a house type, not a style—and plans for Craftsman bungalows, including many that were called "California bungalows," soon were available everywhere: plan books, local builders working from purchased plan sets, and even from mail-order firms that sold complete house kits.

The typical plan-book or vernacular Craftsman house has a low-pitched, gabled roof (usually front-gabled or side-gabled); wide, overhanging eaves, often with exposed rafter tails and eave brackets; substantial porches, often full-facade and typically with square, tapered piers

[21] The progress of the small house movement is a central topic in Clark, *American Family Home*, Clark, *American Family Home*, and Gowans, *Comfortable House*. Also, see the section on bungalows and small houses in Carley, *Visual Dictionary of Domestic Architecture,* 212ff.

[22] McAlester, *Field Guide to American Houses*, 452ff; Baker, *American House Styles,* 114ff; King, *The Bungalow* (chapter on the bungalow in North America); and Carley, *Visual Dictionary of Domestic Architecture,* 208ff.

supporting the cover; and casement or double-hung windows with divided-light sashes over large, undivided sashes (3/1, 4/1, and 8/1 are common). If the porch cover is not integral with the house roof, then the porch often has a gabled cover whose profile matches that of the gabled roof. Larger, one-and-a-half-story Craftsman houses often have shed-roof or gabled dormers. Following the lead of the Greenes, the best Craftsman examples make liberal use of "natural" materials like stone and wood shingles. Many, though, are simply clad in wood siding, and occasionally in stucco.

There are only a few good examples of Craftsman houses in Casa Grande. The best is at 323 W. 8th Street (no. 74), a handsome wood-shingled, side-gabled house that is in immaculate condition and appears to retain all of its historic features. Other noteworthy examples can be found at 736 N. Center Ave. (no. 189), a cross-gabled example with wood siding, and at 201 W. 9th Street (no. 87), a side-gabled version with a shed-roof dormer for an attic vent and an unusual wrap-around porch (which unfortunately has been reclad in aluminum siding). Craftsman detailing also shows up in a number of houses, with the most commonly seen features being eave brackets and square, tapered porch piers. It is also common to see gabled porches whose profile matches that of the house roof. Examples of these influences can be seen at 222 W. 9th Street (no. 91), 305 W. 9th Street (92), 212 W. 10th Street (no. 99), 217 N. Brown Ave. (no. 138), and 200 S. Washington St. (no. 301).

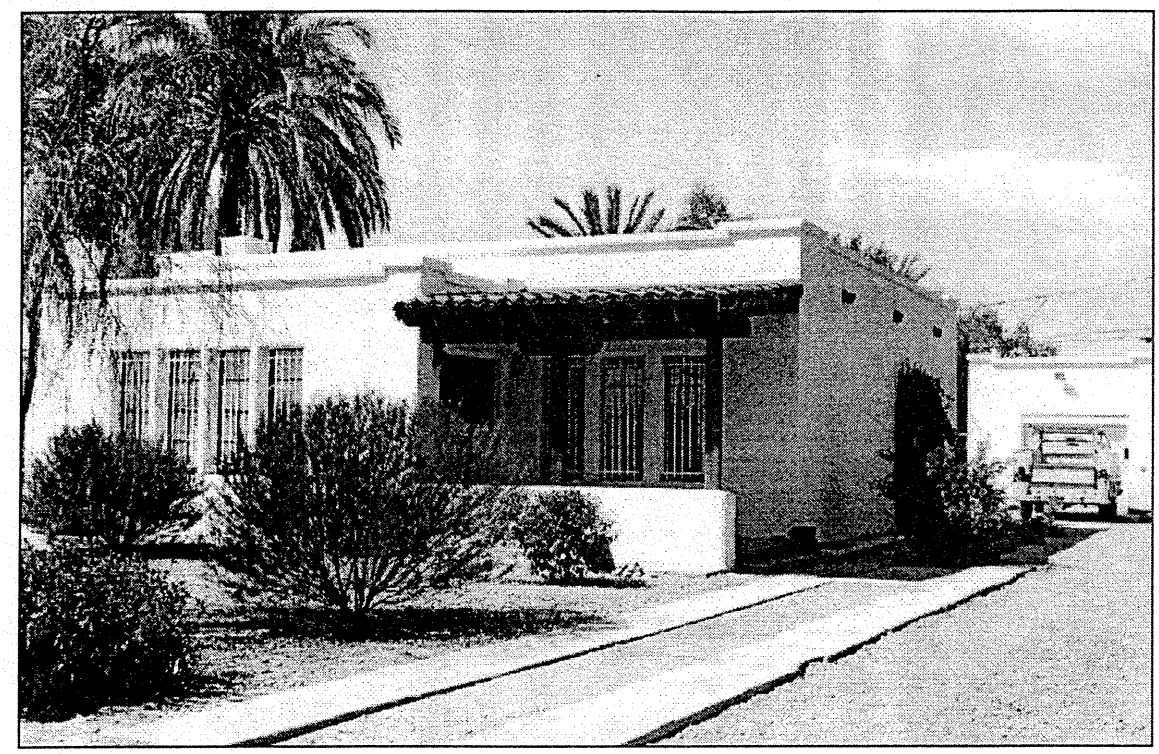
Spanish Eclectic

More examples of this style were found in the survey than any other: twenty-one, which includes ten fully realized residential examples, eight houses that have Spanish Eclectic detailing but are not very good illustrations of the style, and three commercial or public buildings. Unlike the Craftsman houses, which tend to be concentrated in the First Addition, the Spanish Eclectic houses are distributed among all of the older additions.

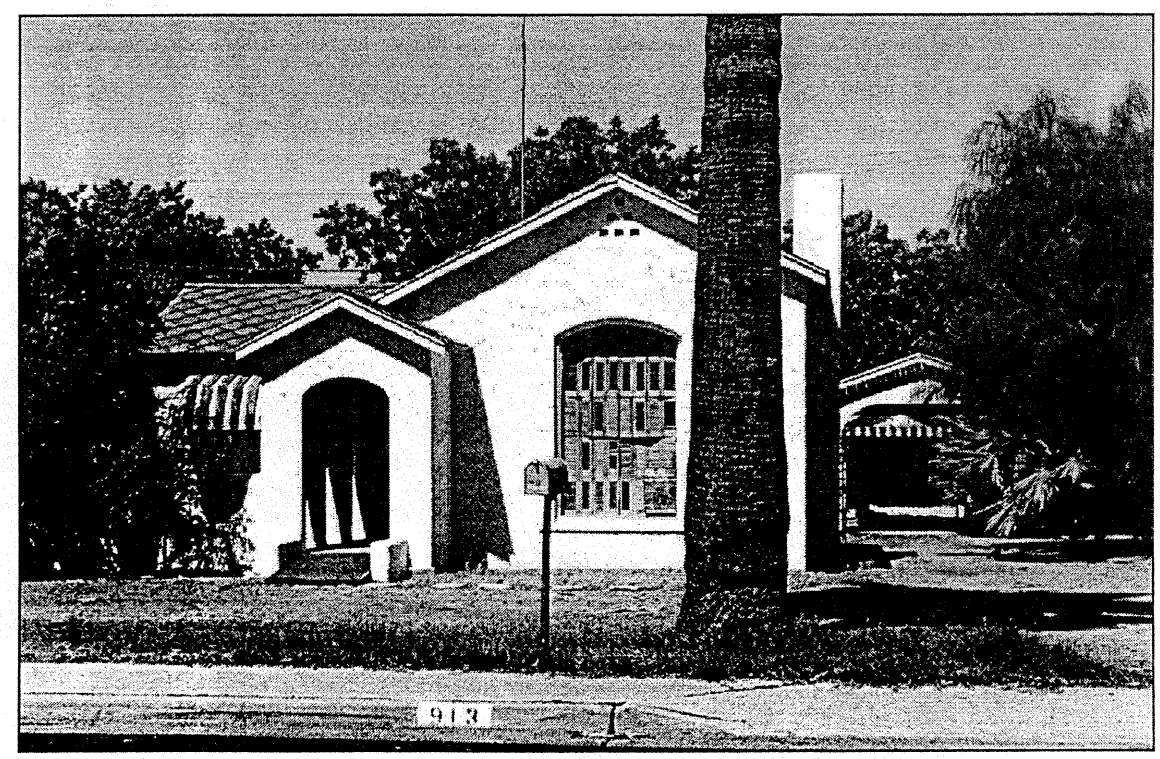
The term "Spanish Eclectic" is used here to refer to any house with design features that are borrowed from or loosely based on Hispanic architectural traditions: Spanish Colonial Revival, Mission Revival, and Monterey Revival. The term has been taken from *A Field Guide to American Houses,* in which Virginia and Lee McAlester argue that the distinctions among these styles are often so fine, and the cross-fertilization among them so widespread, that it makes more sense to use an umbrella term like Spanish Eclectic to describe all but the most exemplary high-style examples. As even the quickest glance at a 1920s plan book will reveal, "pure" examples of Spanish Colonial Revival architecture were not common, while "Spanish-style" and "Mediterranean-style" houses were.[23]

Spanish Eclectic was an outgrowth of the academic revival movement that took place in American architecture from the 1890s to the 1930s. Called academic because it was led by professional architects with formal training—a relatively new professional group, as architects had traditionally been trained by apprenticeship and practical experience—this movement sought to develop a distinctively "American" architecture. The academics' goal was not only to give expression to Americans' growing nationalism, but also to better acquaint the American people with their historical roots and give them more of a sense of belonging. After searching the architectural past for indigenous traditions that could be systematically adapted and modernized,

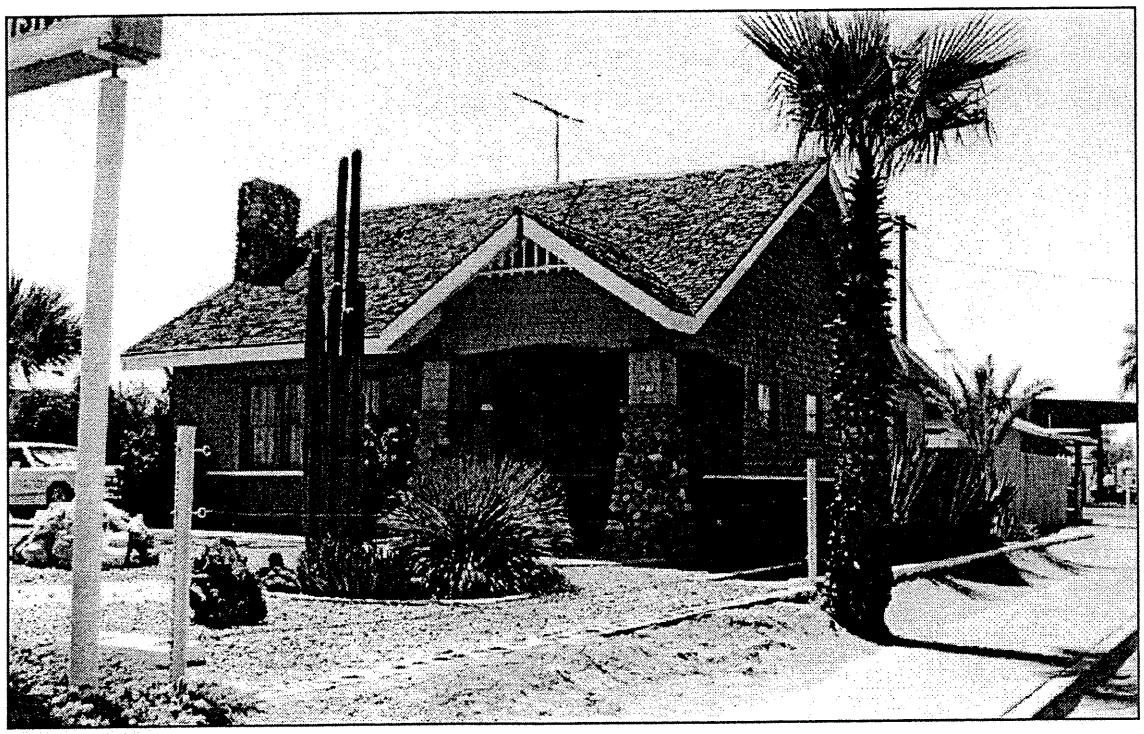
[23] McAlester, *Field Guide to American Houses*, 416ff.



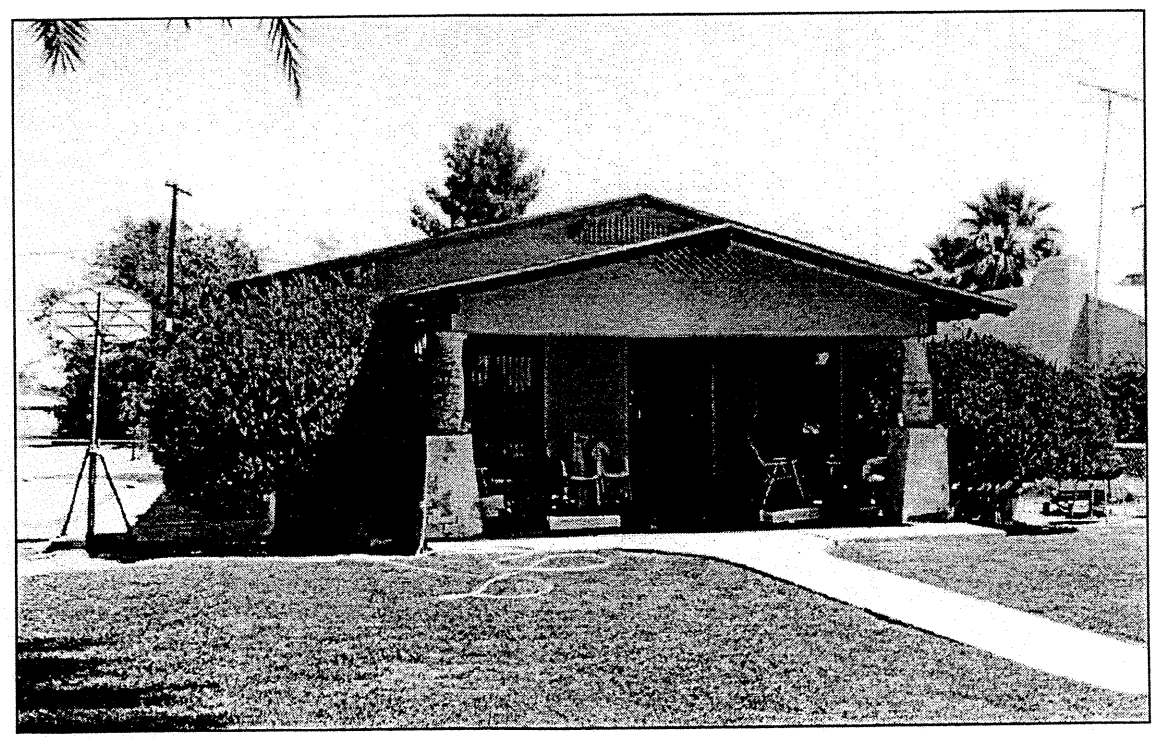
The Spanish Eclectic house can take many forms. This flat-roofed example is the Kochsmeier House, at 401 W. 2d Avenue (survey no. 18), built in 1929.



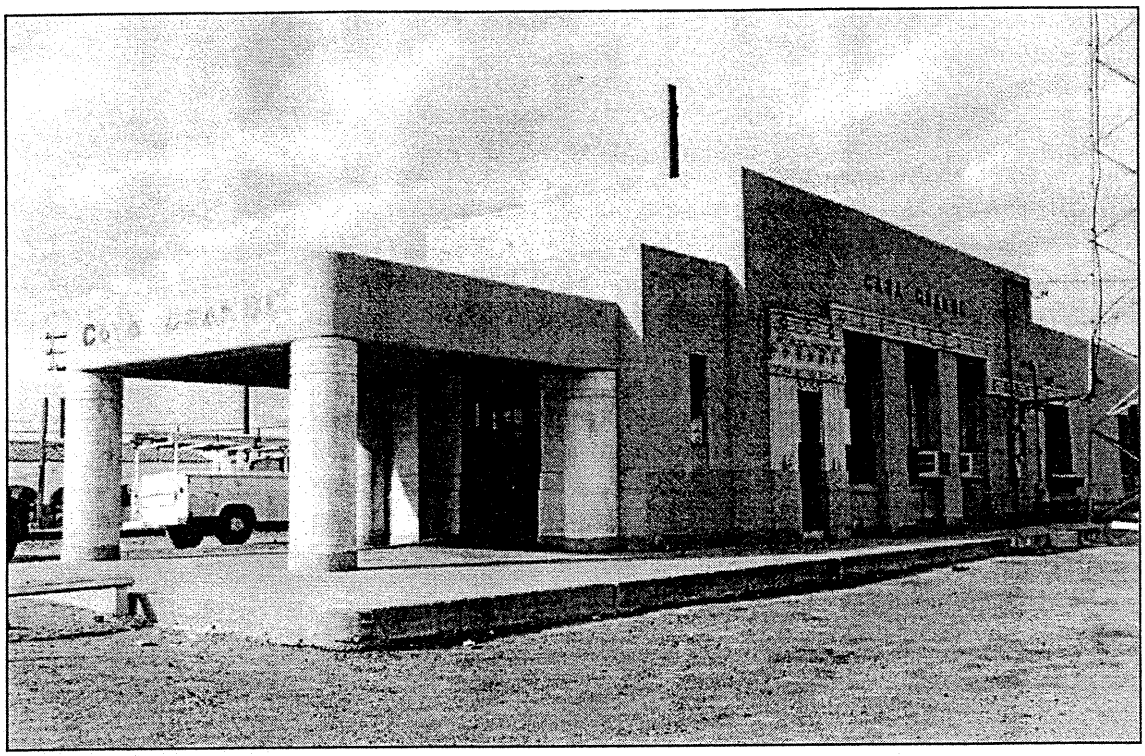
This example of Spanish Eclectic architecture might be called a "builder's Spanish" house. The style's influence can be seen in the arches, sutcco finish, and attic vents.



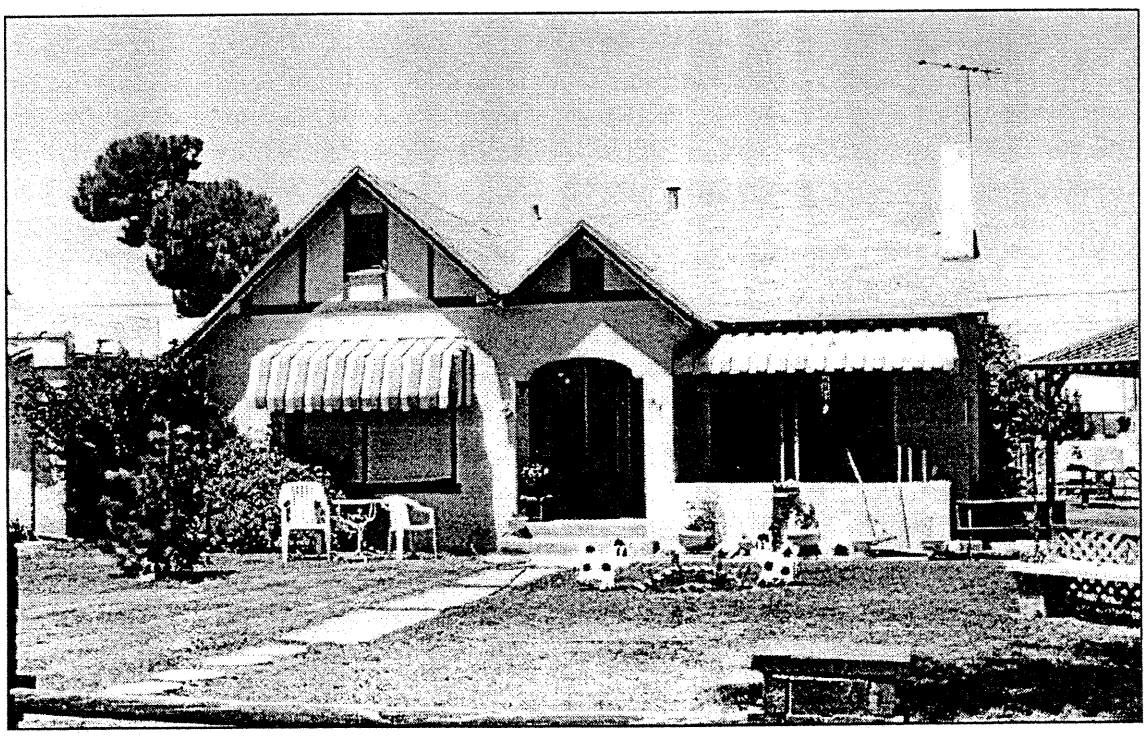
This Craftsman house, which is in excellent condition, is the best example of the style in Casa Grande. It is located at 323 W. 8th Street (survey no. 74) in the First Addition and was built sometime in the 1910s.



The influence of the Craftsman aesthetic can be seen in a number of houses that are not fully realized examples of the style. In this house at 222 W. 9th Street (no. 91), Craftsman details are the eave brackets, repeated gable on the porch cover, and tapered porch piers.



The Southern Pacific Railroad Depot on Main Street (survey no. 262) is an example of the Pueblo Deco style, which borrows its massing from Pueblo Revival and its ornament (in this case terra cotta trim around the windows and doors) from Art Deco.



The Kimball House at 87 N. Morrison Ave. (no. 269) is one of the few examples in Casa Grande of the Tudor Revival style.

the academic architects developed the revival styles: Spanish Colonial, Mission, Pueblo, English Colonial, and French Colonial.[24]

Of all these styles, the Spanish Colonial and English Colonial were the most popular. Houses with Spanish-style features were especially common in Florida and California, where they appealed to new migrants because of their association with the supposedly "easy-going," slow-paced lifestyles of Latin America and the Mediterranean. This style also benefited from an association with the glamour of Hollywood, and it conveyed a sense of historical depth that was missing in the subdivisions sprouting up everywhere in these two states. Where California and Florida led, much of the rest of the country eventually followed, thanks to plan books, house magazines, and architecture magazines. By the late 1920s, the "Spanish" house was being built in practically every part of the country, but especially in the southern and southwestern regions. On many of these houses, detailing from the Spanish Colonial tradition was combined with ornament typical of Italian Renaissance houses, in the process producing generalized "Mediterranean" houses.[25]

In Casa Grande, the term "Spanish-style" was often used in the newspapers to refer to buildings in this stylistic tradition. Some of these were reasonable skillful evocations of Hispanic architecture, while others were so called simply because they had stucco finishes and tile roofs. The typical features of the Spanish-style house are a flat or very-low-pitched roof (or combination of the two), which often is tiled; stucco or plaster finish, which can be applied to frame or concrete block (brick examples are not common); *canales* (circular or square roof drains cut into the parapet) or attic vents shaped to resemble *canales*; and the use of Roman arches in arcaded wing walls, porch entries, or entry vestibules (sometimes the arches are almost flat, with slightly rounded corners). Overall, the ornamentation on Spanish Eclectic houses is rather subdued; some also have porches with exposed wood beams and corbeled posts, and a few have wrought iron grilles over the windows or wrought iron gates. Most Spanish Eclectic houses have casement windows, either wood (3/1 and 4/1 being typical) or, in later examples, steel.

The premier example of this style is the Casa Grande Union High School main building on Florence Boulevard, which is already on the National Register and was not included on the survey list. Built in 1920-21, this is the largest public building in Casa Grande and is currently being remodeled for use by the city government. Another school, the Ocotillo School at 501 S. Florence (no. 225), formerly known as the Southside Grammar School, was built in 1930 and is a much plainer example of the style; it features a gable-front roof, which is unusual for Spanish Eclectic buildings. Noteworthy residential examples include three immaculately maintained houses at 401 W. 2d Avenue (no. 18), 923 N. Center Ave. (no. 193), and 1105 N. Lehmberg Ave. (no. 244), as well as a brick version at 1001 N. Lehmberg Ave. (no. 242).

The influence of Spanish Eclectic architecture in Casa Grande extends far beyond the houses and buildings that are fully realized examples of the style; indeed, if there is an overall design motif for Casa Grande, it might well be "Spanish-style" architecture, for there are many unstyled buildings that employ one or two Spanish Eclectic details, and many others that have tile

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[24] Alan Gowans, *Styles and Types of North American Architecture: Social Function and Cultural Expression* (New York: HarperCollins, 1992), chapter on the period from 1890 to 1930.

[25] A "Spanish" small house is described in Carley, *Visual Dictionary of Domestic Architecture,* and a similar "Southwest style" house is described in *Historic Homes of Phoenix: An Architectural and Preservation Guide* (Phoenix: City of Phoenix Historic Preservation Commission, 1992). Also, see plan books from the period, such as Jones, *Authentic Small Houses of the Twenties* (1929), and Small House Service Bureau, *Your Future Home* (1923).

roofs or stucco finishes. Examples of this kind of stylistic borrowing can be seen at 116 W. 9th Street (no. 86), 901 N. Brown Ave. (no. 146), 913 N. Brown Ave. (no. 147), and 502 N. Cameron Ave. (no. 169).

Tudor Revival

Houses that drew on medieval English building traditions for their inspiration—Tudor Revival is the term most commonly used for these—are not common in Casa Grande, but those that do exist (five were located in the survey) are distinctive enough to warrant separate discussion.

This style, which actually finds its precedents as much in Elizabethan architecture as in the Tudor period, was a spin-off of the academic revivals. It is related to the academic revival styles not because it represents an attempt to recapture a lost American architectural tradition, but because it shares with them a fascination with historical roots—in this case, roots extending deeper into English history than even the Colonial Revival style. Also, the Tudor style seems to have reflected a love of the picturesque, as well as a vague appreciation of "craftsmanship," which in Tudor Revival homes finds expression in the use of semi-rustic materials such as stucco, stone, and exposed timbering. Like many of the academic revivals, Tudor Revival architecture began with architects and elaborately conceived high-style examples and soon was popularized in plan books of the 1920s and 1930s, when it was often referred to simply as the "English-style" house. In many parts of the country, it was—after Colonial Revival—the most popular suburban vernacular style during those decades. (This seems to have been less true in Arizona.)[26]

Typical features of the Tudor Revival house include a steep-pitched roof, typically with one or more front-facing gables; decorative half-timbering; casement windows, typically of wood with divided-light glazing (sometimes in a diamond pattern or with leaded glass); and massive chimneys. Virtually all Tudor houses are clad in brick, stone, or stucco, and many feature compact entry vestibules rather than large open porches. The best examples of the Tudor Revival style in Casa Grande are found at 928 E. 10th Street (no. 96)—unfortunately, its proportions have been altered by a large addition to the rear—and 87 N. Morrison Ave. (no. 269). The Tudor influence—in the front-facing gable, roof pitch, or chimney—can be seen at 503 E. 5th Street (no. 59), 223 N. Brown Ave. (no. 140), and 301 N. Cameron Ave. (no. 163).

Pueblo Revival

This is one of the academic revival styles, all of which evolved out of the desire to develop American styles of architecture that were adaptations of indigenous building traditions. Pueblo Revival was arguably the most self-conscious of the academic revivals, for it was developed by architects working for railroads, hotels, and tourism promoters in New Mexico and California who sought a style that would attract the attention, and therefore the patronage, of Eastern tourists eager for a glimpse of the Southwest's exotic Indian and Hispanic cultures. By the end of the first decade of this century, the Pueblo style had been adopted by the city of Santa Fe as its preferred architectural style. At the same time, artists living in Taos were embracing not only Indian decorative arts but also local Hispanic building traditions, thus further promoting the style. The Pueblo Revival style never attained the popularity of other revival styles, remaining confined largely to California and the Southwest (except for isolated examples) and having relatively little impact on plan books, which preferred Spanish Colonial antecedents. As fascinated as Americans were by "Spanish style," they were decidedly less interested in anything that seemed too Indian and

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[26] Gowans, *Styles and Types of North American Architecture*, 254ff; McAlester, *Field Guide to American Houses*, 355ff; *Historic Homes of Phoenix*, 85-86; Carley, *Visual Dictionary of Domestic Architecture*, 200-201; Baker, *American House Styles*, 124-25.

Mexican, and Pueblo style architecture had deep roots in the indigenous building traditions of Mexico and the American Southwest.[27]

Pueblo Revival buildings are always flat-roofed structures, often with stepped parapets and several different roof levels, and are always clad with stucco or plaster (over frame, adobe, cast concrete, or concrete block). The best Pueblo Revival buildings have a sculptural, handmade quality: the walls have rounded corners, the parapets rounded edges, and the beams used to support ceilings and porch covers are often hand-peeled logs. In more ordinary examples, the ornamentation is less suggestive of hand craftsmanship and often consists only of projecting *vigas* or wood beams (which are usually decorative) and *canales* to drain the flat roof. Sometimes Pueblo-style buildings have exposed wood lintels over doorways and window openings.

There are not many examples of this style in Casa Grande; in the survey, only five were identified. These include a gas station at 218 E. Main St. (no. 257)—the best example in town of the style, but unfortunately one that is not being well maintained—and a very handsome Pueblo-influenced house at 904 E. 10th Street (no. 67), which has the massing but little of the detailing characteristic of the style. Another house that is Pueblo-influenced can be found at 111 W. 10th Street (no. 97).

Pueblo Deco

There is only one example of this style in Casa Grande: the Southern Pacific (now Union Pacific) Railroad depot at 201 W. Main St. (no. 262), which was built in 1939. Pueblo Deco, which is not a common style and is confined mostly to public and commercial structures, is a regionalized version of Art Deco, which was popular in the 1920s and 1930s. Art Deco buildings are heavily ornamented, typically with metal, tile, or glazed bricks, and often are linear or angular in their massing. Pueblo Deco have these features as well as the materials (stucco), colors (earth tones), and massing found in Pueblo Revival buildings, and in some examples they also feature decorations based on Southwest Indian artistic motifs and techniques. The depot in Casa Grande is a flat-roofed, cast concrete building that has been plastered and decorated with terra cotta tile, which runs around the doorways and window openings as well as in a band across some of the exterior walls. Although it is a relatively simple example of the style, it has been featured in a number of national publications on Pueblo Deco architecture.[28]

Other Styles

Often architectural styles have an impact that extends far beyond the buildings that were erected as self-conscious examples of those styles. This happens when builders borrow details, proportions, and ornamental techniques associated with one style and apply them to another style, or simply use them on otherwise unstyled structures. There are a few examples of this kind of indirect stylistic influence in Casa Grande.

Art Moderne. Two buildings, both residences, were located during the survey that show some influence from the Art Moderne style. Sometimes called simply the Moderne style, it was popular during the 1930s and 1940s and was an international style employed to give buildings an efficient, "modern" appearance (hence the name)—essentially a kind of streamlining. Moderne

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[27] Nicholas C. Markovich, Wolfgang F. E. Preiser, and Fred G. Sturm, eds., *Pueblo Style and Regional Architecture* (New York: Van Nostrand Reinhold, 1990); Christopher Wilson, "The Spanish Pueblo Revival Defined, 1904-1921," *New Mexico Studies in the Fine Arts* 7 (1982): 24-30.

[28] The depot is among the buildings discussed in Marcus Whiffen and Carla Breeze, *Pueblo Deco: The Art Deco Architecture of the Southwest* (Albuquerque: University of New Mexico Press, 1984), and Carla Breeze, *Pueblo Deco.* (New York: Rizzoli, 1990).

buildings feature rounded exterior corners, minimal ornamentation, flat roofs, and the use of glass as a decorative feature. One of these residences, at 317 E. 8th Street (no. 65), has several round windows and attic vents, as well as one rounded wall, a very low-pitch roof, and one set of slim vertical windows. The other, at 519 E. 3d Street (no. 39), also has one round window as well as a rounded porch cover and a flat roof. The latter's Moderne influence is now muted, thanks to a relatively recent change to the porch in which a hip was added to the cover.[29]

Richardsonian Romanesque. It may be stretching things to make this association, but a brick church at 400 E. 3d Street (no. 36) has several details that suggest the influence of this style—arches used for entries and windows and for ornament, and a rusticated concrete block band on the lower walls that contrasts with the brick cladding used on the remainder of the building. Although the Richardsonian Romanesque style had long since faded from popularity when this church was erected—it was popular in the last three decades of the nineteenth century—it is still possible that the minister or one of the parishioners admired a church built in this style and asked the builder in Casa Grande to copy some of its features. Richardsonian Romanesque buildings are typified by round arches over windows and entrances, towers, asymmetrical facades, and the use of rough-faced stone for cladding or ornamentation. Interestingly, there is a much simpler and less pretentious church on the south side of Casa Grande, at 200 S. Florence St. (no. 223), that appears to be modeled after this church on 4th Street; it, too, has an ornamental tower, a gable-with-parapet roof, and an entry located at the corner of the building.[30]

Built Environment of Casa Grande

For many years Casa Grande was a small town with a compact, clearly defined downtown; as recently as 1950, its corporate boundaries enclosed only 1.25 square miles. Today, Casa Grande is nearly 32 square miles in area, and it gives every indication of continuing to grow in the future. With no topographic features such as a river, hills, or even major drainages to constrain or direct development, Casa Grande has in recent years started to exhibit the formlessness characteristic of rapidly growing cities in Arizona and other western states. However, this is a characteristic primarily of the newer areas of the city; in the downtown and its adjacent residential neighborhoods, where the city's oldest and most diverse building stock is found and where this survey of historic resources was conducted, Casa Grande's small-town origins can still be seen.

When the original townsite of Casa Grande was first platted, everything was oriented toward the railroad, which effectively served as the axis for Casa Grande's grid. As the automobile gained prominence and trucks carried more of the nation's freight, the railroad ceased to be the defining feature of Casa Grande. Today, the major transportation arteries are Pinal Avenue, also known as Arizona Highway 387, and Florence Boulevard, which is Arizona Highway 287. Most of the city's commercial establishments, and all of its major shopping areas, are located along these two streets (and mostly along Florence Boulevard).

Over the years, several other streets have served for a time as the city's main thoroughfare. When the railroad was dominant, Main Street was the primary thoroughfare in Casa Grande. As highways were built connecting Casa Grande with the Phoenix and Tucson metropolitan areas, in the 1920s and 1930s, Main Street continued in that role; travelers coming from Phoenix entered town on Pinal Avenue, turned southeast on 2d Street at Five Points (the intersection of Pinal Avenue, 7th Street [now Florence Boulevard], 2d Street, and the Gila Bend road), continued south on Sacaton Street, and then turned onto Main Street, which as it left town became the highway to

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[29] Blumenson, *Identifying American Architecture,* 78-79.

[30] McAlester, *Field Guide to American Houses* , 301; Blumenson, *Identifying American Architecture,* 46.

Tucson. In 1952, this route changed when 2d Street, rather than Main, was designated as the highway through town. After Interstate 10 was built in the late 1960s, Florence Boulevard gradually emerged as the main thoroughfare through town; today travelers passing through Casa Grande drive past rather than through the downtown business district. The lower, eastern portion of Main Street is still a state highway (Arizona 84), but none of Main Street is any longer an important commercial street.

The original downtown business district was very compact, with most stores located on Main Street (facing the railroad) and a few situated on Florence, Washington, and Sacaton streets immediately north of Main. Beginning in the late 1920s, business owners began to move their buildings north on Florence, following the example of Louis J. Hammer and Maurice "Bud" Bottriell, who owned at least two blocks of property along Florence Street north of 2d Street. Hammer and Bottriell located their B & L Garage at the corner of 4th Street and Florence Street and began building commercial structures for lease to various tenants on the opposite side of Florence, between 3d Street and 4th Street. By 1940, when the last Sanborn map of Casa Grande was published, this block was completely built up, and other buildings had appeared on neighboring blocks. Despite this growth, this section of the downtown remained somewhat cut off from the rest of the business district (which was still centered on Main Street) by 2d Street, which at the time was home to vacant lots, scattered residences, and a handful of gas stations. It was not until the late 1940s that most of the lots on Florence Street north of 2d Street were developed, and it was not until the early to mid 1950s that 2d Street was developed and acquired the storefronts and other business buildings that can be seen there today.

Well into the 1960s, the downtown was the dominant center of Casa Grande and the focal point for most commercial, civic, and social activities. It was here that most of the city's businesses, government offices, and professional services were located. It was a typical small-town downtown: 2d Street, which was wider than other thoroughfares in the downtown, carried most of the traffic, and stores and businesses were distributed along 2d Street (between Florence and Sacaton) and Florence Street (between Main and 4th). The remainder of the downtown streets carried much less traffic, had a more diverse mix of uses, and (on the perimeter of the downtown) even included some residences. The two main business streets had the highest building densities in Casa Grande, as most of the stores were immediately adjacent to each other and set close to the sidewalk; parking was found on the street or in the vacant lots that had always been scattered through the original townsite on the downtown's perimeter. Most of the commercial buildings were one story in height—there never were a large number of two-story buildings in Casa Grande—although many employed high fronts or parapets to make more impressive facades, and many of the commercial buildings had canopies shading the sidewalk.

In most respects, this downtown survives today. The stores lining Florence Street and 2d Street are still there, there is still on-street parking, and many stores still have their sidewalk canopies. However, most of the city's business activity has migrated elsewhere, following automobiles and residents to the newer parts of town and, most importantly, to the commercial strips that have evolved on Florence Boulevard and, to a lesser degree, Pinal Avenue. This shift began in the 1960s and accelerated in the 1970s; it was during the latter decade that the Casa Grande Mall (1972) and K-Mart (1976) were built on Florence Boulevard. This was not the first time that the business district had moved; the first change actually came in the 1940s, when the commercial center of gravity shifted from Main Street to Florence Street, and was followed by a second shift in the 1950s, when some of the larger and newer stores began moving to 2d Street and to the section of Florence Boulevard that was adjacent to the original townsite.

Today, the downtown is still a commercial and service center, but it is no longer home to the larger retail establishments in Casa Grande. Most of the downtown businesses are specialty retail stores and service providers. In addition, city offices (police station, fire station, city hall, library, and senior center) and other government and social services are located there. One grocery store remains downtown, but most of the businesses that residents use for their day-to-day shopping now are located on Florence Boulevard. The highest building densities in Casa Grande are still found downtown, reflecting older patterns of commercial development, but so are a good number of vacant lots. These reflect not only the decline of the downtown as a business center but also the fact that the original townsite never was fully built up, leaving undeveloped land even in the busy years of the late 1940s and 1950s. Florence Street is now the dominant business street in the downtown area; although 2d Street carries more traffic, it has fewer retail establishments than in its heyday. Away from these two streets, the building densities and intensity of use fall off dramatically, giving the edges of the downtown a sleepy, small-town quality.

With the exception of west 1st Street, where a handful of older residences can be found mixed in with commercial properties, Casa Grande's downtown is clearly separated from the adjacent residential areas. On the south, the railroad tracks separate the business district from homes in the southern part of the original townsite; on the east, the division between residential and commercial areas is fairly clear, and it is reinforced by the vacant lots that are found on the eastern edge of the downtown. On the north, Florence Boulevard serves as a clear boundary to the main commercial area.

Prior to the Second World War, the residential growth of Casa Grande was fairly uniform in every direction except the west, with perhaps a slight tilt toward the north and east. The first residential addition, Katherine Drew's First Addition, was platted in 1913 immediately north of the original townsite, and the second addition, the New Casa Grande Townsite (later renamed the Myers Addition) was platted by Clara Myers in 1914 immediately east of the original townsite. Most of the older residential areas were laid out in the 1920s, and these developments appeared to the south and east of Myers Addition (all developed by the Myers family), northeast of the original townsite (most notably the Evergreen Addition, platted in 1928), and northwest of the original townsite (the various additions platted by Charles Bennett, most of which carry his name). Only one substantial addition was ever platted directly west of the original townsite (the E. P. Drew Addition, in 1924) or to the south (the Burgess Addition, in 1920).

The postwar growth of Casa Grande has been directed almost entirely toward the north and east, with the highways (Pinal Avenue and Florence Boulevard, and later I-10) serving as magnets for development. Casa Grande now exhibits a fairly common urban pattern, with a historic downtown surrounded by a ring or core of older residential subdivisions that in turn is surrounded by increasingly newer commercial strips and residential subdivisions. Some of the older residential neighborhoods are clearly delineated; such is the case with the residential area south of the railroad tracks (which comprises part of the original townsite, the Burgess Addition, the E. P. Drew Addition, and several other small subdivisions) and the residential area often referred to as the "west side," which lies west of Pinal Avenue. Other residential areas tend to be less well defined; these include the First Addition and the subdivisions located east of the original townsite (Myers Addition, Myers Second Addition, and Myers Homesites). Perhaps the most identifiable neighborhood in the older area is the Evergreen Addition. Developed initially as an exclusive residential subdivision in Casa Grande—it had deed restrictions governing building costs and barring non-whites as owners—it is easily distinguished by its mature vegetation and large homes.

Recommendations

Introduction

The primary purpose of a historic resources survey is to identify historic properties that are good candidates for preservation, that is, for listing on the National Register of Historic Places either individually or grouped together in historic districts. If a local preservation ordinance exists, as it does in Casa Grande, a survey also may be used to identify local landmarks or potential local historic districts. In addition, surveys gather and organize information that will assist consultants, property owners, and local and state officials in carrying out future preservation work. This includes not only the historical and architectural contexts that are part of this report (which contain information necessary to complete National Register nomination forms), but also data that can be used for preservation planning, such as lists of especially significant properties or endangered properties, and summaries of local conditions that affect historic properties.

A historic property may be nominated to the National Register of Historic Places in three ways: individually, as a contributor to a historic district, and as a component in a multiple property nomination. There are a number of practical benefits to being listed on the National Register, among them Arizona state property tax reductions for residences and commercial properties, as well as federal investment tax credits for commercial properties. In addition, listing can sometimes increase the market value of a historic property, and the establishment of historic districts often is a useful tool for stimulating new commercial development or stabilizing neighborhoods that are in decline.

However, most historic property owners seek listing on the National Register not for these tangible benefits, which vary depending on the type of property and its surroundings, but for the honor and distinction that come with owning a recognized historic building, as well as for the satisfaction of knowing that their efforts contribute to the preservation of their community's heritage. The honorary nature of the National Register is most clearly seen in the level of protection it provides: listing imposes no restrictions on what an owner may do with his or her historic property, and it cannot by itself prevent the alteration or even demolition of a building.

Summary of Recommendations

This survey has identified twenty-nine individual properties that have sufficient historical integrity and significance to warrant further investigation and possibly nomination for listing on the National Register of Historic Places. Of these twenty-nine properties, eight are located in the downtown business district, two elsewhere in the original townsite (all north of the railroad tracks), six in the First Addition, four in the Evergreen Addition, five in the residential areas east of Casa Grande Avenue, two south of the railroad tracks, and two on the highway to Gila Bend.

An additional sixteen properties have been identified as potentially eligible in the future. Some of these are too recently built to be eligible now, others lack important historical information, and still others have a single integrity problem that needs to be reversed (and possibly can be) or should be discussed with the SHPO.

Currently there are no areas in the city eligible for listing as national historic districts. Although a substantial portion of the buildings on the survey list retain enough integrity to serve as contributors to a historic district, they are either clustered in isolated pockets too small to make up a district or intermixed with newer buildings and vacant lots to such an extent that the historic character of the area has been compromised.

However, in two areas that were surveyed—the downtown and the Evergreen Addition—there is a substantial number of properties built in the early 1950s that will reach historic age (fifty years old) within the next ten years, after which time the likelihood of getting these areas listed as national historic districts will have increased. Therefore, this report recommends that the City of Casa Grande create local historic districts in the downtown business district and the Evergreen Addition, to protect not only the existing historic buildings located there but also those areas' historic character, the loss of which would jeopardize any future attempt to establish national historic districts.

Determining Eligibility for the National Register

To be placed on the National Register of Historic Places, a property or district must be historically significant. More specifically, it must meet at least one of the following criteria:

> "The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> - That are associated with events that have made a significant contribution to the broad patterns of our history [Criterion A]; or
> - That are associated with the lives of persons significant in our past [Criterion B]; or
> - That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction [Criterion C]; or
> - That have yielded, or may be likely to yield, information important in prehistory or history [Criterion D]."[1]

In addition to these basic criteria, the National Park Service has established "criteria considerations" that must be taken into account as well. These describe property types that are generally *excluded* from the National Register: cemeteries, birthplaces and graves of famous persons, churches and other religious properties, buildings or structures that have been moved from their original locations, reconstructed historic buildings, and properties that have attained their significance in the last fifty years (an exclusion that effectively keeps properties from being listed if they are less than fifty years old). Exceptions can be made to these exclusions, most notably with churches that are considered architecturally (rather than historically) significant and with moved properties that attained their significance after being relocated. Exceptions to the fifty-year rule are rarely made, and then only for unusually significant properties.

Identifying Historical Contexts

The key to establishing the significance of a historic property lies in identifying its appropriate historical context(s). A context is some facet or aspect of history (an event, series of events, or broad historical pattern) that can be illustrated by historic properties. All contexts have a level of significance (local, state, or national), as well as a period of significance (the years in

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[1] This language is taken directly from National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, published by the National Park Service. This discussion of eligibility criteria and significance, and the following sections on historic contexts and integrity, are based on Bulletin 15 and Bulletin 16A, *How to Complete the National Register Registration Form.* Persons seeking to nominate properties to the National Register must consult these publications, and they are advised to consult others as well. A complete list of National Register bulletins is available from the SHPO.

which the event or pattern of events took place). Generally, contexts correspond to the basic criteria for listing on the National Register, so that it is common to speak of historical (criteria A and B), architectural (criterion C), and archeological (criterion D) contexts. The following are sample contexts that could be used for National Register nominations of properties in Casa Grande:

- Town growth and economic development related to the rise of large-scale commercial agriculture in the 20th-century West, at the state or local level of significance, with a period of significance from 1920 to sometime in the early to mid 1950s. This is the appropriate historical context for understanding the development of Casa Grande's downtown and residential areas after the railroad ceased to be the primary means of transportation (around 1920) and during the tremendous growth of the local cotton economy. As is always the case with National Register nominations, the end of this period of significance would be fifty years before the year in which the nomination is completed.

- The use of indigenous building materials—in this case, desert fieldstone—in a way that constitutes a distinctive local building tradition. This is an architectural (as opposed to historical) context that can be used to interpret and preserve the town's interesting stone buildings. It most likely is significant at the local level, with a period of significance determined by the actual dates of construction for all of the stone buildings nominated under that context.

- Vernacular style trends in 20th-century domestic architecture. This is another architectural context, one well suited to interpreting the period revival homes (Spanish Eclectic, Pueblo Revival, and Tudor Revival) found in Casa Grande's older neighborhoods or the early ranch houses found in such neighborhoods as the Evergreen Addition. These would both be significant at the local level, and their periods of significance would be 1920-1940 (for period revival houses) and 1940 to sometime in the mid-1950s (for early ranch houses).

Establishing Periods of Significance

Establishing the period of significance is an especially important step in nominating historic districts because properties in a district can be listed as contributors only if they existed during the period of significance and—most importantly—contributed to the historic character of the district during that period. For example, if a neighborhood were determined to be significant for its period revival houses, its period of significance would likely be the 1920s and 1930s (when most houses in these styles were built). An early ranch house built in 1941, even though of historic age, would not qualify as a contributor in that district because it was constructed after the period of significance and could not have contributed to the historic character of the neighborhood (which is defined by its period revival houses). Also, it is important to remember that an individual property's period of significance is not determined by how long it has been in use but by when it "achieved the character on which significance is based." Taking a hypothetical example from the above-mentioned neighborhood, a 1929 Spanish Eclectic house would have a period of significance extending from its construction date to the year when houses of that style were no longer being built—probably around 1940—even if the house has been in constant use up to the present.

Assessing Integrity

According to the National Park Service, "integrity is the ability of a property to convey its significance." What this means is that the building, structure, or place has to retain the "essential" physical features that were present during its period of significance. Not every feature is essential; for example, the interior of a historic building is not considered essential unless the claim to significance is based on what is inside the structure. Also, its is generally the case that the rarer and

older the property, the more lenient one can be in assessing its historical integrity—and, conversely, the newer and more common the property, the more strict one must be.

There are seven fundamental aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Location is the most straightforward; in almost all cases, a property must remain at its original location to be listed on the National Register. Also, a property must retain its "essential" design features, which for buildings typically include the massing (height, depth, and roof forms), arrangement of windows and doors, ornamentation, surface textures and materials (such as wall cladding), and landscape features. For historic districts, essential features include the spatial relationship of major features, layout of roads and walkways, and "visual rhythms" of streetscapes or landscapes (for example, the repetition of certain building forms or heights).

Buildings also must retain their "key exterior materials dating from the period of significance." This is generally interpreted to exclude buildings whose historic features have been reconstructed using new materials, but exceptions are sometimes made if the building retains other historic features or is of special significance. Of equal importance is workmanship, which is the visible evidence of artisanal labor or skill such as carving, painting, joinery, and the like.

Setting, feeling, and association are more difficult to characterize, but they are nevertheless important. With some properties, such as farms and parks, the setting (physical environment) is critical and must be similar to what it was during the property's period of significance. Feeling is "a property's expression of the aesthetic or historical sense of a particular period of time." While the absence of historical feeling can prevent a property from being listed (especially with districts), its presence alone is not enough to get a property listed, mainly because it is such a subjective factor. Finally, a property must retain its essential historical association, which is "the direct link between an important historic event or person and a historic property." Generally, this link is present when a building or district retains enough of its historic features and characteristics to suggest a different time or era, and to be recognizable to its original occupants.

There are special integrity requirements for historic districts, which are defined as areas that possess "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." In general, the integrity standards that properties have to meet to be considered contributors to a district are not as strict as the ones that are used to judge the integrity of the same type of property being nominated for listing by itself. However, while the components of a district (typically buildings) need not be individually distinguished, they must be related historically to each other and be a "unified entity." Also, they must retain enough of their essential historic features as a group to convey "a visual sense of the overall historic environment," and they also must be significant as a group.

Furthermore, there are requirements concerning the proportion of properties in a district that must retain their integrity. For a national historic district to retain its integrity, a majority of the properties "that make up the district's historic character" must possess integrity, and "the relationship among the district's components must be substantially unchanged since the period of significance." A building or other property cannot contribute to a historic district if it has been substantially changed since the district's period of significance or "it does not share the historic associations of the district." For example, if part of Main Street in downtown Casa Grande were nominated as a district because of its commercial buildings associated with the railroad, a 1930s-era gas station in the district probably would not be considered a contributing property. Also, the integrity of an entire district can be jeopardized "if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment."

What these guidelines mean in practical terms is that a historic district has to be more than a cluster or neighborhood of buildings that were built at least fifty years ago. First, in most cases a majority—more than half—of the buildings in a district must be contributors. It is possible for a national historic district to be established in cases where less than a majority of the existing properties are contributors, but generally this occurs only when the potential district is exceptionally rare or significant. (As with individual buildings, the older and rarer a potential district is, the more leniently the integrity standards are applied.) Also, the boundaries of a historic district must be coherent and rooted in the history of that district; it is not permissible to "gerrymander" a district's boundaries in order to establish a majority of contributing buildings. It is for this reason that the boundaries for residential historic districts often conform, at least in part, to subdivision lines. Also, the historic district must have some kind of distinctive character that is easily recognizable to the casual viewer—in other words, it must look "old." This character might be reflected in the street widths and layout, the vegetation, or the styles, types, and sizes of the buildings. Because most historic districts are significant at least in part because of their architecture, in practical terms "distinctive character" means that a district typically contains a high concentration of buildings that are similar in style, materials, or methods of construction. Finally, the contributing properties must be related to one another in some way, either because they were built during the same period or because they contributed to the same historical development.

Potential Historic Districts in Casa Grande

Residential Areas

The residential area with the greatest potential for being listed on the National Register as a historic district is the Evergreen Addition. It is a distinctive neighborhood with a definite historic character, thanks in large measure to its lush vegetation (a rarity in Casa Grande) and the presence of two types of houses: period revivals (mostly Spanish Eclectic) and early ranch houses. Also, unlike the other historic neighborhoods in central Casa Grande, the Evergreen Addition does not have many vacant lots or recently built houses. Although it developed slowly after being platted in 1928 (which explains the low number of period revival houses located there), it quickly filled with houses after the Second World War, thus giving the neighborhood a pronounced late 1940s–early 1950s feeling. It is for this reason that the potential for a district here cannot be realized at least until midway through the first decade of the next century (around 2005), by which time the houses built in the addition during the early 1950s will have reached historic age. A few of the earliest ranch houses (from the late 1940s) are potentially eligible for the National Register now, but most of the ranch houses in the addition were built too recently to qualify for listing at this time.

It cannot be overemphasized that this assessment of the Evergreen Addition's potential as a national historic district is based on very limited survey data, for only a small number of the houses in the addition (twenty-seven) were surveyed. Together with the three properties in the neighborhood currently on the National Register, this gives a proportion of potential contributors—19 percent—that is far too low to consider establishing a national historic district.[2] Before the Evergreen Addition can be considered for listing as a national historic district, the remainder of the properties in the neighborhood need to be surveyed and their eligibility assessed.

Three other neighborhoods included in the survey are old enough to be historic districts but are not good candidates for listing on the National Register: the First Addition (the oldest surveyed

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[2] For a description of the area covered by the survey and information on the number of properties located and surveyed there, see the appendix, "Surveyed Buildings by Subdivision."

neighborhood), the Myers Addition, and the Myers Second Addition. Only a minority of the houses now standing in any of these three neighborhoods could be considered contributors during their periods of significance. Like most of the older neighborhoods in Casa Grande, these additions developed slowly, so that they now are filled with a wide variety of houses that have little in common architecturally or chronologically. Often these disparate houses sit side by side, thus diluting the historic character not only of the neighborhood but of individual blocks as well.

This problem is graphically demonstrated when the proportion of properties surveyed in each area is considered. Even if every surveyed property is assumed to be potentially eligible and therefore a contributor (which in fact is not the case), there simply are not enough historic houses present to make up a district in any surveyed neighborhood in Casa Grande. For example, in the First Addition and Katherine J. Drew's Second Addition, which are adjacent and effectively make up the same neighborhood, only 38 percent of the houses were surveyed or are already listed on the National Register—far less than a majority. In the Myers Addition and Myers Second Addition, taken together, only 39 percent of the properties were surveyed or already listed on the National Register.[3]

Downtown Business District

Like the Evergreen Addition, the downtown in Casa Grande is a distinctive part of the city with an identifiable historic character—in this case, a small-town business district with low-profile, one-story buildings; shade canopies over many of the sidewalks; low-speed streets with on-street parking (as opposed to parking lots); and a pedestrian-friendly environment. Architecturally, Casa Grande's downtown contains an interesting blend of commercial buildings from before and after the Second World War that together illustrate the changes that took place in commercial architecture in Arizona during the 1940s and early 1950s, when the traditional 1-part commercial block—the mainstay of Arizona business districts since the late 19th century—began to give way to newer building forms. Overall, the atmosphere downtown is reminiscent of the 1950s.

Unfortunately, a historic area reminiscent of the 1950s is too "young" to qualify now for listing on the National Register, given the fifty-year threshold for eligibility. This is the principal reason that Casa Grande's downtown cannot now be considered a viable candidate for listing as a national historic district. While there are clusters of buildings dating from the 1920s, 1930s, and 1940s that could contribute to a district now—see the map on page 27 that identifies these clusters—they are too small and too distant from each other to make up a credible district. For example, a cluster on north Florence Street consists only of the buildings facing each other on one block (Florence between 3d Street and 4th Street) plus a handful of nearby buildings, none of which is directly adjacent to the Florence structures. The National Park Service does not allow the creation of historic districts that are broken into noncontiguous sections except under special circumstances (which are not present in Casa Grande), so it is not possible to establish a district by combining this block with others in the downtown that have high concentrations of historic buildings (for example, the block on Florence between Main Street and 1st Street).

With the passage of time, it may be possible in the future to get Casa Grande's downtown listed as a national historic district—perhaps around 2005, by which time many of the buildings located on 2d Street and Florence Street that were built in the early 1950s will be at least fifty years old. However, before a national historic district can be established in downtown Casa Grande, the buildings that were not surveyed for this report—on 2d Street, on Florence north of 2d Street, and

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[3] For a description of the area covered by the survey and information on the number of properties located and surveyed there, see the appendix, "Surveyed Buildings by Subdivision."

in a few other locations—must be surveyed to determine whether they in fact will be eligible for listing. Also, if and when a national historic district is proposed for downtown Casa Grande, care must be taken to draw the boundaries in such a manner as to take in the core streets of the business district—especially Florence Street between Main and 4th, but also 2d Street one block on each side of Florence—but at the same time avoid the vacant lots and newer buildings that are now found on the perimeter of the business district. Unfortunately, there is an especially high proportion of empty lots and newer buildings along Main Street and West 1st Street, making it unlikely that these areas—once the heart of Casa Grande's business district—can be included in a downtown historic district.

Establishing Local Historic Districts

If the property owners in the Evergreen Addition and downtown business area, along with Casa Grande city officials, members of the Casa Grande Historic Preservation Commission, and Casa Grande Main Street, are interested in establishing future national historic districts in these two areas of the city, it is important that steps be taken now to protect the integrity of the remaining historic buildings and streetscapes located there. This would involve working with property owners to encourage the retention of existing historic buildings, the repair and renovation of existing buildings in ways that will not compromise their historical integrity, and new construction or development that is compatible with existing historic buildings, streetscapes, and other essential features of these potential districts.

The most effective mechanism for doing this is a local historic district, which can be established in Casa Grande under the city's historic preservation ordinance passed in 1991. The criteria for a local district are independent of those for national historic districts. Thus, the City Council—acting on the recommendation of the Historic Preservation Commission and with the permission of a majority of the affected property owners—can designate an area not eligible for the National Register as a local historic district. The ordinance defines a local district as:

> "an area with definable boundaries designated as a 'historic district' by the City Council and in which a substantial number of the properties, sites, structures or objects have a high degree of cultural, historic, architectural, or archaeological significance and integrity, many of which may qualify as Landmarks, and which may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archaeological significance to qualify as Landmarks, nevertheless contribute to the overall visual characteristics or the significant properties, sites, structures or objects located within it."

Unlike listing on the National Register, listing as a local district is more than honorary; it also imposes limits on what property owners may do to their buildings, thus providing a measure of protection for historic structures. As stated in the ordinance:

> "No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction or moving of a landmark, or property within a historic district, nor shall any person make any material change in the appearance of such a property, its light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements visible from a public street or alley which affect the appearance and cohesiveness of the historic landmark or historic district, without first obtaining a certificate of appropriateness from the Historic Preservation Commission."

The ordinance's requirements for "appropriate" modifications are only generally stated, and the commission is required to consult *The Secretary of the Interior's Standards for Rehabilitation and*

Guidelines for Rehabilitating Historic Buildings for specific guidance.[4] Changes to a local landmark or district contributor are considered appropriate when they retain as many of the original historic features as possible and are compatible with the building's historic character (changes to an existing structure) or the district's historic character (new construction and changes to an existing structure).

The ordinance does not specify what information must be gathered before a property or district can be nominated for the local landmark list, nor does the city have a form or established procedure for nominating local landmarks or districts. (With two exceptions, the city's current local landmarks were first listed on the National Register.) This means that it will be up to the Historic Preservation Commission to determine how much survey information will be required for local districts. To be placed on the National Register as a contributor in a national historic district, a property must (according to the Arizona SHPO) be documented using the Arizona Historic Property Inventory Form. It is strongly recommended that the Historic Preservation Commission adopt this form as the minimum required for every property proposed as a contributor to a local historic district. If the Historic Preservation Commission chooses to use this form to document contributors to local historic districts, then a substantial portion of the documentation required for a National Register district nomination will have been completed by the time the local district is established.

For many of the properties covered by this survey, there is sufficient information on hand to include them in any local district or in any National Register district nomination. However, not all of the properties included in the two potential local districts were covered by this survey. Only a small portion of the Evergreen Addition was included in this survey (19 percent of the properties). And an important portion of the downtown business district—the buildings on 2d Street and on Florence Street between 2d Street and 3d Street—was omitted from this survey. Normally, historic districts (local or national) are not proposed until all or a substantial majority of the properties included in them have been surveyed. An exception is being made here because of the strong local interest in preserving the historic character of these two areas and because enough information has been gathered about these two areas to know that they are distinctive and historically significant at least at the local level.[5] *Consequently, before local districts can be established in these two areas, additional properties must be surveyed.*

Ideally, all properties in a proposed district are surveyed. In practice, this is not always done in Arizona. Often a windshield survey is first conducted to determine if a majority of the properties appear to be old enough to qualify for the National Register. If this appears to be the case, then a final survey is done using the list generated by the windshield survey. No matter which survey method is used—complete or partial—it is important that accurate historical data be gathered for all of the potential contributing properties. Otherwise, it will not be possible to draw appropriate boundaries, nor to distinguish eligible from ineligible contributors. For this reason, it is best not to rely on dates from the Pinal County assessor's work files. Instead, contributing properties can be dated using more reliable information sources such as newspaper articles, tax assessment rolls, Sanborn maps, legal documents, and the like.[6]

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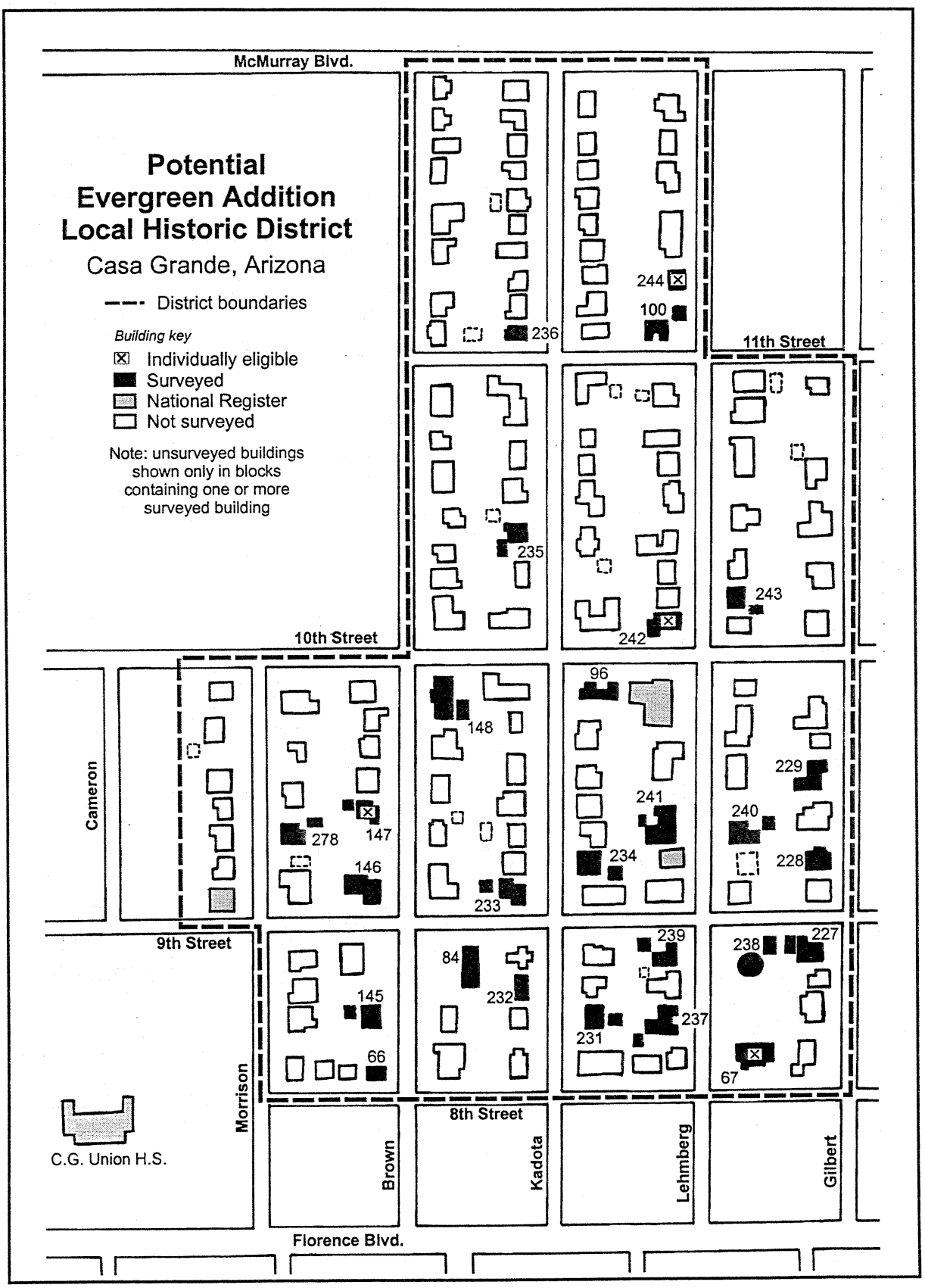
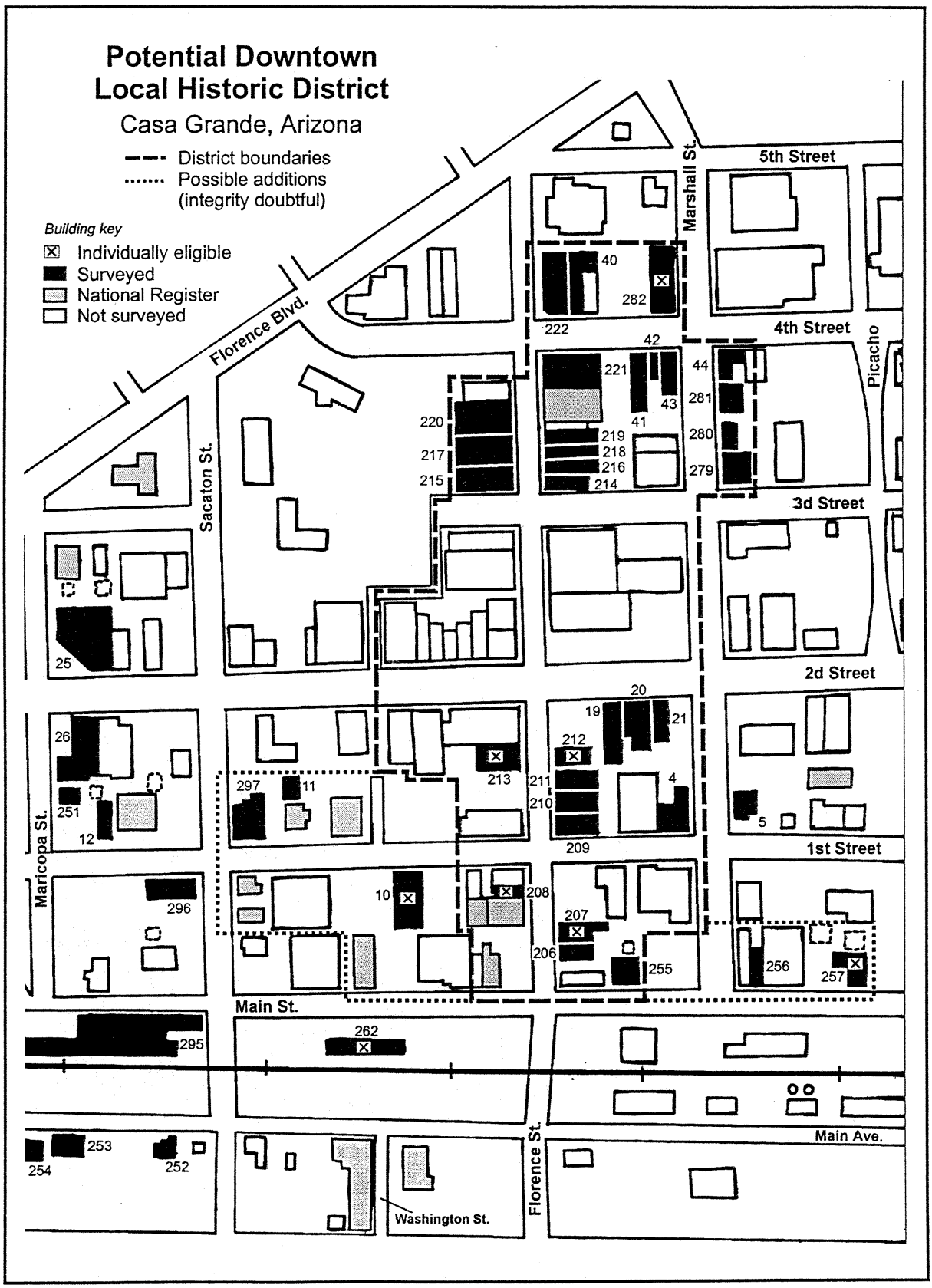
[4] A copy of this booklet is available from the National Park Service or the Arizona SHPO.

[5] This interest, which is most acute with the downtown, was communicated by the members of the Historic Preservation Commission to me on two occasions when I met with commission members to discuss the progress of the survey (15 January 1998) and the preliminary survey recommendations (19 March 1998).

[6] Detailed guidelines on conducting a survey can be found in National Register Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning.*


Potential
Evergreen Addition
Local Historic District
Casa Grande, Arizona
District boundaries
Building key
Individually eligible
Surveyed
National Register
Not surveyed
Note: unsurveyed buildings shown only in blocks containing one or more surveyed building
McMurray Blvd.
10th Street
11th Street
9th Street
8th Street
Florence Blvd.
Cameron
Morrison
Brown
Kadota
Lehmberg
Gilbert
C.G. Union H.S.
236
244
100
235
242
243
148
96
278
147
146
233
241
234
229
240
228
145
66
84
232
239
231
237
238
227
67


Potential Downtown
Local Historic District
Casa Grande, Arizona
District boundaries
Possible additions
(integrity doubtful)
Building key
Individually eligible
Surveyed
National Register
Not surveyed
Florence Blvd.
Sacaton St.
Marshall St.
5th Street
4th Street
3d Street
2d Street
1st Street
Picacho
Maricopa St.
Main St.
Main Ave.
Florence St.
Washington St.
40
282
222
42
221
43
41
44
281
280
279
220
217
215
219
218
216
214
25
26
251
12
297
11
213
20
19
21
212
211
210
4
209
5
296
10
208
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255
256
257
262
295
253
254
252

The likely boundaries for the potential Evergreen Addition Local Historic District and the potential Downtown Local Historic District are shown on the maps included in this section of the report. The boundaries of the potential Evergreen Addition district are the most speculative, given the low proportion (19 percent) of the properties there that were included in this survey; these boundaries were drawn simply to indicate those blocks covered in the windshield survey. It is strongly recommended that all of the buildings in the Evergreen Addition be surveyed before a local district is established. After doing so, it may be possible to extend the district boundaries to take in the northeast corner of the addition or additional blocks west of Morrison Avenue.

The task of drawing boundaries for the downtown district has been complicated by several factors. The existing historic downtown developed slowly over a relatively long period (from the early 1900s to the 1950s), during which many historic structures were demolished or altered significantly. Now there are substantial gaps in the downtown's historic streetscapes, as well as a number of vacant lots and newer buildings. Because the boundaries for a historic district should correspond to important geographic features (if they are present) and to the street layout, drawing convoluted boundaries simply to include every old building is not possible. Given these factors, it seems best to orient the district around Florence Street, which during the 1940s became the primary shopping street in downtown Casa Grande. Also, given the integrity problems produced by new construction and demolition of historic properties, most of Main Street has been excluded from the district, although two sections (identified on the map) have been identified as possible additions even though their overall integrity is doubtful.

In addition to Florence Street, the potential downtown district includes 4th Street between Florence and Marshall (where almost all of the buildings date from the late 1930s to late 1940s), Marshall Street between 4th Street and 3d Street (where several buildings, all dating from the 1940s and early 1950s, were surveyed), 2d Street east of Florence (where three buildings dating from the 1920s through the 1950s were surveyed), 2d Street west of Florence (an important shopping street after the highway was relocated in 1952), and 1st Street between Florence and Marshall (where the former post office is located). The key to this potential local historic district is the area in the middle that has not been surveyed yet: 2d Street between Washington and Marshall, and Florence Street between 2d Street and 3d Street. Without this section, a downtown historic district would not be feasible because it would be too fractured.

It is strongly recommended that all of the buildings in the downtown be surveyed before a local district is established. After doing so, it will be easier to adjust the district boundaries to take in the appropriate number of historic buildings. Looking ahead to the time when the area might be proposed as a national historic district, it is important that the boundaries be coherent and not take in too many vacant lots and noncontributing structures (even if this means a somewhat smaller district). Working closely with the SHPO will be the best way to ensure that any local district's proposed boundaries are properly drawn.

Potential Contributors to Future National Historic Districts

A number of the properties surveyed in the Evergreen Addition and downtown area that are not individually eligible for the National Register would be eligible as contributors, were those areas to be proposed as national historic districts. If the city were to declare these areas as local districts and then later attempt to get them nominated as national districts, the buildings listed below could be included in the nominations as contributors. In addition, any building currently listed on the National Register or eligible for listing individually would be a contributor. (The "eligibility"

column indicates why the building is not individually eligible: "Int" means it lacks integrity, "Sig" means it is not significant, and "Inf" means there is insufficient information about the property.)

Survey No.	Address	Current Occupant	Year Built	Eligibility
Downtown				
4	116-20 E. 1st Street	vacant offices	after 1940	No : Int / Sig / Inf
19	109 E. 2d Street	Cycle Center	1929	No : Sig
20	113 E. 2d Street	VFW Post No. 1677	1950	No : Age
21	117 E. 2d Street	Copper Star Smokehouse; Rehability; Palo Verde Land & Investments	1949	No : Age / Sig
40	104 E. 4th Street	Border Line Cafe	1945	No : Sig
41	113 E. 4th Street	Casa Grande Paint & Supply	1945	No : Int
42	115-17 E. 4th Street	LDI Homes; Tri City Formal Wear	1941	No : Int
43	119 E. 4th Street	Able/Slaughter & Assoc. Insurance	1930	No : Int
44	201 E. 4th Street	Thompson Safe, Lock & Key; Franklin Don Jr. (attorney)	1947	No : Sig
206	106 N. Florence St.	Friendship Appliance	after 1940	No : Sig / Inf
209	200 N. Florence St.	Don Market	1949	No : Int
210	202 N. Florence St.	Shop and Save II	1941-49	No : Sig / Inf
211	204 N. Florence St.	Baker Office Supply	1941	No : Sig
214	402 N. Florence St.	McDonald's	1931	No : Int
215	403 N. Florence St.	Salvation Army Thrift Store	1949	No : Age / Sig
216	406 N. Florence St.	Gilda's Artistic Creations	1928	No : Int
217	407 N. Florence St.	Chantilly Brides and Tuxedos	1948	No : Sig
218	408 N. Florence St.	Casa Grande Insurance	1929	No : Int
219	412 N. Florence St.	Gilda's Silks 'n Treasures	1935	No : Sig
220	417 N. Florence St.	American Plasma Services	1949	No : Age / Int / Sig
222	500 N. Florence St.	Downtown Commerce Center	1940	No : Int
255	108 E. Main St.	Rico's Reconditioning, Restyling & Detailing	1923-39	No : Int
279	400-04 N. Marshall St.	offices	after 1940	No : Age / Inf
280	408-10 N. Marshall St.	Uhrich Chiropractor; Abyaris Hair Salon	1952	No : Age
281	414 N. Marshall St.	Roofing Specialists; Renovators Plus Construction	1947	No : Int
297	204 N. Sacaton St.	Casa Grande Foam & Fabrics	before 1922	No : Int
Evergreen Addition				
66	618 E. 8th Street	residence	after 1940	No : Sig / Inf
96	928 E. 10th Street	residence	before 1940	No : Int / Inf
100	816 E. 11th Street	residence	1947	No : Sig
146	901 N. Brown Ave.	residence	before 1940	No : Sig / Inf
227	813 N. Gilbert Ave.	residence	after 1940	No : Int / Inf
229	919 N. Gilbert Ave.	residence	before 1930	No : Inf
231	806 N. Kadota Ave.	residence	before 1940	No : Inf

232	813 N. Kadota Ave.	duplex	1947	No : Sig / Inf
233	901 N. Kadota Ave.	residence	1949	No : Age
234	904 N. Kadota Ave.	residence	before 1940	No : Int
235	1015 N. Kadota Ave.	residence	1949	No : Age / Inf
236	1101 N. Kadota Ave.	residence	1949	No : Age / Inf
239	817 N. Lehmberg Ave.	residence	before 1940	No : Sig / Inf
243	1004 N. Lehmberg Ave.	residence	1945	No : Sig / Inf
278	908 N. Morrison Ave.	residence	1948	No : Sig

Individual Properties Potentially Eligible for the National Register

Criteria for Evaluation

In evaluating the potential eligibility of Casa Grande properties for individual listing, a rather conservative approach has been taken in assessing the historical and architectural significance of each of the surveyed properties. As already noted, the integrity and significance standards are higher for properties nominated individually to the National Register than they are for properties nominated as contributors in historic districts. In this survey, several rules of thumb have been followed in determining potential eligibility. The replacement of original windows and doors with newer ones—especially if they are aluminum—generally disqualifies a property from being listed, unless the loss of these features is outweighed by the presence of other original features that are unusual or significant. This may seem overly strict, but fenestration (windows and doors) is a major form of ornamentation on simple vernacular structures such as those found in Casa Grande; removing original windows and doors on such a building has the effect of stripping it of much of its original ornamentation.

Also, the older the building, the more leniently its architectural integrity has been evaluated, and—conversely—the newer the building, the more strict the evaluation has been. In part this reflects the generally accepted notion that historic buildings require the passage of time for their significance to become apparent. But it also reflects the fact that the older the building, the rarer and more significant it is likely to be (for its construction methods or materials, or its association with earlier historical eras). It makes little sense to exclude an 19th-century adobe house from the National Register simply because it has new windows, and it is perfectly reasonable to declare a 1940s tract home ineligible for the same reason.

Finally, the lack of basic information about a building's history—when it was built and who its earliest occupants were—also disqualifies a property from being listed, unless it is an exceptional example of an architectural style or rare building type. As already noted, being fifty years old is not sufficient for a building to be nominated for listing on the National Register of Historic Places; it also must be significant. At the minimum, establishing significance requires knowing when the building was constructed and who its earliest occupant was.

Common Integrity Problems

Assessing the integrity (and thereby the eligibility) of small, vernacular residences such as those commonly found in Casa Grande (and predominating among the surveyed properties) is difficult because many of these houses have been altered and expanded since their construction. That Casa Grande homeowners have made changes in their historic houses is certainly understandable, for by today's standards most of these houses are small and lack features that modern Americans expect in their homes (such as second bathrooms and garages or carports). However, adding these features (especially carports) is very likely to compromise the historical and architectural integrity of an older house, with the impact increasing as the size of the house

decreases. It is important to keep in mind that saying a building lacks historical integrity does not mean it has been poorly maintained; indeed, the best maintained and most improved buildings are often the ones with the poorest historical integrity, as they are the ones that have changed the most.

Based on the survey data, the most common threats to the integrity of Casa Grande's historic buildings can be summarized as follows. For residences, they are: replacement of wood siding with stucco; addition of a carport (typically with a shed roof) to the side of the house, which is especially noticeable if it is a gable-front or side-gabled house; mixing of window types, especially on the facade; replacement of original wood or steel windows with aluminum windows (either sliding or single-hung); addition of a wing or room with a different roof line or different massing (number of stories, height of walls, etc.) than on the original house, which is especially noticeable if the addition is made to the front of the house; use of incompatible or non-historic materials such as vinyl or aluminum siding, or metal awnings and porch covers; mixing of historic and non-historic materials; covering wood trim around doors and windows with stucco or plaster; and installation of metal security screens on entry doors and facade windows (exceptions being made for wrought iron grilles on Spanish Eclectic houses).

For commercial buildings, the most common threats to historical integrity are: replacement of wood-framed doors with aluminum doors; replacement of original window glazing beads (wood or historic aluminum) or sash (wood) with newer aluminum glazing beads or sash; reinforcement of original display windows with additional aluminum muntins (vertical dividers inserted in the window), which typically results in smaller display windows; covering or removing fixed transom (clerestory) windows; removing or adding a sidewalk canopy; and recladding or resheathing the facade (for example, covering a brick exterior with board-and-batten to make the building look more "western").

Potentially Eligible Properties

Of the 305 properties surveyed for this project, 29 have sufficient historical integrity and significance (either historical or architectural) to warrant further investigation and possibly nomination for listing on the National Register of Historic Places. This list includes properties that are distinctive, unusual, display especially good historic integrity and significance, or have played important roles in the life and history of the community—a broad selection that is not confined to "great" buildings (of which there are very few in Casa Grande) but also includes ordinary vernacular buildings. Some that are not quite fifty years old are listed anyway, in anticipation of their becoming eligible soon.

- V. W. Kilcrease Building, 139 W. 1st Street, survey no. 10. One of the few 2-part commercial blocks in the downtown business district, it was built in 1948 for Dr. Victor Kilcrease, who had his offices on the second floor.

- Henry and Anna Kochsmeier House, 401 W. 2d Avenue, survey no. 18. Built in 1929, this is one of the more attractive Spanish Eclectic houses in Casa Grande. It has been carefully renovated and is now in excellent condition.

- S. S. Blinky Jr., 511 W. 2d Street, survey no. 28. Built in 1946 by C. J. "Blinky" Wilson to house his automobile dealership, this building modeled after a ship is one of Casa Grande's most prominent and unusual landmarks. Before it can be nominated, more research needs to be done to identify the designer (reputed to be a Florence prison inmate).

- 400 E. 3d Street, survey no. 36. This brick church, which currently is occupied by the Living Waters Community Church of God, is the best example in Casa Grande of ornamental brick

work. Churches are typically excluded from the National Register but can be listed if they are architecturally significant, as this building appears to be.

• Church of the Nazarene, 305 E. 4th Street, survey no. 45. Built in 1949, this church with a parapeted gable front and pilasters is an attractive vernacular building with some influence from the Gothic and Mission Revival styles. Churches are typically excluded from the National Register but can be listed if they are architecturally significant, as this building appears to be.

• First Baptist Church, 218 E. 8th Street, survey no. 64. Built in 1938, this is one of the oldest church buildings standing in Casa Grande. It is an attractive vernacular building with some detailing borrowed from the Tudor Revival style. Churches are typically excluded from the National Register but can be listed if they are architecturally significant, as this building appears to be.

• Walter Wilbur House, 904 E. 8th Street, survey no. 67. Built sometime around 1939, this stucco-over-frame house shows the definite influence of the Pueblo Revival style in its flat roof, massing, and shed-roof porch covers. It is in excellent condition.

• 320 W. 8th Street, survey no. 73. Built sometime between 1928 and 1921, this is one of the better surviving examples of the desert fieldstone houses found in and around Casa Grande. A simple side-gabled structure, it has been remodeled inside for use as a barber shop.

• 323 W. 8th Street, survey no. 74. Built between 1918 and 1921, this is the best preserved and maintained example of the Craftsman style in Casa Grande. It is in excellent condition.

• 222 W. 9th Street, survey no. 91. This gable-front house, built before 1925, shows the influence of the Craftsman style. There are better Craftsman examples in Casa Grande, but the good condition and integrity of this house make it a candidate for listing.

• 59 N. Brown Ave., survey no. 130. Built sometime before 1930, this stone cottage is one of the best-preserved fieldstone houses in Casa Grande. Unlike most other examples of this type in town, it has a pyramidal hipped roof.

• Lincoln Hospital, 112 N. Brown Ave., survey no. 135. This cross-gabled building (which has an unusual jerkinhead roof) was built by August Fricke in 1940 for Nile Robson, who operated it as a private hospital and sanatorium. It was converted to a church in 1948.

• 217 N. Brown Ave., survey no. 138. Also made out of desert fieldstone, and probably built sometime in the 1920s, this side-gabled house is in very good condition, though it does have a large rear addition that might pose integrity problems.

• 913 N. Brown Ave., survey no. 147. Erected sometime before 1930, this cross-gabled house is a good example of what might be called "builder's Spanish"—a popular house style in the 1920s and early 1930s in Casa Grande.

• Casa Grande Hospital, 601 N. Cameron Ave., survey no. 173. Built in 1928 by Dr. H. M. Lehmberg, this adobe building served as Casa Grande's main hospital until it was replaced by Hoemako Hospital in 1952. It is now an apartment building.

• 736 N. Center Ave., survey no. 189. This cross-gabled frame house, built between 1918 and 1920, is an example of the Craftsman style. Its condition is not good and it badly needs painting, but it appears to retain its original features and components, making it a candidate for listing.

• Benjamin Templeton House, 923 N. Center Ave., survey no. 193. Built in 1929, this is one of the more attractive Spanish Eclectic houses in Casa Grande. It has been carefully renovated and is now in excellent condition.

• J. J. Kruse Building, 110-112 N. Florence St., survey no. 207. One of the oldest commercial buildings on Florence Street, this structure was built before 1922 and occupied by J. J. Kruse, a local plumbing and sheet metal contractor.

• 121 N. Florence St., survey no. 208. Built between 1923 and 1929, this small 1-part commercial block is made of adobe. For many years it was a barber shop owned by a succession of proprietors, among them C. D. Tindall and Arthur J. Barmes.

• H. G. White Building, 210-212 N. Florence St., survey no. 212. Erected in 1929 by White, this double-storefront, 1-part commercial block was occupied in part by the local gas company from the late 1930s to the early 1950s.

• Mandell & Meyer Building, 211 N. Florence St., survey no. 213. This handsome brick 1-part commercial block was erected in 1937 for the Mandell and Meyer department store owned by Harry Mandell and Emil Meyer. It later was occupied by Cobb's Department Store.

• Ocotillo Elementary School, 501 S. Florence St., survey no. 225. Originally known as the Southside Grammar School, this unusual Spanish Eclectic building—it has a gable-front roof, atypical for the style—was built in 1930 and is the oldest school building in Casa Grande still in use as a school.

• Sunset Court, 708 W. Highway 84, survey no. 230. This is the oldest tourist court standing in Casa Grande. It was built beginning in 1929 by Earl and Gertrude Osborne and featured a gas station, store, and cabins, all of which are still standing (though their integrity has suffered some from modifications, especially to the store and main residence). The cabins are now rented as apartments.

• 1001 N. Lehmberg Ave., survey no. 242. Built sometime before 1930, this flat-roofed house with a gabled front wing is an attractive example of the Spanish Eclectic style executed in brick. There is a substantial rear addition, visible from a side street, that may pose integrity problems.

• 1105 N. Lehmberg Ave., survey no. 244. Built before 1930, this flat-roofed house is one of the more attractive Spanish Eclectic houses in the city. It is in excellent condition.

• Richfield Oil Co. station, 218 E. Main St., survey no. 257. Built in 1937 by Harry Plumb with financing from Sherman Pottebaum, this gas station is the best example of Pueblo Revival architecture in Casa Grande. Unfortunately, it is in poor repair and in danger of losing its integrity altogether.

• Southern Pacific Railroad Depot, 201 W. Main St., survey no. 262. This Pueblo Deco depot was built in 1939 to replace the original frame depot, which was destroyed by fire. The building is only in fair condition—the plaster, windows, and terra cotta tile all show the effects of irregular maintenance—but it remains one of the best examples of this rare style to be found anywhere in the Southwest. It is now used as railroad offices.

• R. S. and Hanna Kimball House, 87 N. Morrison Ave., survey no. 269. This house, which was built before 1929, is one of the few Tudor Revival houses in Casa Grande. A later occupant was George Serrano, a noted Casa Grande businessman.

• William Cox Building, 501 N. Marshall St., survey no. 282. This office building, which was constructed in 1948, is an example of the "transitional" 1-part commercial block building that was popular in downtown Casa Grande in the 1940s. Prior to this survey, a preliminary determination of eligibility was made for this property by the State Historic Preservation Office.

Properties that Warrant Further Investigation

These properties may be potential candidates for listing in the future but cannot be declared potentially eligible now because they are not old enough, there is not enough historical information available to properly assess their integrity or significance, or there is an integrity problem that needs to be reversed (and probably can be) or should be discussed with the SHPO.

Not Old Enough

- 304 E. Beech Ave., survey no. 128, an early (1951) example of the builder's ranch house that appears to be unchanged.
- Sacaton Hotel, 204 N. Sacaton St., survey no. 297, the second oldest hotel in town. It was reclad and remodeled in 1951, and the new cladding will be historic in 2001.

Insufficient Information

- 313 E. 4th Street, survey no. 47, an attractive cross-gabled house with a vague Craftsman feel. It has been remodeled recently with compatible wood windows.
- 317 E. 8th Street, survey no. 65. A stuccoed house with detailing reminiscent of the Art Moderne style, which is unusual for Casa Grande.
- 111 W. 10th Street, survey no. 97, a simple adobe, Pueblo-inspired house in good condition.
- 807 N. Brown Ave., survey no. 145, an attractive Spanish Eclectic-detailed house.
- Hammer House, 87 N. Cameron, survey no. 154, a simple side-gabled house with stone porch piers that was home to Louis J. Hammer, a businessmen influential in the development of downtown Casa Grande, and his mother Angela Hammer, a founder of the *Casa Grande Dispatch*.
- 814 N. Lehmberg Ave., survey no. 238, an octagonal house. One of the city's architectural curiosities, this house probably would be eligible once information on its construction and original owner is obtained.
- 711 N. Walnut Ave., survey no. 300, a frame, cross-gabled house that is one of the better surviving examples of its type in Casa Grande. It is in very good condition.

Potentially Resolvable Integrity Problems

- 309 W. 8th Street, survey no. 72, a large adobe house that unfortunately is falling apart. If it were to be repaired soon, and information obtained that about its construction, it probably would be eligible.
- 201 W. 9th Street, survey no. 87, a side-gabled Craftsman that is one of the few examples of its style in Casa Grande. If the aluminum siding were removed, it probably would be eligible.
- Leopold Wintzek House, 61 N. Brown Ave., survey no. 131, one of the more interesting stone houses in Casa Grande. It has a large shed-roof dormer and solar panels added to the left side of the roof; with those removed, it probably would be eligible.
- 222 N. Casa Grande, survey no. 185, an interesting house that might be considered an example of early ranch houses. Information about its construction is lacking, and it is unclear whether it is architecturally significant.
- La Posada Court, 1451 N. Pinal Ave., survey no. 292, a tourist court from about 1946 with interesting gable-front cabins. The front office has been remodeled extensively, and there is a lack of information about its construction.

• J. B. Steere House, 911 N. Park Ave., survey no. 294, a gable-front brick house with an attached shed-roof carport. Removal of the carport, which now destroys the symmetry of the original building, probably would make it eligible.

• 200 S. Washington St., survey no. 301, an adobe house with modest Craftsman detailing that has some replacement aluminum windows. If the windows were replaced with compatible ones, and more information obtained about the building, it probably would be eligible.

Potential Multiple Property Nominations

In cases where there are several related properties that are eligible for listing individually on the National Register, it may be possible to group their nominations together under what is called a Multiple Property Documentation Form (MPDF).[7] The amount of information required to document each property, and the need to demonstrate each property's integrity and significance, are the same whether they are nominated individually or under the multiple property form. The primary purpose of the MPDF is to reduce the paperwork required for the nomination process; instead of repeating the historical or architectural context in each individual form, the shared contexts are outlined in the MPDF.

The most feasible candidates in Casa Grande for a multiple property nomination are the stone buildings scattered around the city. These desert fieldstone structures together make up one of the most distinctive architectural features of the Casa Grande Valley, and there are enough of them still standing, with sufficient historical and architectural integrity, to justify pursuing a multiple property nomination. In addition to covering the stone buildings included in the list of individually eligible buildings above, a multiple property nomination also could cover the stone buildings already listed on the National Register, as well as several structures outside the city limits that were not surveyed (such as the Casa Sahuaro, located on the highway to Tucson). Before preparing such a nomination, it would be wise to survey the Casa Grande area for stone buildings that have escaped notice in this and the previous survey conducted in 1982.

Placing Individual Properties on the Local Landmark List

Casa Grande's historic preservation ordinance, in addition to providing for the establishment of local historic districts, also provides for the designation of local landmarks. A landmark, according to the ordinance, is "a property, site, structure, or object . . . that is worthy of rehabilitation, restoration, and preservation because of its historic, cultural, architectural or archaeological exceptional significance to the City of Casa Grande." A property can be designated as a local landmark if it possesses "special character or historic or aesthetic interest or [historical] value"; is identified with important persons from Casa Grande's past; represents an important architectural style or embodies the work of an important designer or builder; or "represents an established and familiar visual feature of the neighborhood" by virtue of its "unique location or singular physical characteristic." As is the case with local historic districts (see the section above), owners of local landmarks are restricted in the changes they may make to their historic properties and are required to obtain certificates of appropriateness from the city's Historic Preservation Commission before making any changes. Also, they are required to regularly maintain their properties.

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[7] For a more thorough discussion of the MPDF, see *How to Complete the National Register Multiple Property Documentation Form,* National Register Bulletin No. 16B.

Up to now, the city has in effect relied on the National Register criteria to determine which properties are eligible for listing on the local landmark list. This has been done by waiting for properties to be listed on the National Register before they are designated as local landmarks, a practice followed for all but two of the twenty-nine local landmarks. This is an effective policy for protecting National Register properties in Casa Grande and should be continued.

The city also has placed properties on the local landmark list that have not been listed on the National Register (the Southern Pacific Railroad Depot and the Paramount Theater). Anticipating that there will be more such cases, the Historic Preservation Commission would be advised to determine, as matter of policy, the level of documentation to be required before a property can be designated a local landmark. The simplest and most effective option would be to use the Arizona Historic Property Inventory Form, which has the added advantage of being the standard form used for this purpose by the Arizona SHPO and other communities around the state.

Promoting Historic Preservation in Casa Grande

Given that every owner of a local landmark or building included in a local historic district faces restrictions on what he or she may do to that property, and must apply to the Historic Preservation Commission for permission to make changes in the property, there could be substantial opposition to the establishment of local districts or significant expansion of the local landmark list. Indeed, during the survey phase of this project, more than a few owners of potentially eligible buildings (both commercial and residential) indicated they were *not* interested in having their properties officially designated as historic buildings.

Fortunately, there are steps that can be taken to defuse potential opposition to the establishment of local districts. First, the Historic Preservation Commission can involve property owners in the processes of establishing design guidelines and drawing the boundaries of any proposed districts. Second, the commission can formulate and publicize specific preservation goals for each potential district, the chief purpose of which would be to establish which historic features need protection and which do not. Third, the commission can develop design guidelines for districts and individual historic properties that are more specific than those included in the historic preservation ordinance.[8] Such guidelines will help current and future property owners know ahead of time which historic features (in the district and on individual properties) will be subject to regulation by the commission. Finally, the commission can clarify the maintenance clause in the historic preservation ordinance.[9] By specifying in advance what level of upkeep is required for historic properties, the city will not only help property owners comply with the ordinance but also increase the survival rate of Casa Grande's oldest buildings.

Ultimately, success in protecting the city's historic buildings will depend not on the historic preservation ordinance but on the extent to which property owners voluntarily embrace preservation goals. There are many ways to promote historic preservation in Casa Grande. One

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[8] There are many examples of these kinds of guides available from the SHPO; one is *Historic Homes of Phoenix: An Architectural and Preservation Guide* (Phoenix: City of Phoenix, 1992). The Phoenix book is an unusually comprehensive one; a similar guide for Casa Grande need not have a section on architectural styles such as that included in the Phoenix book.

[9] Currently, the owner of a local landmark is required to maintain the property so that it does not "fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would . . . produce a detrimental effect upon the character . . . of the property." Judging from the current condition of some of the local landmarks, this provision is not always actively enforced. (See the appendix "List of Properties Surveyed in 1982," which includes all but two of the local landmarks and describes their current condition.)

simple step is publicizing the existence of the local landmark list (as well as the National Register of Historic Places) and encouraging owners to nominate their properties for listing. Another is working closely with local organizations that are involved with history and historic preservation in Casa Grande, especially Casa Grande Main Street and the Casa Grande Valley Historical Society. The local Main Street affiliate already does many things to actively promote historic preservation in the downtown, including offering free design assistance to owners who are remodeling or altering their historic properties. At the very least, close cooperation between the city and Main Street will be needed if a local historic district is to be established downtown and eventually transformed into a national historic district.

The city also can offer incentives for the owners of historic buildings to maintain and improve their properties. As it now stands, a property owner whose house or business is designated a local landmark may face new costs and responsibilities (fc · maintenance and compatible repairs and modifications) without receiving any tangible benefits in return. There are many forms that preservation incentives can take. Awards (plaques, certificates, and even cash prizes) can be given for model repair and renovation jobs on historic properties. The city can offer assistance to owners of historic properties who want to apply for federal and state tax benefits, and it can help them apply for statewide historic preservation awards as well. Finally, the city can offer monetary incentives: small grants and low-interest loans to help pay for repairs to historic properties, modest subsidies for property owners who would like to purchase bronze historic building plaques, and cash awards for exemplary repair and renovation jobs.

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Appendices

List of Surveyed Properties

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
1	301 E. 1st Avenue	single-family residence	adobe	flat with parapet	none	c. 1943	No / Int / Inf
2	317 E. 1st Avenue	single-family residence	adobe	gable-front	none	c. 1944	No / Int
3	418 W. 1st Avenue	unknown	frame	gable and wing	none	c. 1933	No / Inf
4	116-20 E. 1st Street	commercial	concrete block	1-part commercial block	none	post-1940	No / Int / Sig / Inf
5	200 E. 1st Street	single-family residence	adobe & block	gable and wing	none	c. 1935	No / Sig
6	412 E. 1st Street	single-family residence	adobe & block	cross-gabled	none	pre-1917	No / Int
7	512 E. 1st Street	single-family residence	adobe	side-gabled	none	pre-1917	No / Inf
8	600 E. 1st Street	single-family residence	frame	cross-gabled	Craftsman	post-1930	No / Int
9	910 E. 1st Street	single-family residence	concrete block	gable-front	none	1947	No / Int
10	139 W. 1st Street	commercial	rust. conc. block	2-part commercial block	none	1948	Yes
11	208 W. 1st Street (rear)	garage & residence	concrete block	gable-front	none	post-1940	No / Int / Inf
12	312 W. 1st Street	single-family residence	frame	hipped	none	pre-1920	No / Int
13	226 E. 2d Avenue	single-family residence	frame	side-gabled	none	1940s	No / Int
14	309 E. 2d Avenue	single-family residence	frame	side-gabled	none	c. 1939	No / Int
15	302 W. 2d Avenue	single-family residence	frame	cross-gabled	none	1948	No / Int
16	316 W. 2d Avenue	single-family residence	concrete	flat with parapet	none	c. 1930	No / Sig / Inf
17	319 W. 2d Avenue	single-family residence	frame	side-gabled	none	c. 1945	No / Int
18	401 W. 2d Avenue	single-family residence	frame	flat with parapet	Spanish Eclectic	1929	Yes
19	109 E. 2d Street	newspaper office	concrete block	1-part commercial block	Spanish Eclectic	1929	No / Sig
20	113 E. 2d Street	meeting hall	concrete block	flat with parapet	none	1950	No / Age
21	117 E. 2d Street	commercial	concrete	1-part commercial block	none	1949	No / Age / Sig
22	412 E. 2d Street	duplex residence	concrete block	flat with parapet	none	post-1940	No / Sig / Inf
23	518 E. 2d Street	church	frame	hipped	none	1937	No / Int
24	801 E. 2d Street	single-family residence	adobe	flat with gabled wing	Spanish Eclectic	1929	No / Int
25	312 W. 2d Street	auto repair & gas station	brick & block	flat with parapet	none	1931	No / Int
26	313 W. 2d Street	commercial	concrete	1-part commercial block	none	1945	No / Sig
27	509 W. 2d Street	auto court	concrete block	hipped & side-gabled	none	1945	No / Int
28	511 W. 2d Street	auto dealership	concrete block	roadside art	none	1946	Yes
29	209 E. 3d Avenue	single-family residence	frame	gable-front	none	c. 1938	No / Sig / Inf
30	218 E. 3d Avenue	single-family residence	frame	gable-front	none	1923-39	No / Int
31	226 E. 3d Avenue	single-family residence	frame	side-gabled	none	post-1940	No / Sig / Inf
32	218 W. 3d Avenue	single-family residence	adobe	flat	none	c. 1940	No / Int
33	318 W. 3d Avenue	single-family residence	frame	gable-front	none	1948	No / Int / Sig
34	402 W. 3d Avenue	single-family residence	concrete block	flat	Spanish Eclectic	c. 1934	No / Int / Inf
35	300 E. 3d Street	auto repair shop	concrete	flat with parapet	none	1949	No / Int / Sig
36	400 E. 3d Street	church	brick	gable-front with parapet	Romanesque detailing	c. 1950	Yes
37	408 E. 3d Street	single-family residence	concrete block	side-gabled	none	c. 1950	No / Age / Sig

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
38	500 E. 3d Street	single-family residence	frame	cross-gabled	none	c. 1937	No / Int / Inf
39	519 E. 3d Street	single-family residence	frame	flat with parapet	Art Moderne detailing	c. 1939	No / Int
40	104 E. 4th Street	commercial	concrete	1-part commercial block	none	1945	No / Sig
41	113 E. 4th Street	commercial	concrete	1-part commercial block	none	1945	No / Int
42	115-17 E. 4th Street	commercial	concrete	1-part commercial block	none	1941	No / Int
43	119 E. 4th Street	commercial	block & concrete	1-part commercial block	none	1930	No / Int
44	201 E. 4th Street	commercial	concrete block	1-part commercial block	none	1947	No / Sig
45	305 E. 4th Street	church	concrete block	gable-front with parapet	Gothic/Mission detailing	c. 1949	Yes
46	305 E. 4th Street	single-family residence	concrete block	gable-front	none	1949	No / Age
47	313 E. 4th Street	single-family residence	adobe	cross-gabled	none	pre-1930	No / Inf
48	404 E. 4th Street	duplex residence	frame	flat with gabled wing	none	1937	No / Int
49	405 E. 4th Street	single-family residence	frame	hipped	none	1939-40	No / Int / Inf
50	411 E. 4th Street	single-family residence	frame	flat with gabled wing	none	pre-1940	No / Sig / Inf
51	415 E. 4th Street	single-family residence	fieldstone	flat	none	c. 1938	No / Int / Inf
52	416 E. 4th Street	single-family residence	frame	cross-gabled	Craftsman	1926-30	No / Int
53	498 E. 4th Street	single-family residence	concrete block	hipped	none	unknown	No / Int / Inf
54	501 E. 5th Street	single-family residence	frame	side-gabled	none	c. 1914	No / Sig / Inf
55	501-1/2 E. 5th Street	single-family residence	frame	cross-gabled	none	c. 1940	No / Sig / Inf
56	503 E. 5th Street	single-family residence	frame	side-gabled	none	c. 1939	No / Inf
57	614 E. 5th Street	single-family residence	frame	side-gabled	none	1939	No / Int
58	350 E. 6th Street	meeting hall	concrete block	flat with parapet	none	c. 1945	No / Int
59	503 E. 6th Street	single-family residence	concrete block	cross-gabled	Tudor Revival detailing	pre-1930	No / Int
60	506 E. 6th Street	single-family residence	frame	pyramidal hipped	none	1946	No / Int
61	507 E. 6th Street	single-family residence	adobe	cross-gabled	none	pre-1930	No / Int / Inf
62	508 E. 6th Street	single-family residence	frame	side-gabled	none	1946	No / Int
63	815 E. 6th Street	church	concrete block	gable-front	none	c. 1951	No / Inf
64	218 E. 8th Street	church	frame	gable-front with parapet	Tudor Revival detailing	1938	Yes
65	317 E. 8th Street	single-family residence	frame	hipped with front wing	Art Moderne detailing	c. 1929	No / Inf
66	618 E. 8th Street	single-family residence	frame	hipped	none	post-1940	No / Sig / Inf
67	904 E. 8th Street	single-family residence	frame	flat with parapet	Pueblo Revival detailing	c. 1939	Yes
68	213 W. 8th Street	single-family residence	frame	gable-front	Craftsman detailing	1913	No / Sig
69	221 W. 8th Street	single-family residence	frame	gable-front	none	post-1940	No / Sig / Inf
70	300 W. 8th Street	single-family residence	frame	gable-front	Craftsman detailing	1931-39	No / Sig
71	304 W. 8th Street	single-family residence	frame	side-gabled	none	1923-39	No / Int / Inf
72	309 W. 8th Street	duplex residence (?)	adobe	gable-front	Craftsman detailing	pre-1922	No / Int / Inf
73	320 W. 8th Street	single-family residence	fieldstone	side-gabled	none	1918-21	Yes
74	323 W. 8th Street	single-family residence	frame	side-gabled	Craftsman	1918-21	Yes
75	111 E. 9th Street	single-family residence	frame	gable-front	none	pre-1922	No / Sig
76	113 E. 9th Street	single-family residence	frame	gable-front	none	pre-1922	No / Int
77	115 E. 9th Street	single-family residence	frame	hipped	none	pre-1922	No / Sig
78	200 E. 9th Street	single-family residence	frame	cross-gabled	none	pre-1940	No / Int / Inf

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
79	201 E. 9th Street	unknown	concrete block	gable-front	none	post-1940	No / Inf
80	204 E. 9th Street	single-family residence	frame	cross-gabled	Spanish Eclectic detailing	pre-1940	No / Sig
81	208 E. 9th Street	single-family residence	frame	gable-front	none	1926-30	No / Sig
82	211 E. 9th Street	single-family residence	frame	gable-front	none	pre-1922	No / Int
83	214 E. 9th Street	single-family residence	frame	cross-gabled	none	1926-39	No / Int / Inf
84	701 E. 9th Street	single-family residence	concrete block	gable-front	none	c. 1940	No / Sig / Inf
85	108 W. 9th Street	duplex residence	frame	flat with parapet	none	c. 1946	No / Sig
86	116 W. 9th Street	single-family residence	concrete block	cross-gabled	Spanish Eclectic detailing	1929	No / Sig
87	201 W. 9th Street	single-family residence	frame	side-gabled	Craftsman	1915	No / Int
88	214 W. 9th Street	duplex residence (?)	frame	gable-front	none	pre-1925	No / Sig / Inf
89	218 W. 9th Street	single-family residence	adobe	cross-gabled	none	1929	No / Int
90	219 W. 9th Street	single-family residence	frame	cross-gabled	none	post-1940	No / Int / Inf
91	222 W. 9th Street	single-family residence	frame	gable-front	Craftsman detailing	pre-1925	Yes
92	305 W. 9th Street	single-family residence	frame	gable-front	Craftsman detailing	post-1940	No / Sig / Inf
93	104 E. 10th Street	single-family residence	frame	pyramidal hipped	none	1938-42	No / Int
94	108 E. 10th Street	single-family residence	frame	gable-front	Craftsman detailing	c. 1946	No / Sig / Inf
95	112 E. 10th Street	single-family residence	frame	gable-front	none	c. 1936	No / Int
96	928 E. 10th Street	single-family residence	frame	cross-gabled	Tudor Revival	pre-1940	No / Int / Inf
97	111 W. 10th Street	single-family residence	adobe	flat with parapet	Pueblo Revival detailing	c. 1940	No / Inf
98	117 W. 10th Street	single-family residence	adobe	flat with parapet	Pueblo Revival detailing	c. 1939	No / Int / Inf
99	212 W. 10th Street	single-family residence	frame	side-gabled	Craftsman detailing	pre-1940	No / Sig / Inf
100	816 E. 11th Street	single-family residence	frame	ranch (cross-hipped)	none	1947	No / Sig
101	706 N. Arbor Ave.	single-family residence	frame	gable-front	none	post-1940	No / Int / Inf
102	711 N. Arbor Ave.	commercial	concrete block	1-part commercial block	none	1923-39	No / Int / Inf
103	101 E. Ash Ave.	commercial	concrete block	1-part commercial block	none	1946	No / Int / Inf
104	103 E. Ash Ave.	unknown	concrete block	flat with parapet	none	c. 1948	No / Int / Inf
105	105 E. Ash Ave.	single-family residence	concrete block	side-gabled	none	c. 1939	No / Sig / Inf
106	106 E. Ash Ave.	single-family residence	frame	gable-front	none	c. 1957	No / Int
107	108 E. Ash Ave.	single-family residence	frame	gable-front	none	c. 1944	No / Int
108	125 E. Ash Ave.	single-family residence	frame	gable-front	none	1947	No / Int
109	129 E. Ash Ave.	single-family residence	frame	gable-front	none	1947	No / Sig / Inf
110	133 E. Ash Ave.	single-family residence	frame	gable-front	none	post-1940	No / Int
111	137 E. Ash Ave.	single-family residence	frame	gable-front	none	post-1940	No / Int
112	141 E. Ash Ave.	single-family residence	frame	gable-front	none	post-1940	No / Sig / Inf
113	215 E. Ash Ave.	single-family residence	frame	gable and wing	none	post-1940	No / Sig / Inf
114	225 E. Ash Ave.	single-family residence	concrete block	gable-front	none	post-1940	No / Int / Inf
115	227 E. Ash Ave.	single-family residence	concrete block	gable-front	none	c. 1949	No / Sig / Inf
116	104-06 E. Beech Ave.	single-family residence	concrete block	gable-front	none	c. 1949	No / Int
117	113 E. Beech Ave.	single-family residence	adobe	side-gabled	none	c. 1937	No / Sig / Inf
118	115 E. Beech Ave.	single-family residence	frame	side-gabled	none	c. 1934	No / Int
119	129 E. Beech Ave.	single-family residence	frame	cross-gabled	none	pre-1930	No / Int / Inf

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
120	131 E. Beech Ave.	single-family residence	frame	side-gabled	none	c. 1949	No / Int
121	209 E. Beech Ave.	single-family residence	concrete block	side-gabled with wing	none	c. 1939	No / Int
122	211 E. Beech Ave.	single-family residence	concrete block	side-gabled	none	post-1940	No / Int
123	214 E. Beech Ave.	single-family residence	concrete block	side-gabled	none	post-1940	No / Int
124	218 E. Beech Ave.	single-family residence	frame	side-gabled	none	post-1940	No / Int
125	221 E. Beech Ave.	single-family residence	frame	gable-front	none	post-1940	No / Sig / Inf
126	232 E. Beech Ave.	single-family residence	concrete block	side-gabled	none	post-1940	No / Sig / Inf
127	302 E. Beech Ave.	single-family residence	concrete block	ranch (hipped)	none	1951	No / Int
128	304 E. Beech Ave.	single-family residence	concrete block	ranch (hipped)	none	1951	No / Age
129	310 E. Beech Ave.	single-family residence	concrete block	gable-front	none	c. 1951	No / Int
130	59 N. Brown Ave.	single-family residence	fieldstone	pyramidal hipped	none	pre-1930	Yes
131	61 N. Brown Ave.	single-family residence	fieldstone	gable-front	none	1928	No / Int
132	69 N. Brown Ave.	single-family residence	adobe	pyramidal hipped	none	c. 1934	No / Int
133	75 N. Brown Ave.	single-family residence	frame	pyramidal hipped	none	c. 1956	No / Sig / Inf
134	105 N. Brown Ave.	single-family residence	frame	cross-hipped	none	c. 1947	No / Int / Inf
135	112 N. Brown Ave.	hospital	concrete	cross-gabled	none	1940	Yes
136	200 N. Brown Ave.	single-family residence	frame	flat	none	c. 1946	No / Int
137	215 N. Brown Ave.	single-family residence	frame	gable-front	none	pre-1929	No / Int
138	217 N. Brown Ave.	single-family residence	fieldstone	side-gabled	Craftsman detailing	c. 1929	Yes
139	218 N. Brown Ave.	single-family residence	frame	gable-front	none	c. 1940	No / Int / Inf
140	223 N. Brown Ave.	single-family residence	concrete block	side-gabled with wing	Tudor Revival detailing	1929	No / Int
141	300 N. Brown Ave.	single-family residence	frame	flat with parapet	none	c. 1950	No / Inf
142	301 N. Brown Ave.	single-family residence	concrete block	hipped	none	c. 1937	No / Sig / Inf
143	413 N. Brown Ave.	single-family residence	frame	side-gabled	none	unknown	No / Sig / Inf
144	417 N. Brown Ave.	duplex residence (?)	concrete block	flat with parapet	none	c. 1944	No / Sig / Inf
145	807 N. Brown Ave.	duplex residence (?)	frame	flat with front wing	Spanish Eclectic detailing	pre-1940	No / Inf
146	901 N. Brown Ave.	single-family residence	frame	side-gabled with wing	Spanish Eclectic detailing	pre-1940	No / Sig / Inf
147	913 N. Brown Ave.	single-family residence	concrete block	cross-gabled	Spanish Eclectic detailing	pre-1930	Yes
148	928 N. Brown Ave.	single-family residence	frame	ranch (cross-hipped)	none	c. 1946	No / Int / Inf
149	209 S. Burgess Ave.	single-family residence	concrete block	gable-front	none	c. 1945	No / Sig / Inf
150	66 N. Cameron Ave.	single-family residence	frame	gable and wing	none	c. 1939	No / Int / Inf
151	74 N. Cameron Ave.	single-family residence	adobe	gable-front	none	c. 1936	No / Sig
152	75 N. Cameron Ave.	single-family residence	frame	gable-front	Craftsman detailing	c. 1946	No / Int / Sig
153	86 N. Cameron Ave.	single-family residence	frame	hipped	none	c. 1944	No / Sig
154	87 N. Cameron Ave.	single-family residence	frame	side-gabled	none	pre-1930	No / Inf
155	109 N. Cameron Ave.	single-family residence	frame	gable-front	none	c. 1940	No / Int / Inf
156	111 N. Cameron Ave.	single-family residence	frame	gable-front	Craftsman detailing	c. 1935	No / Int
157	112 N. Cameron Ave.	single-family residence	adobe	hipped with front wing	none	c. 1921	No / Int
158	121 N. Cameron Ave.	single-family residence	concrete block	gable-front	none	unknown	No / Int
159	200 N. Cameron Ave.	single-family residence	frame	cross-gabled	none	c. 1946	No / Int
160	205 N. Cameron Ave.	single-family residence	frame	gable-front	none	pre-1925	No / Int

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
161	208 N. Cameron Ave.	single-family residence	frame	side-gabled	none	pre-1920	No / Int
162	209 N. Cameron Ave.	single-family residence	frame	gable and wing	none	pre-1925	No / Sig / Inf
163	301 N. Cameron Ave.	single-family residence	concrete block	cross-gabled	Tudor Revival detailing	1928	No / Int
164	310 N. Cameron Ave.	single-family residence	frame	side-gabled	none	c. 1937	No / Int
165	313-15 N. Cameron Ave.	apartments	concrete block	side-gabled	none	1942	No / Int
166	400 N. Cameron Ave.	church	concrete block	gable-front	none	1948	No / Sig
167	419 N. Cameron Ave.	single-family residence	frame	hipped	none	c. 1949	No / Int
168	421 N. Cameron Ave.	single-family residence	frame	hipped	none	c. 1924	No / Int
169	502 N. Cameron Ave.	single-family residence	concrete block	cross-gabled	Spanish Eclectic detailing	1928	No / Int
170	504 N. Cameron Ave.	single-family residence	concrete block	side-gabled with wing	none	1928	No / Int
171	505 N. Cameron Ave.	single-family residence	concrete block	hipped	none	c. 1944	No / Sig / Inf
172	509 N. Cameron Ave.	single-family residence	frame	gable-front	none	c. 1944	No / Int
173	601 N. Cameron Ave.	hospital	adobe	flat with parapet	none	1928	Yes
174	103 E. Cedar Ave.	single-family residence	concrete block	false front	none	post-1940	No / Int / Inf
175	113 E. Cedar Ave.	single-family residence	frame	gable-front	none	1949	No / Age / Int
176	117 E. Cedar Ave.	single-family residence	concrete block	side-gabled	none	1947	No / Int
177	121 E. Cedar Ave.	single-family residence	concrete block	side-gabled	none	1947	No / Int
178	125 E. Cedar Ave.	single-family residence	concrete block	gable-front	none	1947	No / Sig
179	129 E. Cedar Ave.	single-family residence	concrete block	gable-front	none	1947	No / Sig
180	133 E. Cedar Ave.	single-family residence	concrete block	side-gabled	none	1949	No / Age / Int
181	320 E. Cedar Ave.	single-family residence	concrete block	side-gabled	none	post-1940	No / Int
182	323 E. Cedar Ave.	single-family residence	adobe	side-gabled	none	1942	No / Int
183	100 N. Casa Grande Ave.	single-family residence	frame	gable-front	none	1926-30	No / Int
184	200 N. Casa Grande Ave.	single-family residence	frame	side-gabled	none	pre-1925	No / Int
185	222 N. Casa Grande Ave.	single-family residence	frame	hipped	none	c. 1928	No / Inf
186	304 N. Casa Grande Ave.	single-family residence	frame	hipped with front wing	none	c. 1939	No / Int / Inf
187	715 N. Center Ave.	single-family residence	frame	side-gabled	none	1931-40	No / Int
188	717 N. Center Ave.	single-family residence	frame	side-gabled	none	1923-39	No / Sig / Inf
189	736 N. Center Ave.	single-family residence	frame	cross-gabled	Craftsman	1918-20	Yes
190	812 N. Center Ave.	single-family residence	frame	gable-front	none	1923-30	No / Sig / Inf
191	819 N. Center Ave.	single-family residence	concrete block	hipped with front wing	none	post-1940	No / Sig / Inf
192	820 N. Center Ave.	single-family residence	concrete block	flat with parapet	Spanish Eclectic	1928	No / Int
193	923 N. Center Ave.	single-family residence	adobe	flat with parapet	Spanish Eclectic	1929	Yes
194	115 E. Date Ave.	single-family residence	fieldstone	flat	none	pre-1940	No / Int / Inf
195	125 E. Date Ave.	single-family residence	frame	gable-front	none	pre-1940	No / Int
196	219 E. Date Ave.	single-family residence	stone & block	gable-front	none	c. 1929	No / Int
197	233 E. Date Ave.	single-family residence	frame	cross-gabled	none	pre-1930	No / Int
198	236 E. Date Ave.	duplex residence (?)	frame	side-gabled	none	c. 1937	No / Int
199	301 E. Date Ave.	single-family residence	concrete block	pyramidal hipped	none	post-1940	No / Sig / Inf
200	319 S. Drylake St.	single-family residence	frame	gable-front	none	c. 1930	No / Int
201	204 S. Elliott Ave.	single-family residence	frame	side-gabled	none	post-1940	No / Int

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
202	206 S. Elliott Ave.	single-family residence	concrete block	side-gabled	none	post-1940	No / Sig / Inf
203	210 S. Elliott Ave.	single-family residence	concrete block	pyramidal hipped	none	post-1940	No / Sig / Inf
204	406 S. Elliott Ave.	single-family residence	concrete block	pyramidal hipped	none	1948	No / Sig
205	501 E. Florence Blvd.	commercial	concrete block	1-part commercial block	none	c. 1945	No / Inf
206	106 N. Florence St.	commercial	concrete	1-part commercial block	none	post-1940	No / Sig / Inf
207	110-12 N. Florence St.	commercial	frame	1-part commercial block	none	pre-1922	Yes
208	121 N. Florence St.	commercial	adobe	1-part commercial block	none	1923-39	Yes
209	200 N. Florence St.	commercial	concrete block	2-part commercial block	none	1949	No / Int
210	202 N. Florence St.	commercial	concrete	1-part commercial block	none	1941-49	No / Sig / Inf
211	204 N. Florence St.	commercial	concrete	1-part commercial block	none	1941	No / Sig
212	210-12 N. Florence St.	commercial	concrete block	1-part commercial block	none	1929	Yes
213	211 N. Florence St.	commercial	brick	1-part commercial block	none	1937	Yes
214	402 N. Florence St.	commercial	brick	1-part commercial block	none	1931	No / Int
215	403 N. Florence St.	commercial	concrete	1-part commercial block	none	1949	No / Age / Sig
216	406 N. Florence St.	commercial	brick	1-part commercial block	none	1928	No / Int
217	407 N. Florence St.	commercial	concrete	1-part commercial block	none	1948	No / Sig
218	408 N. Florence St.	commercial	brick & concrete	1-part commercial block	none	1929	No / Int
219	412 N. Florence St.	commercial	concrete	1-part commercial block	none	1935	No / Sig
220	417 N. Florence St.	commercial	concrete	1-part commercial block	none	1949	No / Age / Int / Sig
221	422-24 N. Florence St.	commercial	concrete	1-part commercial block	none	1923-37	No / Int
222	500 N. Florence St.	commercial	concrete & block	1-part commercial block	none	1940	No / Int
223	200 S. Florence St.	church	frame	gable-front with parapet	none	c. 1945	No / Inf
224	331 S. Florence St.	single-family residence	frame	cross-hipped	none	c. 1934	No / Int
225	501 S. Florence St.	school	concrete	gable-front with wing	Spanish Eclectic	1930	Yes
226	711 S. Florence St.	single-family residence	concrete block	side-gabled	none	post-1940	No / Age / Int
227	813 N. Gilbert Ave.	single-family residence	frame	side-gabled with wing	none	post-1940	No / Int / Inf
228	905 N. Gilbert Ave.	single-family residence	brick	side-gabled	none	1929	No / Int
229	919 N. Gilbert Ave.	single-family residence	frame	ranch (cross-hipped)	none	pre-1930	No / Inf
230	708 W. Highway 84	auto court	frame	flat & gabled	none	1929	Yes
231	806 N. Kadota Ave.	single-family residence	frame	cross-gabled	none	pre-1940	No / Inf
232	813 N. Kadota Ave.	duplex residence	concrete block	hipped	none	1947	No / Sig / Inf
233	901 N. Kadota Ave.	single-family residence	frame	cross-hipped	none	1949	No / Age
234	904 N. Kadota Ave.	single-family residence	brick	side-gabled	none	pre-1940	No / Int
235	1015 N. Kadota Ave.	single-family residence	frame	cross-hipped	none	c. 1949	No / Age/ Inf
236	1101 N. Kadota Ave.	single-family residence	concrete block	cross-hipped	none	c. 1949	No / Age/ Inf
237	809 N. Lehmberg Ave.	single-family residence	concrete block	cross-gabled	none	c. 1941	No / Sig / Inf
238	814 N. Lehmberg Ave.	single-family residence	concrete block	octagon	none	post-1940	No / Inf
239	817 N. Lehmberg Ave.	single-family residence	frame	cross-gabled	Spanish Eclectic	pre-1940	No / Sig / Inf
240	908 N. Lehmberg Ave.	single-family residence	brick	cross-gabled	Spanish Eclectic	pre-1930	No / Int
241	909 N. Lehmberg Ave.	single-family residence	adobe	side-gabled	none	pre-1940	No / Int
242	1001 N. Lehmberg Ave.	single-family residence	brick	flat with gabled front	Spanish Eclectic	pre-1930	Yes

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
243	1004 N. Lehmberg Ave.	single-family residence	concrete block	hipped	none	c. 1945	No / Sig / Inf
244	1105 N. Lehmberg Ave.	single-family residence	frame	flat with parapet	Spanish Eclectic	pre-1930	Yes
245	300 N. Lincoln Ave.	single-family residence	frame & block	side-gabled	none	c. 1939	No / Int
246	304 N. Lincoln Ave.	single-family residence	frame	gable-front	none	c. 1946	No / Sig / Inf
247	400 N. Lincoln Ave.	unknown	frame	side-gabled	none	c. 1946	No / Int
248	500 N. Lincoln Ave.	single-family residence	frame & block	side-gabled	none	post-1940	No / Int
249	509 N. Lincoln Ave.	duplex residence (?)	frame	gable-front	none	post-1940	No / Int
250	514 N. Lincoln Ave.	duplex residence	frame	side-gabled	none	c. 1949	No / Sig / Inf
251	240 N. Maricopa St.	single-family residence	frame	side-gabled	none	post-1940	No / Int
252	315 W. Main Ave.	gas station	concrete	flat with parapet	Spanish Eclectic detailing	unknown	No / Int / Inf
253	329 W. Main Ave.	commercial	frame	false front	none	c. 1930	No / Int
254	331 W. Main Ave.	commercial	adobe	flat with parapet	Pueblo Revival detailing	c. 1940	No / Int
255	108 E. Main St.	commercial	concrete block	1-part commercial block	none	1923-39	No / Int
256	204 E. Main St.	commercial	adobe	1-part commercial block	none	pre-1930	No / Int
257	218 E. Main St.	gas station	concrete block	flat with parapet	Pueblo Revival	1937	Yes
258	614 E. Main St.	unknown	unknown	quonset hut	none	c. 1966	No / Int / Inf
259	700 E. Main St.	commercial garage	stone & block	flat with parapet	none	1931-40	No / Int
260	850 E. Main St.	auto court	frame	gable-front & end-gabled	none	1930	No / Int
261	888 E. Main St.	motel	frame	flat with parapet	none	c. 1946	No / Inf
262	201 W. Main St.	railroad depot	concrete	flat with parapet	Pueblo Deco	1939	Yes
263	50 N. Morrison Ave.	single-family residence	frame	cross-gabled	none	c. 1949	No / Sig / Inf
264	63 N. Morrison Ave.	single-family residence	concrete block	gable-front	none	c. 1946	No / Sig / Inf
265	71 N. Morrison Ave.	single-family residence	concrete block	side-gabled with wing	Spanish Eclectic detailing	1929	No / Int
266	75 N. Morrison Ave.	single-family residence	concrete block	side-gabled	none	1929	No / Int
267	79 N. Morrison Ave.	single-family residence	concrete block	cross-gabled	Spanish Eclectic detailing	1929	No / Int
268	85 N. Morrison Ave.	single-family residence	brick	flat with shed front	Spanish Eclectic	1929	No / Int / Sig
269	87 N. Morrison Ave.	single-family residence	brick	cross-gabled	Tudor Revival	pre-1929	Yes
270	300 N. Morrison Ave.	single-family residence	block & frame	gable and wing	none	c. 1934	No / Sig / Inf
271	307 N. Morrison Ave.	single-family residence	frame	cross-gabled	none	c. 1934	No / Int
272	401 N. Morrison Ave.	single-family residence	frame	cross-gabled	none	c. 1934	No / Sig / Inf
273	404 N. Morrison Ave.	single-family residence	frame	cross-gabled	none	1949	No / Age / Int
274	416 N. Morrison Ave.	single-family residence	frame	hipped with front wing	none	c. 1959	No / Age / Int
275	420 N. Morrison Ave.	single-family residence	frame	side-gabled	none	c. 1945	No / Int
276	421 N. Morrison Ave.	single-family residence	concrete block	cross-gabled	none	pre-1930	No / Int / Inf
277	505 N. Morrison Ave.	duplex residence	frame	side-gabled	none	c. 1939	No / Sig / Inf
278	908 N. Morrison Ave.	single-family residence	frame	hipped	none	1948	No / Sig
279	400-04 N. Marshall St.	commercial	concrete block	1-part commercial block	none	post-1940	No / Age / Inf
280	408-10 N. Marshall St.	commercial	concrete block	1-part commercial block	none	1952	No / Age
281	414 N. Marshall St.	commercial	concrete	1-part commercial block	none	1947	No / Int
282	501 N. Marshall St.	commercial	concrete	1-part commercial block	none	1948	Yes
283	200 S. Marshall St.	single-family residence	adobe	cross-gabled	none	pre-1922	No / Int / Inf

Survey No.	Address	Original Use	Material	Building Type	Style or Influence	Year Built	Nat'l Register Eligibility
284	301 S. Marshall St.	single-family residence	frame	hipped with front wing	none	post-1940	No / Sig / Inf
285	305 S. Marshall St.	single-family residence	frame	side-gabled	none	post-1940	No / Sig / Inf
286	313 S. Marshall St.	single-family residence	frame	cross-gabled	none	post-1940	No / Int / Sig / Inf
287	317 S. Marshall St.	single-family residence	frame	gable-front	none	post-1940	No / Int
288	415 S. Marshall St.	single-family residence	concrete block	hipped	none	c. 1952	No / Sig / Inf
289	807 N. Olive Ave.	single-family residence	adobe	gable-front	none	post-1940	No / Int
290	819-21 N. Picacho Drive	single-family residence	frame	side-gabled	none	c. 1920	No / Sig / Inf
291	901 N. Pinal Ave.	motel	concrete block	side-gabled	none	1946	No / Int
292	1451 N. Pinal Ave.	auto court	frame	flat & gable-front	none	c. 1946	No / Inf
293	800 N. Park Ave.	single-family residence	frame	gable-front	none	1918-20	No / Int
294	911 N. Park Ave.	single-family residence	brick	gable-front	none	1929	No / Int
295	99 N. Sacaton St.	lumber yard	frame	monitor & 1-part comm'l	none	1928-29	No / Inf
296	117 N. Sacaton St.	commercial	concrete block	1-part commercial block	none	pre-1922	No / Int
297	204 N. Sacaton St.	hotel	concrete	2-part commercial block	none	pre-1922	No / Int
298	301-1/2 S. Sacaton St.	single-family residence	concrete block	flat with parapet	none	c. 1945	No / Sig / Inf
299	419 N. Toltec St.	garage & residence	adobe	gable-front	none	pre-1925	No / Sig / Inf
300	711 N. Walnut St.	single-family residence	frame	cross-gabled	none	c. 1936	Yes
301	200 S. Washington St.	single-family residence	adobe	gable-front	Craftsman detailing	1923-39	No / Int / Inf
302	201 S. Washington St.	commercial	adobe	false front	none	1916-21	No / Inf
303	202 S. Washington St.	single-family residence	concrete block	side-gabled	none	post-1940	No / Sig / Inf
304	303 S. Washington St.	single-family residence	frame	side-gabled	none	post-1940	No / Int
305	313 S. Washington St.	single-family residence	adobe	gable-front	none	pre-1922	No / Int / Inf

Eligibility key
No / Int = No, poor integrity
No / Age = No, building not old enough
No / Inf = No, lack of information
No / Sig = No, not significant

CASA GRANDE

Historic Resources Survey

May 1998

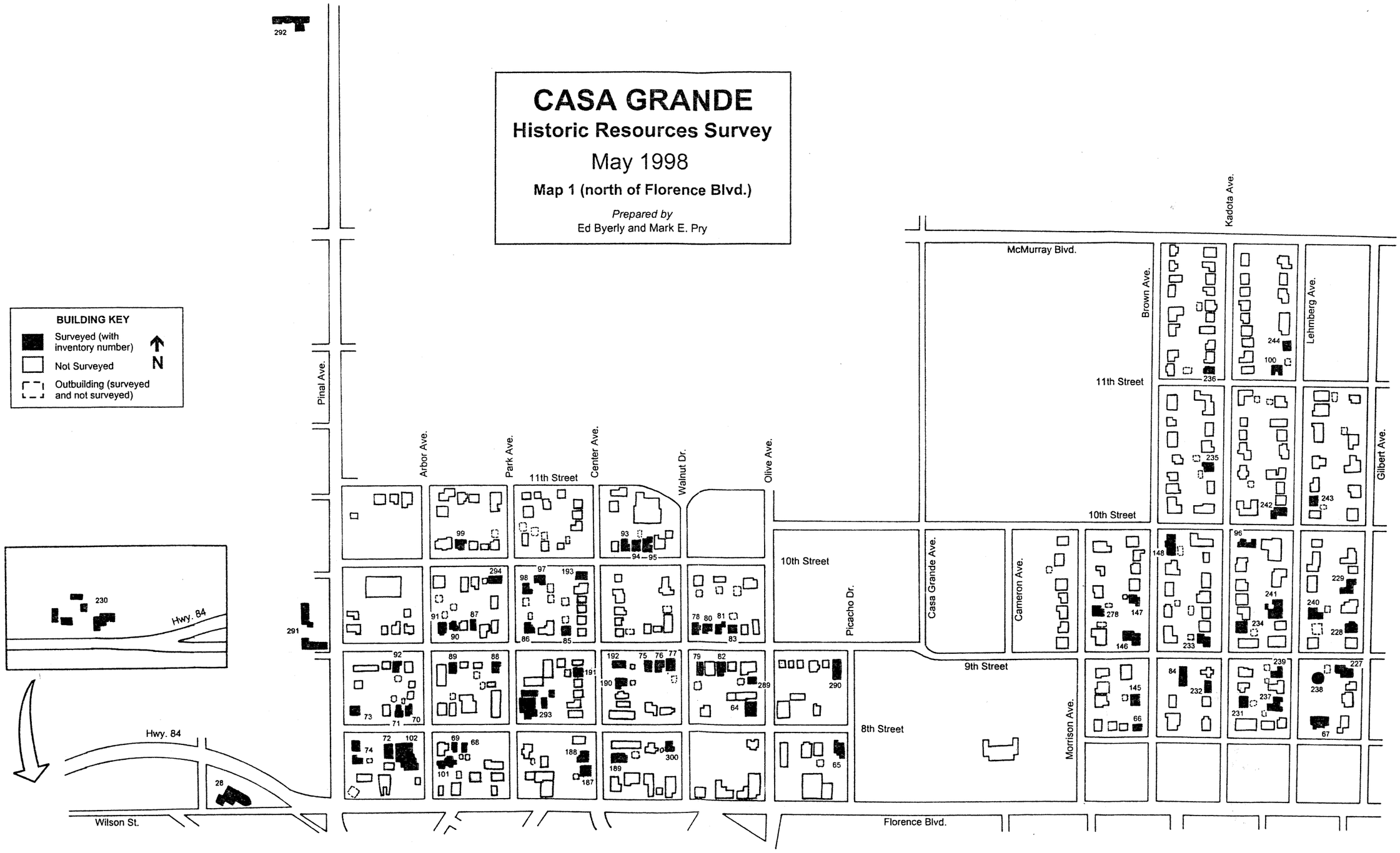
Map 1 (north of Florence Blvd.)

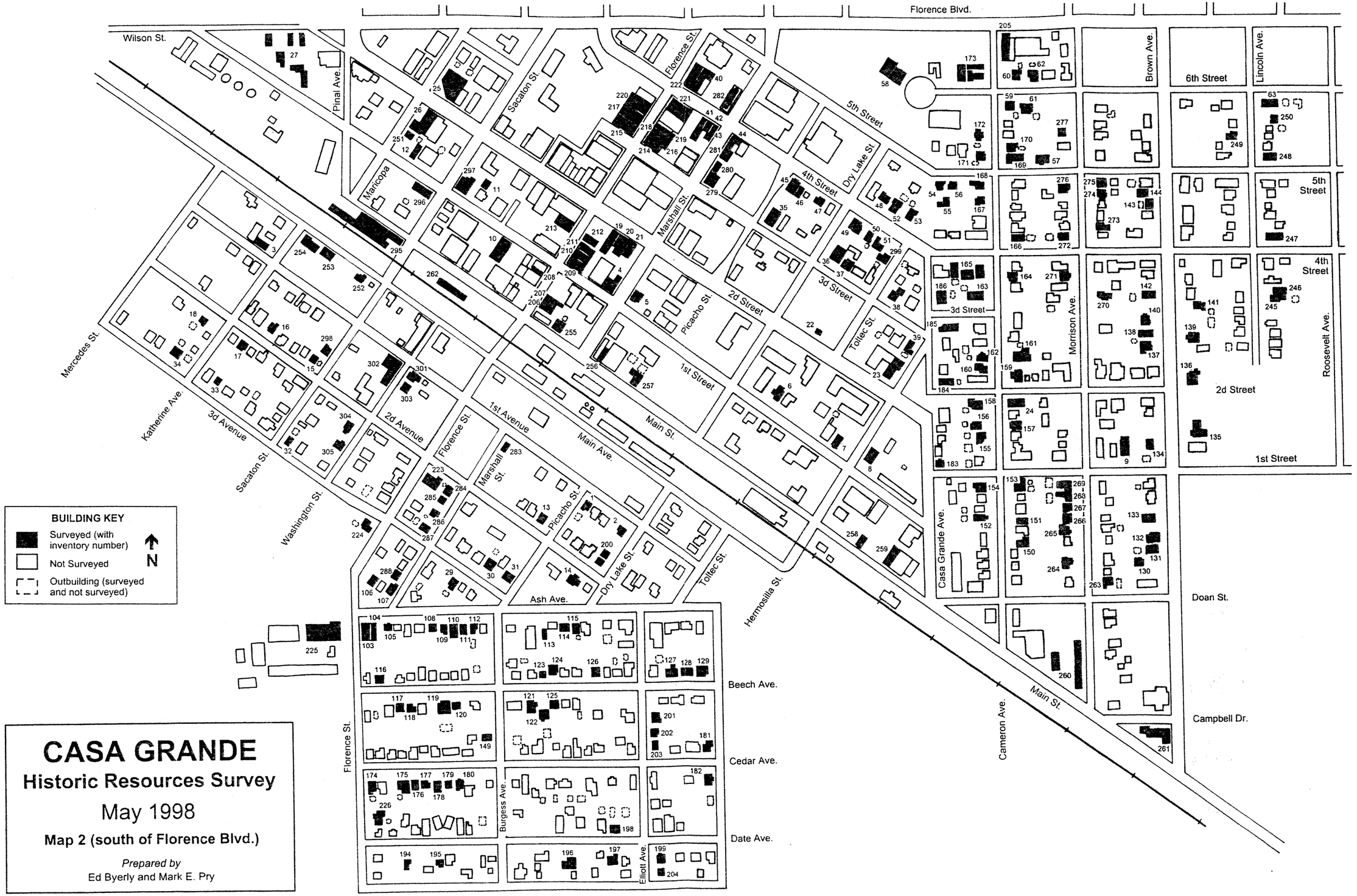
Prepared by
Ed Byerly and Mark E. Pry

BUILDING KEY

- Surveyed (with inventory number)
- Not Surveyed
- Outbuilding (surveyed and not surveyed)

N





BUILDING KEY

- Surveyed (with inventory number)
- Not Surveyed
- Outbuilding (surveyed and not surveyed)

N

CASA GRANDE

Historic Resources Survey

May 1998

Map 2 (south of Florence Blvd.)

Prepared by
Ed Byerly and Mark E. Pry

List of Properties Surveyed in 1982

Survey No.	Address	Original Use	Historic Name	Current Use	Current Occupant	Current Status
CG-101	702 E. Main St.	residence	Denton House			No longer standing
CG-102	230 E. Cedar Ave.	residence (?)				Could not locate
CG-103	115 E. Date Ave.	residence		residence		Still standing *
CG-104	201 W. Main Ave.	hotel	Casa Grande Hotel	homeless mission	Casa Grande Valley Homeless Mission	NRHP & local landmark
CG-105	107 W. Main Ave.	residence	John C. Loss House			No longer standing
CG-106	115 W. Main Ave.	residence	Shonessy House	residence		NRHP & local landmark
CG-107	121 W. Main Ave.	store	Shonessy Building / Don Chun Wo Store			No longer standing
CG-108	219 E. 1st Avenue	residence		residence		Still standing
CG-109	Washington St. and 1st Avenue	unknown				Could not locate
CG-110	200 S. Washington St.	residence		residence		Still standing *
CG-111	210 S. Washington St.	residence	Walker/Armenta House			No longer standing
CG-112	317 S. Florence St.	residence		residence		Still standing *
CG-113	215 N. Picacho St.	church	St. Anthony's Church and Rectory	meeting hall	Murphy Hall	NRHP & local landmark
CG-114	310 W. Main St.	residence	Souva/Cruz House			No longer standing
CG-115	201 W. Main St.	railroad depot	Southern Pacific Depot	railroad office	Union Pacific Railroad	Local landmark *
CG-116	200 W. Main St.	commercial	Cruz Trading Post	bar	Cuco's Place	NRHP & local landmark
CG-117	121 W. Main St.	commercial	Armenta Building			No longer standing
CG-118	Main St. & Picacho St.	unknown				Could not locate
CG-119	202 W. 1st Street	residence	Meehan/Gaar House	residence		NRHP & local landmark
CG-120	208 W. 1st Street (front)	residence	Bien/McNatt House	residence		NRHP & local landmark
CG-121	204 N. Sacaton St.	hotel	Sacaton Hotel	upholstery shop	Casa Grande Foam and Fabrics	Still standing *
CG-122	310 W. 1st Street	residence	Judge William T. Day House	residence		NRHP & local landmark
CG-123	820 N. Pinal Ave.	unknown				Could not locate
CG-123a	324 W. 8th Street	unknown				Could not locate
CG-124	323 W. 8th Street	residence		residence & office	D. V. Baker Realty	Still standing *
CG-125	309 W. 8th Street (rear)	laundry	Laundry Building	vacant		NRHP & local landmark

No.	Address	Original Use	Historic Name	Current Use	Current Occupant	Current Status
CG-126	319 W. 3d Street	residence	Gus Kratzka House	museum	Casa Grande Art Museum	NRHP & local landmark
CG-127	806 N. Center Ave.	residence		residence		Still standing
CG-128	223 W. 10th Street	residence	C. J. Wilson House	residence		NRHP & local landmark
CG-129	412 W. 11th Street	residence		residence		Still standing
CG-130	415 E. 4th Street	residence		residence		Still standing *
CG-131	515 E. 3d Street	residence	Stone Bungalow	residence		NRHP & local landmark
CG-132	519 E. 3d Street	residence		residence		Still standing *
CG-133	301 N. Picacho St.	store	Johnson's Grocery	restaurant	Casa Grande Cafe	NRHP & local landmark
CG-134	300 E. 8th Street	funeral home	Fisher Memorial Home	residence (?)		NRHP & local landmark
CG-135	904 E. 8th Street	residence		residence		Still standing *
CG-136	317 E. 8th Street	residence		residence		Still standing *
CG-137	211 N. Cameron Ave.	residence	Earl Bayless House	residence		NRHP & local landmark
CG-138	221 N. Cameron Ave.	residence	Wilbur O. Bayless / Grasty House	residence		NRHP & local landmark
CG-139	217 N. Brown Ave.	residence		residence		Still standing *
CG-140	112 N. Brown Ave.	hospital	Lincoln Hospital	church	Iglesia Bautista Emanuel	Still standing *
CG-141	901 N. Brown Ave.	residence		residence		Still standing *
CG-142	901 N. Morrison Ave.	residence	White House	residence		NRHP & local landmark
CG-143	928 N. Kadota Ave.	residence		residence		Still standing *
CG-144	929 N. Lehmberg Ave.	residence	Dr. H. B. Lehmberg House	residence		NRHP & local landmark
CG-145	814 N. Lehmberg Ave.	residence	Octagon House	residence		Still standing *
CG-146	420 E. Florence Blvd.	school	Casa Grande Union High School	public building	City of Casa Grande	NRHP & local landmark
CG-147	119 N. Florence St.	store	Pioneer Market	offices		NRHP & local landmark
CG-148	119 N. Florence St. (rear)	warehouse	Stone Warehouse	unknown		NRHP & local landmark
CG-149	113-117 E. 4th Street	commercial		store & offices	Casa Grande Paint & Supply; LDI Homes; Tri-City Formal	Still standing *
CG-150	418 N. Florence St.	theater	Paramount Theater	vacant		local landmark
CG-151	511 W. 2d Street	commercial	S. S. Blinky Jr.	store & warehouse	C & R Traders	Still standing *
CG-152	350 E. 6th Street	meeting hall	Boy Scout Lodge	public building	Peart Adult Center	Still standing *
CG-153	2d St. between Maricopa and Sacaton	unknown				Could not locate
CG-154	200 N. Brown Ave.	residence		vacant (?)		Still standing *
CG-155	309 W. 8th Street	residence		vacant		Still standing *
CG-156	412 W. 2d Street	unknown				No longer standing

No.	Address	Original Use	Historic Name	Current Use	Current Occupant	Current Status
CG-157	201 W. 9th Street	residence		residence		Still standing *
CG-158	111 E. 9th Street	residence		residence		Still standing *
CG-159	714 N. Center Ave.	unknown				Could not locate
CG-160	Highway 84	underpass	Highway 84 Underpass	underpass		Still standing
CG-161	114 W. Main St.	store	Prettyman's Meat Market	vacant		NRHP & local landmark
CG-162	800 N. Park Ave.	residence		restaurant	BeDillon's Cactus Gardens	Still standing *
CG-163	209 W. 11th Street	residence		residence		Still standing
CG-164	909 N. Lehmberg Ave.	residence	Dr. James T. O'Neil House	residence		Still standing *
CG-165	905 N. Lehmberg Ave.	residence	Period Revival House	residence		NRHP & local landmark
CG-166	201 S. Washington St.	commercial	Elliott Electric Building	commercial	Cook & Elliott	Still standing *
CG-167	Highway 93	ranch hotel	Sheafe House / Casa Sahuaro	apartments		Still standing
CG-168	118 N. Sacaton St.	commercial	Central Creditors Assn.	commercial	Greyhound Bus Depot / Western Union	NRHP & local landmark
CG-169	112 N. Sacaton St.	commercial	Ward's Variety Store	unknown	none apparent	NRHP & local landmark
CG-170	114 E. Florence Blvd.	residence	Vasquez House	residence		NRHP & local landmark
CG-171	Florence Blvd. and Park Ave.	church	Presbyterian Church	museum	Casa Grande Valley Historical Society	NRHP & local landmark
CG-172	407 N. Sacaton St.	clubhouse	Woman's Club Building	public building	City of Casa Grande	NRHP & local landmark
CG-173	West Main Street	commercial	Main St. Comm'l District			
CG-174	708 W. Highway 84	auto court	Sunset Court	apartments & store		Still standing *

Key
Survey numbers in italic indicate that no inventory form was filled out for that property in 1982
Buildings with an asterisk (*) under current status are on the current survey list
NRHP = National Register of Historic Places

Notes
CG-104 Replacement aluminum windows
CG-106 Stucco needs minor repairs
CG-108 Replacement aluminum windows
CG-116 Replacement aluminum windows; needs paint
CG-119 Roof, porch columns & balustrade need repairs
CG-120 Possible replacement aluminum window on front
CG-122 Current address is 306-306 W. 1st Street
CG-125 Poor condition (adobe exposed, windows covered)
CG-127 Replacement aluminum windows
CG-129 Shed-roof carport added to left side
CG-133 Windows on west side removed
CG-134 Wood windows need paint; rear addition
CG-137 Needs trim paint
CG-142 Porch/garage added at rear
CG-143 Current address is 928 E. 10th St.
CG-146 Current Heritage Fund project; will be city hall
CG-150 Current Heritage Fund project (current addres is 420 N. Florence St.)
CG-170 Windows could use paint

Population of Casa Grande, 1880-1990

	1880	1890	1900	1910	1920	1930
Casa Grande	33	328	350	250	948	1,351
Pinal County	3,044	4,251	7,779	9,045	16,130	22,081

	1940	1950	1960	1970	1980	1990
Casa Grande	1,545	4,181	8,311	10,536	14,971	19,082
Mexican Americans	—	—	—	3,405	4,601	6,582
Pinal County	28,841	43,191	62,673	67,916	90,918	116,379
Mexican Americans	—	—	—	24,813	26,752	34,062

Notes

1. Casa Grande population figures for 1880, 1800, and 1900 are from James Smithwick, "Casa Grande, Arizona: From Mining to Agriculture," *Casa Grande Valley Histories* (1993): 28.

2. All other population figures are from published census reports (see bibliography for citations).

3. It is difficult to ascertain the racial and ethnic composition of Casa Grande over the years because of the varying manner in which the census has categorized Mexican Americans and other ethnic groups. Also, in some years demographic information that was collected at the county level was not available for communities as small as Casa Grande. In particular, it is impossible to determine from the published census exactly how many Mexican Americans were living in Casa Grande and Pinal County prior to 1970. However, some rough estimates are possible. In 1910, Mexican immigrants accounted for 15 percent of the county's population. In addition, an unknown number of residents were native-born Mexican Americans classisfied as "native-born whites." In 1930, the census placed all Hispanic residents nationwide in the racial category of "other," along with Indians and Asian Americans. In Pinal County, we can estimate that Mexican Americans made up roughly two-thirds of this group (approximately 8,000 people, or one-third of the population). Similarly, we can estimate that less than 14 percent of Casa Grande's residents was of Mexican descent in 1930, making the town's racial make-up substantially different from that of Pinal County. From 1940 to 1960, the published census classified people by "race," and Mexican Americans were simply counted as "whites," making it difficult to determine their numbers. However, beginning in 1970, the published census identified Spanish-surnamed individuals as a group. This reveals an interesting demographic shift that coincided with Casa Grande's economic growth during the 1940s and 1950s. A predominantly Anglo enclave through the 1930s, Casa Grande was by 1970 over 32 percent Mexican American—about the same as Pinal County overall. By 1990, over 34 percent of the residents of Casa Grande were of Hispanic origin, a larger percentage than in Pinal County as a whole.

Surveyed Properties by Subdivision
(Selected Subdivisions Only)

First Addition and Katherine Drew's Second Addition

	Area A	Area B
Total number of properties	184	142
Number surveyed	51	51
Number already on local & national registers	5	3
Percentage of properties surveyed or on registers	30.4%	38.0%

Notes

Area A = boundaries are (clockwise beginning at the southwest corner) Pinal Avenue, 11th Street, Walnut Drive, 10th Street, Olive Avenue, 9th Street, Picacho Drive, and Florence Boulevard.

Area B = boundaries are (clockwise beginning at the southwest corner) Pinal Avenue, alley south of 11th Street, Walnut Drive, 10th Street, Olive Avenue, 9th Street, Picacho Drive, and alley north of Florence Boulevard.

Evergreen Addition

	Number
Total number of properties	157
Number surveyed	27
Number already on local & national registers	3
Percentage of properties surveyed or on registers	19.1%

Notes

Boundaries are (clockwise beginning at the southwest corner) Morrison Avenue, 9th Street, alley west of Morrison Avenue, 10th Street, Brown Avenue, McMurray Boulevard, Lehmberg Avenue, 11th Street, Gilbert Avenue, and 8th Street.

Myers Addition and Myers Second Addition

	Number
Total number of properties	185
Number surveyed	70
Number already on local & national registers	2
Percentage of properties surveyed or on registers	38.9%

Notes

Boundaries are (clockwise beginning at the southwest corner) Casa Grande Avenue, one-half block north of 6th Street, Morrison Avenue, 6th Street, Brown Avenue, and Doan Street.

Burgess Addition and Elliott Addition

	Number
Total number of properties	155
Number surveyed	46
Number already on local & national registers	0
Percentage of properties surveyed or on registers	29.7%

Notes

Boundaries are (clockwise beginning at the southwest corner) Florence Street, Ash Avenue, alley east of Elliott Avenue, and alley south of Date Avenue.

Original Townsite (south of railroad tracks), E. P. Drew Addition, Armenta Addition, and Witting Square

	Number
Total number of properties	132
Number surveyed	35
Number already on local & national registers	2
Percentage of properties surveyed or on registers	28.0%

Notes

Boundaries are (clockwise beginning at the southwest corner) Katherine Street, Main Avenue, Florence Street, 1st Avenue, Dry Lake Street, Main Avenue, Toltec Street, Ash Avenue, Florence Street, and 3d Avenue.

Original Townsite (north of railroad tracks and east of downtown)

	Number
Total number of properties	64
Number surveyed	22
Number already on local & national registers	2
Percentage of properties surveyed or on registers	37.5%

Notes

Boundaries are (clockwise beginning at the southwest corner) Picacho Street, 5th Street, Casa Grande Avenue, and Main Street.

Biographical Notes

The main source of biographical data for this survey has been the vertical files at the Casa Grande Valley Historical Society. Other than these files (which contain mostly newspaper clippings and are far from complete in their coverage of significant residents from the town's past), there is a paucity of biographical information available for Casa Grande residents. Still, it has been possible to gather information about a few significant persons from the history of Casa Grande, most of whom are associated with buildings included in this survey or already designated as local landmarks. (Biographical information for builders is presented in the architecture section of the report.) The information contained in these biographical notes has been drawn from the historical society's files and a few biographical directories. Information about other persons associated with surveyed properties can be found on the individual survey forms.

Flossie Barmes

Longtime civic leader Flossie Barmes was active in the Casa Grande Woman's Club, and was a member of the Casa Grande Library Board, PTA, Zonta International, and Daughters of the American Revolution. She also served as President of the Arizona Federation of Women's Clubs in 1948 and 1949. A teacher by training, Barmes served as a home demonstration agent for the University of Arizona Agricultural Extension Service for fifteen years. Her husband, Arthur J. Barmes, was the longtime proprietor of the City Barber Shop (survey no. 208, 121 N. Florence St.) from 1946 to 1970. The Woman's Club building is listed on the National Register and is a local landmark.

Maurice M. "Bud" Bottriell

Businessman Bud Bottriell was part owner of the B & L Supply Company in Casa Grande. An important local firm, B & L was the largest general retail store in the city during the 1930s and 1940s. Along with his business partner Louis Hammer, Bottriell contributed decisively to the pattern of commercial development along Florence Street. At a time when most commercial activity remained on Main Street or the south end of Florence Street, Hammer and Bottriell moved their store to the north end of Florence, contributing to the emergence of Florence Street as Casa Grande's downtown commercial core. He is associated with several properties on the survey list, including: B & L Supply Building, 113 E. 4th Street (survey no. 41); 115-117 E. 4th Street (no. 42); a house at 79 N. Morrison Ave. (no. 267), which may have been his residence; the Sprouse-Reitz Building at 402 N. Florence St. (no. 214); the Pay N Takit Building at 406 N. Florence St. (no. 216); the Arizona Edison Building at 408 N. Florence St. (no. 218); the Prettyman's Grocery at 412 N. Florence St. (no. 219); and the large store building at 422-24 N. Florence St. (no. 221) first occupied by Dorris-Heyman Furniture and Richerson Drugs.

Ramon Cruz

One of Casa Grande's earliest settlers, store owner Ramon Cruz settled here in 1903. His general merchandise store, the Cruz Trading Post, was one of the first and most successful businesses in Casa Grande. An early community booster, Cruz was active in the Board of Trade (later the Chamber of Commerce) from its inception. The Cruz Trading Post, at 200 W. Main St. (now Cuco's Place), is currently on the National Register and local landmark list.

W. Ward Davies

A pioneer businessman, Davies arrived in Casa Grande in 1913, built the popular Airdome, and opened the town's first drugstore. He later expanded his business enterprises to include a furniture store as well. An enthusiastic Casa Grande booster, Davies was active in the Casa Grande Board of Trade and served as the immigration commissioner for Pinal County during the late 1910s, orchestrating the area's promotional campaign to attract settlers.

Don Sing and Don June

Pioneer businessman Don Sing arrived in Casa Grande from Tucson in 1896 and established a grocery and general merchandise store on Main Street near Marshall. The business moved to a new location at 1st Street and Florence in 1904. He was succeeded in business by his eldest son, Don June (born 1896). This family business evolved into the Don Market, which still operates today. Located at 200 N. Florence (survey no. 209), it was built in 1949 by Don June, who also built two other commercial structures on Florence Street—202 N. Florence St. (survey no. 210) and 204 N. Florence St. (survey no. 211)—thus contributing to the post-World War II development of downtown Casa Grande.

Charles Goff

Charles Goff, who was born in 1894, taught at Casa Grande Union High School for five years before opening a Chevrolet dealership in 1928. Active in community affairs, he served on the city council from 1931 to 1939 and was mayor of Casa Grande twice, from 1935 to 1937 and 1947 to 1953. Goff also served three terms in the Arizona House of Representatives and one year as a state senator.

Albert S. "Pappy" Guinn

Albert S. Guinn settled in Casa Grande in 1943 and served as mayor of Casa Grande from 1959 to 1965. The Guinn family owned and operated the Greyhound Bus Depot (117 E. 2d Street, survey no. 21), which his son Charles managed. Charles also served on the Casa Grande City Council from 1947 to 1952. His other son Hugh, a dentist by trade, served as mayor from 1977 to 1985.

Angela Hutchinson Hammer

A divorcee with three children to support in 1904, Angela Hammer purchased the *Wickenburg Miner* and acquired several other small-town newspapers soon thereafter. In 1912, she relocated to Casa Grande and started the *Bulletin* in 1913 with business partner Ted Healy. This partnership soured quickly and Hammer started a competing paper, the *Casa Grande Valley Dispatch*. She was the sole owner and editor of the *Dispatch* from 1914 to 1924, and she was a tireless booster and early advocate of the San Carlos Irrigation project and the Casa Grande Valley Water Users Association. Hammer sold the *Dispatch* in 1924 and relocated to Phoenix in 1926. Hammer (1870-1952) was posthumously inducted into the Arizona Newspaper Association's Hall of Fame in 1965. She is associated with a house at 87 N. Cameron Ave. (survey no. 154) that she and her family occupied.

Louis J. Hammer

The son of newspaper owner Angela Hammer, Casa Grande businessman Louis Hammer (1897-1982) and his partner Maurice M. "Bud" Bottriell opened the B & L Supply Company in the early 1920s. An important local firm, B & L was the largest general retail store in the city during the 1930s and 1940s. Along with Bottriell, Hammer contributed decisively to the pattern of commercial development along Florence Street. At a time when most commercial activity remained

on Main Street or the south end of Florence Street, Hammer and Bottriell moved their store to the north end of Florence, contributing to the emergence of Florence Street as Casa Grande's downtown commercial core. Hammer is associated with several properties on the survey list, including: B & L Supply Building, 113 E. 4th Street (survey no. 41); 115-117 E. 4th Street (no. 42); a house at 87 N. Cameron Ave. (no. 154) that was his family's residence; the Sprouse-Reitz Building at 402 N. Florence St. (no. 214); the Pay N Takit Building at 406 N. Florence St. (no. 216); the Arizona Edison Building at 408 N. Florence St. (no. 218); the Prettyman's Grocery at 412 N. Florence St. (no. 219); and the large store building at 422-24 N. Florence St. (no. 221) first occupied by Dorris-Heyman Furniture and Richerson Drugs.

Gustav Kratzka

Early Casa Grande settlers Gustav and Frederick Kratzka arrived from Long Beach, California, sometime between 1910 and 1912 and established the Berlin Bakery, one of Casa Grande's early businesses. The establishment quickly expanded to include a lunch counter as well. Gus Kratzka, who served on the first city council elected after incorporation in 1915, was a well-liked figure, active in civic affairs, and operated the Berlin Bakery until 1934. The Kratzka family resided at 319 W. 3d Street in a house now occupied by the Casa Grande Art Museum and currently on the National Register and local landmark list.

Dr. Harry B. Lehmberg

Lehmberg (1899-1986), after whom Lehmberg Avenue is named, practiced medicine in Casa Grande from 1927 to 1955. In 1927 he opened the town's first hospital at the corner of 6th Street and Cameron Avenue (601 N. Cameron Ave., survey no. 173), which is still standing though it has since been converted into an apartment building. He later opened the Casa Grande Clinic on 2d Street and Florence in 1947, and he served on the medical staff of Hoemako Hospital after it opened in 1952. His residence at 929 N. Lehmberg Ave. is currently on the National Register and local landmark list.

John C. Loss

One of Casa Grande's earliest residents, John C. Loss served as justice of the peace beginning in 1882 and was also the town's first notary public, first real estate agent, and Wells Fargo agent. As the town grew, Loss sold insurance. For many years he lived at 107 W. Main Ave. in a house that has since been demolished.

Irvin Pate

A Casa Grande native, Pate (1915-1996) owned the first Ford dealership in town, sold real estate during Casa Grande's period of growth after the Second World War, and later became a farmer. He was active in civic affairs throughout his career. He was one of six Pate children (their father arrived in Casa Grande in 1929), of whom four (including Irvin) remained lifelong Casa Grande residents. He was associated with two buildings on the survey list: 117 N. Sacaton St. (survey no. 296), where he and C. J. Wilson had their automobile dealership in the 1930s, and an office building he built in 1947 at 201 E. 4th Street (survey no. 44).

T. R. Peart

One of the most influential early residents of Casa Grande, Thompson Rodney Peart (1848-1925) moved to town in 1907. A real estate agent, Peart tirelessly promoted Casa Grande's growth and was an active member of the Casa Grande Valley Water Users Association, better roads organizations, the school board, and other civic organizations. After serving on the city council from 1915 to 1921, Peart served as mayor from 1921 to 1925. Peart Flying Field and Peart Park

are named for him. His wife, Lillian Peart (1869-1953), started the Casa Grande Woman's Club in 1913 and remained active in civic organizations until her death in 1953. Their son, Dan T. Peart, succeeded his father as mayor in 1925, continuing the family legacy of service.

N. Bess Prather

A resident of Casa Grande since 1920, Bess Prather (1885-1981) worked as a journalist for fourteen years before becoming Casa Grande's postmaster in 1938. She served in that capacity until 1955, during which time Casa Grande (and its post office) grew tremendously. She was instrumental in the clarification of street names and standardization of house numbering—both done in conjunction with the start of home mail delivery. Active in civic and charitable organizations throughout her life, Prather was a leader in the Casa Grande Woman's Club and Zonta International, a charter member of the local Business and Professional Women's Club, and president of the Arizona Federation of Woman's Clubs. During the 1930s, Prather lobbied for the Equal Rights Amendment and worked with Margaret Sanger as a clinic organizer and educator on the topic of birth control. After retiring from the post office, Prather embarked on a second career as a stockbroker. Her residence at 300 W. Eighth St. was included in the survey (no. 70).

Don Prettyman

An early Casa Grande businessman, Don Prettyman arrived in 1918 and soon had a grocery store on west Main Street. After moving the business to several locations in the downtown (among them Prettyman's Grocery at 412 N. Florence St., survey no. 219), he had Prettyman's Food Market built in 1940 at 500 N. Florence St. (survey no. 222)—the first store building under his direct ownership. In 1943, with his health failing, Prettyman sold the business. His son, Pat Prettyman, in 1946 reestablished Prettyman's on Pinal Avenue. In 1949, Pat leased the Pinal store and returned to the store at 500 N. Florence St. By 1951, Prettyman's had a second store at 119 W. 2d Street. Later a third store in the town of Stanfield was added. Eventually Pat sold the 2d Street and Stanfield stores, and then the Florence Street store, moving to a new location at 930 E. Florence Blvd.

George Serrano

Retailer George Serrano (1901-1972) moved to Casa Grande from Chandler in 1932 and opened a clothing store called the Popular Store (later known as Serrano's) in 1935. He served on the city council from 1945 to 1949 and was active in civic affairs and fraternal organizations throughout his career. After his retirement, sons George and Tony continued to operate the family store, which is now a restaurant under the same name. He was associated with the R. S. & Hanna Kimball House at 87 N. Morrison Ave. (survey no. 269), which was his residence for a time.

C. J. "Blinky" Wilson

C. J. got his start in the automobile business at the Casa Grande Garage, which was located at 117 N. Sacaton St. (survey no. 296) and was started by his father Hugh in 1912. After working with his father during the late 1920s and early 1930s, Wilson (1897-1988) formed Pate and Wilson Motors in partnership with Irvin Pate, still at the Sacaton location. In 1935, they moved to a new building somewhere near Five Points. Later, in the 1940s, Wilson set out on his own to establish Wilson Motors, a Lincoln-Mercury dealership, at 511 W. 2d Street in the distinctive building known as the S. S. Blinky Jr. (survey no. 28). Wilson served on the Casa Grande city council in 1933-35 and 1951-53, was president of the Chamber of Commerce in 1958-59, and served one term as Casa Grande's mayor.

Casa Grande Builders Listed in State Business Directories, 1915-1951

Because of its small size, Casa Grande never had its own business or residential directory until the advent of telephone service, when telephone directories (which listed few addresses) were published for the town. Consequently, builders and contractors working in town could be identified only through state business directories.

1915-16

Barlow, C. A. — carpenter
Porter, A. G. — carpenter
Slosser, H. C. — carpenter

1916-17

Barlow, C. A. — carpenter

1918

Barlow, C. A. — carpenter

1919

Porter, A. G. — contractor and builder

1920

McMurray, Gordon — general contractor
Noe, F. F. — general contractor
Porter, A. G. — contractor and builder

1922

Boyce, D. J. — general contractor
Larsen, Chris — general contractor
McMurray, Gordon — general contractor
Porter, A. G. — contractor and builder
Robinson, Baxter — general contractor

1923

Porter, A. G. — contractor and builder

1924

Porter, A. G. — contractor and builder

1925

Porter, A. G. — contractor and builder

1926

Collerett, J. O. — carpenter and builder
Fergus, E. F. — carpenter and builder
Noe, F. F. — carpenter and builder
Porter, A. G. — contractor and builder
Robinson, Baxter — carpenter and builder

1927

Fergus, E. F. — carpenter and builder
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder
Robinson, Baxter — carpenter and builder

1928

Fergus, E. F. — carpenter and builder
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder
Robinson, Baxter — carpenter and builder

1929

Fergus, E. F. — carpenter and builder
Hearn Brothers — contractors and builders
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder

1930

Fergus, E. F. — carpenter and builder
Hearn Brothers — contractors and builders
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder

1931

Fergus, E. F. — carpenter and builder
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder

1932

Fergus, E. F. — carpenter and builder
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder

1936

Fergus, E. F. — building contractor
Frick[e], August — building contractor
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder
River[s], Ralph — building contractor
Sell, C. E. — building contractor
Tuttle, Lynn — building contractor
Worth Construction — general contractors

1937

Fergus, E. F. — building contractor
Frick[e], August — building contractor
Noe, F. F. — contractor and builder
Porter, A. G. — contractor and builder
River[s], Ralph — building contractor
Sell, C. E. — building contractor
Tuttle, Lynn B. — building contractor

1938

Fergus, E. F. — building contractor
Fricke, August — building contractor
Porter, A. G. — contractor and builder
Rivers, Ralph — building contractor
Sell, C. E. — building contractor
Tuttle, Lynn B. — building contractor

1939

none listed

1941-42

none listed

1951-53

Bentson Contracting Co.
Burton, A. S. — carpenter