

# **Casa Grande Historic Context and Architectural Resources Survey 1947–1973, Casa Grande, Pinal County, Arizona**

Prepared for:

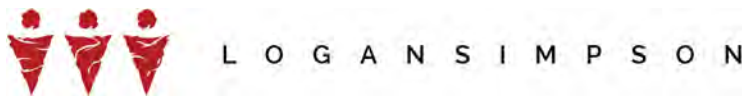
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## INTRODUCTION

The Arizona State Historic Preservation Office annually awards pass-through grants to participating Certified Local Governments (CLG), which derive from the National Park Service (NPS) Federal Historic Preservation Fund. These funds are allocated to assist CLGs in the identification and protection of cultural resources that have played a significant role in the development of these communities and Arizona. The City of Casa Grande (CCG), certified as a CLG on October 1, 1991, was awarded a pass-through grant for the fiscal year 2022. At the request of Jaclyn Sarnowski (CCG Planning and Development), Logan Simpson completed an updated inventory of historical buildings across the CCG for resources constructed in the post-World War II period (1947–1973). Through continued consultation with Ms. Sarnowski, specific assumptions and project limitations were developed in the course of this project in order to prepare an adequate inventory of resources within the limited parameters of the scope and budget (presented in more detail under *Historical Resource Inventory Methods*). Per the approved scope for this project, Logan Simpson was also charged with the following:

- Planning and hosting a public meeting in coordination with help from CCG (this meeting was conducted on May 23, 2022 for the CCG Historic Preservation Commission).
- Provide GIS spatial data for newly documented historical resources, as well as previously listed properties, and those recommended eligible.
- Prepare a report of findings for historical resources constructed from 1947–1973.
- Provide a separate local landmark designation for one historic property through consultation with the CCG.
- Provide a summary of preservation priorities for historical resources in CCG. These priorities were associated with previously and newly documented resources, as well as other resources that are yet to be documented and evaluated.

Windshield and/or reconnaissance surveys were completed over the course of several trips to Casa Grande on April 22, May 20, and August 30, 2022. Additional online reviews via Google imagery were conducted from December 2022 to January 2023. Logan Simpson's inventory update identified 105 historical resources, including single-family residential districts (n=20), buildings and building complexes (n=81), and sites (non-archaeological, n=4). In addition to newly recorded resources, Logan Simpson also reviewed historic properties that were either recommended eligible in previous studies or have been listed in the National Register of Historic Places (National Register) and/or local register (n=70). Summaries of these resources are presented in this report, as well as contexts used to evaluate newly documented resources, a summary of previous research in Casa Grande, and recommended avenues of research for additional historical resources that were not documented as part of this effort. A separate report will be provided to the CCG, containing a summary of preservation priorities that will include recommendations for landmark nominations.

## ENVIRONMENTAL SETTING AND BUILT ENVIRONMENT

Casa Grande is situated in the Basin and Range Physiographic Province of south-central Arizona, characterized by elongated mountain ranges separated by broad, alluvium-filled valley floors (Nations and Stump 1996). The current municipal boundary of Casa Grande extends as far north as the Gila River Indian Community (GRIC), and as far south as the Tohono O'Odham Nation (Figure 1–Figure 2). Most of the lands within its boundaries are comprised of alluvial soils and gravels that were deposited over time by the Santa Cruz River and Sant Rosa Wash. Indeed, a sizeable proportion of central Pinal County (from Maricopa to Coolidge, Florence, Eloy, and Picacho) is characterized by these alluvial riverine surficial deposits that are bounded by the Santan Mountains (north); the Silver Reef and Tat Momoli Mountains (south); Haley Hills, Palo Verde and Table Top Mountains (west); and the Picacho Mountains (east). Located in the Lower Colorado River Subdivision of the Sonoran Desertscrub biotic community, natural plant communities were composed primarily of creosotebush, white bursage, or four-wing saltbush. Tributaries and drainages would have exhibited palo verde, mesquite, and ironwood (Brown 1994).

Casa Grande was established along the newly constructed Southern Pacific Railroad (SPRR) in 1879. Over the next several decades, Casa Grande emerged as a regional railroad hub for area mines. As the twentieth century progressed, ranching and farming took root in Casa Grande Valley. Although part of the Gila River drainage area, surface water sources in the Casa Grande vicinity are intermittent drainages and tributaries. While Florence-area homesteaders benefited from surface irrigation via multitude canals and ditches (to the detriment of Akimel O'Odham and Pimaash communities down river from Florence), farmers in the immediate vicinity of Casa Grande were not so fortunate. Even with the completion of the Florence Canal (which extended about 50 miles to Casa Grande), reliable delivery of surface waters to Casa Grande was very difficult. Around the turn of the twentieth century, Colonel William C. Greene, a prominent rancher in southeast Arizona and northern Sonora, extended the operations of the Greene Cananea Cattle Company into the Casa Grande Valley. Colonel Green (financed by powerful interests) sought to build a dam 20 miles south of Casa Grande to capture floodwaters on the Santa Cruz River. When completed, the dam essentially created an extensive reservoir located at the base of the Sawtooth Mountains. Covering 4,500 acres, the reservoir's estimated storage capacity was 33,000 acre-feet. On December 15, 1908, the Santa Cruz Reservoir Company was formed to manage the dam and reservoir, with the intent to buy more land and build additional dams. In 1914 a ditch was extended from the reservoir to the present site of Eloy. However, frequent flash floods continually broke through the dam and the project was soon abandoned (Laird 1987:12; Roberts 2004:223–237; Southworth 1919).

With the completion of the San Carlos Irrigation Project (SCIP)/San Carlos Irrigation and Drainage District (SCIDD) in the late 1920s, farmers in and around Casa Grande could take advantage of a dependable surface water source (i.e., the Casa Grande Canal and Florence-Casa Grande Canal Extension). Importantly, the establishment of Electrical Districts (ED) in central Pinal County (notably ED2) allowed for the introduction of turbine water pumps for field irrigation (Arizona Highway Department 1924:215; ED2 2020). These developments were instrumental in the expansion of agriculture in the Casa Grande Valley between 1930 and 1940 (Arizona Daily Star 1940; Smith 1940).



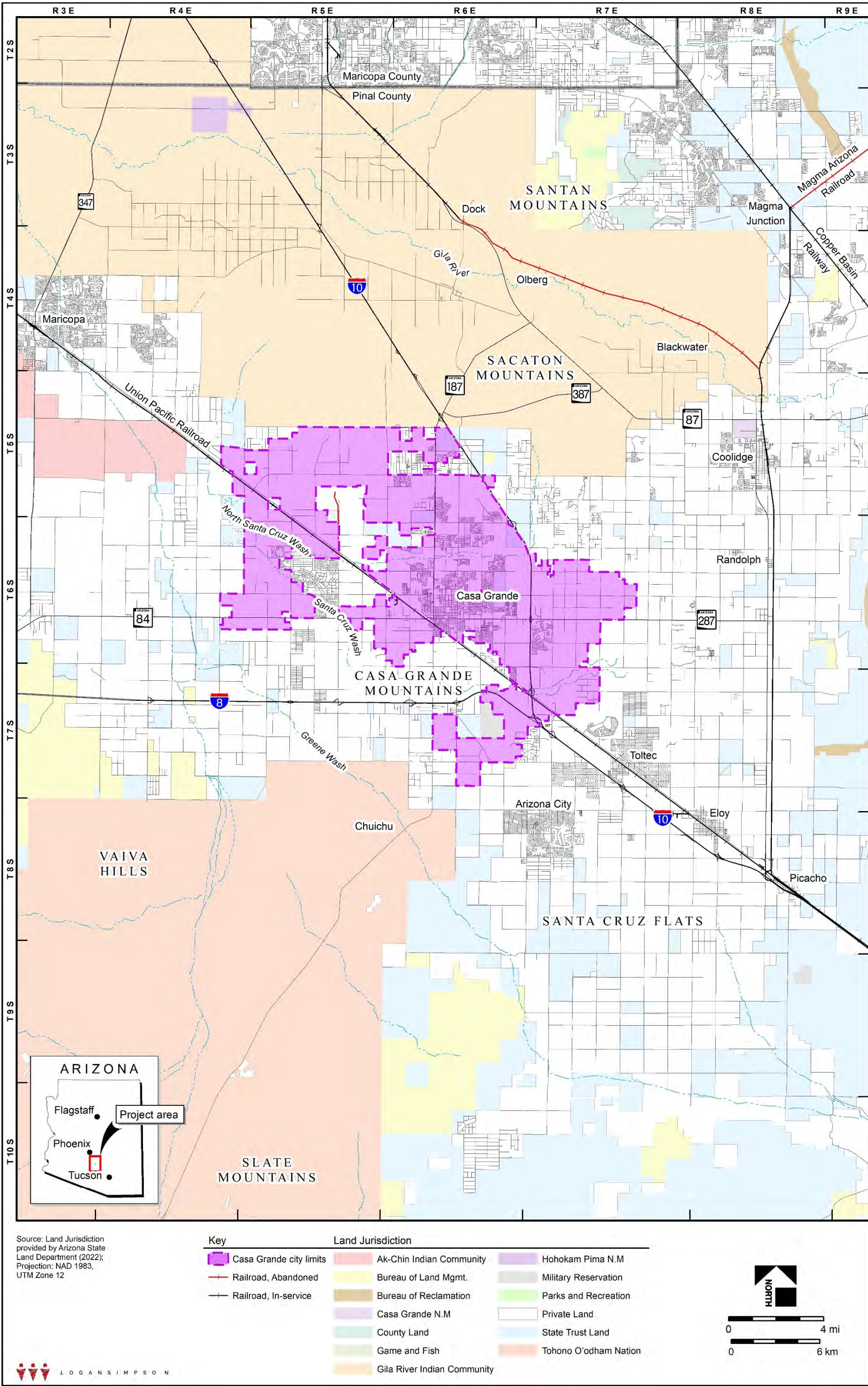


Figure 1. Contemporary topographic map of the Casa Grande vicinity, showing municipal boundaries, as well as adjacent government and reservation lands.



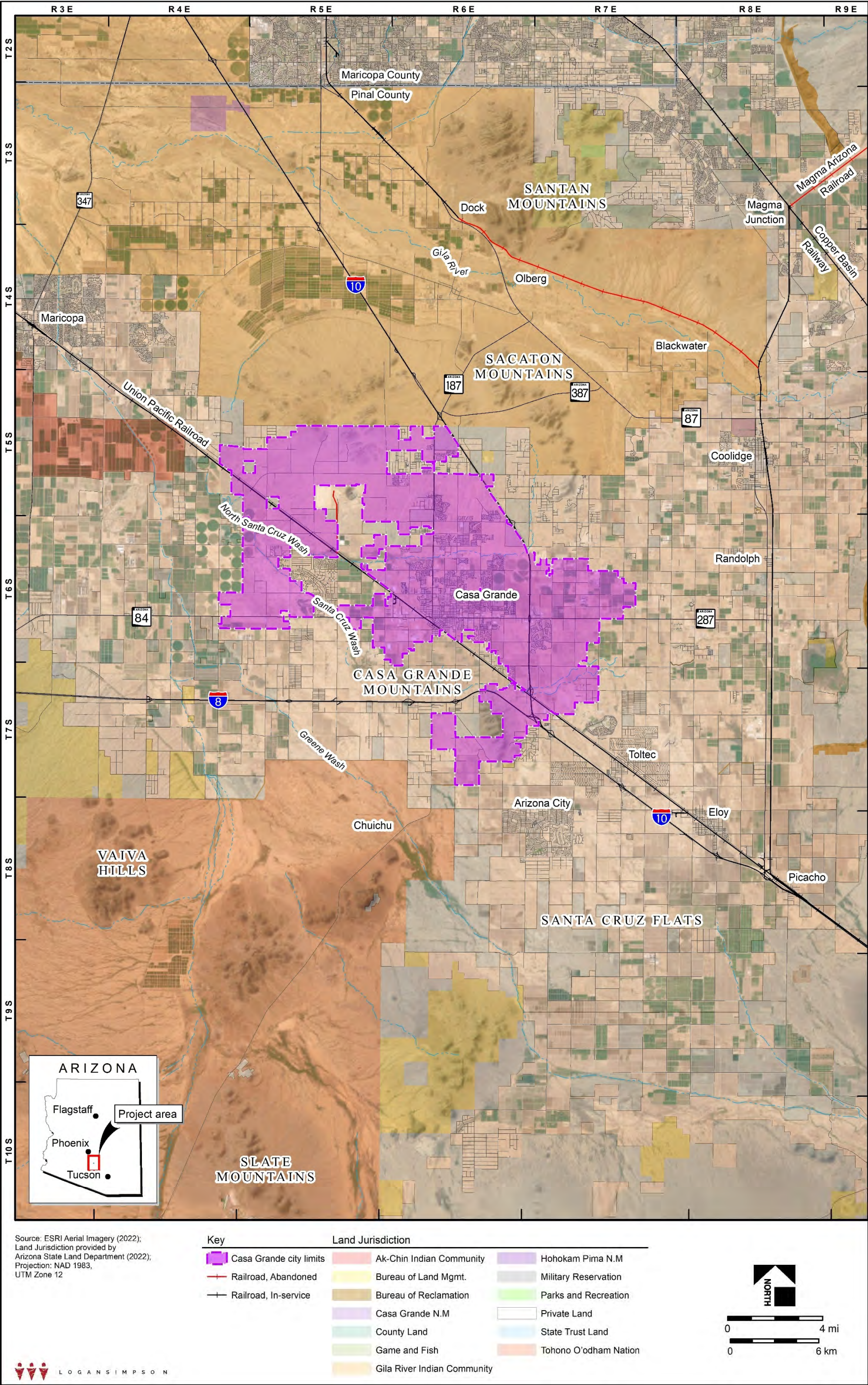


Figure 2. Contemporary aerial photograph of the Casa Grande vicinity, showing municipal boundaries, as well as adjacent government and reservation lands.

As shown, while urban development has occurred across much of the city's municipal boundary, a sizeable proportion is still either undeveloped or used for agricultural purposes.



Many farmers leased or owned multiple sections of land, often renting out parcels to other parties for cultivation. This pattern of amalgamation had started in the early 1920s following the initial collapse of the cotton market and continued into the Great Depression. By 1939, on the eve of World War II, it was estimated that 419 farmers in the general CCG vicinity (which also included Eloy and Picacho) controlled 132,000 acres of land, a sizeable portion of which was leased to tenant farmers (Shapiro 1989:224–229). This extraordinary growth of agricultural production continued through the postwar period across central Pinal County. Coincident with this expansion of agriculture was the CCG’s municipal growth (Table 1; Figure 3). By 1973, the municipal boundary comprised an area of 8.07 square miles (5,167.06 acres). Since this time, the CCG has continued to expand to its current area of 48.20 square miles (27,392 acres). The population has likewise grown significantly from an estimated 15,000 in 1973 to more than 53,600 in 2020 (Table 1). Once situated entirely west of Interstate 10 (I-10), the CCG has now expanded east of the interstate alignment. As shown in Figure 2, a sizeable portion of the city’s municipal lands are either undeveloped or under cultivation.

Table 1. Chronological Summary of Land Annexations by the City of Casa Grande<sup>1</sup>

Date Range	Ordinances (total no.)	Area Acquired (acres)	Population (year)	Comments
1879/1892–1947/1948	13	421.22	600 (1915) 948 (1920) 2,597 (1930) 3,400 (1948)	Encompassed the original town site, and subsequent, adjacent additions. The city was incorporated in 1915.
1949–1964	20	680.80	4,181 (1950) 8,311 (1960) 10,100 (1964)	Extended boundary north, west, and east of the original townsite. Population effectively tripled in this period.
1965–1973	5	4,327.00	10,536 (1970) 15,000 (1973)	The few ordinances passed in this period effectively quadrupled the city boundaries, with the bulk of lands either undisturbed desert land or cultivated farmland. Boundaries extended north to current Camino Grande Avenue, and west along either side of the SPRR mainline between Clayton Road and State Route 84 (SR 84). Meanwhile, population growth was stagnant until the early 1970s.
1974–2021	91	65,278.99	19,179 (1990) 53,658 (2020)	Growth continued unabated, encompassing lands across Casa Grande Valley. Population growth has been most aggressive in the last three decades, coincident with the aggressive growth of the municipal boundaries.
Total	129	70,708.01	(110.50 square miles)	

<sup>1</sup> References: (Arizona Office of Economic Planning and Development 1974; Barr et al. 1974; Campbell and Mahn Jr. 1964; Faure 1959; R L Polk & Co. 1976; United States Census Bureau 2023; Wilsey & Ham 1974), as well as State Route Highway 84 Right-of-Way Plans (Plan A-11-T-160)

Indeed, a large portion of the city in 1973 was either undeveloped or under cultivation as farmland. Postwar development by this time had expanded significantly (Figure 4) but was still clustered around the original townsite which enveloped the city’s original business district and its municipal offices. Through a review of historical aerials, Logan Simpson delineated an area of most intensive development by 1973. This area (as shown in Figure 4), represents the **inventory area** for this study of postwar and midcentury modern resources. While additional historical resources were constructed beyond this area for the study period, the limited scope of the project necessitated a more restricted area where most resources would have occurred.

Recommendations for additional and future research are included at the end of this document, including those outlying resources that were constructed in the current period of significance (1947–1973).

## **HISTORIC CONTEXTS ASSOCIATED WITH CASA GRANDE’S POSTWAR DEVELOPMENT**

All cultural resources have the potential to yield information, but assessment of the information’s importance is a critical factor. To facilitate this process, the NPS developed the concept of historic context, which consists of a time (e.g., 1947–1973), a place (e.g., Casa Grande), and a theme (e.g., Commercial and Residential Development). Multiple contexts and themes have been prepared for Casa Grande’s growth and development prior to 1950 (Table 2). Mark Pry prepared an inventory of historical resources in Casa Grande from ca. 1910–1948. As part of this study, he summarized themes relating to Casa Grande’s initial founding in 1879 to its continuing development into the modern era (Pry 1998).

A subsequent Multiple Property Documentation Form (MPDF) for eligible properties in Casa Grande identified two prominent contexts for historical resources, including Planning and Development of Casa Grande (1879–1951) and Architecture in Casa Grande (1900–1950) (Harlan 2002). The themes related to these contexts had been prepared by Pry and previous studies (Myers and Woodward Jr. 1985; Pry 1998). Finally, a more recent survey evaluated signs under the context of Commercial Signage in Casa Grande (1879–1970) (Motley Design Group 2016). The studies referenced above provided detailed summaries of these contexts and themes, which need not be revisited in this report. It is worth noting, however, that Pry did extend his historical theme summaries well into the modern era (Pry 1998); with Pry’s postwar themes as a valuable reference (as well as supplemental research conducted for this project), Logan Simpson identified four contexts (with pertinent themes) associated with the postwar period growth in Casa Grande:

- A New Era of Community Planning (1947–1973)
  - Residential Development
  - Municipal Development
- Industry and Agriculture in the Postwar Period (1947–1973)
- Commercial Development in Casa Grande (1947–1973)
  - Business District Development
  - Highway/Regional Commercial Development
- Postwar Architecture of Casa Grande (1947–1973)

Detailed summaries of these contexts, as well as associated themes used to evaluate historical resources, are presented below. It should be reiterated here that, per consultation with Ms. Sarnowski, project limitations and assumptions did not allow for a thorough investigation and inventory of all historical resources within the municipal boundaries of Casa Grande. The contexts and themes that are presented in this report were developed only for inventoried resources. The project assumptions and limitations are summarized in more detail later in this report. Finally, it is assumed that all signage constructed in the postwar period was documented by Motley Design Group, LLC (2016).



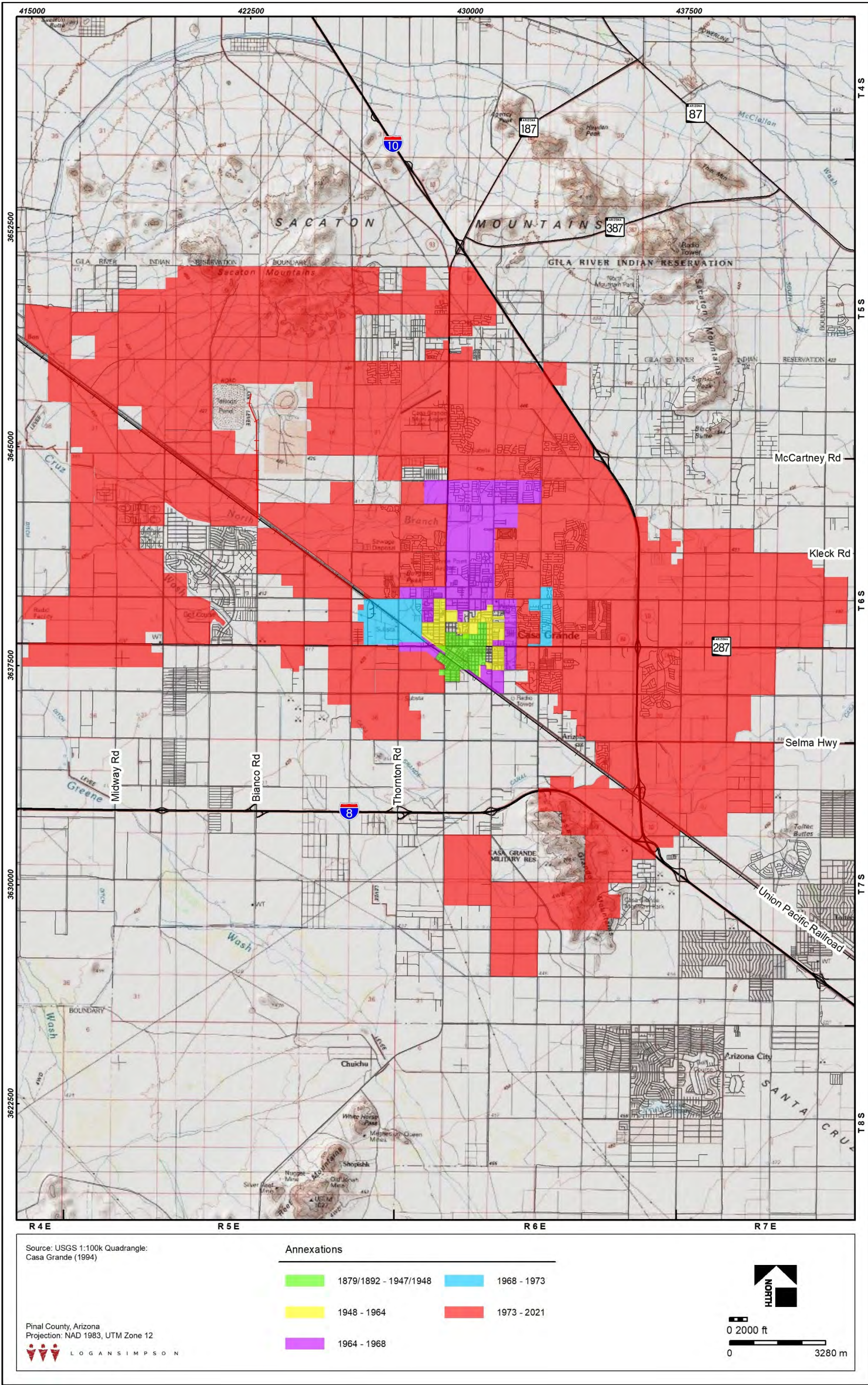


Figure 3. Contemporary topographic map showing the progression of Casa Grande’s municipal growth from 1879–2021.





Figure 4. Portion of a 1972 aerial photograph (U.S. Geological Survey 2023), showing the extent of the CCG municipal boundary in 1973, and areas of most intensive urban development (outlined in white) (GIS shapefiles provided by the CCG).

As shown, the city municipal boundaries had expanded greatly over several decades, from its immediate postwar boundary (black, dashed line) to its contemporary extent in 1973 (bold, black line). Postwar urban development, however, was more confined to the south-central portion of the city (white outline), which is herein referred to as the inventory area.

Table 2. Summary of Contexts and Themes Prepared by Pry and Others for Casa Grande (1879–1951)<sup>1</sup>

Context	Themes	Period of Significance	Comments
Planning and Development of Casa Grande	Origins and Founding of the Town	1879–1910	The initial layout of the town was along the SPRR (1892). This early period witnessed first attempts at agriculture in the immediate area, which was sporadic at best due to the poor construction and management of the Florence Canal.
	Agriculture and the Early Growth of Casa Grande	1910–1919	Casa Grande was incorporated in this period. Casa Grande farmers were confident that the newly organized Casa Grande Water Users' Association (established 1911) would bring a dependable source of water to their lands. However, after almost a decade of construction and litigious issues, nothing substantive was completed or initiated.
	Water and Cotton Bring Prosperity	1920–1937	Passage of the Indian Appropriations Act (1916) and the San Carlos Act (1924) ensured federal monies and assistance were available for the development of a reliable surface irrigation system (SCIP). Farm acreage across Pinal County doubled from 150,000 acres in 1920 to nearly 300,000 acres in 1930, much of which occurred in the Florence-Casa Grande vicinity (Keane 1991:270).
	World War II and the Real Estate Boom	1938–1949	Cotton was “King” in this period and the CCG population increased. Additional subdivisions were platted, built-out, and annexed. A planning commission was established to control accelerated growth of the community. Following World War II, Casa Grande became the commercial hub of Pinal County.
Architecture in Casa Grande	Architectural Styles in Casa Grande Building Materials in the Architecture of Casa Grande Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Century American Movements	1900–1951	Summary of common architectural styles in CCG, and a summary of different material types (e.g., adobe, wood, brick, concrete): Commercial Style (1900–1940, 1940–1951) Bungalow / Craftsman (1890–1940) Mission Revival (1890–1920) Spanish Colonial Revival (1915–1940) Pueblo Revival (1905–1940) Romanesque Revival (n.d.) Moderne (1930–1945) Art Deco (1925–1940)
Commercial Signage in Casa Grande, Arizona	Railroad Era/Hand Painted Signs Agricultural Era/Illuminated Signs Highways/Elaborate Signs	1879–1970	Commercial signage styles appeared in tandem with the various stages of economic development in Casa Grande.

<sup>1</sup> Contexts and Themes summarized from: (Harlan 2001; Motley Design Group 2016; Myers and Woodward Jr. 1985; Pry 1998)

## A New Era of Community Planning (1947–1973)

By the end of World War II, the CCG had emerged as the commercial hub for central Pinal County. Like many other cities in the early postwar era, Casa Grande had to contend with housing shortages, sufficient tax revenue for municipal services, buildings, and parks, not to mention a strategic plan for future growth. Just a year before, the CCG had embarked on an aggressive annexation program to increase tax revenue. In that year, the E.P Drew and Evergreen Additions were annexed. In 1948 the three Myers Homesite subdivisions were formally annexed. These former outliers had initially been subdivided two decades before, but due to economic factors (i.e., the Great Depression and World War II), were experiencing only recent infill development (Harlan 2001; Pry 1998). The annexation program continued through the entire postwar period, but officials knew that expansion could only be successful if done in a strategic and organized manner. In 1947, the CCG established a planning commission to support the orderly growth of the community. Within a year (1948), Casa Grande passed the town's first zoning ordinance that provided a template for organizing residential, commercial, and industrial areas (Figure 5) for the (Zoning Ordinance No. 135) [sic]:

...promotion of a comprehensive plan and design to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote the health, safety, morals or general welfare; to provide adequate light and air; to prevent the over-crowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other requirements; and protect property rights”.

Residential districts were classified as Class A, Class B, and Class C:

- **Class A** residential districts were limited to single family residences with a minimum living area of 1,000 square feet. Maids and servants living in these homes had to be employed by the owner.
- **Class B** residential districts were also zoned for single family residences (minimum 850 square feet of living area), as well as for multiple family residences. Buildings with a living area of 650 square feet or less were allowed in the rear of the lots. No trailer parks or auto courts were permitted in these areas.
- **Class C** residential districts likewise permitted multi-family buildings (no trailer courts or auto courts), with a minimum living area of 600 square feet. Residences less than 600 square feet were permitted in the rear of the lot.

As laid out in this zoning ordinance, Class A residences were located primarily in the northeast portion of the city, while Class B residences more-or-less surrounded the central business core (original townsite). Class C residences were generally confined south of the railroad, and along the northeast and eastern outskirts of the city. It is worth noting that Gildersleeve (1964:33–36) observed these patterns in his land use study of communities in Pinal County; one exception noted in his study was that Class B residences had largely taken the southern portion of Casa Grande by the 1960s.

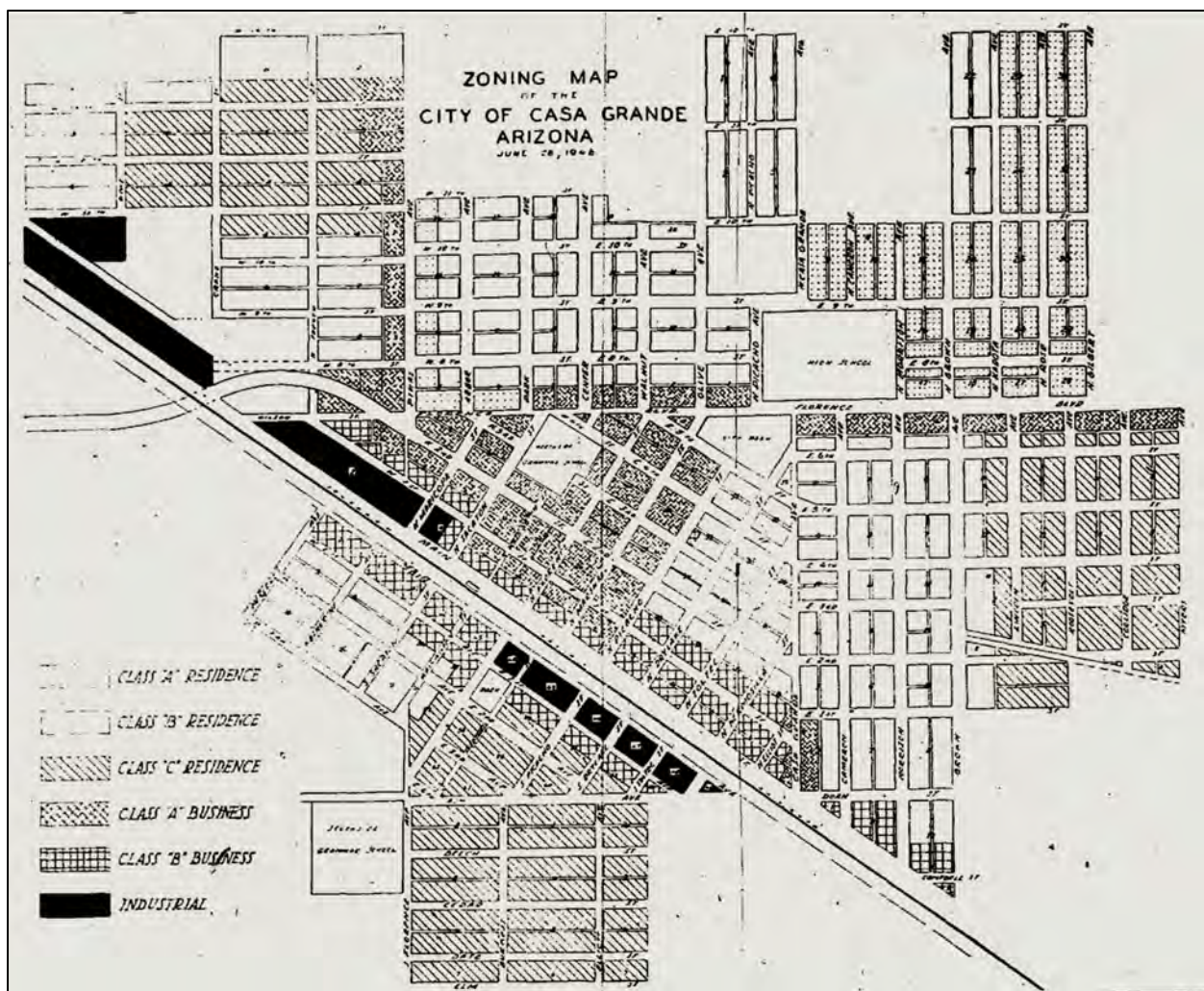


Figure 5. Zoning map as defined by Ordinance No. 135 in Casa Grande (Casa Grande Dispatch, 13 Aug 1948).

As shown in Figure 5, the Class A businesses (largely retail [drug stores, grocery stores, café's, banks, etc.]) were generally located within the diagonally platted original town site of Casa Grande and comprised the downtown business core. Class B businesses (loosely defined as including Class A and those not defined as Class A) were limited to areas along the mainline railroad on the outskirts of the city. Industrial areas, located along the railroad alignment, allowed any type of development (residential or commercial), with the exception of specific “offensive” industries, including glue, tallow, and rendering plants and stock pens (to name a few). Public buildings, such as schools, colleges, churches, libraries and museums, and municipal recreation buildings and structures were permitted within any district. Another interesting provision was a requirement for all buildings to be set back along a portion of Florence Boulevard, presumably to allow for the future widening of the corridor for SR 287, which was completed in 1960 (Engineering Plans FAS No. 251[1]).

Over the next decade and more, influenced in part by this ordinance, multiple subdivisions were platted within the inventory area (though not necessarily built-out) (see below), reflecting a period of aggressive housing construction in the inventory area (Figure 6–Figure 7). Logan Simpson documented the bulk of these subdivisions in the present study (LS 1–20), although a small number were platted beyond the inventory area and not documented (see Appendix A).

Myers Homesites 2 <sup>nd</sup> and 3 <sup>rd</sup> Units (amended plat), 1948	Adams Subdivision, 1953	Riven Rock Estates, 1957
Katherine J. Drew 1 <sup>st</sup> Addition, 1949	Kimberlea 1 <sup>st</sup> Part, 1953	Alta Vista, 1957
Eastland Park, 1949	Poole's Addition, 1951 (revised), 1954	McNatt Manor, 1958 and 1960
Montgomery, 1950	Beggs Estates, 1955 (a.k.a. Hoemako & Beggs Additions)	Pueblo Grande (Units 1 and 2), 1958
McMurray (North School) (amended plat), 1950	Gilbert Acres, 1955	Rancho Grande, 1958
North School Addition, 1950	Thode Addition, 1955	Desert Valley, 1959
Ward Park Addition, 1951	Gibson-Collard Development, 1955	Gabrilla Estates, 1960
East School, Addition, 1952	Ho Ho Kam Estates, 1955, 1959, 1963	
Evergreen 2 <sup>nd</sup> Addition, 1953	Sunset Subdivision, 1957	

As shown in Table 3, this period of housing construction was concurrent with a surge of population growth (which effectively tripled in this period). Industrial growth across central Pinal County, coupled with highway and interstate development were significant factors in this growth. A 1971 newspaper article indicated another 1,700 homes would be constructed in Casa Grande over the next “five to seven years” (Casa Grande Dispatch 1971). A closer review of Table 3, however, reveals that population growth was much greater than the housing market could accommodate. This was recognized early on, as reflected by a 1950 proposal by the City Council to allow trailers in Bennett’s Acres (aka, Bennet’s Addition, LS 2). Within weeks of this proposal, the zoning ordinance was altered to allow trailer parks, through the passage of an ordinance to *Regulate the Operation, Maintenance, and Sanitation, and Conduit of Automobile Trailers, Coaches, or Trailers* (Resolution No. 533, Zoning Ordinance No. 150) (Casa Grande Dispatch 1950): “The resolution gave detailed information about space to be allowed for trailers, equipment to be furnished, health and safety measures, and other regulations.”



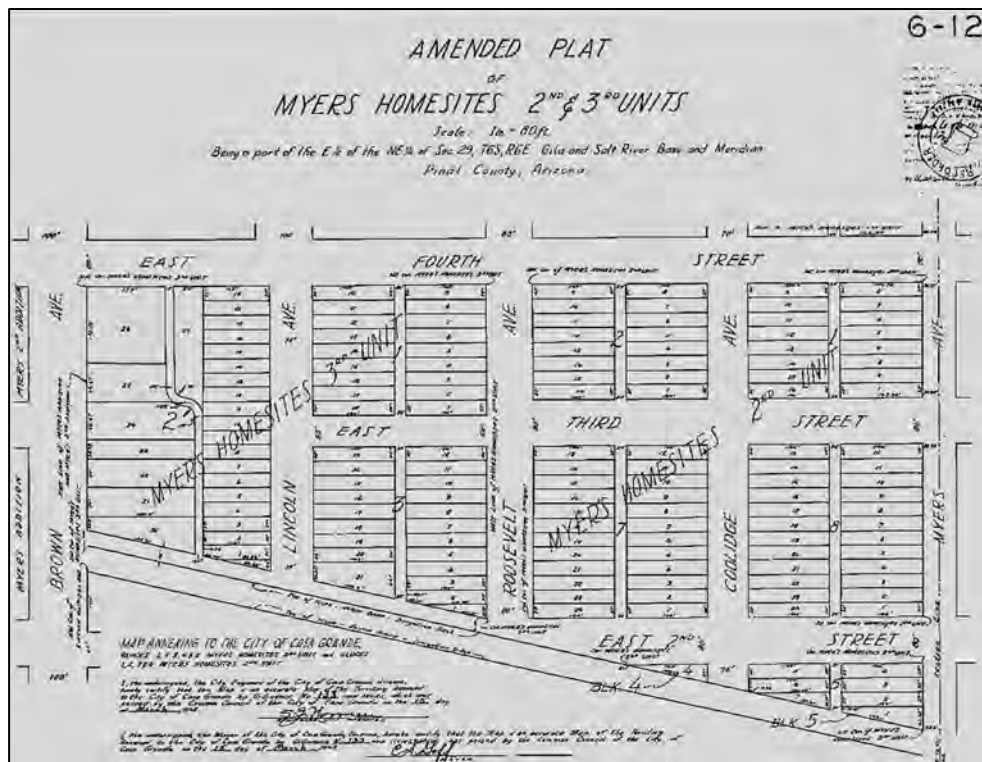


Figure 6. Plat map of Myers Homesites 2<sup>nd</sup> and 3<sup>rd</sup> Units (amended), March 17, 1948 (Pinal County Archives).

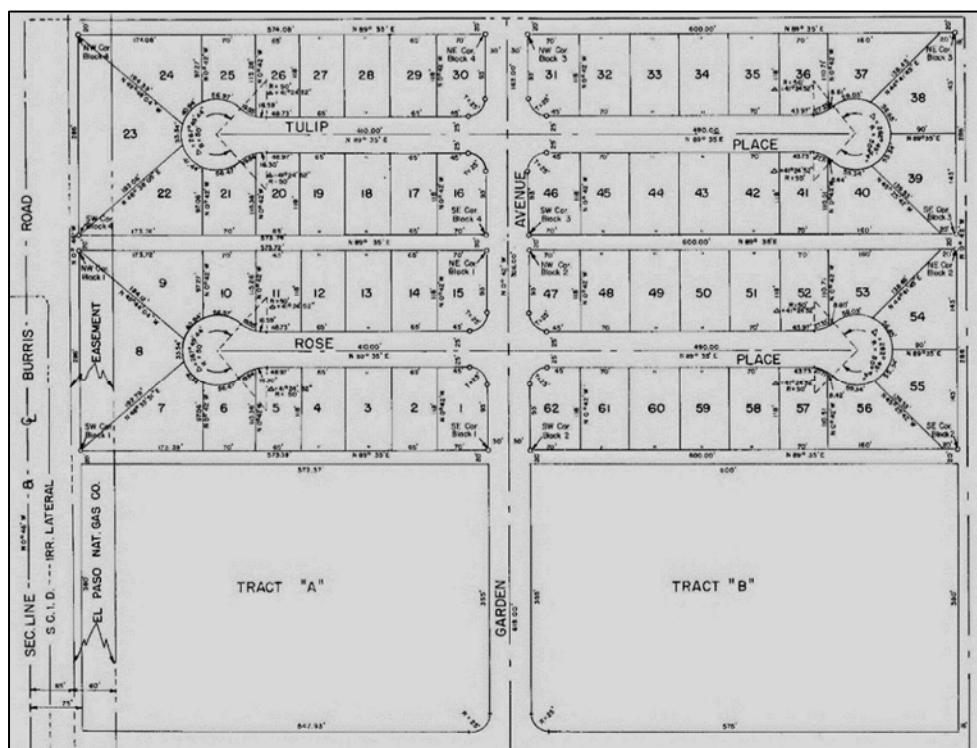


Figure 7. Plat map of Western Manor, April 17, 1961 (Pinal County Archives).  
This subdivision is located beyond the inventory area and was not inventoried.

Table 3. Summary of Housing Development in Casa Grande, 1950–1970<sup>1</sup>

Year	Population	Housing Units	Change (%)	Residents per household (median)	Comments
1950	3,400 (1948) 4,181 (1950)	1,354	n/a	3.10	The bulk of this housing construction was represented by single-family homes, several of which were platted prior to 1947, but built-out in the postwar period (LS 1–20).  The inventory likewise identified four apartment complexes (LS 92–95) and six trailer parks (LS 96–101) in the inventory area.
1960	8,311	2,559	89	4.20	
1970	10,536 (1970) 15,000 (1973)	≥3,800 <sup>2</sup>	41	4.20	

<sup>1</sup> (United States Bureau of the Census 1953, 1963, 1972). Also see Table 1.

<sup>2</sup> (Arizona Office of Economic Planning and Development 1974)

While initially established for installing trailers in subdivision lots and parcels, demand for additional housing led to the establishment of dedicated trailer parks over the next decade. Logan Simpson documented six trailer parks that were established within the inventory area from 1960–1968 (LS 96–101) (additional trailer parks were established in nearby areas beyond the inventory area). The 1974 Casa Grande Community Prospectus summarized the progress of trailer park development by this time (Arizona Office of Economic Planning and Development 1974: Real Estate 3-4) [sic]:

The need for lower cost housing has meant a boom to the mobile home sales and park firms... Mobile home parks number 16 in the City or in close vicinity to it.... As reported by the City of Casa Grande in its Mobile Home Inventory Report as of July 12, 1972 there were 630 mobile homes in the City and 195 in the county within three miles of the City. The number of mobile homes has increased almost three times faster than the population of Casa Grande. Mobile homes now make up 15.1% of the City's dwelling units. Since 1970 about 37% of the all new dwelling units were mobile homes.

It is also worth noting that a relatively small number of apartment complexes were constructed in Casa Grande, including at least 22 apartment complexes detailed in the 1971 City Directory (R L Polk & Co. 1971). Of these, only four were identified in the inventory area (LS 92–95). It should be noted, however, that a sizeable number of apartments listed in the 1971 directory were plex-unit apartments (e.g., duplex or tri-plex) situated within single-family subdivisions. Logan Simpson evaluated these plex units as components of the inventoried subdivisions.

### ***An Eye to the Future***

Population growth and urban development was substantial across south-central Arizona in the postwar period, particularly in the Salt River Valley and Tucson. Casa Grande, as the primary commercial and industrial hub of Pinal County, likewise experienced significant growth. As shown in Table 1, Casa Grande's population increased from an estimated 3,400 in 1948 to about 15,000 in 1973. While the zoning ordinance was a good start, city officials understood early on that a proactive plan for growth was preferable to reactionary development. Initial attempts for a master plan were implemented in the late 1950s, with formal passage in 1960 (Faure 1959). The 1964 Comprehensive Master Plan for Casa Grande was considered a significant update, although much of the original recommendations and goals of the original were included. While the plan has been regularly updated through the modern era, this 1964 update served as a model for



growth and development of the city in the final decade of the postwar period (Campbell and Mahn Jr. 1964:1–4) [sic]:

The history of our plucky forefathers, who with grit and courage carved a new civilization out of our rough and ready west, is being relieved today. The greatest western movement in our nation's history is bringing "jet-age" pioneers from crowded, tired cities on our coasts to the sunny open areas of Arizona....

This plan outlines a future growth pattern for the city in terms of highway locations, and residential, business, and industrial areas. These are balanced within a community framework of recreation, schools, and open space. In following the plan, new schools will be planned on large sites, and located away from traffic so children can walk to school safely. New homes will be developed on quiet residential streets which discourage traffic. New shopping Areas will be planned for the automobile, with adequate parking space on large attractively landscaped sites. Thus, residents are insured the city will grow in an orderly fashion and that everyone's property values will be protected.....

Goals of the master plan, as outline by its authors, included the following (Campbell and Mahn Jr. 1964:7–8) [sic]:

1. Guide development for the purpose of protecting health, safety, morals, order, convenience, prosperity, and general welfare.
2. Encourage an orderly and efficient conversion of undeveloped land for redevelopment.
3. Protect open spaces and natural resources for recreation needs.
4. Provide for a variety of living environments within a complete framework of community facilities.
5. Coordinate all physical development plans for the mutual benefits of everyone.
6. Assure implementation of the plan.

Optimistic about unabated population growth over the next few decades, the plan recommended following Federal Housing Authority (FHA) standards, which discouraged grid-pattern development of subdivisions with linear streets and four-way traffic. Rather, curvilinear circulation (with or without cul-de-sacs) was encouraged to limit through traffic (compare Figure 6–Figure 7).

Elementary schools were encouraged in the central areas of neighborhoods to allow for safe passage to school from homes. Secondary schools (Junior High and High Schools) would be located on major arterials, close to community shopping areas and recreation areas (Campbell and Mahn Jr. 1964:60–70). Schools identified in the inventory area and constructed in the period of significance (1947–1973) included the following:

- **East Elementary School (currently Palo Verde Elementary School): 40 N Roosevelt Avenue**  
Constructed ca. 1951–1952, the school was located outside of residential subdivisions, but serviced the Myer's Addition (LS 4), Myer's Homesites (LS), and Alta Vista and Eastland (LS 18) neighborhoods. The school was expanded through the period of significance and into the modern era. Historical buildings have effectively been subsumed by modern, insensitive additions in recent decades. As such, this school was not inventoried for this study.

- **Evergreen Elementary School (*Casa Grande Online Learning Academy*): 1000 N Amarillo St.**  
Constructed in 1958, the school was located off of major arterials and serviced the Gilbert Acres (LS 16), Gabrilla Estates (LS 17), and Evergreen 2<sup>nd</sup> Addition (LS 19) neighborhoods. The building was documented in this study as LS 21.
- **North Junior High School (*Casa Grande Middle School*): 260 W McMurray Blvd.**  
Constructed ca. 1951 along Pinal Avenue and McMurray Blvd., the original buildings and circulation has either been demolished or subsumed under modern expansion of the school in recent decades. As such, this school was not inventoried for this study.

For municipal and public buildings, the plan noted the following (Campbell and Mahn Jr. 1964:57) [sic]:

Government should be represented by the most dominant and impressive architecture. The best solution for centrally located facilities is the civic center complex. In addition to solving the efficiency problem, it can be an asset to any community and symbolize progressive leadership and pride in local government.

Indeed, the CCG did construct a complex of municipal buildings from 1971–1975, including the City Hall and Annex buildings (LS 103–104), and the City Library (LS 105), all along the perimeter of Peart Park. These buildings were constructed in the International-New Formalism style, and appear to have been designed by Lloyd Johns, a local architect (*Casa Grande Dispatch* 1972b) (Figure 8). The inventory did not identify other municipal buildings (e.g., fire and police, etc.) within the period of significance.

The CCG had already made changes to the original zoning ordinance by defining eight land use districts, each with specific regulations for existing and new buildings. Anticipating more than 43,000 residents by 1990 (see Table 1 for a comparison with the real 1990 population), the master plan recommended the development of neighborhood commercial centers (food supermarket centers that include convenience stores, drug stores, and personal service stores), as well as community shopping centers (department store center with additional retail, like clothing and appliances). Within the downtown business district, the plan proposed a landscaped pedestrian mall along East Third Street generally between Florence Street and Casa Grande Avenue. New industrial areas were proposed to the northwest and southeast portions of the CCG.

### **Industry and Agriculture in the Postwar Era (1945–1973)**

The significant expansion of cotton agriculture in the late 1930s and 1940s was due not only to the completion of the SCIP but also to the proliferation of pumping well development across central Pinal County. Over a decade from 1940–1949, the amount of cultivated land more than doubled (127,000 to 280,000 acres); largely a result of groundwater pumping. In 1945, amidst ongoing discussions of the future Central Arizona Project (CAP), the Bureau of Reclamation demanded that Arizona draft legislation for the regulation of groundwater. The 1948 Critical Groundwater Code was written to limit pumping in areas of the state designated as “critical.” Eloy was the first such designated area in 1949, and was soon followed by most of Pinal County farmland by 1951 (Shapiro 1989:122–124).



Figure 8. 1972 overview of the new City Hall (LS 104, currently the public library)  
(Casa Grande Dispatch 1972b).

The surge in agriculture after 1930 impacted the growth of regional communities, notably Maricopa, Eloy, and Casa Grande. In particular, Maricopa and Eloy experienced seasonal fluctuations due to the large numbers of migrant workers who lived within and immediately around these rural communities. Numerous temporary camps were also established on farms across Pinal County, with as many as 400 camps by 1951 (Avery 1951). Archival materials reviewed for this project do not indicate there was a strong seasonal presence of migrant workers in the CCG (i.e., camps, temporary shelters, etc.) as was the case with Eloy and Maricopa. It is also unclear how many migrant camps were occupied in the current municipal boundary of Casa Grande. This is certainly possible, considering there was an estimated 75,000 acres of viable farmland surrounding the CCG by 1973, of which 59,000 acres under cultivation by 128 farms. Cotton and wheat were the primary crops in this area of the Casa Grande Valley, although barley, alfalfa, and sorghum were also grown. The influence of agriculture on commerce and development in Casa Grande is evident in the following investment cost numbers for all crops (i.e., investments by farmers in the seeding and harvesting of cotton and other crops) (Stedman et al. 1976:1.1–1.5) (Table 4).

Table 4. Cash Production Costs for all Crops in the Immediate Casa Grande Vicinity.<sup>1</sup>

Investment Type	Amount (dollars)
Custom Services (specialty)	2,116,023
Water Energy (electrical/fuel costs)	1,963,117
Agricultural Chemicals	1,600,212
Machine Repair	1,242,767
Crop Labor	1,157,000
Other (accountants, banks, builders, general retail)	10,315,636
Well Repair	654, 039

<sup>1</sup> (Stedman et al. 1976:1.5)

As shown in the table, Casa Grande's commercial and industrial development in the postwar period was heavily influenced by agriculture. Cattle was likewise prominent across the county in the postwar period, boasting more cattle than any other county in Arizona. There were at least six feed lots in the general vicinity of Casa Grande by 1970, several of which were in "Cowtown", an extensive industrial area located 10 miles northwest of Casa Grande (Arizona Office of Economic Planning and Development 1974; Casa Grande Chamber of Commerce 1967). The 1964 master plan noted there were 13 cotton gins in the immediate vicinity of the city. Moreover, there was also a meat packing plant, a vegetable packing plant, a flour mill, cotton seed oil and fertilizer plant, and a garment factory. A 1974 community prospectus declared there were 400 business firms in the Casa Grande area that specialized in the agricultural industry such as those listed in Table 4 (Arizona Office of Economic Planning and Development 1974: Economic 3).

Industrial facilities documented in the inventory area included two roofing companies (LS 73, 82), a feed and supply business (LS 86), a pump/machine works (LS 88), and three manufacturing facilities (LS 77, 81, 84). Two industrial cotton facilities were constructed within the inventory area in 1953, including the Sunset Gin (APN50424010F) and the Casa Grande Cotton Oil Mill (APN 50424010E). Both were located along the SPRR on the western perimeter of the inventory area. In recent years, the Sunset Gin buildings have been demolished, and the former Cotton Oil Mill is now occupied by Soilworks LLC (with additional large buildings). Finally, the Casa Grande Warehouse Company constructed a large grain storage facility in 1954, located on an unincorporated portion of Casa Grande along Main Avenue (APN50708001C). Neither of these large cotton/grain facilities were inventoried for this project. Rather, Logan Simpson recommends they be inventoried with similar properties in central Pinal County under the context *Cotton Agriculture and Ginning in central Pinal County* (ca. 1930–1975) (see *Recommendations*).

### ***Peanuts and Cracker Jacks***

In 1954, with multiple highways already running through CCG and two interstate highways still in the planning phase, city and community leaders began promoting Casa Grande as the ideal location for minor league spring training. Other cities were likewise trying to attract minor league teams to Arizona, including Douglas, Nogales, Yuma, and Wickenburg (Casa Grande Dispatch 1954). The San Francisco Giants contracted with Casa Grande in 1959 to build a training facility several miles west of the CCG (well beyond the inventory area). Minor league teams would train at this facility, and the major league team would likewise make occasional appearances before Cactus League play in Phoenix. The resort, designed by Nicolas Sakellar (Tucson), was a speculative investment considering the anticipated Interstates 8 and 10 had not been

formally delineated through the county. Opened in 1961, the resort, with its midcentury modern design, was a stark contrast to the rural landscape of Casa Grande Valley. The resort was a nine-story building that included a professional level golf course (one of the state's longest courses), a swimming pool shaped like a baseball and bat, and assorted practice fields (Casa Grande Dispatch 1961) (Figure 9–Figure 10):

... Now the same facilities that elicited the “Ohs” and “Ahs” among the nation’s baseball elite, will be available to the public under the name of San Francisco Grande Motor Inn when they are not being used in the spring months to train ball players, that is...



Figure 9. 1967 overview of the Francisco Grande Motor Inn (Casa Grande Chamber of Commerce 1967).

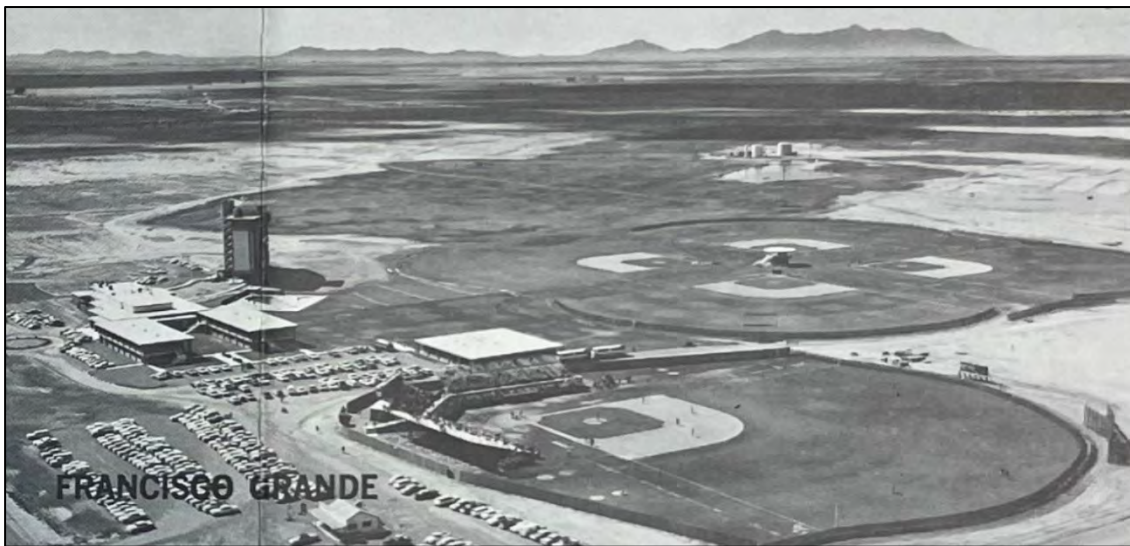


Figure 10. 1971 Birds-eye overview of the Francisco Grande (First National Bank of Arizona 1971).

By the late 1960s, alignments for both Interstates 8 and 10 had been determined (and largely completed through Pinal County by 1971), leaving the resort on SR 84 rather than a major interstate corridor. The San Francisco Giants did not renew contracts with the CCG and the resort was sold after 1976. Over the next five decades, the resort has become a destination for professional and amateur golfers, especially considering the course is one of the state's longest courses (<https://www.franciscogrande.com/>).

### **Commercial Development in Casa Grande (1947–1973)**

Transportation improvements in the postwar period significantly impacted the future growth of Casa Grande, particularly in terms of its commercial development. Like many other “Main Street” communities in Arizona, Casa Grande’s commercial development was generally concentrated in a central business district within the original townsite that was bolstered by a major federal highway. The SR 84 highway was completed through Casa Grande in 1934–1935. From the SPRR underpass, the highway followed 2<sup>nd</sup> Street just a short distance to Sacaton Street, whereupon the highway continued in a southerly direction to Main Street (which paralleled the SPRR). The highway’s approach to CCG (west of the city) was often referred to as the Gila Bend Highway in newspapers and city directories. Continuing southeast towards Tucson, the highway was popularly known as the Tucson Highway.

While most commercial development in the CCG was located on this alignment prior to 1947, there was a separate cluster of businesses that was firmly established along Florence Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets. In 1953, SR 84 was rerouted through the townsite, following 2<sup>nd</sup> Street as far as Casa Grande Avenue, before turning south to Main Street (ADOT Engineering Plans No. Non F.A. 152 [1953] A). Realignment of the highway stimulated commercial development along the entirety of 2<sup>nd</sup> Street, effectively uniting the once disconnected downtown commercial areas (Pry 1998: 27). Certainly by 1960, 2<sup>nd</sup> Street was a commercial corridor that featured a range of midcentury modern style storefronts and businesses (Figure 11). Much of the original townsite also experienced infill development at this time, as did newly annexed areas within the inventory area (Figure 12).





Figure 11. Postcard of 2<sup>nd</sup> Street in Casa Grande (ca. 1950s) depicting the rapid commercial development of the corridor by this time (HipPostcard 2023).



Figure 12. Oblique aerial photograph of Casa Grande (1959), view facing north (Casa Grande Chamber of Commerce 1959).

As observed previously, the 1948 zoning ordinance required all new buildings to be set back along a portion of Florence Boulevard; city officials may have known then that the Arizona Highway Department (AHD) would eventually widen Florence Boulevard. Indeed, in 1960 the AHD completed construction of the first segment of SR 287 through the CCG, extending 1.25 miles east along Florence Boulevard from the SR 84 junction to Oleson Street (which represented, at that time, the eastern edge of the city). Extending the highway further east would take another eight years as the AHD wrangled with the future alignments of Interstates 8 and 10 (I-8 and I-10: both interstate alignments were initially fiercely opposed by residents, business owners, and city leaders, for fear of bypassing the city) (ADOT Engineering Plan No. FAS 251[1] (Arizona Highway Department 1959; Casa Grande Dispatch 1968). The SR 287 extension and the two interstate alignments were largely complete through central Pinal County by 1971–1972.

### ***Business District Development***

In the immediate postwar period (pre-1960), the downtown business district was the primary hub for CCG residents. After a lengthy lull in development (ca. 1930–1945), the district expanded with the construction of three banking/savings institutions, including Valley National Bank (LS 50, 221 N Florence Street) and Arizona Savings (LS91, 210 W 2<sup>nd</sup> Street), and First National Bank (not inventoried, 423 N. Florence Street). Moreover, the establishment of Bashas' (LS 51, 300 N Florence Street) and JC Penney's (LS 315 N Florence Street) ensured the success of the business district as the center of commerce in the city. Development in this area was largely a result of the re-alignment of SR 84 on 2<sup>nd</sup> Street (after 1953).

However, following the completion of SR 287 along Florence Boulevard, the downtown district began to lose relevance. Businesses were constructed along this alignment, threatening the viability of the downtown business district. In 1969, the city was contemplating the closure of Central School on the corner bordered by Florence Boulevard, Sacaton Street, and 4<sup>th</sup> Street (currently occupied by the Casa Grande Neon Sign Park). The expense of renovating dilapidated buildings (the school at this time was more than 55 years old and in poor condition), and the exodus of the population beyond the original townsite were the impetus for closing the school in 1971. A group of business owners in the immediate vicinity of the school sought ways to redevelop the property in the hopes of rejuvenating the downtown business district (Casa Grande Dispatch 1969b) [sic]:

Suggested solutions to solve the problem of replacing antiquated and hazardous Central School may also provide an answer to a dilemma facing downtown Casa Grande.

As Central School continues to deteriorate to the point of condemnation, downtown Casa Grande is reaching a point of stagnation, area businessmen have charged.

A group of downtown property owners, dubbed the "Parking Committee," has long been aware of the need to replace Central School because of its unsound structural condition that barely meets minimal safety standards. The far-seeing group, led by Richard Halliburton, has also been aware of the need to re-vitalize the community's downtown area to prevent its becoming an unsightly eye-sore and, literally a "dead end" to business.

In the event Central School property is offered for sale and the property owners are successful in acquiring it, they plan to turn the property into a scenic mall which will be both functional and decorative.



Shade trees, one of the few assets of the Central School campus, will be retained and other attractive plantings added. According to a rough estimate by a committee spokesman, there will be space for some 400 cars for off-street parking..... Once the transformation is accomplished, residents will point with pride to the “new look” of a now drab area, they believe.

Attempts were made to develop the property into a mall in the spirit of the 1964 master plan. A local advocacy group also tried to preserve the school buildings and have them renovated. In the end, the buildings were demolished, and the area developed into a plaza or complex with the Southwest Gas Corporation as the primary business. All the hopes and dreams for a mall in the downtown district was just hot air...or gas.... (Casa Grande Dispatch 1974, 1977).

### ***Highway/Regional Business Development***

Gildersleeve (1964: 33–35) noted that “string business” lined the traffic arteries, which included filling stations, car dealerships and used car lots, farm sales, cafes, restaurants, and motels. Moreover, scattered retail business was located in older residential areas. By the late 1960s, however, the city plan was influencing development of “string businesses” into something more substantial. Over a period of several years, advertisers in the Casa Grande Dispatch started promotions, using “Casa Grande, Arizona/The Shopping Center of Pinal County” in their ads (Figure 13–Figure 14). New shopping centers were planned for Casa Grande in the 1960s, among them one proposed by Pat Prettyman and one by Nate Coxon. Prettyman, who owned Prettyman’s Markets, Inc., established a shopping mall that included a grocery store, drug store, restaurant, a laundromat, and additional stores on Florence Boulevard (Casa Grande Dispatch 1965) (see Figure 14).

Not to be outdone, and following the recommendations of the 1964 plan, Nate Coxon initiated the development of a mall in 1969 that would include “a large store, a theater, nine shops, a Walgreen’s market, possibly another department store, and an air-conditioned mall” (Casa Grande Dispatch 1969a:1). Located just east of the inventory area, the mall was opened in November 1972, boasting 16 retail stores, including Sears, Safeway and Super X, Bostrom’s, Tastee Freez, and the aforementioned cinema (Casa Grande Dispatch 1972a). The Darrow’s Restaurant (LS 63) appears to have also developed into a retail mall by the mid-1970s, although it is unclear if this retail expansion was in place by 1973. Given the significant growth of the city through the late postwar period, the original Bashas’ in the central business district (LS 51) was now too small; consequently, a much larger shopping complex was constructed along Florence Boulevard in 1973 (LS 65). Both stores appear to have remained open for some time after 1973.

The plaza opened along Florence Boulevard in 1967 and comprised multiple stores over time. The large building currently includes several small retail businesses but has been significantly altered; the sign has also been removed.

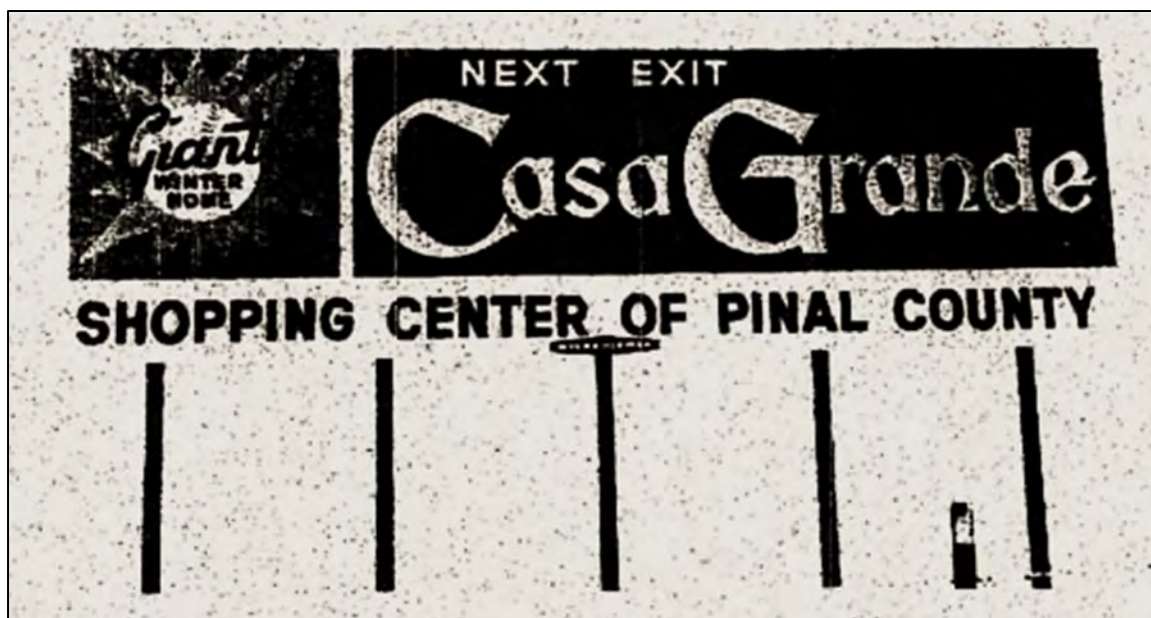


Figure 13. Billboard installed on I-10 by the CCG Chamber of Commerce (Casa Grande Dispatch 1969a:3).



Figure 14. Photograph of Prettyman's Plaza (LS 61) and its iconic sign (Casa Grande Dispatch 1967).

As shown, commercial development appears to have followed the guidance of the 1964 master plan with the development of neighborhood and shopping centers in the inventory area (Campbell and Mahn Jr. 1964). A sizeable proportion of the newly recorded resources were located on Florence Boulevard, generally between Casa Grande Avenue and Pueblo Drive. Located along a regional highway, travelers had access to goods and products within easy reach. The CCG by 1973 could truly boast they had become the “Shopping Center of Pinal County”. The pedestrian mall proposed in the master plan, however, did not come to fruition, nor was there sufficient interest in repurposing Central School as a retail mall. Nevertheless, commerce did continue in the downtown district, and the commitment of new city buildings reinforced the importance of Peart Park as a central gathering location for the community.

One other important development in this period was the construction of the Hoemako Hospital in the CCG (Hoemako was a derivation of the O’Odham *Hemako*, which means “Number 1 [Andrew Darling, personal correspondence, March 7, 2023]). Prior to this time, county residents could only depend on the county hospital in Florence or the temporary hospital at Eleven Mile Corner (which closed in 1948). With the help of the Lions Club of Casa Grande and the Casa Grande Valley Cooperative Community Hospital Association, money was raised and the hospital completed in 1952. Initially limited to 16 beds, the hospital was expanded over several decades (Casa Grande Dispatch 1952) (Figure 15). The hospital apparently closed sometime after 1985 and all buildings were demolished by 1997 (Nationwide Environmental Title Research 2023).



Figure 15. 1967 overview of Hoemako Hospital (Casa Grande Chamber of Commerce 1967)

## **Postwar Architecture in Casa Grande (1945–1973)**

Historically, residential and commercial development were primarily influenced by the economic status of the city. Casa Grande initially developed primarily as an agricultural-based community. Architecture was informal, with design based upon available materials and building function. A smaller middle class lent itself to community development with vernacularly styled, modest houses (Harlan 2001). Commercial buildings were designed with function in mind, remaining minimally ornamented. Prior to the land boom in the 1940s, city growth was slow and sporadic, manifesting architecturally as a collection of styles and periods within the built environment (Harlan 2001).

In the postwar era, Casa Grande underwent a transition from an economy based solely on agriculture to a diversified economy driven by tourism and consumerism along with agriculture. Growth that was once slow and sporadic became rapid and consistent. This transition is evident in the architectural styles of buildings constructed in the postwar era. Rapidly built housing developments comprised of homes with similar architectural style contrasted with the aggregate architectural nature of past subdivisions. Expanded property types demonstrated a diversified economy propelled by the growth of tourism within the community supported by the proximity of the interstate highway system. Gas stations, lodgings, and restaurants proliferated along main thoroughfares in Casa Grande. Iconic roadside signage facilitated in enticing tourists and travelers to stop and patron restaurants and shops. Developers employed modern architectural styles to catch the eye of passing motorists, providing the foundation for the development of a modern identity unique to Casa Grande. The following descriptions provide a brief summary of the architectural styles documented during the current study. Detailed descriptions of midcentury architectural styles are provided in the referenced sources.

### Utilitarian (Commercial Box, Commercial Block, Quonset Hut)

With a construction style focused on function, Utilitarian, Commercial Box, and Commercial Block buildings gained popularity during the Great Depression and World War II (Vinson et al. 2016:42–43). Although variations are present within this simplistic design, Utilitarian styles exhibit character-defining features such as (Figure 16–Figure 17):

- Basic forms resulting from the structure of the building
- Performance based construction materials
- Maximization of function with a focus on reducing expense
- Simple rectangular plan with flat roof, sometimes with parapets
- Large windows flush with wall facing street front

1-part and 2-part Commercial Block buildings, popular in midcentury downtown buildings and housing a single storefront, are typically constructed of masonry or concrete with large display windows and kickplates, sometimes with transom windows, and a glass entry door with clerestory windows above display windows and entries. Sidewalk canopies are sometimes present. The addition of a second (or more) story with apartments or offices on the second floor differentiates 1-part and 2-part Commercial Block buildings (Pry 1998:78–83).





Figure 16. Overview of the B&G Auto Paint and Body, a Utilitarian building (LS No. 90), view facing southwest.



Figure 17. Overview of Saguaro Lanes Bowling (currently Cottonbowl Lanes), a Utilitarian building (LS No. 79), view facing east.

### Minimal Traditional

Present in both residential properties, as well as those properties converted to commercial/retail use from a residential building, Minimal Traditional is a “non-style” consisting of simple rectangular floor plans with few distinctive features (Vinson et al. 2016:45–46). Character-defining features include (Figure 18):

- Compact, simple plan
- Concrete block or wood-frame construction with siding, stucco, or other applications
- Shallow entry with porch overhang and narrow wood pillars
- Low-to-medium pitch gabled roof



Figure 18. Overview of House of Rock Church (LS No. 34), a Minimal Traditional building, view facing northeast.

### Contemporary

Contemporary styles are found in both residential and commercial buildings that exhibit a modern appearance and feature angular massing, asymmetrical shapes, clean lines, and bold roof forms. Materials vary with combinations of wood, brick, stone, and concrete block used minus traditional detailing. The style was popular in office buildings and many churches with extensive use of glass, an open floor plan, and integration of the landscape (Vinson et al. 2016:30–31). Character-defining features include (Figure 19):

- Low horizontal emphasis
- Contrasting brick, stone, or concrete block with little ornamentation
- Distinctive porch posts or block patterns
- Glass window walls, sliding glass doors, and angled clerestory windows
- Absence of reference to historic styles or forms

### International

International style construction became a popular style for commercial architecture of the mid-twentieth century with an emphasis on simple, modern forms and was often used for post-World War II public and educational buildings (Vinson et al. 2016:31–32). Character-defining features of the International style include (Figure 20):

- Bands of glass set flush with plain wall surfaces
- Use of reinforced concrete, masonry, stucco, and/or steel
- Minimal ornamentation or decoration
- Entrances set flush to the building wall
- Flat roofs



Figure 19. Overview of the Pueblo Grande Apartments (LS No. 95), a Contemporary-style complex, view facing north.



Figure 20. Overview of Basha's (Food City), an International-style building (LS No. 51). View facing southwest.



### Los Ranchos (Southwest)

Los Ranchos residential and commercial buildings feature arches in front of or supporting a very low-pitched or flat roof with parapets. The style incorporates elements of the Southwest style, a hybrid of Pueblo and Spanish Colonial Revival forms (Vinson et al. 2016:49–50). Character-defining features of the Los Ranchos style include (Figure 21):

- Slump block or concrete block (painted or stuccoed)
- Arched (sometimes square arches) windows, porches, and entries
- Pronounced horizontal emphasis with partial pitched roofs over entries or porches
- Wrought iron gates, railings, and wall ornamentation
- Flat roofs with parapets and block coursing or vigas

### Neo-Expressive

Neo-Expressive architecture refers to a movement toward dramatic, often sculptural, architectural forms. Examples include folded plate and Geodesic Dome roofs, cantilevers, and hyperbolic paraboloids constructed out of steel and reinforced concrete. Roof shapes featured butterflies, catenary suspensions, and folded plates (Vinson et al. 2016:34-35) (Figure 22).

### New Formalism

New Formalism was popular in commercial and civic designs from the late 1950s through the 1970s. Large expanses of patterned metal screens or precast concrete were often installed between columnar elements. Structural components were typically exposed, emphasizing the structure or construction grid with prominent slab roofs (Vinson et al. 2016:35–36). Character-defining features include (Figure 23):

- Use of materials such as travertine, marble, brick, cast stone, and granite
- Buildings usually placed on a podium or elevated base
- Symmetrical plan and elevations
- Prominent projecting roof slab
- Screens of metal grilles, perforated cast stone, or concrete

### Transitional

Transitional style refers to a building that exhibits a modern version of a previous or classic style, often a minimized version of a revival style using new materials and removing ornamentation. The character-defining features are dependent on the parent revival style but exhibited as a “stripped-down” version where most of the decorative detailing has been removed (Vinson et al. 2016:42) (Figure 24).





Figure 21. Overview of the Arches (El Rancho Alegre), a Los Ranchos style complex with modern Southwest elements (mansard tile awning along the front façade) (LS No. 72). View facing east.



Figure 22. Overview of Arizona Savings (Casa Grande Dispatch) (LS No. 91), a Neo-Expressive building, view facing northeast.



Figure 23. Overview of Calvary Baptist Church (Fountains of Living Water), a New Formalism building (LS No. 30), view facing northwest.



Figure 24. Overview of St. Anthony of Padua Church, a Transitional building with Gothic and Spanish Eclectic elements (LS No. 29), view facing southwest.



## Route 66

Route 66 styles apply to attention-grabbing buildings located along American roadsides in the late 1940s through the 1960s. Route 66 building types included motels and diners, bowling alleys, car dealerships, and drive-thrus along arterial streets and highways. Prominent signs with neon lighting and animation were featured. As the new interstate highway system replaced the old routes, interest in these “frivolous” and “kitschy” styles waned (Vinson et al. 2016:38–40). Although a variety of character-defining features were associated with these one-of-a-kind buildings, some examples include (Figure 25):

- Dramatic forms and prominent signs
- Asymmetrical, non-rectilinear facades and plans
- Large sheet glass windows
- Use of novel building products



Figure 25. Overview of Kerby's Truck Shop and Café (Big Boy Tires) (LS No. 68), a Route 66 building (octagonal-shaped building on left) with associated outbuildings. View facing north.

## Ranch Homes

Ranch homes are often associated with loans guaranteed by the Federal Housing Authority and subsequent tract housing, as well as suburban sprawl following World War II and availability of the GI Bill. The low-pitch roofs (typically side-gabled or hipped and extending parallel to the street) with extended eaves were the primary distinguishing feature of the ranch house, along with a picture window on the front façade and sliding glass doors leading to the back patio. Because of the simplistic design, construction could be “mass produced” as tract neighborhoods sprang up. Ranch homes incorporated a range of construction materials (wood frame walls, brick, or concrete block) and even some pre-fabricated and preassembled elements such as steel casement windows and later aluminum windows (Akros 2007; Vinson et al. 2016). These elements are best represented within the Simple and Transitional Ranch styles which laid the foundation for Ranch style features:

- Low, horizontal emphasis with a low-pitched hip or gable roof
- Attached carports or garages
- Rectilinear, open floor plan with an outdoor patio area
- Picture windows and sliding glass patio doors

- No porch or minimal porch entry
- Minimal ornamentation or stylistic treatments
- Typically one-story, although split-levels and other forms eventually appeared

By the mid-1970s, lot widths decreased and carports gave way to prominent garages, creating boxier floor plans and more prominent garages, the hallmarks of the Late or Modern Ranch style (Akros 2007; Vinson et al. 2016). As the midcentury popularity of the simple and transitional ranch homes began to wane and in the late 1960s and 1970s, character ranches and substyles introduced variety into tract home neighborhoods with local and regional variations.

### *California Ranch*

With increased variability in design from other Ranch styles, plans may include breezeways, porches, patios, side wings, and courtyards (Vinson et al. 2016:49). Other character-defining features of the California Ranch sub-style include (Figure 26):

- Horizontal profile toward street with sprawling plan
- Low-gabled or hipped roof with deep eaves
- Large multi-light windows, often in a diamond pattern, with wood or metal frames
- Wide front porch with wood supports



Figure 26. Large, custom ranch with California style elements (wood shingle roof, brick wainscot, wide front porch), 357 N. Ronda Paula Street (Pueblo Grande subdivision [LS No. 20]), view facing southwest.

### *Contemporary Ranch*

Contemporary ranch homes sought to incorporate expanses of glass with solid walls, creating horizontal bands or vertical window walls. These elements were used in combination with a variety of roof forms and pitches (Akros 2007:52–53). Character-defining features of the Contemporary Ranch sub-style include (Figure 27):

- Characteristics of the Contemporary commercial style, such as low/double-pitched roof, usually with a gable end facing the street
- Patterned concrete block projections and/or breeze block
- Generally simplified style with no defined porch



Figure 27. Overview of a Contemporary ranch house, 705 E Manor Drive (Ho Ho Kam Estates [LS No. 14]), view facing southeast.

### *Character Ranch*

Stylistic variations were employed over time to increase visual interest by portraying themes using details applied to the front façade, a continuation of the Period Revival style of the earlier part of the 20th century (Akros 2007:48–49; Vinson et al. 2016:50–52). Examples of these are found in some neighborhoods dating to the 1960s and 1970s. Character-defining features of Character Ranch variations include (Figure 28–Figure 32):

#### American Colonial Revival Ranch

- Typically brick with painted trim
- Simple pitched roof
- Nearly symmetrical front facade with accentuated doorway and evenly spaced windows on either side
- Turned wood or square porch posts

#### Cowboy Ranch

- Exposed rafter tails
- Board and batten siding
- Supplemental bracing at porch posts, often with “hitching” rails

#### Dutch Colonial Revival Ranch

- Gambrel roof or gable end with gambrel hood over windows and/or gambrel garage roof





Figure 28. Overview of character ranch with Cowboy elements (porch supports, board and batten entry, exposed rafters), 1118 E Laurel Drive (McNatt Manor [LS No. 15]), view facing northeast.



Figure 29. Overview of a character ranch with Los Ranchos elements (slump block, arches), 1109 Walnut Place (Ward Park Addition [LS No. 10]), view facing south.



Figure 30. Overview of a Spanish Colonial Revival character ranch, 307 E Orange Drive (Hoemako and Beggs Additions [LS No. 11]), view facing south.

#### Spanish (Colonial Revival) Ranch

- Stucco or brick exterior walls

- Arched window openings and faux arches elsewhere
- Decorative iron trim
- Clay tile roof or asphalt shingle roof with clay tile at ridges

#### Swiss Chalet Ranch

- Stylized bargeboards
- Weeping mortar joints
- Wide, asymmetrical gable hoods or extension of gable roof strip
- Steeper roof pitch

#### Los Ranchos (see description above)

#### *Minimal Ranch*

Basic Ranch form (Figure 31):

- Low/double-pitched roof, typically with simple vented gable ends
- No added ornamentation
- Usually standard 8"x4"x16" concrete block, painted; sometimes slump block, unpainted
- Aluminum sliding windows (earlier examples may have steel casements)
- Simply-framed roofs (later examples with prefabricated trusses)



Figure 31. Minimal ranch house at 1117 N Arbor Avenue in the Montgomery subdivision (LS No. 9), view facing west.

#### *Split Level*

One answer to decreasing lot sizes coupled with growing families was the use of the Split Level Ranch style. The standard ranch was expanded to two stories with a one-story wing that typically featured the entryway and attached to the garage (Akros 2007:58–59). Character-defining features of the Split Level Ranch style include:

- One main floor with one half-story above and one half-story below



- Flat and low-pitched gable roofs
- No front porch
- Horizontal sliding windows



Figure 32. Overview of a split-level ranch, 1127 E Laurel Drive (McNatt Manor [LS No. 15]), view facing south.

## PREVIOUS ARCHITECTURAL INVENTORIES IN CASA GRANDE

The CCG has sponsored or been the recipient of several historical resource surveys over the last four decades, which are summarized in more detail in this section. A complete list of properties previously evaluated for listing in the National Register and/or local register is found in Appendix A.

### Casa Grande Multiple Resource Area (MRA) (1879–1940)

This survey, completed by Janus Associates, Inc. (Myers and Woodward Jr. 1985), documented 74 buildings, of which 25 were determined eligible for listing in the National Register. The Casa Grande Multiple Resource Area (MRA) was bounded by the city limits at the time of the survey, which included ten square miles that defined the historic development of the city. The area contains buildings, sites, and structures representative of several phases of historic development:

1. **Emerging Community Period (1879–1900):** original business and residential areas located near the Southern Pacific Railroad tracks and their association with local shipping for nearby mines in the 1880s
2. **Transition Period (1900–1910):** agricultural production and truck gardening
3. **Developing Community Period (1911–1924):** the role of the city as agricultural business center focused on railroad shipping of farm produce
4. **Stable Community Period (1925–World War II):** regional agricultural focus related to large-scale irrigation from the San Carlos Irrigation Project

Residential neighborhoods are characteristic of the time period in which they were constructed, displaying a variety of architectural styles through time. In general, neighborhood development was distinct from commercial growth and was historically focused to the north, with lesser residential growth to the east, and little to the west and south during the study period.

Very few properties from the MRA were associated with the first two phases of historical development. The Emerging Community Period is represented by two commercial buildings and five residences, all constructed of adobe, and include the Casa Grande Hotel/Gould Hotel (CG-104) and the Cruz Trading Post (CG-116). Due to limited growth during the Transition Period, only two significant examples of buildings from the period were documented: the Meehan/Gaar House (CG-119), a stuccoed adobe residence, and Johnson's Grocery Store (CG-133).

The bulk of the documented properties from the study are associated with the last two phases of historical development. The Developing Community Period is well represented with commercial and residential buildings significant for contributions to community development as well as architecture. The most significant construction episode occurred immediately after a 1914 fire when the business district was rebuilt. Prominent Casa Grande buildings dating to this period were inventoried for the study including the high school (CG-146) and the Casa Grande Woman's Club (CG-172), as well as several bungalow style residences. Finally, the Stable Community Period also features well-known properties such as the Paramount Theatre (CG-150), the Casa Grande Stone Church (CG-171), the Southern Pacific Railroad Depot (CG-115), and the "S.S. Blinky Jr." automobile dealership (CG-151), as well as period revival residential properties.

### **Historic Resource Survey Casa Grande (ca. 1910–1948)**

Funded under the Rural Survey Initiative of the Arizona Heritage Fund with matching funds from CCG, a survey of historic properties in Casa Grande was completed by Mark Pry in 1998. Building from the previous MRA study and expanding into the postwar period and modern era, Pry prepared summaries on the following contexts (it should be noted that this study, as a supplement to the previous MRA, documented only buildings constructed from ca. 1910–1948) (Pry 1998: 15–93):

1. Origins and Founding of the Town (1879–1910)
2. Agriculture and Early Growth of Casa Grande (1910–1919)
3. Water and Cotton Bring Prosperity (1920–1937)
4. World War II and the Real Estate Boom (1938–1949)
5. Cotton is King in Arizona (1950–1960)
6. Economic Diversification and the Shaping of Modern Casa Grande (1961–1992)
7. Architecture of Casa Grande (1879–1948)

Pry documented 305 buildings, primarily in the original townsite and adjacent subdivisions (Figure 33–Figure 34). Of the buildings inventoried during the survey, 29 were recommended as eligible for listing in the National Register; two historic districts were also proposed that would be eligible for listing in 5–7 years from the date of the study. The inventory also provided a basic preservation plan for Casa Grande, with short- and long-term components for preservation planning. These included designating individual properties, sites, signs, structures, or objects as Landmarks, and districts as Historic Districts under CCG's historic preservation ordinance; outreach by the Historic Preservation Commission to private property owners encouraging listing with preservation goals; development of design guidelines by the commission; and clarification of the maintenance clause in the ordinance.

Two potential districts also were identified by the Pry survey but did not meet the age threshold for sufficient contributors. One was the Evergreen Addition residential historic district which has since been listed in the National Register (see below under *Individual Property Nominations*). The other was a historic commercial district comprising the downtown business area. A potential historic context related to this district was proposed as “town growth and economic development related to the rise of large-scale commercial agriculture in the 20<sup>th</sup>-century West,” with a period of significance “from 1920 to sometime in the early to mid-1950s” (Pry 1998:99). The core streets that would be included within the district boundary were Florence Street (between Main and 4th Streets), as well as 4th Street (between Florence and Marshall Street), Marshall Street (between 4th Street and 3rd Street), 2nd Street (one block on each side of Florence Street), and 1st Street (between Florence and Marshall Streets) (Pry 1998:103, 106–107) (see Figure 34). A key to a contiguous district was eventual contributor status for age-ineligible (at the time of the survey) properties located along 2nd Street (between Washington [aka Top and Bottom Street] and Marshall Streets) and on Florence Street (between 2nd and 3rd Streets). Per Pry (1998:107), “without this section, a downtown historic district would not be feasible because it would be too fractured.”

### **Historic and Architectural Resources of Casa Grande Multiple Property Documentation Form (MPDF) (1879–1951)**

This MPDF nomination, prepared by Metropolis Design Group, was a formal nomination of the 29 buildings that had been recommended eligible in the previous survey by Pry (1998) (Figure 35). The project was limited to previously developed historic contexts and inventories completed during the Pry study and so did not conduct significant new historical research or develop additional contexts for evaluation (e.g., social history or significant persons). The buildings discussed in the MPDF were grouped under several property types: Central Business District Commercial Buildings, Roadside Commercial Buildings, Community Medical Facilities, Community Education Facilities, Railroad-Related Buildings, and Single-Family Neighborhood Dwellings. The properties were associated with one or both of two general contexts: Criterion A, Planning and Development in Casa Grande, 1879–1951, and Criterion C, Architecture in Casa Grande, 1900–1950 (Harlan 2002).

### **Historic Signs of Casa Grande (1879–1976)**

This survey, conducted by Motley Design Group, LLC, documented 84 signs, with one property, the BPOE Lodge (CGSS 76), having four contributing signs. Most of the signs ranged in age from ca. 1922–1976 (Motley Design Group 2016:16–18) (Figure 36–Figure 38). The survey area was defined based on signs listed on the preliminary CCG local register, nearly half of which are associated with properties already listed on the National Register. Many of Casa Grande’s most important signs were constructed from the late 1920s when roads and highway traffic created demand for roadside services through the 1960s, when local ordinances limited the size, location, and design of outdoor advertisements. Several types and styles of signs were inventoried, including:



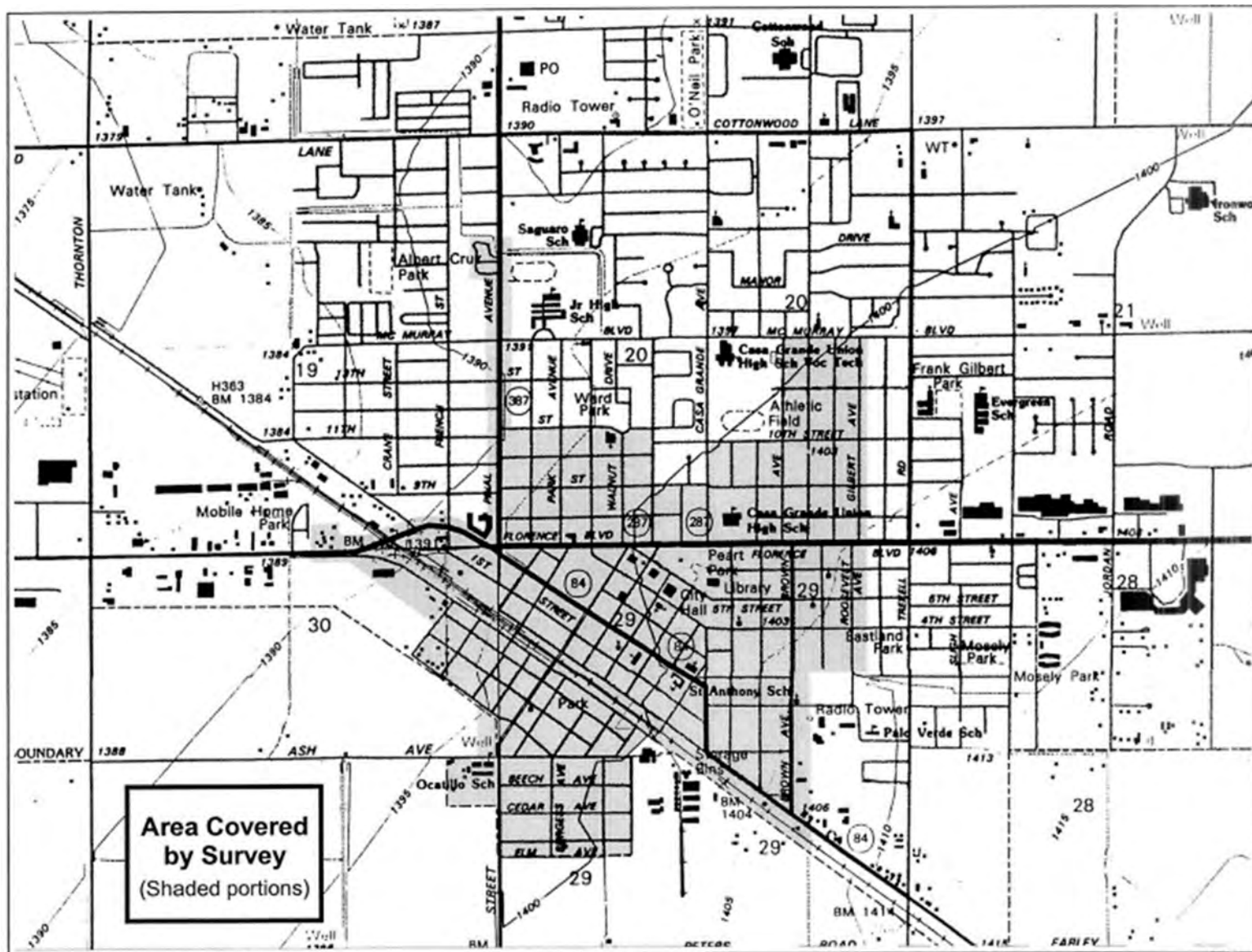


Figure 33. Map of survey area covered by Pry (1998:7) in 1998.

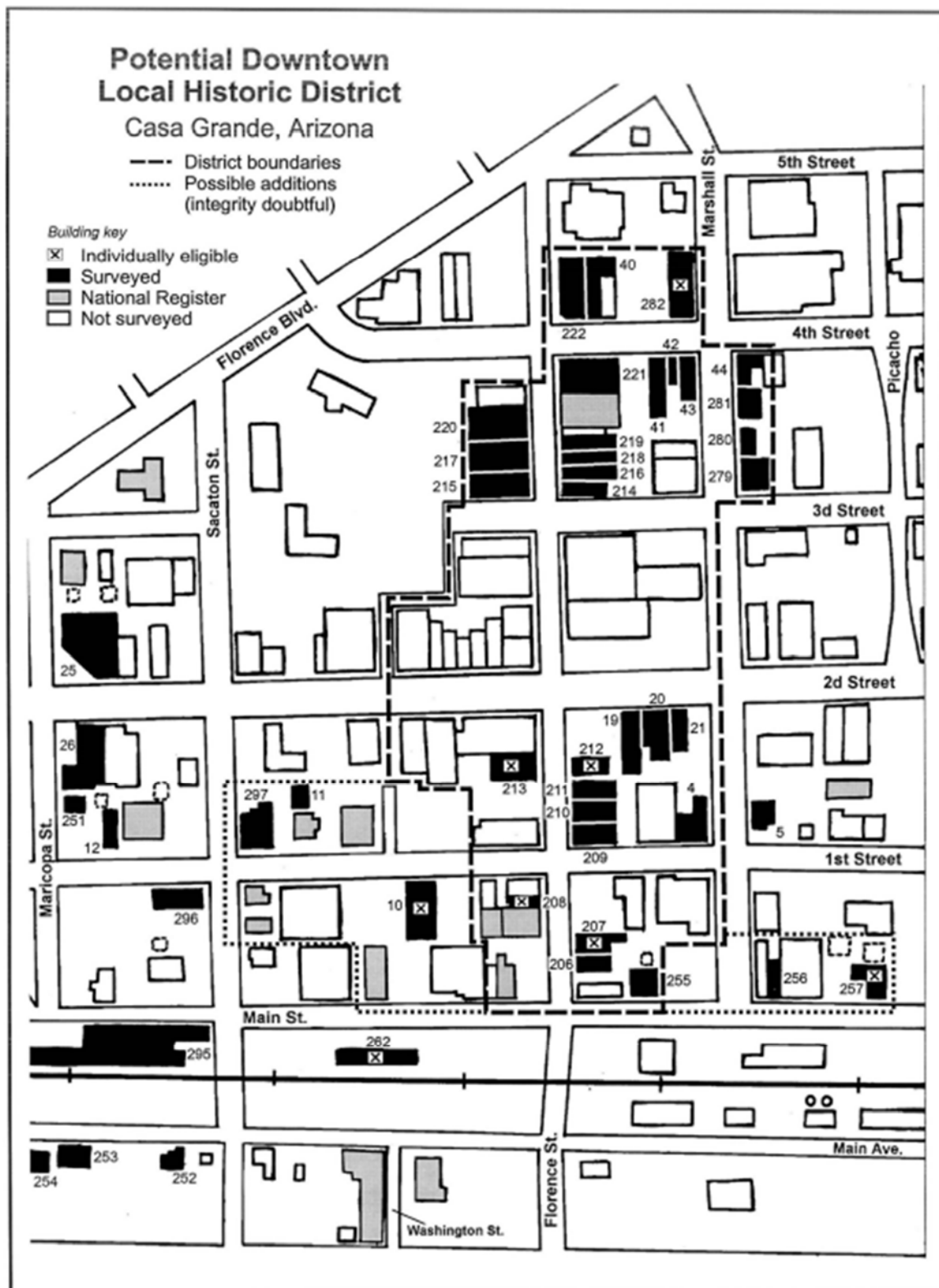


Figure 34. Map of potential downtown local historic district identified by Pry (1998:106) in 1998.

# CASA GRANDE Historic Development

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 = Lincoln Hospital Addition (1946)  
8 = Myers Homesites 3<sup>rd</sup> Unit (1947, 1948)

Figure 35. Map of areas of historical development discussed in the Historic and Architectural Resources of Casa Grande MPDF (Harlan 2002:38).





Figure 36. Map of signs inventoried by Motley Design Group (2016:15) (Map 1 of 3).

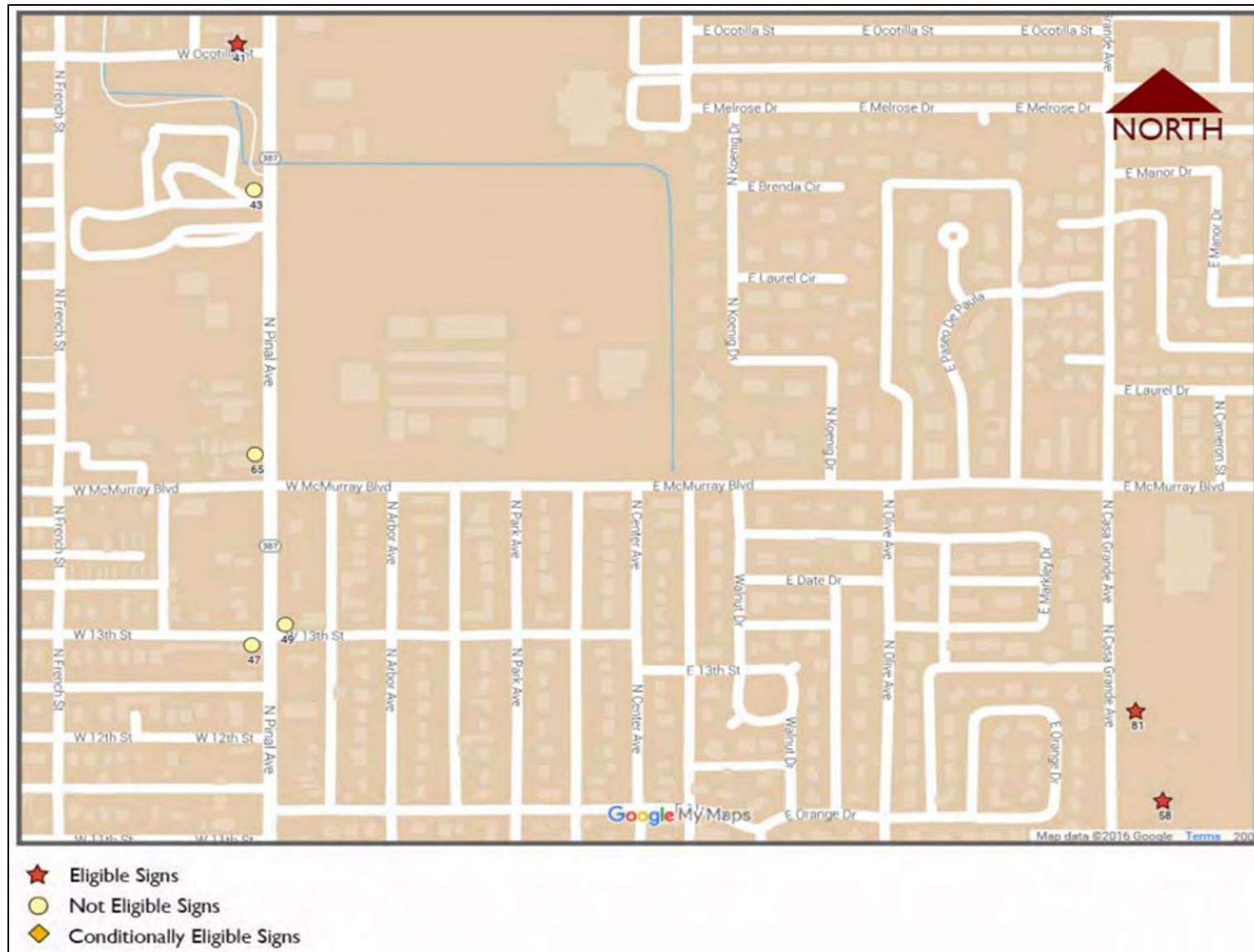


Figure 37. Map of signs inventoried by Motley Design Group (2016:16) (Map 2 of 3).

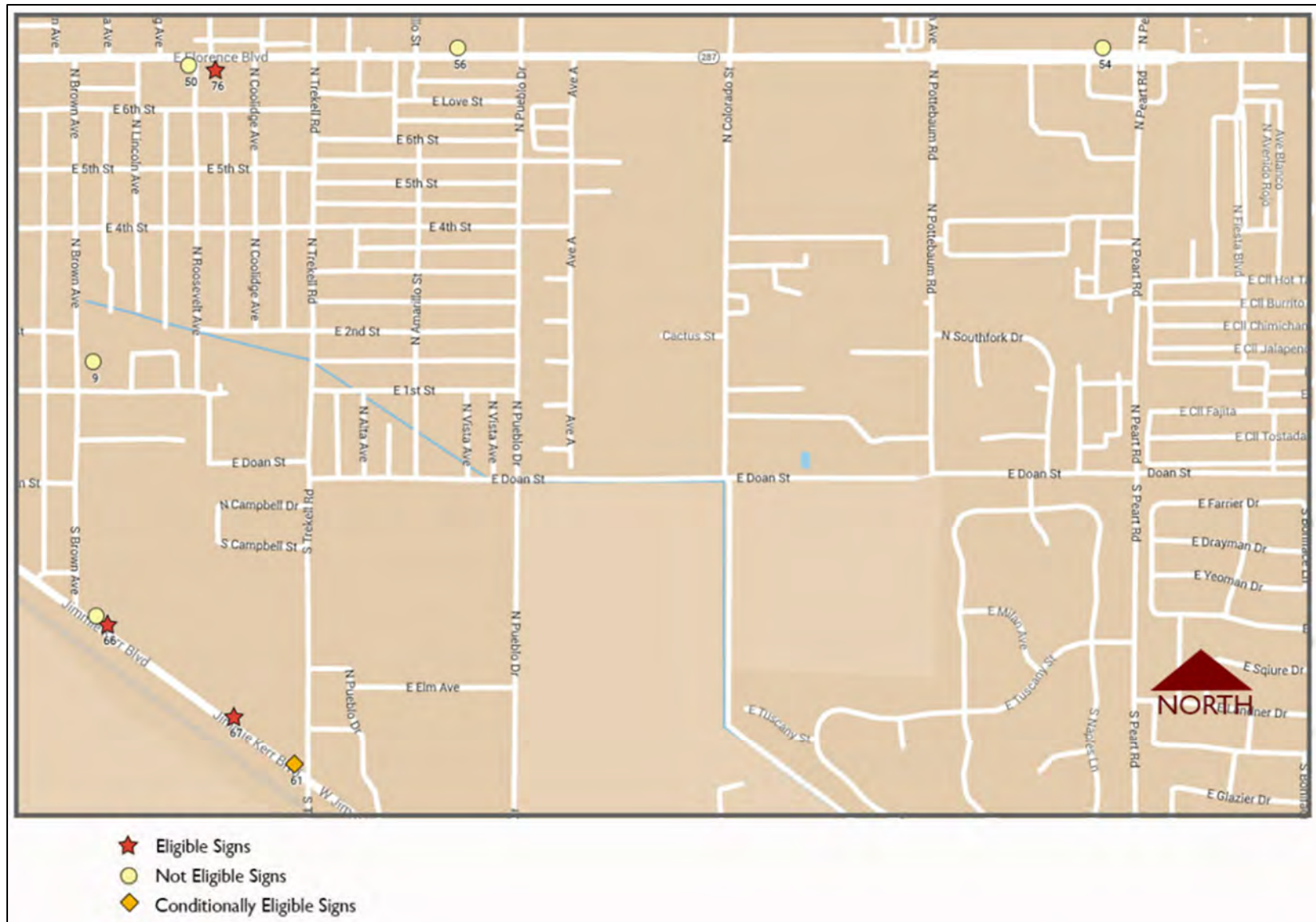


Figure 38. Map of signs inventoried by Motley Design Group (2016:17) (Map 3 of 3).



- **Railroad Era / Hand Painted Signs:** Hand-painted signs typically painted on the facades or sides of brick buildings (including ghost signs for nonextant businesses).
- **Agricultural Era / Illuminated Signs:** Illuminated signs using traditional simple geometric rectangular shapes with minimal content beyond the business name, situated within the business district along Main Street adjacent to the railroad.
- **Highways / Elaborate Signs:** Early highway-oriented neon signs that remain in Casa Grande followed a traditional rectangular shape with simple messages, later evolving into more abstract shapes, novelty displays featuring irregular shapes and a wide variety of materials, and finally lightweight and inexpensive plastic signs; situated along US 80, SR 84, (also known as the Tucson-Casa Grande Highway), SR 287 (now known as Florence Boulevard), and SR 187 (later known as SR 387 or Pinal Avenue).

Where the associated building is recognized on the National Register, state, or local registers, the associated sign can be considered to be a contributing element to the historic property. In most cases, the signs were in their original locations and were associated with historical uses of the associated properties. Of the inventoried signs, 32 were eligible for listing in the Casa Grande Historic Sign Register, five of the salvaged signs would be considered eligible if restored and placed back to their original locations, and 44 were identified as ineligible (Motley Design Group 2016).

Since the publication of this inventory, the CCG has successfully designated eight signs as Local Sign Landmarks, including the following (personal correspondence, Jaclyn Sarnowski, City Planner, April 11, 2023) (see Appendix A):

- Cougar Stadium Sign (CGSS 58)
- Kiwanis Field (CGSS 81)
- Jewel's Desert Sands (CGSS 41)
- AZ S&L/CG Valley Newspapers (CGSS 38)
- Sofia's (CGSS 31)
- Dairy Queen (CGSS 64)
- Valley Pump and Machine Works (CGSS 74) (In Process, going to Council on May 15<sup>th</sup>)
- Elk's Lodge (CGSS 76)

## INDIVIDUAL PROPERTY NOMINATIONS

In addition to the formal inventories cited above, individual National Register nominations and local landmarks have been submitted and processed beginning in the late 1970s for a few individual properties and one historic district. These resources are summarized below.

The **Casa Grande Stone Church**, located on the northeast corner of Florence Boulevard and Park Avenue, is a rectangular one-story building with walls constructed of local fieldstone and a gabled tile roof. The southwest corner of the building features a cement porch with stone arches and an arched doorway; an octagonal belfry with a copper dome is situated over the vestibule. The south end of the building has a curved

parapet and a stained-glass window with a belled arch. The church was designed by Architect Robert Orr of Los Angeles and constructed in 1927 by Mike Sullivan, a Catholic stonemason, who built several residences and commercial buildings in Casa Grande. The Casa Grande Stone Church is listed in the National Register under Criterion C for its architectural significance (Wilson 1978).

The **Casa Grande Woman's Club** building is located at 407 North Sacaton Street. The Pueblo style building is constructed of local stone and is roughly rectangular with a three-bay facade featuring a covered central porch with concrete lintel and two glass doors. The Woman's Club was organized in 1913 with the goal of creating a public library. Long-range plans called for a clubhouse that would also house the library. In 1923, the club commissioned Tucson architect Henry Jaasted to build a Pueblo style clubhouse of local stone, and the structure was completed in 1924 by local stonemason Mike Sullivan, who also built the Casa Grande Stone Church. To save money, the club members collected and delivered the stone and sand needed for construction. Since its construction, the building has been a center for civic and social activities even after the library was relocated, including as a meeting hall, ballet studio, a babysitter classroom, a first aid classroom, a church, and a museum associated with the Casa Grande Historical Society. The Casa Grande Woman's Club building is listed in the National Register under Criterion A for its association with important educational and social functions in the community (Wilson 1979).

The **Paramount Theatre**, located at 420 North Florence Street, is a Spanish Colonial Revival style two-story building of rectangular plan constructed in 1929 by the Publix-Rickards-Nace theatre chain of brick on a concrete foundation. The scored stucco front of Spanish Colonial Revival design features corner towers with ocular windows and pyramidal tile roofs. A central ticket office was located at street level, crowned with a lighted metal marquee. The ticket office was flanked by two small, wood-framed storefronts with plate-glass display windows, five-light transoms, and paneled kickplates. The building was designed for talking motion pictures as well as live performances and included a climate-controlled interior with seating for up to 500. Although the building was extensively remodeling in 1942 and 1970, an Arizona Heritage Fund grant was used to rehabilitate the main façade and restore sufficient integrity for the property to be listed in the National Register under Criterion A for its association with arts and entertainment for Casa Grande and the Casa Grande Valley (Stein 1999a).

The **William Cox Building**, located at 501 North Marshall Street on a corner lot at the edge of the downtown business district of Casa Grande, was constructed in 1948. The property is a single-story commercial building with cast-concrete walls and a wood-truss roof. The building features a low parapet, flat canopy, large display windows along the two street fronts, and transomed doors. The William Cox Building is listed in the National Register under Criterion A for its association with commercial development of Casa Grande and specifically for its association with a 1948–1949 controversy involving the Chamber of Commerce, the CCG, and the Mountain States Telephone and Telegraph Company. The building is also significant under Criterion B as the only known surviving property associated with William Cox (1880–1970), a prominent Arizona politician, and Criterion C as an example of the work of August Wilhelm Fricke (1884–1956), who influenced the streamlined, midcentury modern appearance of downtown Casa Grande (Stein 1999b).

The **Evergreen Addition Historic District**, generally Bounded by McMurray Boulevard, Gilbert Avenue, Florence Boulevard, and Casa Grande Avenue, is primarily residential, with over half of the properties built between 1945 and 1955, with development lasting until 1963 (Figure 39). The district was originally platted in 1928, and its architecture includes a wide range of revival and ranch styles. The district includes 195 total properties, five of which are individually listed in the National Register. The neighborhood benefited from flood irrigation access and mature and dense landscaping is a feature of the district. Homes have a high degree of integrity with few alterations, resulting in nearly three-quarters of the homes designated as contributors to the historic district. The Evergreen Addition Historic District is listed in the National Register and local register under Criterion A for its association with community development and planning in Casa Grande following several cycles of growth from its platting in 1928, typifying subdivision development in Arizona in the first half of the twentieth century from homestead to speculative subdivision and finally a post-World War II construction boom. The district is also listed under Criterion C as being representative of architectural styles dominant in Casa Grande, predominantly a variety of Period Revival and Ranch styles (Graham and Kupel 2008).

## **HISTORIC CONTEXTS AND THE NATIONAL REGISTER OF HISTORIC PLACES**

Cultural resources identified in this study were evaluated for their eligibility to the National Register using criteria set forth by the NPS. To be eligible for inclusion in the National Register, cultural resources must be at least 50 years old (unless it meets Criteria Exception G for Properties that Have Achieved Significance within the Past 50 Years), and meet one or more of the criteria set forth in 36 CFR 60.4:

- **Criterion A:** applies to properties that are associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B:** applies to properties that are associated with the lives of persons significant in our past.
- **Criterion C:** applies to properties 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 D:** applies to properties that have yielded, or may be likely to yield, information important in prehistory or history.

Significant cultural resources must also possess integrity, which is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. All of these qualities do not have to be present for a cultural resource to be eligible for the National Register. All cultural resources have the potential to yield information, but assessment of the information's importance is a critical factor as summarized above in *Historic Contexts Associated with Casa Grande's Postwar Development*. Resources inventoried for this project are associated with the contexts and themes presented above, and may be eligible under Criteria A, B, and/or C, depending on their association with important events, persons, architectural trends and prominent architects, and finally, their degree of remaining integrity.





Figure 39. Updated map of the Evergreen Addition Historic District showing contributors and noncontributors.

Certain properties are not typically evaluated for eligibility in the National Register unless they meet specific requirements in addition to the criteria listed above. Known as Criteria Considerations, these specific property types are first evaluated individually under Criteria A–D, after which they are evaluated under special requirements, depending on the property type, which include (National Register of Historic Places 2002: 25–43):

- Religious Properties (Criteria Consideration A)
- Moved Properties (Criteria Consideration B)
- Birthplaces and Graves (Criteria Consideration C)
- Cemeteries (Criteria Consideration D)
- Reconstructed Properties (Criteria Consideration E)
- Commemorative Properties (Criteria Consideration F)
- Properties that have achieved significance in the last 50 years (Criteria Consideration G).

Logan Simpson did not evaluate any historical resources under Criteria Consideration G. This report clearly defines a period of significance (1947–1973) with the assumption that any resources not within this period would be reassessed under the same criteria upon reaching the 50-year threshold. Indeed, Logan Simpson did not evaluate any properties under any Criteria Considerations, with the exception of religious properties. As noted in National Register Bulletin 15 (National Register of Historic Places 2002:26), “a religious property requires justification on architectural, artistic, or historic grounds to avoid appearance of judgement by government about the validity of any religion or belief” (Criteria Consideration A). Historic religious properties cannot be evaluated based solely on the church doctrine or religion, but be evaluated based on their significance from architectural, artistic, or historic importance. Religious properties identified in the current inventory were evaluated on their architectural merit (Criterion C). Archival research conducted for this study identified no religious properties that would be considered significant for an association with a specific event or broad pattern of history (as presented in the historic context summary above), or an association with traditional cultural values (Criterion A), nor were any religious properties significant for an association with important persons (Criterion B) or for their information potential (Criterion D).

## **INVENTORY METHODS, GENERAL PROJECT LIMITATIONS, AND ASSUMPTIONS**

As defined above, the inventory area for this current study was determined by first defining the CCG municipal boundaries at the terminus of the period of significance (1973), and then determining the areas of most intensive urban development at that time (see Figure 4). No extant historical resources beyond this delineated inventory area were inventoried.

### **Archival Research**

Archival research was conducted to gather information regarding the historic development of Casa Grande following World War II, as well as any specific information regarding individual buildings, residential subdivisions, and other resources:

### ***Casa Grande Planning and Development Department***

Jaclyn Sarnowski generously shared provided electronic files and reports, as well as reports on specific resources and architectural surveys, including:

- Annexation shapefiles illustrating Casa Grande's municipal growth from as early as 1879.
- Parcel data from the Pinal County Assessor.
- Shapefiles of listed properties (National Register and Local).
- Shapefiles of platted residential subdivisions.

### ***Pinal County Assessor's Office and GIS Portal***

The Pinal County Assessor's Office administers real and personal property parcels for the county. Pertinent parcel data, including construction dates, were retrieved and compared for accuracy with historical aerial imagery (i.e., EarthExplorer and HistoricAerials.com) (Nationwide Environmental Title Research 2023; U.S. Geological Survey 2023). Construction dates were also compared with available entries in City Directories (see below under General Internet Research).

### ***Arizona State Library, Archives, and Public Records***

Secondary resources and specific reports relating to the growth of Casa Grande through the twentieth century (particularly 1945–1975) were examined. Notable documents that contributed to this project were multiple Master Plans and General Plans prepared for CCG from 1959–1974, as well as highway studies and traffic analyses prepared in the 1950s. The Casa Grande Chamber of Commerce likewise published multiple documents highlighting the city's history since 1879. These materials are referenced throughout this report.

### ***Previous Local and Regional Architectural Studies***

Multiple local and regional architectural studies have been conducted on postwar historical resources in Arizona. The following reports were reviewed and referenced when identifying similar building styles or patterns of development:

- *Tucson Post World War II Residential Subdivision Development 1945–1973* (Akros 2007)
- *Scottsdale Postwar Multi-family Survey* (Abele and Wilson n.d.)
- *Phoenix Commercial Architecture: 1945-1975* (Ryden Architects 2002)
- *Midcentury Marvels (City of Phoenix)* (Ryden 2011)
- *Introduction to Postwar Modern Housing Architectural Styles* (Wilson and Abele 2006)
- *Mesa Postwar Modern Single Family Subdivision Development, 1946–1973* (Wilson and Abele 2004)
- *Follow the Money: Identifying the Custom Architecturally Designed Branch Bank* (Reiner 2009)
- *Post-World War II Subdivisions (1945–1960)* (Solliday 2001)
- *And TiKo-Tu? The Midcentury Architecture of Greater Phoenix' East Valley* (Vinson et al. 2016)
- *An Inventory of Historical Resources (ca. 1961–1975) within the City of Tempe, Maricopa County, Arizona* (Jones et al. 2022)



## **General Internet Research**

A broad range of topics and resources were researched on the internet, including photographs and maps, books, and reports, as well as theses and dissertations relating to Casa Grande's growth in the twentieth century. A limited collection of city directories was also reviewed (i.e., 1960 Casa Grande City Directory, various business directories). One notable website—Newspapers.com—was an indispensable resource of information. Portions of the context summaries were prepared from newspaper stories written throughout the period of significance. In addition, known dates of construction for a number of resources were made possible by searching advertisements in available newspapers. Websites visited for this study included the following:

- Arizona Memory: <https://azmemory.azlibrary.gov/>
- Arizona State University and University of Arizona online document repositories: <https://arizona.openrepository.com/arizona/> and <https://libguides.asu.edu/digitalrepository>
- Arizona Department of Transportation (ADOT) Engineering Records and Rights-of-Way Plans: <https://azdot.gov/business/right-way-properties/existing-right-way-plans-index>  
<https://road.azdot.gov/>
- Pinal County Assessor, Official Records Search: <https://www.pinal.gov/1208/Online-Searches-Forms> and <https://www.pinal.gov/539/Parcel-Map-Viewer>
- Nationwide Environmental Title Research's HistoricAerials.com: <https://www.historicaerials.com/>
- Newspapers.com: <https://www.newspapers.com/>
- Apartments.com: <https://www.apartments.com/>

## **Excluded Resources, Buildings, and other Properties**

Through consultation with the CCG (see above), the following resources were excluded from documentation in the current study:

- Resources that have been demolished or have undergone significant alterations to their original historic fabric and massing.
- Archaeological resources within the CCG and inventory area, including areas of potential archaeological sensitivity.
- Industrial facilities affiliated with cotton agriculture (e.g., gins or grain storage).
- Farms or farming residences within the CCG and inventory area.
- Historical in-use structures within the CCG and inventory area, including railroads; highways and roads; electrical transmission lines, distribution lines, and substations; surface irrigation ditches and laterals and piped laterals (including those affiliated with SCIP/SCIDD).
- Residential flood irrigation structures (e.g., wells, standpipes, etc.).
- Logan Simpson has assumed there are no eligible "streetscapes" in the CCG. Associated features of streetscapes within historic districts (e.g., streetlights, gutters, sidewalks) may contribute to a historic district but were not individually evaluated for eligibility.

- Municipal parks located within residential subdivisions that would be more appropriately considered as a contributing element to an eligible historic district.
- If a property was previously evaluated and recommended not eligible, either individually or as a contributor to a district, that property was not revisited for the current study. The exception to this policy was for properties that had previously not reached the 50-year threshold during previous inventories; those properties were reevaluated for the current study.

## Field Visits and Google Street Views

While three field visits were conducted in the early phases of the project (April 22, May 20, and August 30, 2022), the bulk of historical resources identified for this study were documented using the most current Google Street views. Resources constructed in this period were initially identified from a review of historical aerial imagery (Nationwide Environmental Title Research 2023; U.S. Geological Survey 2023). Though limited in terms of chronology (i.e., 1961, 1963, 1972, 1983), these images were nevertheless essential for at least targeting resources that may have been built in the period of significance. These images were compared with current Google Street view imagery, to assess how the building(s) changed or were altered over time, and to make an assessment of condition and integrity. In order to ensure efficient identification and assessment of all resources, the following criteria were followed:

- Screenshots of resources were used in place of field photography.
- Recent Google Street views (2008–2022) were used to confirm alteration or demolition of historical resources.
- For resources not visible or accessible in Google Street view, recent online photographs of the resource (public domain only) were accessed, or if necessary, photographs were taken in the field.

## Documenting and Evaluating Single-Family Residential Districts

These types of resources must have been primarily built out between 1947 and 1973 (greater than 50 percent):

- Single-family subdivisions that reflect greater than 50 percent build *prior to* 1947 were not included in the inventory.
- Single-family subdivisions that reflect greater than 50 percent build *after* 1973 were not included in the inventory.
- Logan Simpson combined multiple individual subdivisions for consideration as potential single-family residential districts based on the following criteria:
  - Subdivisions are continuous and generally not separated by “major” arterial corridors.
  - Development of the subdivisions was concurrent.
  - Architectural styles and circulation are generally consistent across the multiple subdivisions, even if different builders were involved.

## HISTORIC PROPERTY EVALUATION CRITERIA

The historic significance of properties in the project area is derived from their relationship to the multiple historic contexts summarized above (Criterion A):

- Industry and Agriculture in the Postwar Period (1945–1973)
- A New Era of Community Planning (1947–1973)
  - Residential Development
  - Municipal Development
- Commercial Development in Casa Grande (1947–1973)
  - Business District Development
  - Highway/Regional Commercial Development
- Postwar Architecture of Casa Grande (1945–1973)

Properties may also be individually eligible based on their embodiment of 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). Religious properties inventoried in this study were evaluated under Criteria Consideration A (National Register of Historic Places 2002).

Integrity refers to the characteristics of a property that allow it to convey its significance and historical character. To be considered eligible for the National Register, a property must retain integrity of its basic form and character-defining features to the degree that it still provides an authentic representation of its historic appearance. The criteria used to evaluate the historic integrity of properties in this study were drawn from the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (National Park Service 2017), *How to Apply the National Register Criteria for Evaluation* (National Register of Historic Places 2002), and the Arizona State Historic Preservation Office (SHPO) policy statement on eligibility (Arizona State Historic Preservation Office 2011).

*The Secretary of the Interior's Standards for the Treatment of Historic Properties* (National Park Service 2017:28) provides standards for rehabilitation (referred to hereafter simply as “Standards”), identifying the types of changes that can be made while still retaining the property’s historic integrity:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected, and if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.



4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Some changes to historic buildings, structures, and objects are allowable under certain conditions. For example, the *Standards for the Treatment of Historic Properties* (National Park Service 2017:78) state:

Some exterior and interior alterations to a historic building are generally needed as part of a **Rehabilitation** project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

There are seven aspects of integrity that must be considered when evaluating the National Register eligibility of a property: location, design, setting, materials, workmanship, feeling, and association.

### **Location**

"Location is the place where the historic property was constructed or the place where the historic event occurred" (National Register of Historic Places 2002:44). Structures moved from their original location are usually ineligible for listing in the National Register. An exception to this is National Register Criteria Consideration B, which states that if the moved property is significant primarily for architectural value or if it is the surviving property associated with a historic person or event, it may be eligible for listing.

## **Design**

“Design is the combination of elements that create the form, plan, space, structure, and style of a property” and “...includes such elements as organization of space, proportion, scale, technology, ornamentations, and materials” (National Register of Historic Places 2002:44). An eligible property should exhibit important elements of its design from its period of significance, such as roof type, fenestration, and decorative elements, or in the case of historic districts, layout, plan, circulation, and other related design aspects (see Standards #2, #3, and #9). Modifications that were made during the period of significance may be considered an essential part of a building’s history (see Standard #4). If modifications were made after the period of significance and were sensitive to the original design, a building may still retain enough of its character-defining features to communicate its historic character.

## **Setting**

“Setting is the physical environment of a historic property” and “refers to the *character* of the place in which the property played its historic role” (National Register of Historic Places 2002:45). Setting involves the relationship of a property to its surrounding natural and built environment considered both within the boundaries of the property and, especially in the case of historic districts, between the property and its surroundings (National Register of Historic Places 2002:45). Redevelopment and infill construction, demolition of nearby properties, widening of streets, and proximity of poorly maintained properties and vacant buildings can adversely impact integrity of setting (see Standard #9). Modifications to a property’s setting made during the period of significance are typically considered an essential part of the setting’s history (see Standard #4).

## **Materials**

“Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property” (National Register of Historic Places 2002:45). A property’s materials dating from the period of significance should be preserved, maintained, and visible to the greatest extent possible (see Standards #2, #5, #7, and #9). Materials used for repairs and maintenance should be similar to those that were used in the original construction (see Standard #6). The loss of a building’s original materials is most evident in walls where brick masonry has been painted, stucco has been applied over brick or concrete block, or metal, vinyl, or other siding materials have been applied to exterior walls; such applications are usually irreversible. However, modification to a property’s materials made during the period of significance may be considered an essential part of the property’s history (Standard #4).

## **Workmanship**

“Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Workmanship can apply to the property as a whole or to its individual components” (National Register of Historic Places 2002:45). To maintain integrity, character-defining features of workmanship original to the property (or added during its period of significance [Standard #4]) must be preserved and remain visible (Standards #5 and #9). Workmanship also includes small-scale features such as curbs, walls, sidewalks, and objects.

## Feeling

“Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property’s historic character” (National Register of Historic Places 2002:45). To retain integrity, a property must be able to communicate the historic character from the period of significance (Standards #2, #5, and #9).

## Association

“Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer” (National Register of Historic Places 2002:45). Properties must be associated in an important way with the area and period of significance and must still be able to convey that association (Standards #1 and #2).

## Evaluating Aspects of Integrity

All historical resources undergo change over time. While it is not essential that all seven attributes of integrity have been preserved intact, an eligible property must convey the time period during which it attained its significance. To assist in evaluation of a property’s integrity, former Arizona State Historic Preservation Officer James Garrison (1989) prepared a chart showing those aspects of integrity that must be present for different property types to remain eligible for the National Register (Table 5). While additional aspects of integrity are important, the chart provides a guide for evaluating the most important aspects of integrity depending on the criteria for significance. For example, this matrix shows that if a building is being considered for eligibility under Criterion C (Design/Construction), at least four of the seven aspects of integrity must be present: design, workmanship, materials, and feeling.

Table 5. Evaluating Aspects of Integrity\*

Criteria	Property Types				
	Building	District	Site	Structure	Object
A. Event/History	Location, Materials, Feeling, Association	Location, Setting, Feeling, Association	Location, Setting, Feeling, Association	Location, Materials, Feeling, Association	Materials, Feeling, Association
B. Person	Materials, Feeling, Association	Location, Setting, Materials	Location, Setting, Association	Materials, Feeling, Association	Materials, Feeling, Association
C. Design/ Construction	Design, Workmanship, Materials, Feeling	Setting, Design, Feeling, Materials	Setting, Design, Feeling	Design, Workmanship, Materials, Feeling	Design, Workmanship, Materials, Feeling
D. Likely to Yield/ Has Yielded Information Potential	Workmanship, Materials	Location, Materials	Location, Materials	Workmanship, Materials	Workmanship, Materials

\*From Arizona State Historic Preservation Officer, James Garrison (1989)

The evaluation criteria help to define major and minor adverse impacts on integrity. Integrity of design and materials are generally considered to be present if a building's historic plan, form, massing, fabric, and fenestration are evident. A major adverse impact, such as sheathing of exterior walls or changes to the basic geometry of the building, could make a property ineligible. Three or more minor alterations, such as replacement of windows or roofing material with different types, paint or stucco over previously natural brick masonry, or removal of decorative elements, may also render a building ineligible due to loss of integrity. Per the Arizona SHPO and Historic Sites Review Committee policy statement, "These policies are primarily designed to address the eligibility of buildings as contributors to historic or architectural districts. The eligibility of an individual building will often require the presence of a higher level of integrity" (Arizona State Historic Preservation Office 2011:1).

### ***Original Building Structure and Massing***

The primary façade of the building is to be evaluated; in the case of corner properties, each façade facing the street or public right-of-way view is considered. The primary façade should exhibit a majority (51 percent) of intact features, including the presence of 75 percent of all exterior walls. A general guide for integrity, as presented by the Arizona SHPO, states "in general, either the historic wall materials and details must be intact and visible, or the historic massing and openings (doors and windows) must be intact and visible. If both are missing or are hidden behind non-historic materials the building will not be eligible for lack of integrity" (Arizona State Historic Preservation Office 2011:1).

### ***Historic Wall Material Must Be Intact and Visible***

The loss of historic materials is most evident for exterior walls where stucco plaster has been applied over brick or concrete block, or where exterior walls have been sheathed with metal, vinyl, or other siding materials. Standards # 9 and #10 are applicable to this issue, and guidance is provided by NPS: "[i]f the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured" (National Register of Historic Places 2002:47).

Following this guidance, in a case where stucco has been applied to the exterior of a building, it will be considered a minor impact to historic integrity if it does not conceal or alter significant features or detailing (Standard #5) such as where stucco is applied over an original window opening, covers decorative architectural details, or is significantly built up around window and door openings, effectively changing the architectural features on the primary façade of a building. Such significant alterations are considered a major impact to the architectural integrity of the building. In cases where brick masonry has been painted, it will be treated as a minor alteration, as much of the original texture is still visible and because painted brick may be indicative of the period of significance. If the original exterior materials of a building are one of its character-defining features, sheathing application that obscures the original wall material is considered a major impact to historic integrity.



### ***Additions Must Be Sensitive to the Historic Design and Materials of the Building***

Additions to historic buildings are evaluated according to their visual impact from the street or public right-of-way. Additions to the rear of a building generally do not detract from its historic appearance from the primary façade as long as the addition is limited in size and scale relative to the historic building. Additions to the front or sides of a building may not adversely affect its historic appearance if they reflect design, construction, materials, and scale similar to the original building and do not detract from its historic massing, plan, and general appearance (Arizona State Historic Preservation Office 2011:2–3). If a building has additions that alter or obscure the original fenestration and articulation of the façade, or that exhibit a roof type or materials that are different from the original building, it will be considered to have lost integrity. The addition should be clearly differentiated from the historic building, but compatible with mass, materials, relationship of open to closed space, and color of the original. In addition, if the addition is taller than the historic building, the front roof slope should be behind the original building (Arizona State Historic Preservation Office 2011:2–3). Additions that protrude into the historic setback, or that radically alter the plan and massing associated with the historic architectural style, are considered major adverse impacts to integrity.

### ***Historic Openings for Doors and Windows Must Be Intact and Visible***

The historic openings for doors and windows should be evident with little or no alteration. Particular attention is given to evaluating replacement of windows with different types, typically with modern aluminum or vinyl windows and/or fixed picture windows. Original window types can be determined by assessing the building's architectural style and age, through comparison with similar properties, or with specific historical information about a building's historic appearance. If the original window openings or fenestration patterns are not altered, replacement of window types is a minor change that by itself would not render a property ineligible.

### ***Roof Types Must Retain Their Original Form***

The *Standards for the Treatment of Historic Properties* (National Park Service 2017:98) indicates that “Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished” will cause a loss of historic design integrity. The basic shape and appearance of the roof—i.e., hip, gable, or flat with parapet—must remain the same as it was when the building was constructed. While changes to the basic form and contours of the roof would be considered a major alteration, replacement of roofing materials with a different type would be a minor alteration unless the original roofing materials (e.g., Spanish tile) were a defining feature of the buildings' architectural style.

## **HISTORIC PROPERTY DATA ATTRIBUTES**

As stipulated above under *Inventory Methods*, data were collected for all newly inventoried properties. Where the specific information needed to complete certain data attributes may not be self-explanatory, it is discussed below.

## **Survey Site Number**

Resources were assigned a field identification number; clusters or discontinuous linear segments of a related resource were combined and treated as one resource for the purposes of this study. For reevaluated properties, the original survey number was retained.

## **Property Name**

The property name was derived from whatever historical association was found with a building or other resource. Resources are identified with the earliest historic name, if known, and the current name now associated with the property (parentheses).

## **Address and Other Locational Information**

The primary street address associated with each resource is used, based on current data on record with the Pinal County Assessor's Office. All resources also include their legal definition, including sites for which parcel information and addresses were not available (i.e., inventoried districts and parks).

## **Parcel Number**

This identifying information is based on data from the Pinal County Assessor's Office, which maintains information on listed parcels, current property ownership, and at times, effective construction dates.

## **Construction Date**

Initially the presumed construction date recorded was the Pinal County Assessor's Effective Construction Date. An effective construction date, however, does not always reflect the true original construction date of a building. If additions or other major alterations occurred since the date of original construction, the construction date on file is adjusted to reflect an "effective" construction date to incorporate those changes. Therefore, the effective construction dates were then checked and corrected where possible using available historical aerials and photographs, city directory listings, and distinguishing physical attributes such as architectural style and construction methods and materials. A circa (ca.) date is indicated when an absolute original construction date is unknown and an estimated date based on available data is used.

## **Property Use**

The determination of historic and present property use was based on assessor records, city directory listings, and visual evidence of a property's design. In the course of the project review and inventory, the following historical resources were documented within the period of significance (1947–1973):

- Districts
  - Single-family residential
- Buildings and Building Complexes
  - Commercial and Industrial
  - Government (i.e., federal and state)
  - Municipal (i.e., city offices and schools)
  - Religious properties
  - Mobile home parks

- Multi-family housing (apartments)
- Sites (non-archaeological)
  - Municipal parks and other venues

## Architectural Style

The general architectural style of each property was assessed based on recent regional architectural studies of the subject period (see *Postwar Architecture* and *Previous Architectural Inventories* above). If multiple architectural styles were evident for a historical resource, the most predominant style was selected.

## SURVEY RESULTS

### Summary of Previously Inventoried Eligible or Listed Properties

Based on previous inventories and property nominations, a total of 70 properties are either listed or eligible for listing in the National Register and/or local register. The list of properties includes single-family homes, churches, hospitals, schools, commercial buildings, and social/recreational buildings. The oldest extant buildings range from the mid-1880s to the early 1900s, with a significant increase in properties starting with the 1920s. The youngest property currently listed in the National Register and local register is the Evergreen Addition, built out by 1963. Most properties were evaluated and/or listed as part of an MDPF prepared as a result of the 1985 MRA inventory (Harlan 2002; Myers and Woodward Jr. 1985). Both nominations included properties evaluated under Criteria A and C and most properties were located in and around the downtown Casa Grande core.

Because it has been over 20 years since the most recent building inventory was conducted, newly age-eligible buildings are in need of inventory and some previously documented historic properties have undergone alterations requiring an update to their eligibility status. Although most previously inventoried properties maintained their eligibility, the following section briefly describes previously eligible or listed properties with significant changes resulting in eligibility updates. A full list of previously listed/eligible properties reevaluated for eligibility is found in Appendix A.

### Reevaluation of Eligible or Listed Properties based on Current Condition

Of the 70 properties previously listed in the National Register or local register, or previously evaluated as eligible for listing, most retained sufficient integrity to retain their listed or eligible status. Seven properties have been demolished since previous inventories or listings:

1. John C. Loss House at 107 W. Main Avenue
2. Shonessy House/Don Chun Wo Store at 121 W. Main Avenue
3. Southern Pacific R.R. Depot at 205 W. Main Ave
4. Fisher Memorial Home at 300 E. 8th St
5. Two-story commercial adobe building at 309 W. 8th Street
6. Souva/Cruz House at 310 W. Main Street
7. Auto court at 708 W. Highway 84

Two properties were determined to have sustained integrity loss to a degree that now renders them ineligible for listing in the local or National Register. The Casa Grande Garage, currently listed in the local register, is located at 117 N. Sacaton Street. The building has been extensively modified with application of stucco and decorative brick, new windows, a new door, and altered window openings. The Bien/McNatt House, listed in the National Register and local register, is located at 208 W. 1st Street. Alterations to the property include an extensive porch addition, new window openings, and original decorative elements at the base of the building have been removed.

An additional 16 buildings did not meet the age threshold at the time of the Pry study (constructed by 1948) (1998). Of the age-ineligible properties, most were also ineligible due to loss of integrity, lack of significance, or lack of information. Five properties were ineligible based on age alone and were reevaluated as part of the current study. Of those five properties, only one—the M.B. Tribby Building (#280), a commercial property located at 408-10 Marshall Street constructed in 1952—is recommended as eligible. Although the building is an example of a common property type, the fact that the property still retains good overall integrity in this setting is relatively rare. The M.B. Tribby Building is recommended eligible for listing at the local level of significance as an example of an early 1950s “transitional” 1-part commercial block property within the original business district of downtown Casa Grande. The other four properties, which include a meeting hall (113 E. 2nd Street) and three single-family residences (304 E. Beech Avenue, 305 E. 4th Street, 901 N. Kadota Avenue), have all lost significant integrity since the 1998 survey and are recommended as ineligible either individually or as contributors to a historic district.

### **Newly Documented Properties**

A total of 105 properties from the period of significance (1947–1973) were newly inventoried as part of this study. As noted above, newly inventoried properties were evaluated under the following contexts:

- Industry and Agriculture in the Postwar Period (1945–1973)
- A New Era of Community Planning (1947–1973)
  - Residential Development
  - Municipal Development
- Commercial Development in Casa Grande (1947–1973)
  - Business District Development
  - Highway Commercial Development
- Postwar Architecture of Casa Grande (1945–1973)

### ***Residential Subdivisions***

A total of 20 residential subdivisions within the survey area were inventoried. A majority of these subdivisions were platted in the 1950s, although a few were platted earlier but were not significantly built-out until the 1950s and 1960s. As would be expected for the period, various ranch styles comprised the majority of the neighborhoods, with Simple and Transitional Ranch styles most common. Of the 20 subdivisions inventoried, 11 exhibited significant integrity loss to render them ineligible for listing in the National Register or local register. Integrity loss was generally associated with insensitive alterations including new in-fill and tear downs (vacant lots and mobile homes), stuccoing, side additions, and reconfiguration of window and door



openings. Although some properties within the ineligible subdivisions retained sufficient integrity to contribute to an eligible residential district, the general integrity loss within the neighborhoods resulted in too few contributors to constitute an eligible district.

Nine of the newly inventoried residential subdivisions inventoried for the current study are recommended eligible. Five of these divisions are recommended eligible under Criterion A for their significance associated with the context *A New Era of Community Planning (1947–1973)*. In general, these subdivisions featured simple Ranch styles and a majority of properties with sufficient integrity to contribute to a residential district. Residential subdivisions recommended eligible under Criterion A are:

- Thode Addition (Transitional Ranch, Modern Ranch) (Figure 40–Figure 42)
- Hoemako and Beggs Additions (H&B) (Custom Ranch, Character Ranch) (Figure 43–Figure 45)
- 1st Part of Kimberlea (Transitional Ranch, Character Ranch) (Figure 46–Figure 48)
- Ho Ho Kam Addition (Transitional Ranch, Contemporary Ranch) (Figure 49–Figure 51)
- Gilbert Acres (Transitional Ranch) (Figure 52–Figure 54)

Of note, the Ho Ho Kam Addition also includes the Arrowhead Manor Apartments which is recommended individually eligible (see *Multi-Family Properties* section below).



Figure 40. Property example from the Thode Addition (LS 8).



Figure 41. Property examples from the Thode Addition (LS 8).



Figure 42. Property examples from the Thode Addition (LS 8).



Figure 43. Property example from the H&B Additions (LS 11).





Figure 44. Property examples from the H&B Additions (LS 11).



Figure 45. Property example from H&B Additions (LS 11).



Figure 46. Property example from the 1st Part of Kimberlea subdivision (LS 13).





Figure 47. Property example from the 1st Part of Kimberlea subdivision (LS 13).

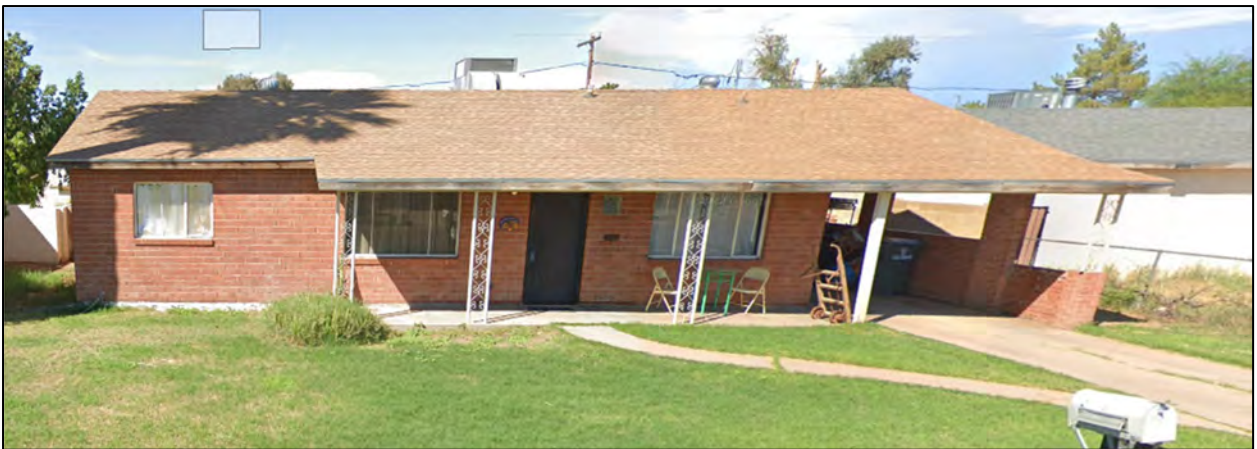


Figure 48. Property example from the 1st Part of Kimberlea subdivision (LS 13).



Figure 49. Property example from the Ho Ho Kam Addition (LS 14).





Figure 50. Property example from the Ho Ho Kam Addition (LS 14).



Figure 51. Property example from the Ho Ho Kam Addition (LS 14).

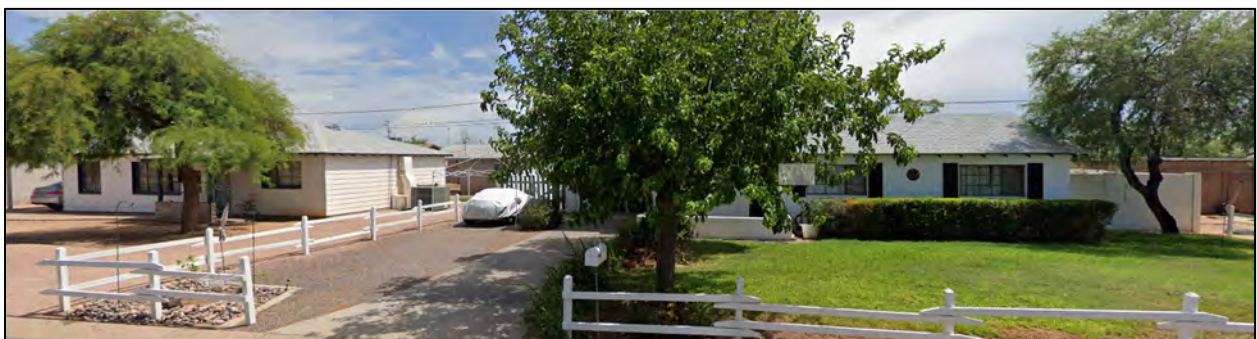


Figure 52. Property examples from the Gilbert Acres subdivision (LS 16).



Figure 53. Property example from the Gilbert Acres subdivision (LS 16).



Figure 54. Property examples from the Gilbert Acres subdivision (LS 16).

In addition to subdivisions eligible under Criterion A, four additional subdivisions are recommended eligible under Criteria A and C for their significance under the context *A New Era of Community Planning (1947–1973)*, as well as the presence of a high number of properties significant for the wide variety of architectural Ranch styles associated with the period such as Los Ranchos, Contemporary Ranch, Late Ranch, Custom Ranch, Split Level Ranch, and California Ranch types. These subdivisions include:

- Riven Rock Annexation (Riven) (Los Ranchos, Character Ranch, Contemporary Ranch, Late Ranch, American Colonial Revival, Territorial Ranch, Custom Ranch) (Figure 55–Figure 58)
- McNatt Manor (Contemporary Ranch, Transitional Ranch, Character Ranch, Los Ranchos, Split Level Ranch) (Figure 59–Figure 61)
- Gabrilla Estates (Los Ranchos, Modern Ranch, Character Ranch, Split Level Ranch, California Ranch) (Figure 62–Figure 65)
- Pueblo Grande Unit 2 (PG) (Late Ranch, Los Ranchos, Character Ranch) (Figure 66–Figure 69)





Figure 55. Property example from the Riven Rock Annexation (LS 12).



Figure 56. Property example from the Riven Rock Annexation (LS 12).



Figure 57. Property example from the Riven Rock Annexation (LS 12).





Figure 58. Property example from the Riven Rock Annexation (LS 12).



Figure 59. Property example from the McNatt Manor subdivision (LS 15).



Figure 60. Property example from the McNatt Manor subdivision (LS 15).





Figure 61. Property example from the McNatt Manor subdivision (LS 15).



Figure 62. Property example from the Gabrilla Estates subdivision (LS 17).

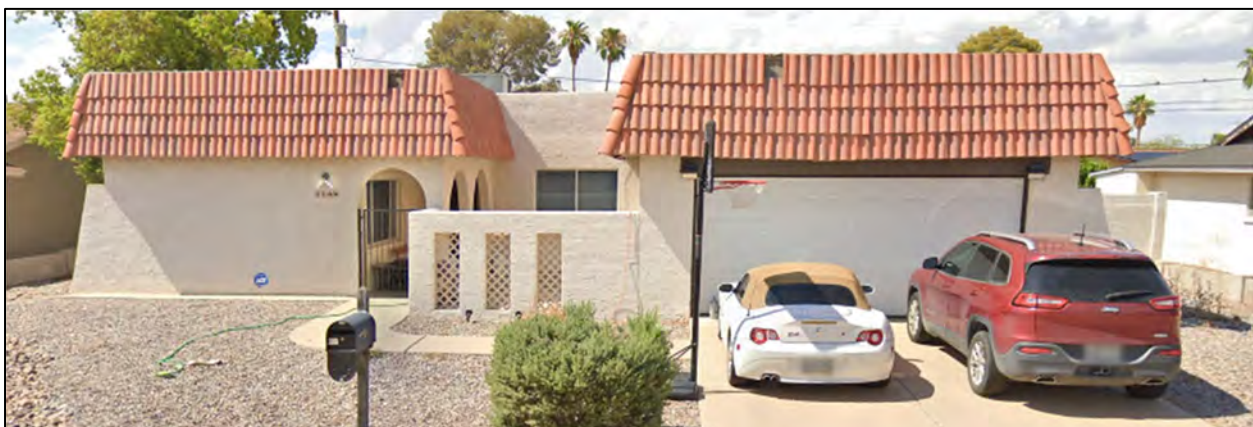


Figure 63. Property example from the Gabrilla Estates subdivision (LS 17).



Figure 64. Property example from the Gabrilla Estates subdivision (LS 17).



Figure 65. Property example from the Gabrilla Estates subdivision (LS 17).



Figure 66. Property example from the Pueblo Grande Unit 2 (PG) subdivision (LS 20).





Figure 67. Property example from the Pueblo Grande Unit 2 (PG) subdivision (LS 20).



Figure 68. Property example from the Pueblo Grande Unit 2 (PG) subdivision (LS 20).



Figure 69. Property example from the Pueblo Grande Unit 2 (PG) subdivision (LS 20).

### ***Multi-Family Properties***

Four multi-family properties dated to the subject period, all but one of which retain sufficient integrity to convey their significance under Criterion A associated with the context *A New Era of Community Planning (1947–1973)*. Two properties, the Arrowhead Manor Apartments located within the Ho Ho Kam Addition subdivision and the Pueblo Grande Apartments, are also recommended eligible under Criterion C as examples of the Los Ranchos/International style and Contemporary style, respectively. Multi-family properties recommended eligible are:

- Arrowhead Manor Apartments (Figure 70)
- Marvin Gardens Apartments (Figure 71)
- Pueblo Grande Apartments (Figure 72)



Figure 70. Arrowhead Manor Apartments (LS 92) at 767 E Brenda Drive.



Figure 71. Marvin Gardens Apartments (LS 93) at 711 E Laurel Drive.





Figure 72. Pueblo Grande Apartments (LS 95) at 420 E McMurray Boulevard.

### ***Mobile Home Parks***

Six mobile home parks were inventoried, all of which are recommended as ineligible due to loss of integrity. These properties were generally of modular form but lacked permanent public buildings or landscaping. While most interior circulation patterns were intact, most units were comprised of modern mobile homes or RVs.

### ***Commercial Properties***

Commercial properties constituted the majority of individual properties (excluding subdivisions) inventoried for the current study and also exhibited the highest degree of integrity loss. Fifty-two commercial properties were evaluated for eligibility, of which nine are recommended eligible. Most properties were ineligible due to insensitive alterations, a result of updates to commercial properties to either facilitate an alternate use or to modernize aesthetics. Two properties are recommended eligible for Criterion A under the context *Commercial Development in Casa Grande (1947–1973)*. They are:

- Se-Tay Motel (motor court, sign also eligible) (Figure 73)
- Professional Building (International w/ stylized southwestern elements) (Figure 74)



Figure 73. Sea-Tay Motel (LS 42) at 901 N Pinal Avenue.



Figure 74. Professional building (LS 60) at 900 E Florence Boulevard.

Seven properties are recommended eligible both under Criterion A associated with the context *Commercial Development in Casa Grande (1947–1973)*, as well as Criterion C as good examples of commercial architectural styles prevalent during the subject period. These properties are:

- United Bank of Arizona (International) (Figure 75)
- Erwin & Erwin Insurance Company (Neo-Expressive, sign also eligible) (Figure 76)
- Bashas' (International, sign not eligible) (Figure 77)
- JC Penney's (2-part Commercial Block) (Figure 78)
- Elk's Club/Elk's Lodge (Contemporary) (Figure 79)
- Betty's Crafts (Commercial Block) (Figure 80)
- Arizona Savings (Neo-Expressive) (Figure 81)

Of note, although the Bashas' sign (prominent vertical wall) was recommended not eligible by Motley Design Group's historic sign survey (2016), it is recommended as contributing to the commercial property's integrity.



Figure 75. United Bank of Arizona (Pinal County Federal Credit Union) (LS 40) at 1000 E Florence Boulevard.





Figure 76. Erwin & Erwin Insurance Company (LS 49) 121 W Florence Boulevard.



Figure 77. Bashas' (Food City) (LS 51) at 300 N Florence Street.





Figure 78. JC Penney's (Valley Humane Society) (LS 52) at 315 N Florence Street.



Figure 79. Elk's Club/Elk's Lodge (LS 62) at 909 E Florence Boulevard.



Figure 80. Betty's Crafts (LS 66) at 1148 E Florence Boulevard.



Figure 81. Arizona Savings (Casa Grande Dispatch) (LS 91) at 210 W 2nd Street.

### ***Churches***

Thirteen church properties dated to the period of significance and were inventoried under Criterion C and Criteria Consideration A, per the methods described above. Of the inventoried church properties, five churches represent execution of a significant architectural style and retain significant integrity to be recommended eligible. The remaining properties demonstrated significant integrity loss or were of minimal design to render them ineligible. Church properties recommended eligible are:

- Trinity Southern Baptist Church (Contemporary) (Figure 82)
- St. Anthony of Padua Church (Transitional/Gothic Revival) (Figure 83)
- Calvary Baptist Church (New Formalism) (Figure 84)
- United Methodist Church (Contemporary) (Figure 85)
- St Peter's Episcopal (Contemporary/International) (Figure 86)





Figure 82. Trinity Southern Baptist Church (LS 26) at 1100 E Trinity Place.



Figure 83. St. Anthony of Padua Church (LS 28) at 201 E 2nd Street.





Figure 84. Calvary Baptist Church (Fountains of Living Water) (LS 30) at 518 E 2nd Street.



Figure 85. United Methodist Church (Trinity Lutheran Church) (LS 32) at 1428 N Pueblo Drive.



Figure 86. St Peter's Episcopal (LS 37) at 1409 N Kadota Avenue.

## Government Buildings

Five government buildings were inventoried for the current study, all but one of which are recommended eligible under Criterion A for municipal development under the context *A New Era of Community Planning (1947–1973)*. In addition, three of the buildings—the Department of Public Safety, City Hall (Casa Grande Public Library), and the City Public Library (Dorothy Powell Senior Center)—are also recommended eligible under Criterion C as examples of the International style with New Formalism elements, a popular style for municipal and government buildings constructed during the subject period. The list of government buildings recommended eligible are:

- AZ National Guard Casa Grande Armory (Figure 87)
- Department of Public Safety (Figure 88)
- City Hall (Figure 89)
- City Public Library (Figure 90)



Figure 87. AZ National Guard Casa Grande Armory (LS 102) at 320 E Cottonwood Lane.



Figure 88. City Hall Annex (Department of Public Safety) (LS 103) at 520 N Marshall Street.





Figure 89. City Hall (Casa Grande Public Library) (LS 104) at 449 N Drylake Street.



Figure 90. City Public Library (Dorothy Powell Senior Center) (LS 105) at 405 E. 6th Street.

### **Schools**

One school, Evergreen Elementary School (#21), was associated with the period of significance and included in the current study. The school is constructed in the International style with horizontal massing, simple design and construction, and brick or concrete block with asphalt roofing. As the only extant school from the period, it is recommended eligible under Criterion A in association with municipal development under the context *A New Era of Community Planning (1947–1973)* (Figure 91).



Figure 91. Evergreen Elementary School (LS 21) at 1000 N Amarillo St.



## Parks

Four parks were inventoried for the current study, two of which were established in the period of significance (Frank Gilbert Park, LS 24 [ca. 1959] and O'Neil Park, LS 25 [ca. 1965]). At the request of Jaclyn Sarnowski, two additional parks established prior to 1947 were documented for this study (Peart Park, LS 22 [ca. 1931] and Elliot Park, LS 23 [ca. 1913]). Of these parks, only one was recommended eligible under Criterion A for municipal development under the context *A New Era of Community Planning (1947–1973)*. Peart Park (LS 22) is the only park that features historical permanent public buildings, and its location was a significant influence on the downtown building and street layout (Figure 92).



Figure 92. Peart Park (LS 22).

## SUMMARY AND RECOMMENDATIONS

The current study inventoried 105 properties not previously surveyed for National Register or local register eligibility. New properties inventoried for the period of significance of 1945–1973 included 20 residential subdivisions, one school, four parks, 13 churches, 10 multi-family properties and trailer parks, five government buildings, and 52 commercial properties. Of the 105 newly inventoried properties, 10 are recommended eligible under Criterion A, five are recommended eligible under Criterion C, and 17 are recommended eligible under Criteria A and C. In general, churches, government buildings, and multi-family properties retained a relatively high degree of integrity, with later residential subdivisions also faring well (Appendix A). Commercial properties exhibited the smallest proportion of contributors, primarily as a result of integrity loss due to insensitive alterations. In addition, 70 properties previously listed or recommended eligible for listing in the National Register or local registers were reevaluated. Of the 70 previously eligible and/or listed properties, only nine properties have since become ineligible due to demolition (n=7) or insensitive alterations (n=2) (Appendix A).

Per Pry (1998:106–107), a potential historic commercial district comprised of the downtown business area was proposed generally bounded by Florence Street (between Main and 4<sup>th</sup> Streets), 4<sup>th</sup> Street (between Florence and Marshall Street), Marshall Street (between 4<sup>th</sup> Street and 3<sup>rd</sup> Street), 2<sup>nd</sup> Street (one block on each side of Florence Street), and 1<sup>st</sup> Street (between Florence and Marshall Streets). As noted above, contributor status for age-ineligible would be needed along 2<sup>nd</sup> Street (between Washington [aka Top and

Bottom Street] and Marshall Streets) and on Florence Street (between 2<sup>nd</sup> and 3<sup>rd</sup> Streets) to create sufficient contiguity to form a district. The current study identified only three additional contributors to a potential district within this portion of downtown. Therefore, an insufficient proportion of contributors is present to constitute an eligible historic downtown commercial district.

## Recommendations

It should be noted that continued expansion of Casa Grande, as well as intensive urban development across much of its municipal boundaries, has significantly impacted historical resources. The greatest risk is to properties recently achieving historical status (greater than 50 years). Commercial properties, particularly those located along town or city Main Streets, are often at risk from updating or repurposing, much more so than public buildings with longer life spans (Rifkind 1977:65). In particular, the storefront, which is the most commonly altered feature of historic commercial buildings, must accommodate changes in advertising and merchandising to encourage customers. In order to maintain the historic integrity of these storefronts, alterations must be sensitive to the historic character. These historic features may include single or double door entries, recessed entries, display windows, awnings or canopies, transom or other display lighting, and decorative fascia. Generally, updates to storefronts should avoid “earlying up” buildings styles with conjectural features or materials that are outside the period of significance. Preservation of the storefront’s character may be maintained by using non-permanent fixtures to reconfigure interior space or exterior displays and by selecting period-appropriate external treatments, including choosing paint colors, as well as sign types and placements, compatible with the era. In general, significant storefront features should be repaired wherever possible. When deterioration or loss of historic features has occurred, “restoration based on historic research and physical evidence or contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building” is recommended (Jandl 1982:15).

In order to facilitate short- and long-range planning, it is recommended that historic contexts continue to be developed for properties nearing historic-age eligibility (50 years and older) and that inventories be conducted on a regular basis. Outreach regarding property types and styles that may seem ordinary or outdated would help to increase public awareness of the importance of these building styles, especially for commercial properties. For some residential subdivisions, education and collaboration with homeowners’ associations (HOA) who create design guidelines for their residential subdivision can help in the identification and preservation of significant characteristics within neighborhoods.

Although the historic contexts prepared herein attempt to capture broad patterns in community planning and development, cultural heritage research regarding specific groups present historically within CCG was beyond the scope of this study. These groups include, but are not limited to, African Americans, Mexican Americans, Native Americans, Asian Americans, and women in the CCG. Development of historic context statements related to these populations important to the CCG’s history are recommended to aid in the assessment of significance for properties specifically associated with these cultural heritage groups. In addition, Logan Simpson recommends additional studies relating to the context of *Growth of Agriculture in and Around Casa Grande* and *Cotton Agriculture and Ginning in central Pinal County* (ca. 1930–1975). Multiple farms and industrial facilities occur within and around the municipal boundaries of Casa Grande and would be included within an inventory and assessment under this context.

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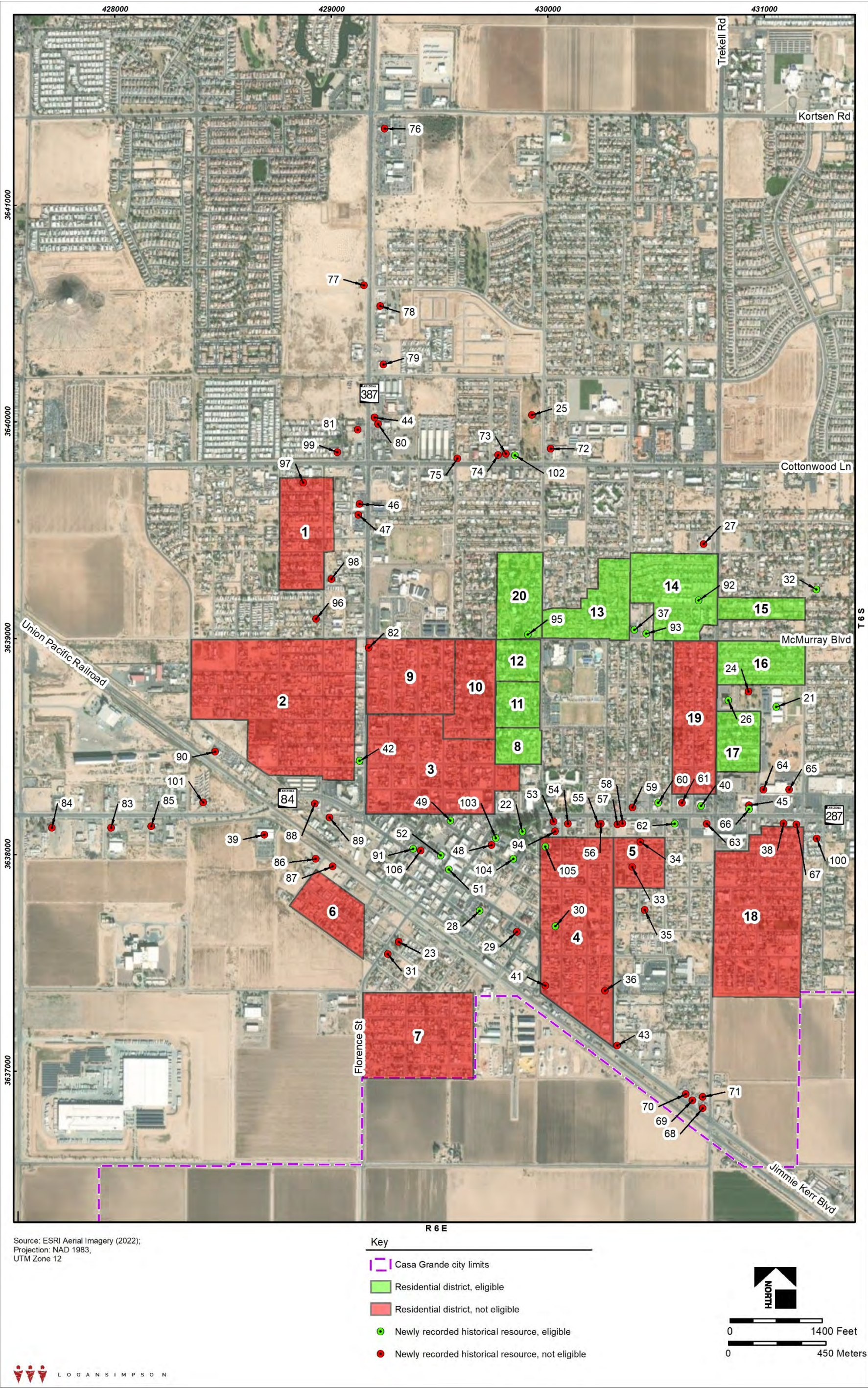
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**APPENDIX A:  
LOCATIONS AND INVENTORIES OF NEWLY DOCUMENTED RESOURCES  
AND PREVIOUSLY LISTED/ELIGIBLE PROPERTIES**









Appendix Figure A.1. Contemporary aerial of central Casa Grande, depicting newly documented resources in the inventory area.







## **RECOMMENDATIONS FOR FUTURE RESEARCH**

As a component of Logan Simpson's scope of work for the *Update Historic Resources Survey of the City of Casa Grande*, and in consultation with Ms. Jaclyn Sarnowski and the Casa Grande Historic Preservation Commission, Logan Simpson has identified preservation priorities for the City of Casa Grande (CCG) that include the following general tasks:

1. Additional historic property/resource nominations (Local and National).
2. Expanding and/or updating previous historic resource inventories.
3. Defining and completing context studies pertinent to Casa Grande's growth and development.
4. Public Outreach and Property Owner Coordination.
5. City Planning and Policy Improvements.

### **Additional Historic Property Nominations**

Logan Simpson encourages the CCG to work with property owners of recommended eligible properties to formally evaluate and designate properties in the Local and National registers. Additional nominations at the Local and National levels should prioritize the following recommended eligible properties:

- Francisco Grande Motor Inn (Francisco Grande Hotel and Golf Resort)
- St. Anthony of Padua Church (LS No. 29)
- City-owned buildings, including:
  - City Hall Annex (Dept. of Public Safety) (LS No. 103)
  - City Hall (Casa Grande Public Library) (LS No. 104)
  - City Public Library (Dorothy Powell Senior Center) (LS No. 105)
  - Evergreen Elementary School (LS No. 21)
  - Peart Park (LS No. 22)

### **Expanding and/or Updating Current and Previous Historic Resources Inventories**

- Understanding that some historical buildings constructed within Logan Simpson's "survey area" were not inventoried for the current inventory (e.g., First National Bank, 423 N. Florence Street), we recommend thorough reviews of historical aerials and other archival materials for assessment and evaluation for recommendations of eligibility in the Local and National Registers.
- Expanding the Mid-Century Modern Historic Context and Architectural Resources beyond Logan Simpson's survey area, incorporating the current municipal limits of the CCG.
- Identifying single-family homes from Logan Simpson's current inventory study (ca. 1947–1973) that would be considered individually eligible for inclusion in the Local and National Registers.
- A thorough review of existing infrastructure at the North Junior High School (i.e., the auditorium, which is still standing) to evaluate eligibility for inclusion in the Local and National Registers.

- Evaluating the wing additions of the Casa Grande Union High School Building and Gymnasium (MRA Building No. 146) as contributing to the eligibility of the listed resource.
- Conduct regular updates of the current inventory at least every 10 years to identify resources with changed eligibility (e.g., insensitive alterations) and possible inclusion of newly age-eligible resources.
- Review of historical in-use structures such as railroads, roads, and irrigation infrastructure to determine whether historic properties within this data set are present.

### **Historic Context Studies Pertinent to the CCG's Development**

Logan Simpson recommends conducting archival research and preparing context development to identify and evaluate pertinent historical resources related to said historic contexts. Contexts of relevance to the CCG would include the following:

- Irrigation and Agriculture in Casa Grande Valley (ca. 1920–1974)
- The Cotton and Ginning Industries of Casa Grande Valley (ca. 1925–1974)
- Postwar Cattle Ranching in Casa Grande Valley and central Pinal County (ca. 1945–1974)

### **Public Outreach and Property Owner Coordination**

- Coordinate with neighborhood groups and home owners associations to encourage development of design guidelines to facilitate preservation of character-defining features of residential historic districts and individually eligible residential properties.
- Conduct outreach to commercial property owners to provide information about maintaining the historic integrity of storefronts and businesses.
- Consider adopting a recognition or awards program to reward property owners who have listed properties on the Local or National Registers.
- Establish grant funds for property owners to apply for upkeep or restoration of historic properties with requirements for Local or National Register nomination.
- Consider outreach through historical societies to cultural heritage groups to identify properties important to their populations that may have significance under Criterion A.
- Participate in annual preservation conferences to highlight the CCG's mission of historic preservation and keep apprised of updated methods for inventory and evaluation.

### **City Planning and Policy Improvements**

- Review and update the General Plan to include historic preservation priorities.
- Inform property owners and prospective buyers of the status of recommended eligible, determined eligible, and listed properties.
- Establish dialogue with other Certified Local Governments in Pinal County and surrounding areas to identify common issues and challenges related to historic preservation.

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
183	single-family residence	100 N. Casa Grande Avenue	No / Int	1926-30
CGSS 57	Flo's Coffee Shop/ Cook E Jar	100 W. 2nd St.	Not Eligible	1965/ c1995
242	single-family residence	1001 N. Lehmberg Avenue	Yes	pre-1930
243	single-family residence	1004 N. Lehmberg Avenue	No / Sig / Inf	c. 1945
103	commercial	101 E. Ash Avenue	No / Int / Inf	1946
235	single-family residence	1015 N. Kadota Avenue	No / Age/ Inf	c. 1949
104	unknown	103 E. Ash Avenue	No / Int / Inf	c. 1948
174	single-family residence	103 E. Cedar Avenue	No / Int / Inf	post-1940
93	single-family residence	104 E. 10th Street	No / Int	1938-42
40	commercial	104 E. 4th Street	No / Sig	1945
116	single-family residence	104-06 E. Beech Avenue	No / Int	c. 1949
105	single-family residence	105 E. Ash Avenue	No / Sig / Inf	c. 1939
134	single-family residence	105 N. Brown Avenue	No / Int / Inf	c. 1947
106	single-family residence	106 E. Ash Avenue	No / Int	c. 1957
206	commercial	106 N. Florence Street	No / Sig / Inf	post-1940
CG-105	John C. Loss House	107 W. Main Avenue	NR Listed: demolished	
94	single-family residence	108 E. 10th Street	No / Sig / Inf	c. 1946
107	single-family residence	108 E. Ash Avenue	No / Int	c. 1944
255	commercial	108 E. Main Street	No / Int	1923-39
85	duplex residence	108 W. 9th Street	No / Sig	c. 1946
51	Briggs Jewelers	108 W. Main St.	Local Register Listed	1914
CGSS 21	Briggs Jewelers	108 W. Main St.	Not Eligible	1907/ post 1976
30/19	Casa Grande Dispatch	109 E. 2nd St.	NR and Local Register Listed	1929
CGSS 2	Casa Grande Dispatch	109 E. 2nd St.	Eligible	1929/ c 1960
155	single-family residence	109 N. Cameron Avenue	No / Int / Inf	c. 1940
25	Rebecca Dallis School House	110 W. Florence Blvd	Local Register Listed	1934
24/CG-171 (NR)	Stone Church	110 W. Florence Blvd	NR and Local Register Listed	1927
27/CG-161	Pettyman's Market	110 W. Main St.	NR and Local Register Listed	1914
CGSS 59	J.J. Kruse Building	110 112 N. Florence St.	Eligible	pre 1922/c1965
236	single-family residence	1101 N. Kadota Avenue	No / Age/ Inf	c. 1949
207	commercial	110-12 N. Florence Street	Yes	pre-1922



Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
3/244	Spanish Eclectic House	1105 N. Lehmborg Ave	NR and Local Register Listed	1925
75	single-family residence	111 E. 9th Street	No / Sig	pre1922
156	single-family residence	111 N. Cameron Avenue	No / Int	c. 1935
97	single-family residence	111 W. 10th Street	No / Inf	c. 1940
CGSS 58	Cougar Stadium Sign	1115 N. Brown Av.	Eligible	/c 1960
CGSS 81	Kiwanis Field at Carr McNatt Park	1115 N. Brown Av.	Eligible	1950/c1970
CGSS 80	Chatterbox Restaurant	1118 E. Main St./Jimmie Kerr	Not Eligible	c1958/ c 1958
95	single-family residence	112 E. 10th Street	No / Int	c. 1936
CGSS 9	Lincoln Hospital	112 N. Brown Av.	Not Eligible	1940/ NA
39/135	Lincoln Hospital	112 N. Brown Ave	NR and Local Register Listed	1940
157	single-family residence	112 N. Cameron Avenue	No / Int	c. 1921
53/CG-169	Ward's Variety Store	112 N. Sacaton	NR and Local Register Listed	1914
CGSS 35	Ward's Variety Store	112 118 N. Sacaton St.	Not Eligible	1914/NA
CGSS 66	Former Gas Station	1124 E. Main St./E. Jimmie Kerr	Eligible	1955/1955
20	meeting hall	113 E. 2nd Street	No / Age	1950
41	commercial	113 E. 4th Street	No / Int	1945
76	single-family residence	113 E. 9th Street	No / Int	pre-1922
117	single-family residence	113 E. Beech Avenue	No / Sig / Inf	c. 1937
175	single-family residence	113 E. Cedar Avenue	No / Age / Int	1949
CGSS 61	Horse Shoe Motel	1136 E. Main St.	Conditionally Eligible	1959/c. 1960
34/CG-170	Vasquez House	114 E. Florence Blvd	NR and Local Register Listed	1929
77	single-family residence	115 E. 9th Street	No / Sig	pre-1922
118	single-family residence	115 E. Beech Avenue	No / Int	c. 1934
194	single-family residence	115 E. Date Avenue	No / Int / Inf	pre-1940
22/CG-106	Shonessy House	115 W. Main Ave	NR and Local Register Listed	1890
42	commercial	115-17 E. 4th Street	No / Int	1941
86	single-family residence	116 W. 9th Street	No / Sig	1929
CGSS 56	Food City	1162 E. Florence Blvd.	Not Eligible	1976/ 1976
4	commercial	116-20 E. 1st Street	No / Int / Sig / Inf	post-1940
21	commercial	117 E. 2nd Street	No / Age / Sig	1949
176	single-family residence	117 E. Cedar Avenue	No / Int	1947
16/CG-147	Pioneer Market	117 N. Florence St	NR and Local Register Listed	1922
9/296	Casa Grande Garage	117 N. Sacaton St.	Local Register Listed	1922
CGSS 32	Casa Grande Garage	117 N. Sacaton St.	Not Eligible	1922/NA
98	single-family residence	117 W. 10th Street	No / Int / Inf	c. 1939

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
CGSS 14	Pioneer Market	117 119 N. Florence St.	Eligible	1922/ c 1922
CGSS 67	Poss. Historic Bar or Café?	1174 E. Main St./E. Jimmie Kerr	Eligible	1948/ c1955
CGSS 33	Central Credit Assoc	118 N. Sacaton St.	Not Eligible	1914/ post 1976
43/CG-168	Central Credit Association	118 N. Sacaton St.	NR and Local Register Listed	1914
43	commercial	119 E. 4th Street	No / Int	1930
42/CG-148	Stone Warehouse	119 N. Florence St	NR and Local Register Listed	1922
CGSS 16	Stone Warehouse	119 N. Florence St.	Eligible	1922/ pre 1976
177	single-family residence	121 E. Cedar Avenue	No / Int	1947
158	single-family residence	121 N. Cameron Avenue	No / Int	unknown
6/208	Commercial Front	121 N. Florence St.	NR and Local Register Listed	1923
CGSS 15	Commercial Front	121 N. Florence St.	Not Eligible	1923/ NA
CGSS 42	Erwin Erwin /Lamar Baker Building	121 W. Florence Blvd.	Eligible	1963/ c1968
CG-117	Kratzka Building	121 W. Main Avenue	NR Listed	<i>this address is for the Shonessy House, no record in NR</i>
CG-107	Shonessy House/Don Chun Wo Store	121 W. Main Avenue	NR Listed: demolished	1913
CGSS 47	Arizona Motel & RV Park	1211 N. Pinal Av.	Not Eligible	1930/ pre 1976
CGSS 63	Goddard Shoes	123 N. Florence St.	Conditionally Eligible	1945/1945
108	single-family residence	125 E. Ash Avenue	No / Int	1947
178	single-family residence	125 E. Cedar Avenue	No / Sig	1947
195	single-family residence	125 E. Date Avenue	No / Int	pre-1940
109	single-family residence	129 E. Ash Avenue	No / Sig / Inf	1947
119	single-family residence	129 E. Beech Avenue	No / Int / Inf	pre-1930
CGSS 49	Manuel's	1300 N. Pinal Av.	Not Eligible	1965/ post 1976
120	single-family residence	131 E. Beech Avenue	No / Int	c. 1949
110	single-family residence	133 E. Ash Avenue	No / Int	post-1940
180	single-family residence	133 E. Cedar Avenue	No / Age/ Int	1949
111	single-family residence	137 E. Ash Avenue	No / Int	post-1940
55/10	V.W. Kilcrease Building	139 W. 1st St	NR and Local Register Listed	1948
CGSS 1	VW Kilcrease Building	139 W. 1st St	Not Eligible	1948/ NA
CGSS 65	Silver Bullet	1401 N. Pinal Av.	Not Eligible	1956/ 1956
112	single-family residence	141 E. Ash Avenue	No / Sig / Inf	post-1940
CGSS 43	La Posada Court	1451 N. Pinal Av.	Not Eligible	1946/ pre 1976

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
292	auto court	1451 N. Pinal Avenue	No / Inf	c. 1946
CGSS 54	CO OP Building	1484 E. Florence Blvd.	Not Eligible	1976/ 1976
CGSS 41	Jewel's Desert Sands	1515 N. Pinal Av.	Eligible	1947/ c1955
179	single-family residence	158 E. Cedar Avenue	No / Sig	1947
CGSS 36	Airport Tavern	1801 N. Pinal Av.	Not Eligible	1945/ NA
5	single-family residence	200 E. 1st Street	No / Sig	c. 1935
78	single-family residence	200 E. 9th Street	No / Int / Inf	pre-1940
136	single-family residence	200 N. Brown Avenue	No / Int	c. 1946
159	single-family residence	200 N. Cameron Avenue	No / Int	c. 1946
184	single-family residence	200 N. Casa Grande Avenue	No / Int	pre-1925
CGSS 39	Don Market	200 N. Florence St.	Eligible	1940/ c1945
209	commercial	200 N. Florence Street	No / Int	1949
223	church	200 S. Florence Street	No / Inf	c. 1945
283	single-family residence	200 S. Marshall Street	No / Int / Inf	pre-1922
301	single-family residence	200 S. Washington Street	No / Int / Inf	1923-39
41/CG-119	Meehan/Gaar House	200 W. 1st St.	NR and Local Register Listed	1903
47/CG-116	Cruz Trading Post	200 W. Main St.	NR and Local Register Listed	1937
CGSS 25	Cruz Trading Post	200 W. Main St.	Not Eligible	1888,1937/NA
CGSS 78	Milo's Discount Center	201 E. 2nd St.	Eligible	c 1968/ c1975
44	commercial	201 E. 4th Street	No / Sig	1947
79	unknown	201 E. 9th Street	No / Inf	post-1940
45/CG-113	St Anthony's Rectory	201 N. Picacho St	NR and Local Register Listed	1936
CGSS 29	St Anthony's Rectory	201 N. Picacho St.	Not Eligible	1935/NA
302	commercial	201 S. Washington Street	No / Inf	1916-21
CGSS 71	Gorraiz Photo Shop	201 W. 2nd St.	Conditionally Eligible	1950/c1965
87	single-family residence	201 W. 9th Street	No / Int	1915
12/CG-104	Gould's Hotel/Casa Grande Hotel	201 W. Main Av.	NR and Local Register Listed	1898
CGSS 23	Casa Grande Hotel	201 W. Main Av.	Not Eligible	1898/NA
CGSS 26	S Pacific RR Depot	201 W. Main St.	Not Eligible	1939/NA
CGSS 60	Bell Telephone	202 E. 4th St.	Not Eligible	/c1970
210	commercial	202 N. Florence Street	No / Sig / Inf	1941-49
303	single-family residence	202 S. Washington Street	No / Sig / Inf	post-1940
80	single-family residence	204 E. 9th Street	No / Sig	pre-1940
256	single-family residence	204 E. Main Street	No / Int	pre-1930
211	commercial	204 N. Florence Street	No / Sig	1941
*CG-121/297	Sacaton Hotel	204 N. Sacaton St.	No / Int	pre-1922



Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
CGSS 68	Hotel Sacaton	204 N. Sacaton St.	Not Eligible	1929?/c. 1950?
201	single-family residence	204 S. Elliott Avenue	No / Int	post-1940
160	single-family residence	205 N. Cameron Avenue	No / Int	pre-1925
11/CG-115/262	Southern Pacific R.R. Depot	205 W. Main Ave	NR and Local Register Listed: demolished	1939
202	single-family residence	206 S. Elliott Avenue	No / Sig / Inf	post-1940
81	single-family residence	208 E. 9th Street	No / Sig	1926-30
161	single-family residence	208 N. Cameron Avenue	No / Int	pre-1920
48/CG-120	Bien/McNatt House	208 W. 1st St	NR and Local Register Listed	1880
29	single-family residence	209 E. 3rd Avenue	No / Sig / Inf	c. 1938
121	single-family residence	209 E. Beech Avenue	No / Int	c. 1939
162	single-family residence	209 N. Cameron Avenue	No / Sig / Inf	pre-1925
149	single-family residence	209 S. Burgess Avenue	No / Sig / Inf	c. 1945
203	single-family residence	210 S. Elliott Avenue	No / Sig / Inf	post-1940
CGSS 38	AZ S&L/CG Valley Newspapers	210 W. 2nd St.	Eligible	1954/ c1955
212	commercial	210-12 N. Florence Street	Yes	1929
82	single-family residence	211 E. 9th Street	No / Int	pre-1922
122	single-family residence	211 E. Beech Avenue	No / Int	post-1940
CGSS 64	Dairy Queen	211 E. Florence Blvd.	Eligible	1950/ c 1970
4/CG-137	Earl Bayless House	211 N. Cameron Ave	NR and Local Register Listed	1922
17/213	Mandell & Meyer	211 N. Florence St	NR and Local Register Listed	1937
CGSS 17	Mandell & Meyer	211 N. Florence St.	Eligible	1936/ c 1960
99	single-family residence	212 W. 10th Street	No / Sig / Inf	pre-1940
68	single-family residence	213 W. 8th Street	No / Sig	1913
83	single-family residence	214 E. 9th Street	No / Int / Inf	1926-39
123	single-family residence	214 E. Beech Avenue	No / Int	post-1940
88	duplex residence (?)	214 W. 9th Street	No / Sig / Inf	pre-1925
113	single-family residence	215 E. Ash Avenue	No / Sig / Inf	post-1940
137	single-family residence	215 N. Brown Avenue	No / Int	pre-1929
7/CG-113	Saint Anthony's Church/Murphy Hall	215 N. Picacho St	NR and Local Register Listed	1935
CGSS 30	St Anthony's Church	215 N. Picacho St.	Not Eligible	1935/ post 1976
138	single-family residence	217 N. Brown Avenue	Yes	c. 1929
30	single-family residence	218 E. 3rd Avenue	No / Int	1923-39
CGSS 6	First Baptist Church	218 E. 8th St.	Eligible (Mounted Ltrs)	1938/ c 1945

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
32/64	First Baptist Church	218 E. 8th Street	NR and Local Register Listed	1938
124	single-family residence	218 E. Beech Avenue	No / Int	post-1940
257	gas station	218 E. Main Street	Yes	1937
139	single-family residence	218 N. Brown Avenue	No / Int / Inf	c. 1940
32	single-family residence	218 W. 3rd Avenue	No / Int	c. 1940
89	single-family residence	218 W. 9th Street	No / Int	1929
196	single-family residence	219 E. Date Avenue	No / Int	c. 1929
90	single-family residence	219 W. 9th Street	No / Int / Inf	post-1940
125	single-family residence	221 E. Beech Avenue	No / Sig / Inf	post-1940
15/CG-138	Bayless/Grasty House	221 N. Cameron Ave	NR and Local Register Listed	1923
52	Valley National Bank	221 N. Florence St.	NR and Local Register Listed	1950
CGSS 18	Valley National Bank	221 N. Florence St.	Conditionally Eligible	1950/ c 1950
69	single-family residence	221 W. 8th Street	No / Sig / Inf	post-1940
185	single-family residence	222 N. Casa Grande Avenue	No / Inf	c. 1928
28/91	Craftsman Residence	222 W. 9th St	NR and Local Register Listed	1920
140	single-family residence	223 N. Brown Avenue	No / Int	1929
18/CG-128	Wilson/Galloway House	223 W. 10th St	NR and Local Register Listed	1930
114	single-family residence	225 E. Ash Avenue	No / Int / Inf	post-1940
13	single-family residence	226 E. 2nd Avenue	No / Int	1940s
31	single-family residence	226 E. 3rd Avenue	No / Sig / Inf	post-1940
115	single-family residence	227 E. Ash Avenue	No / Sig / Inf	c. 1949
126	single-family residence	232 E. Beech Avenue	No / Sig / Inf	post-1940
197	single-family residence	233 E. Date Avenue	No / Int	pre-1930
198	duplex residence (?)	236 E. Date Avenue	No / Int	c. 1937
251	single-family residence	240 N. Maricopa Street	No / Int	post-1940
35	auto repair shop	300 E. 3rd Street	No / Int / Sig	1949
1/CG-134	Fisher Memorial Home	300 E. 8th St	NR and Local Register Listed	1927
141	single-family residence	300 N. Brown Avenue	No / Inf	c. 1950
CGSS 40	Food City	300 N. Florence St.	Not Eligible	1950/ 1950
245	single-family residence	300 N. Lincoln Avenue	No / Int	c. 1939
270	single-family residence	300 N. Morrison Avenue	No / Sig / Inf	c. 1934
70	single-family residence	300 W. 8th Street	No / Sig	1931-39
1	single-family residence	301 E. 1st Avenue	No / Int / Inf	c. 1943
199	single-family residence	301 E. Date Avenue	No / Sig / Inf	post-1940
142	single-family residence	301 N. Brown Avenue	No / Sig / Inf	c. 1937
163	single-family residence	301 N. Cameron Avenue	No / Int	1928
5/CG-133	Johnson's Grocery	301 N. Picacho St.	NR and Local Register Listed	1907

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
CGSS 31	Johnson's Grocery/Sofia's	301 N. Picacho St.	Eligible	1907/ c1960
284	single-family residence	301 S. Marshall Street	No / Sig / Inf	post-1940
298	single-family residence	301-1/2 S. Sacaton Street	No / Sig / Inf	c. 1945
127	single-family residence	302 E. Beech Avenue	No / Int	1951
15	single-family residence	302 W. 2nd Avenue	No / Int	1948
304	single-family residence	303 S. Washington Street	No / Int	post-1940
128	single-family residence	304 E. Beech Avenue	No / Age	1951
186	single-family residence	304 N. Casa Grande Avenue	No / Int / Inf	c. 1939
246	single-family residence	304 N. Lincoln Avenue	No / Sig / Inf	c. 1946
71	single-family residence	304 W. 8th Street	No / Int / Inf	1923-39
36/45	Church of Nazarene	305 E. 4th St.	Local Register Listed	1949
CGSS 5	Church of Nazarene	305 E. 4th St.	Not Eligible	1949/ post 1976
46	single-family residence	305 E. 4th Street	No / Age	1949
285	single-family residence	305 S. Marshall Street	No / Sig / Inf	post-1940
92	single-family residence	305 W. 9th Street	No / Sig / Inf	post-1940
23/CG-122	William T. Day House	306 W. 1st St	NR and Local Register Listed	1886
271	single-family residence	307 N. Morrison Avenue	No / Int	c. 1934
14	single-family residence	309 E. 2nd Avenue	No / Int	c. 1939
CG-125/72	Two-story commercial adobe building	309 W. 8th Street, rear	NR Listed	pre-1922
129	single-family residence	310 E. Beech Avenue	No / Int	c. 1951
164	single-family residence	310 N. Cameron Avenue	No / Int	c. 1937
CGSS 46	The Wonder Bar	310 W. 2nd St.	Eligible	1942/ 1942 upd. 1984
CG-114	Souva/Cruz House	310 W. Main Street	NR Listed: demolished	
12	single-family residence	312 W. 1st Street	No / Int	pre-1920
25	auto repair & gas station	312 W. 2nd Street	No / Int	1931
47	single-family residence	313 E. 4th Street	No / Inf	pre-1930
305	single-family residence	313 S. Washington Street	No / Int / Inf	pre-1922
286	single-family residence	313 S. Marshall Street	No / Int / Sig / Inf	post-1940
26	commercial	313 W. 2nd Street	No / Sig	1945
165	apartments	313-15 N. Cameron Avenue	No / Int	1942
252	gas station	315 W. Main Avenue	No / Int / Inf	unknown
16	single-family residence	316 W. 2nd Avenue	No / Sig / Inf	c. 1930
2	single-family residence	317 E. 1st Avenue	No / Int	c. 1944
33/65	Art Moderne House	317 E. 8th St.	NR and Local Register Listed	1929
287	single-family residence	317 S. Marshall Street	No / Int	post-1940
33	single-family residence	318 W. 3rd Avenue	No / Int / Sig	1948



Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
200	single-family residence	319 S. Drylake Street	No / Int	c. 1930
26/CG-126/17	Gus Kratzka House	319 W. 3rd St.	NR and Local Register Listed	1929
CGSS 4	Gus Kratzka House	319 W. 3rd St.	Not Eligible	1929/ post 1976
181	single-family residence	320 E. Cedar Avenue	No / Int	post-1940
19/73	Fieldstone Bungalow	320 W. 8th St.	NR and Local Register Listed	1920
CCGS 7	Fieldstone Bungalow	320 W. 8th St.	Not Eligible	1919/ c 1970
182	single-family residence	323 E. Cedar Avenue	No / Int	1942
20/74	Craftsman Bungalow	323 W. 8th St.	NR and Local Register Listed	1919
CGSS 8	Craftsman Bungalow	323 W. 8th St.	Not Eligible	1917/ c1980
253	commercial	329 W. Main Avenue	No / Int	c. 1930
224	single-family residence	331 S. Florence Street	No / Int	c. 1934
254	commercial	331 W. Main Avenue	No / Int	c. 1940
58	meeting hall	350 E. 6th Street	No / Int	c. 1945
29/36	Church of Christ	400 E. 3rd St.	NR and Local Register Listed	1950
CGSS 3	Church of Christ	400 E. 3rd St.	Not Eligible	1950/ post 1976
166	church	400 N. Cameron Avenue	No / Sig	1948
247	unknown	400 N. Lincoln Avenue	No / Int	c. 1946
279	commercial	400-04 N. Marshall Street	No / Age / Inf	post-1940
272	single-family residence	401 N. Morrison Avenue	No / Sig / Inf	c. 1934
50/18	Henry and Anna Kochsmeier House	401 W. 2nd Avenue	NR and Local Register Listed	1929
CGSS 34	CG Woman's Club	401 407 N. Sacaton St.	Eligible	1922/ 1922
214	commercial	402 N. Florence Street	No / Int	1931
34	single-family residence	402 W. 3rd Avenue	No / Int / Inf	c. 1934
215	commercial	403 N. Florence Street	No / Age/ Sig	1949
48	duplex residence	404 E. 4th Street	No / Int	1937
273	single-family residence	404 N. Morrison Avenue	No / Age / Int	1949
49	single-family residence	405 E. 4th Street	No / Int / Inf	1939-40
216	commercial	406 N. Florence Street	No / Int	1928
204	single-family residence	406 S. Elliott Avenue	No / Sig	1948
CGSS 51	Reliable Furniture Co.	407 N. Florence St.	Not Eligible	1948/ c2000
217	commercial	407 N. Florence Street	No / Sig	1948
37/CG-172 (NR)	Casa Grande Woman's Club	407 N. Sacaton St.	NR and Local Register Listed	1924

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
37	single-family residence	408 E. 3rd Street	No / Age / Sig	c. 1950
218	commercial	408 N. Florence Street	No / Int	1929
280	commercial	408-10 N. Marshall Street	No / Age	1952
50	single-family residence	411 E. 4th Street	No / Sig / Inf	pre-1940
6	single-family residence	412 E. 1st Street	No / Int	pre-1917
22	duplex residence	412 E. 2nd Street	No / Sig / Inf	post-1940
CGSS 52	Prettyman's Grocery	412 N. Florence St.	Not Eligible	1933/ c2000
219	commercial	412 N. Florence Street	No / Sig	1935
143	single-family residence	413 N. Brown Avenue	No / Sig / Inf	unknown
281	commercial	414 N. Marshall Street	No / Int	1947
51	single-family residence	415 E. 4th Street	No / Int / Inf	c. 1938
288	single-family residence	415 S. Marshall Street	No / Sig / Inf	c. 1952
52	single-family residence	416 E. 4th Street	No / Int	1926-30
274	single-family residence	416 N. Morrison Avenue	No / Age / Int	c. 1959
144	duplex residence (?)	417 N. Brown Avenue	No / Sig / Inf	c. 1944
220	commercial	417 N. Florence Street	No / Age / Int / Sig	1949
3	unknown	418 W. 1st Avenue	No / Inf	c. 1933
CGSS 53	Little Sombrero	419 E. Florence Blvd.	Eligible	1969/ 1969
167	single-family residence	419 N. Cameron Avenue	No / Int	c. 1949
299	garage & residence	419 N. Toltec Street	No / Sig / Inf	pre-1925
49/CG-150	Paramount Theatre	420 N. Florence St.	NR and Local Register Listed	1929
CGSS 19	Paramount Theatre	420 N. Florence St.	Eligible	1928/ c. 2005
275	single-family residence	420 N. Morrison Avenue	No / Int	c. 1945
168	single-family residence	421 N. Cameron Avenue	No / Int	c. 1924
276	single-family residence	421 N. Morrison Avenue	No / Int / Inf	pre-1930
221	commercial	422-24 N. Florence Street	No / Int	1923-37
CGSS 75	CG Bulk Plant	427 W. 1st St.	Eligible	1963/ c1968
53	single-family residence	498 E. 4th Street	No / Int / Inf	unknown
263	single-family residence	50 N. Morrison Avenue	No / Sig / Inf	c. 1949
38	single-family residence	500 E. 3rd Street	No / Int / Inf	c. 1937
222	commercial	500 N. Florence Street	No / Int	1940
248	single-family residence	500 N. Lincoln Avenue	No / Int	post-1940
54	single-family residence	501 E. 5th Street	No / Sig / Inf	c. 1914
205	commercial	501 E. Florence Blvd.	No / Inf	c. 1945
35/282	William Cox Building	501 N. Marshall St	NR and Local Register Listed	1948
CGSS 27	William Cox Building	501 N. Marshall St.	Not Eligible	1948/post 1976

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
38/225	Southside Elementary School	501 S. Florence St	Local Register Listed	1930
CGSS 20	Southside Elem School	501 S. Florence St.	Not Eligible	1930/ post 1976
55	single-family residence	501-1/2 E. 5th Street	No / Sig / Inf	c. 1940
CGSS 77	Casa Grande HS Auditorium	502 E. Florence Blvd.	Eligible	c 1960/ c 1960
169	single-family residence	502 N. Cameron Avenue	No / Int	1928
56	single-family residence	503 E. 5th Street	No / Inf	c. 1939
59	single-family residence	503 E. 6th Street	No / Int	pre-1930
170	single-family residence	504 N. Cameron Avenue	No / Int	1928
171	single-family residence	505 N. Cameron Avenue	No / Sig / Inf	c. 1944
277	duplex residence	505 N. Morrison Avenue	No / Sig / Inf	c. 1939
CGSS 48	Powell's	505 W. Main Av.	Not Eligible	1954/ post 1976
60	single-family residence	506 E. 6th Street	No / Int	1946
61	single-family residence	507 E. 6th Street	No / Int / Inf	pre-1930
62	single-family residence	508 E. 6th Street	No / Int	1946
172	single-family residence	509 N. Cameron Avenue	No / Int	c. 1944
249	duplex residence (?)	509 N. Lincoln Avenue	No / int	post-1940
CGSS 37	Boots & Saddle Motel	509 W. 2nd St.	Eligible	1944/ 1944
27	auto court	509 W. 2nd Street	No / Int	1945
31/CG-146	Casa Grande Union High School Main Building and Gymnasium	510 E. Florence Blvd.	NR and Local Register Listed	1921
CGSS 13	CGUHS Old Main	510 E. Florence Blvd.	Not Eligible	1921/ c1997
*CG-151/21/28	Blinky Wilson's "S.S. Blinky, Jr."	511 W. 2nd Street/ 465 W. Gila Bend Highway	NR and Local Register Listed	1946
CGSS 22	SS Blinky Jr Building	511 W. 2nd Street/ 465 W GILA BEND HWY	Eligible	1946/ 1946
7	single-family residence	512 E. 1st Street	No / Inf	pre-1917
250	duplex residence	514 N. Lincoln Avenue	No / Sig / Inf	c. 1949
54/CG-131	Stone Bungalow	515 E. 3rd St	NR and Local Register Listed	1921
23	church	518 E. 2nd Street	No / Int	1937
39	single-family residence	519 E. 3rd Street	No / Int	c. 1939
10/130	Fieldstone House	59 N. Brown Ave	NR and Local Register Listed	1928
8	single-family residence	600 E. 1st Street	No / Int	post-1930
46/173	Casa Grande Hospital	601 N. Cameron Av.	NR and Local Register Listed	1928
CGSS 10	Casa Grande Hospital	601 N. Cameron Av.	Eligible	1928/ pre 1976
131	single-family residence	61 N. Brown Avenue	No / Int	1928



Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
57	single-family residence	614 E. 5th Street	No / Int	1939
258	unknown	614 E. Main Street	No / Int / Inf	c. 1966
66	single-family residence	618 E. 8th Street	No / Sig / Inf	post-1940
264	single-family residence	63 N. Morrison Avenue	No / Sig / Inf	c. 1946
150	single-family residence	66 N. Cameron Avenue	No / Int / Inf	c. 1939
132	single-family residence	69 N. Brown Avenue	No / Int	c. 1934
CGSS 73	Tri Valley Pump Co.	700 E. Main St.	Eligible	1930/ pre 1976
259	commercial garage	700 E. Main Street	No / Int	1931-40
84	single-family residence	701 E. 9th Street	No / Sig / Inf	c. 1940
CGSS 74	Valley Pump & Machine Wrks	701 W. 2nd St.	Eligible	1934/ 1934
101	single-family residence	706 N. Arbor Avenue	No / Int / Inf	post-1940
CGSS 62	Sunset Court	708 W. Gila Bend Hwy	Conditionally Eligible	1930/c. 1960
230	auto court	708 W. Highway 84	Yes	1929
265	single-family residence	71 N. Morrison Avenue	No / Int	1929
102	commercial	711 N. Arbor Avenue	No / Int / Inf	1923-39
300	single-family residence	711 N. Walnut Street	Yes	c. 1936
226	single-family residence	711 S. Florence Street	No / Age/ Int	post-1940
187	single-family residence	715 N. Center Avenue	No / Int	1931-40
188	single-family residence	717 N. Center Avenue	No / Sig / Inf	1923-39
13/189	Craftsman Bungalow	736 N. Center Ave	NR and Local Register Listed	1919
151	single-family residence	74 N. Cameron Avenue	No / Sig	c. 1936
133	single-family residence	75 N. Brown Avenue	No / Sig / Inf	c. 1956
152	single-family residence	75 N. Cameron Avenue	No / Int / Sig	c. 1946
266	single-family residence	75 N. Morrison Avenue	No / Int	1929
267	single-family residence	79 N. Morrison Avenue	No / Int	1929
8/293	BeDillon's House/Museum	800 N. Park Av.	Local Register Listed	1917
CGSS 28	BeDillon's Hse/museum	800 N. Park Av.	Not Eligible	1917/ c 1985
CGSS 72	Compton Motors	800 S. Florence St.	Not Eligible	1934/post 1976
24	single-family residence	801 E. 2nd Street	No / Int	1929
231	single-family residence	806 N. Kadota Avenue	No / Inf	pre-1940
145	duplex residence (?)	807 N. Brown Avenue	No / Inf	pre-1940
289	single-family residence	807 N. Olive Avenue	No / Int	post-1940
237	single-family residence	809 N. Lehmberg Avenue	No / Sig / Inf	c. 1941
190	single-family residence	812 N. Center Avenue	No / Sig / Inf	1923-30

Appendix Table A.1. Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built
227	single-family residence	813 N. Gilbert Avenue	No / Int / Inf	post-1940
232	duplex residence	813 N. Kadota Avenue	No / Sig / Inf	1947
238	single-family residence	814 N. Lehmberg Avenue	No / Inf	post-1940
63	church	815 E. 6th Street	No / Inf	c. 1951
100	single-family residence	816 E. 11th Street	No / Sig	1947
239	single-family residence	817 N. Lehmberg Avenue	No / Sig / Inf	pre-1940
CGSS 44	Pirate's Fish & Chips	818 N. Pinal Av.	Eligible	1962/ 1962
191	single-family residence	819 N. Center Avenue	No / Sig / Inf	post-1940
290	single-family residence	819-21 N. Picacho Drive	No / Sig / Inf	c. 1920
192	single-family residence	820 N. Center Avenue	No / Int	1928
CGSS 50	Mi Amigo Ricardo	821 E. Florence Blvd.	Not Eligible	1979/ post 1976
268	single-family residence	85 N. Morrison Avenue	No / Int / Sig	1929
260	auto court	850 E. Main Street	No / Int	1930
153	single-family residence	86 N. Cameron Avenue	No / Sig	c. 1944
154	single-family residence	87 N. Cameron Avenue	No / Inf	pre-1930
269	single-family residence	87 N. Morrison Avenue	Yes	pre-1929
261	motel	888 E. Main Street	No / Inf	c. 1946
146	single-family residence	901 N. Brown Avenue	No / Sig / Inf	pre-1940
233	single-family residence	901 N. Kadota Avenue	No / Age	1949
44/CG-142	White House	901 N. Morrison Ave	NR and Local Register Listed	1929
CGSS 45	Se Tay Motel	901 N. Pinal Av.	Eligible	1948/ 1948
291	motel	901 N. Pinal Avenue	No / Int	1946
0/67	Walter Wilbur House	904 E. 8th St	NR and Local Register Listed	1939
234	single-family residence	904 N. Kadota Avenue	No / Int	pre-1940
228	single-family residence	905 N. Gilbert Avenue	No / Int	1929
40/CG-165	Period Revival House	905 N. Lehmberg Ave	NR and Local Register Listed	1929
240	single-family residence	908 N. Lehmberg Avenue	No / Int	pre-1930
278	single-family residence	908 N. Morrison Avenue	No / Sig	1948
CGSS 76	BPOE Lodge	909 E. Florence Blvd.	Eligible	1957/1957
241	single-family residence	909 N. Lehmberg Avenue	No / Int	pre-1940
9	single-family residence	910 E. 1st Street	No / Int	1947
294	single-family residence	911 N. Park Avenue	No / Int	1929
147	single-family residence	913 N. Brown Avenue	Yes	pre-1940
229	single-family residence	919 N. Gilbert Avenue	No / Inf	pre-1930
2/193	Benjamin Templeton House	923 N. Center Ave	NR and Local Register Listed	1929
96	single-family residence	928 E. 10th Street	No / Int / Inf	pre-1940
148	single-family residence	928 N. Brown Avenue	No / Int / Inf	c. 1946
14/CG-144	H.B. Lehmberg House	929 N. Lehmberg Ave	NR and Local Register Listed	1929
CGSS 79	O'Malley's/ Coxon's Building Supplies	99 N. Sacaton St.	Eligible	c1945/c1950

Appendix Table A.1. Previously Inventoried Properties				
Survey No.	Historic Name	Address	Register Eligibility	Year Built
295	lumber yard	99 N. Sacaton Street	No / Inf	1928-29
	Evergreen Addition	McMurray Blvd, Gilbert Ave, Florence Blvd, and Casa Grande Ave.	NR Listed	1928-1963

Gray fill indicates sign



Appendix Table A.2. Updated Eligibility for Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built	Current Eligibility
CG-105	John C. Loss House	107 W. Main Avenue	NR Listed: demolished		No / Demolished
CG-107	Shonessy House/Don Chun Wo Store	121 W. Main Avenue	NR Listed: demolished	1913	No / Demolished
11/CG-115/262	Southern Pacific R.R. Depot	205 W. Main Ave	NR and Local Register Listed: demolished	1939	No / Demolished
1/CG-134	Fisher Memorial Home	300 E. 8th St	NR and Local Register Listed	1927	No / Demolished
CG-125/72	Two-story commercial adobe building	309 W. 8th Street	NR Listed	pre-1922	No / Demolished
CG-114	Souva/Cruz House	310 W. Main Street	NR Listed: demolished		No / Demolished
230	Auto Court	708 W. Highway 84	Yes	1929	No / Demolished
20	Meeting Hall	113 E. 2nd Street	No / Age	1950	No / Int
9/296	Casa Grande Garage	117 N. Sacaton St.	Local Register Listed	1922	No / Int
48/CG-120/11	Bien/McNatt House	208 W. 1st St	NR and Local Register Listed	1880	No / Int
128	Single-family residence	304 E. Beech Avenue	No / Age	1951	No / Int / Sig
46	Single-family residence	305 E. 4th Street	No / Age	1949	No / Int / Sig
233	Single-family residence	901 N. Kadota Avenue	No / Age	1949	No / Int / Sig
242	Single-family residence	1001 N. Lehmberg Avenue	Yes	pre-1930	Yes
51	Briggs Jewelers	108 W. Main St.	Local Register Listed	1914	Yes
30/19	Casa Grande Dispatch	109 E. 2nd St.	NR and Local Register Listed	1929	Yes
25	Rebecca Dallis School House	110 W. Florence Blvd	Local Register Listed	1934	Yes
24/CG-171 (NR)	Stone Church	110 W. Florence Blvd	NR and Local Register Listed	1927	Yes
27/CG-161	Pettyman's Market	110 W. Main St.	NR and Local Register Listed	1914	Yes
207	Commercial	110-12 N. Florence Street	Yes	pre-1922	Yes
3/244	Spanish Eclectic House	1105 N. Lehmberg Ave	NR and Local Register Listed	1925	Yes
39/135	Lincoln Hospital	112 N. Brown Ave	NR and Local Register Listed	1940	Yes
53/CG-169	Ward's Variety Store	112 N. Sacaton	NR and Local Register Listed	1914	Yes
34/CG-170	Vasquez House	114 E. Florence Blvd	NR and Local Register Listed	1929	Yes
22/CG-106	Shonessy House	115 W. Main Ave	NR and Local Register Listed	1890	Yes
16/CG-147	Pioneer Market	117 N. Florence St	NR and Local Register Listed	1922	Yes
43/CG-168	Central Credit Association	118 N. Sacaton St.	NR and Local Register Listed	1914	Yes
42/CG-148	Stone Warehouse	119 N. Florence St	NR and Local Register Listed	1922	Yes
6/208	Commercial Front	121 N. Florence St.	NR and Local Register Listed	1923	Yes
55/10	V.W. Kilcrease Building	139 W. 1st St	NR and Local Register Listed	1948	Yes

Appendix Table A.2. Updated Eligibility for Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built	Current Eligibility
41/CG-119	Meehan/Gaar House	200 W. 1st St.	NR and Local Register Listed	1903	Yes
47/CG-116	Cruz Trading Post	200 W. Main St.	NR and Local Register Listed	1937	Yes
45/CG-113	St Anthony's Rectory	201 N. Picacho St	NR and Local Register Listed	1936	Yes
12/CG-104	Gould's Hotel/Casa Grande Hotel	201 W. Main Av.	NR and Local Register Listed	1898	Yes
212	Commercial	210-12 N. Florence Street	Yes	1929	Yes
4/CG-137	Earl Bayless House	211 N. Cameron Ave	NR and Local Register Listed	1922	Yes
17/213	Mandell & Meyer	211 N. Florence St	NR and Local Register Listed	1937	Yes
7/CG-113	Saint Anthony's Church/Murphy Hall	215 N. Picacho St	NR and Local Register Listed	1935	Yes
138	Single-family residence	217 N. Brown Avenue	Yes	c. 1929	Yes
32/64	First Baptist Church	218 E. 8th Street	NR and Local Register Listed	1938	Yes
257	Gas station	218 E. Main Street	Yes	1937	Yes
15/CG-138	Bayless/Grasty House	221 N. Cameron Ave	NR and Local Register Listed	1923	Yes
52	Valley National Bank	221 N. Florence St.	NR and Local Register Listed	1950	Yes
28/91	Craftsman Residence	222 W. 9th St	NR and Local Register Listed	1920	Yes
18/CG-128	Wilson/Galloway House	223 W. 10th St	NR and Local Register Listed	1930	Yes
5/CG-133	Johnson's Grocery	301 N. Picacho St.	NR and Local Register Listed	1907	Yes
36/45	Church of Nazarene	305 E. 4th St.	Local Register Listed	1949	Yes
23/CG-122	William T. Day House	306 W. 1st St	NR and Local Register Listed	1886	Yes
33/65	Art Moderne House	317 E. 8th St.	NR and Local Register Listed	1929	Yes
26/CG-126	Gus Kratzka House	319 W. 3rd St.	NR and Local Register Listed	1929	Yes
19/73	Fieldstone Bungalow	320 W. 8th St.	NR and Local Register Listed	1920	Yes
20/74	Craftsman Bungalow	323 W. 8th St.	NR and Local Register Listed	1919	Yes
29/36	Church of Christ	400 E. 3rd St.	NR and Local Register Listed	1950	Yes
50/18	Henry and Anna Kochsmeier House	401 W. 2nd Avenue	NR and Local Register Listed	1929	Yes
37/CG-172 (NR)	Casa Grande Woman's Club	407 N. Sacaton St.	NR and Local Register Listed	1924	Yes
280	M.B. Tribby Building (commercial)	408-10 N. Marshall Street	No / Age	sa	Yes
49/CG-150	Paramount Theatre	420 N. Florence St.	NR and Local Register Listed	1929	Yes
35/282	William Cox Building	501 N. Marshall St	NR and Local Register Listed	1948	Yes

Appendix Table A.2. Updated Eligibility for Previously Inventoried Properties

Survey No.	Historic Name	Address	Register Eligibility	Year Built	Current Eligibility
38/225	Southside Elementary School	501 S. Florence St	Local Register Listed	1930	Yes
31/CG-146	Casa Grande Union High School Main Building and Gymnasium	510 E. Florence Blvd.	NR and Local Register Listed	1921	Yes
CG-151/21/28	Blinky Wilson's "S.S. Blinky, Jr."	511 W. 2nd Street/ 465 W. Gila Bend Highway	NR and Local Register Listed	1946	Yes
54/CG-131	Stone Bungalow	515 E. 3rd St	NR and Local Register Listed	1921	Yes
10/130	Fieldstone House	59 N. Brown Ave	NR and Local Register Listed	1928	Yes
46/173	Casa Grande Hospital	601 N. Cameron Av.	NR and Local Register Listed	1928	Yes
300	Single-family residence	711 N. Walnut Street	Yes	c. 1936	Yes
13/189	Craftsman Bungalow	736 N. Center Ave	NR and Local Register Listed	1919	Yes
8/293	BeDillon's House/Museum	800 N. Park Av.	Local Register Listed	1917	Yes
269	Single-family residence	87 N. Morrison Avenue	Yes	pre-1929	Yes
44/CG-142	White House	901 N. Morrison Ave	NR and Local Register Listed	1929	Yes
0/67	Walter Wilbur House	904 E. 8th St	NR and Local Register Listed	1939	Yes
40/CG-165	Period Revival House	905 N. Lehmberg Ave	NR and Local Register Listed	1929	Yes
147	Single-family residence	913 N. Brown Avenue	Yes	pre-1940	Yes
2/193	Benjamin Templeton House	923 N. Center Ave	NR and Local Register Listed	1929	Yes
14/CG-144	H.B. Lehmberg House	929 N. Lehmberg Ave	NR and Local Register Listed	1929	Yes
	Evergreen Addition	McMurray Blvd, Gilbert Ave, Florence Blvd, and Casa Grande Ave.	NR Listed	1928-1963	Yes

*Italics indicate demolished property*

*Gray fill indicates property with eligibility change*



Appendix Table A.3. Newly Inventoried Properties									
Survey No. (LS)	Historic Name	Address	APN	Year Built	Property Type	Current Eligibility	Criterion	Style	Notes and Observations
1	McMurray Subdivision (North School Addition)	UTM E428878.6 N3639493.8 (Poole Addition, Poole's 2nd Addition, McMurray Subdivision)		Platted 1919-1950	Residential subdivision	No / Int		Transitional Ranch, Spanish Colonial Ranch, Los Ranchos Ranch	New in-fill and tear downs (vacant lots and mobile homes), stuccoing and built-up window surrounds, low contributor proportion due to insensitive alterations
2	Bennett's Addition	utm E428775.6 N3638711.2 (Bennett's 1st Addition, Bennett's Acre City, Bennett's Addition)		Platted 1919, 1920, 1924	Residential subdivision	No / Int		Simple Ranch, Transitional Ranch	Subdivisions combined in 1958: West Side (Bennet's 1st Add), multi-family props, some properties with acceptable integrity although porch additions common, tear-downs and modern infill present with mobile homes, including significant property reconfigurations, low contributor proportion due to insensitive alterations
3	1st Addition to Casa Grande	UTM E429460.3 N3638395.8		Platted 1920 and 1945	Residential subdivision	No / Int		Simple Ranch, Transitional Ranch	Amended:Katherine J. Drew 1st and 2nd Additions, includes Talbott Apts, tear-downs and modern infill present, low contributor proportion
4	Myer's Addition	UTM E430142.1 N3637655.7 (Myer's and Myer's 2nd Additions)		Platted 1914-1920	Residential subdivision	No / Int		Transitional Ranch, Character Ranch	Includes tri-plex with slump block construction, significant remodeling resulting in condition and integrity problems, tear-downs and modern infill, low contributor proportion
5	Myer's Homesites	UTM E430421.9 N3637962.2 (1st, 2nd, 3rd Homesites)		Platted 1929-1948	Residential subdivision	No / Int		Transitional Ranch, Simple Ranch	Modern infill, significant remodeling, vacant lots from recent tear downs, insensitive additions, low contributor proportion
6	E.P. Drew Addition	UTM E429007 N3637738.1 (Witting Square, Armenta Addition, E.P Drew Addition)		Platted 1915-1924, 1946	Residential subdivision	No / Int		Simple Ranch, Transitional Ranch	Integrity loss from updates and rehab, tear down and infill with mobile homes
7	Burgess Addition	UTM E429400.7 N3637163.1 (Burgess and Elliott Additions)		Platted 1920	Residential subdivision	No / Int		Simple Ranch	Integrity loss from remodeling throughout neighborhood, extensive front façade changes and lot ties, tear down and modern infill
8	Thode Addition	E429864 N3638501.9		Platted 1955	Residential subdivision	Yes	A	Transitional Ranch, Modern Ranch	Good integrity, simple styles
9	Montgomery	E429365.5 N3638824.1		Platted 1950	Residential subdivision	No / Int		Transitional Ranch, Modern Ranch	Includes Nader Apts, moderate integrity but with some insensitive additions and alterations, unlikely to have a majority of contributors to constitute a district
10	Ward Park Addition	E429655.6 N3638754.1		Platted 1951	Residential subdivision	No / Int		Custom Ranch, Transitional Ranch, Modern Ranch, Character Ranch	Includes Ward Park, some nice examples of custom, territorial, and character (cowboy) ranch styles but too many insensitive alterations to allow a majority of properties to contribute, maybe some individually eligible properties
11	Hoemako and Beggs Additions (H&B)	UTM E429861.3 N3638693.2 (Beggs Estates)		Platted 1955	Residential subdivision	Yes	A	Custom Ranch, Character Ranch	Includes different character ranch styles (Swiss Chalet, Spanish Colonial Revival), some insensitive additions, possibly enough contributors for Criterion A but some properties maybe individually eligible
12	Riven Rock Estates (Riven)	E429862.9 N3638897.2		Platted 1957	Residential subdivision	Yes	A, C	Los Ranchos, Character Ranch, Contemporary Ranch, Late Ranch, American Colonial Revival, Territorial Ranch, Custom Ranch	Wide range of interesting ranch styles, relatively good integrity, Vinson book refs Ralph Haver built a home on "corner of McMurray and Olive" (332 E Markley)
13	1st Part of Kimberlea	E430225.3 N3639140.1		Platted 1955	Residential subdivision	Yes	A	Transitional Ranch, Character Ranch	Some insensitive alterations but generally fair condition, relatively standard transitional ranch examples with some cowboy character ranch properties
14	Ho Ho Kam Estates	UTM E430595.9 N3639213 (Units 1 and 2)		Platted 1955, 1959, 1963	Residential subdivision	Yes	A	Transitional Ranch, Contemporary Ranch	Includes <i>Arrowhead Manor Apts which may be individually eligible (see below)</i> , overall neighborhood generally fair integrity with standard transitional ranch examples throughout
15	McNatt Manor	UTM E430986.8 N3639136.9 (McNatt Manor and Addition 1)		Platted 1958, 1960	Residential subdivision	Yes	A, C	Contemporary Ranch, Transitional Ranch, Character Ranch, Los Ranchos, Split Level Ranch	Typical transitional ranch styles with cowboy character ranch properties as well as additional ranch styles, generally good integrity
16	Gilbert Acres	E430985.5 N3638885.5		Platted 1955	Residential subdivision	Yes	A	Transitional Ranch	Good integrity, simple styles
17	Gabrilla Estates	E430880.3 N3638521.6		Platted 1960	Residential subdivision	Yes	A, C	Los Ranchos, Modern Ranch, Character Ranch, Split Level Ranch, California Ranch	Good integrity, Character Ranch styles include Spanish Colonial Revival and Dutch Colonial Revival
18	Altavista and Eastland	UTM E430978.1 N3637713.4 (Altavista Addition and Eastland Park)		Platted 1957	Residential subdivision	No / Int		Simple Ranch, Transitional Ranch	Significant integrity loss throughout with additions, tear downs and modern infill
19	Evergreen 2nd Addition	E430678.5 N3638633.6		Platted 1953	Residential subdivision	No / Int		Transitional Ranch, Simple Ranch, Los Ranchos	Of note: school and church recommended eligible, park not recommended eligible, moderate integrity with significant alterations preventing a majority of contributors
20	Pueblo Grande (PG)	UTM E429869.3 N3639197.2 (Pueblo Grande and Pueblo Grande Unit 2)		Platted 1958	Residential subdivision	Yes	A, C	Late Ranch, Los Ranchos, Character Ranch	Prairie style character ranch, decorative stone elements original to construction, some insensitive additions but generally good integrity with interesting examples of potentially individually eligible properties
21	Evergreen Elementary School (CG Online Learning Academy: CGOLA)	1000 N Amarillo St.	505200160	ca. 1958	School	Yes	A	International	Constructed by Packer Construction Co. (Phoenix). International style building with horizontal massing, simple design and construction, brick or concrete block with asphalt roofing; only extant school from period
22	Pearl Park	350 E 6th St	507071830	ca. 1931	Park	Yes	A		Pierced block public facilities building, other infrastructure modern; park influences layout of downtown

Appendix Table A.3. Newly Inventoried Properties									
Survey No. (LS)	Historic Name	Address	APN	Year Built	Property Type	Current Eligibility	Criterion	Style	Notes and Observations
23	Elliot Park (1st Avenue Park)	150 S Florence St	507072860	ca. 1913	Park	No			No buildings, not significant
24	Frank Gilbert Park	1140 E Trinity Pl	505200200	ca. 1959	Park	No			No buildings, not significant
25	O'Neil Park	Cottonwood Lane & Casa Grande	504110530	ca. 1965	Park	No			Buildings appear to be original, but playground modern. Not significant
26	Trinity Southern Baptist Church	1100 E Trinity Pl	505200170	1959	Church	Yes	C	Contemporary (Mid-century Modern)	Good integrity, simple lines with exaggerated roofline and vertical orientation
27	Methodist Church (Trinity Lutheran Church & TLC School)	1515 N. Trekeil Rd	506100870	1962	Church	Yes	C	Contemporary/Brutalist	Good integrity, simplified style with long lines but horizontal orientation, primary façade mostly solid with small vertical recessed windows
28	St. Anthony of Padua Church	201 E 2nd Street	507072060	ca. 1961	Church	Yes	C	Transitional/Gothic Revival	Good integrity, some Spanish Eclectic influence with roofing materials and massing for side gables but overall style is Gothic
29	St. Anthony of Padua Elementary School	501 E 2nd Street	507073630	ca. 1961	Church	No / Int		International/Mission	Main building is International style with low massing and horizontal orientation but entrance is Mission style with arched doorway, low and wide roofline, and curvilinear decorative elements; some integrity loss apparent with entry building (stuccoed, window additions)
30	Calvary Baptist Church (Fountains of Living Water)	518 E 2nd Street	507060310	ca. 1952	Church	Yes	C	New Formalism	Gridded brick window pattern on front façade, wide massing with brutalist horizontal scored concrete element for entry; connected to older two-story Minimal Traditional building with wood double-hung windows
31	(Grace Assembly of God)	200 S Florence St.	507073070	pre-1961	Church	No / Sig		Transitional/Spanish Colonial Revival	Stuccoed with arched doorway, vertical slit windows, and octagonal peripet with curvilinear cutouts; architectural style not significant and poorly executed
32	United Methodist Church (Trinity Lutheran Church)	1428 N Pueblo Dr.	505180100	ca. 1960s	Church	Yes	C	Contemporary (Mid-century Modern)	Contemporary narthex with exaggerated roofline and vertical orientation, attached International style building with simple horizontal orientation
33	First Pentecostal Church of God	425 N Lincoln Avenue	50703101A	1951	Church	No / Int		Minimal Traditional	Porch addition obscures front façade
34	House of the Rock Church	815 E 6th Street	NAP	pre-1975	Church	No / Sig		Minimal Traditional	Not significant, concrete block with simple entry
35	Huey Chapel CME	220 N Lincoln Avenue	507040870	1950	Church	No / Int		Minimal Traditional	Complete replacement of façade: new doors and openings, new windows and openings, new decorative block sheathing
36	Jesus Name Church	51 N Brown Avenue	50706095A	1960	Church (currently a Day Care Center)	No / Sig		Minimal Traditional	New lathing added to front façade, not significant
37	St Peter's Episcopal	1409 N Kadota Avenue	506040660	1954	Church	Yes	C	Contemporary (Mid-century Modern)/ International	Contemporary narthex with exaggerated roofline and vertical orientation, attached International style building with simple horizontal orientation
38	United Pentecostal Church (Retail: Custom Signs)	1139 E Florence Boulevard	50531005A	ca. 1955	Church (currently retail)	No / Int			Complete remodeled
39	Umphreds Furniture Manufacturing (Casa Grande DES Building)	555 W Main Avenue	50712002A	ca. 1970	Commercial	No / Sig		Commercial box	Modern additions to rear
40	United Bank of Arizona (Pinal County Federal Credit Union)	1000 E Florence Blvd	506092130	1971	Commercial	Yes	A, C	International	Decorative roof overhang with geometric motif, vertical tile screen, patterned stucco application
41	Casa Grande Motel (Apartments)	50 N Casa Grande Avenue	507060030	ca. 1955	Commercial	No / Sig		Ranch	Now multi-family, concrete block construction, single story, good integrity but simple design
42	Se-Tay Motel	901 N Pinal Avenue	504230090	ca. 1948, 1953	Commercial	Yes	A	Ranch (motor court)	Sign previously inventoried (eligible), concrete block, steel casement windows, new roofing material (tile), good integrity
43	Chatterbox Restaurant (vacant)	1118 E Main St. (Jimmie Kerr Blvd.)	507100370	ca. 1956	Commercial	No / Int		Commercial Box (original)/Neo-Sonoran additions	Originally commercial box style. Archways a later alteration to create Neo-Sonoran style.
44	Dell's Pizza and Snack Shoppe	1654 N Pinal Avenue	504470040	ca. 1964	Commercial	No / Int		Commercial box	Wood frame and stuccoed construction, shed roof porch with wood shingles, rear addition (historic?)
45	Masonic Lodge (Pinal Lodge 30 F. & A.M.)	1140 E Florence Blvd	505200210	1959	Commercial	No / Int		Commercial box	Designed by Claude H. Pomeroy, concrete block construction, new roof (metal), reconfigured entry including windows and doors. Extended porch on front façade removed entirely.
46	Johnson-Jacoby Ford, Inc. (Glenn J. Jones Body Shop)	1545 North Pinal Avenue	504161110	ca. 1958	Commercial	No / Int		Commercial box	Concrete block construction, original doors and windows but significant porch addition obscures majority of front façade, decorative stone sheathing
47	Caruana Mobile Home Sales (Glen Gray Used Cars / Heritage Motors / Vanity Hair and Nails)	1531 North Pinal Avenue	50416131A	ca. 1957	Commercial	No / Int		Commercial box	Decorative stone sheathing, stucco, built-ups around windows, tile overhang
48	Mountain States Telephone Co. (Qwest)	202 E 4th Street	507071800	ca. 1947-1952, 1990s	Commercial	No / Int		Commercial box	Sign previously inventoried (not eligible), complete rebuild over time, not recognizable
49	Erwin & Erwin Insurance Co. (Office building)	121 W Florence Blvd.	50707115A	1962	Commercial	Yes	A, C	Neo-Expressive (Mid-century Modern)	Featured in Vinson's book, 2-story with brick sheathing, floor-to-ceiling windows, diamond-sectioned roof, sign previously inventoried (eligible)
50	Valley National Bank (Cooper & Reuter LLP)	221 N Florence Street	507070870	1952	Commercial	Yes	A, C	Contemporary/ International	Featured in Vinson's book with brick sheathing and decorative concrete overhang with cast stylized thunderbird motif

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51	Basha's (Food City)	300 N Florence Street	507071410	1952	Commercial	Yes	A, C	International (Mid-century Modern)	Only sign previously inventoried (not eligible), good integrity with decorative brick sheathing, prominent sign, intact window and door openings
52	JC Penney's (Valley Humane Society)	315 N Florence Street	50707098A	1953	Commercial	Yes	A, C	2-part Commercial Block	Good integrity, original doors/window openings
53	Casa Grande Feed and Seed / Helen's Cleaners (Ink Addition Tattoo)	413 E Florence Blvd	507031250	ca. 1950	Commercial	No / Int		Commercial box	Insensitive additions, decorative brick sheathing, shutters, stucco, new windows and possibly enlarged openings
54	Kerr's Cleaners (Sommers Jewelers)	507 E Florence Blvd	507031180	1971	Commercial	No / Sig		Strip Mall (1-part Commercial Block)	Buildings in this plaza were constructed separately to create the plaza, concrete block construction, one building with decorative brick sheathing, various awning styles, window and door openings original
55	Casa Grande School of Beauty (Panaderia La Mejor)	611 E Florence Blvd	507031090	ca. 1965	Commercial	No / Sig		Strip Mall (1-part Commercial Block)	Concrete block, various awning styles, window and door openings original
56	Delmar's Norge Village (PT Plumbing, Inc.)	615 E Florence Blvd.	507031080	ca. 1963	Commercial	No / Sig		Strip Mall (1-part Commercial Block)	Concrete block, various awning styles, window and door openings original
57	Circle K (Fast Mart)	701 E Florence Blvd.	50703022A	ca. 1967	Commercial	No / Int		Commercial Box	Window and door openings reconfigured completely, stuccoed
58	Fashion Furniture Co.	709 E Florence Blvd.	507030190	ca. 1965	Commercial	No / Int		Commercial Box	New porch entry, reconfigured entryway doors
59	CG Appliance (Bargain Hut Thrift Store)	800 E Florence Blvd.	506090530	1964	Commercial	No / Int		Commercial Box	Reconfigured entry with porch addition, overhang addition, stuccoed
60	Professional Building (Medical Offices)	900 E Florence Blvd.	50609057A	1973	Commercial	Yes	A	International (w/ stylized southwestern elements)	International style original buildings surrounding a courtyard, multiple offices. Flat roofs w/ parapets. Some exterior areas feature pierced cast concrete screen
61	Prettyman's Plaza/Markets (general retail)	930 E Florence Blvd.	506091020	1967	Commercial	No / Int		Commercial box	Modern alterations including decorative stone overlay, removal of mansard tile roof, stucco sheathing on all façades, and removal of iconic Prettyman'S Plaza sign
62	Elk's Club/Elk's Lodge	909 E Florence Blvd.	507030060	ca. 1955	Commercial	Yes	A, C	Contemporary (Mid-Century Modern)	Contemporary ranch style building with concrete block and wood construction, asymmetrical design with decorative block coursing, low horizontal emphasis
63	Darrow's Restaurant/Retail (Central Sarizona College)	1015 E Florence Blvd.	507030010	ca. 1966	Commercial	No / Sig		Strip Mall (1-part Commercial Block)	International style windows on box portion of building but typical design on strip portion of building, large concrete pillars and overhang
64	Larry-Allen Supermarket/Cornet (Marisco's Mazatlan)	1150 E Florence Blvd.	50520008A	1964	Commercial	No / Int		Strip Mall (1-part Commercial Block)	Built by L&B Construction (Casa Grande). Typical commercial block building but overhang has been significantly modified (almost Southwest Shed style). Indeed, entire front façade has been rebuilt. Essentially conjoined with LS-65
65	Bashas' (Food City Supermarket)	1162 E Florence Blvd.	50520008B	1973	Commercial	No / Int		Strip Mall (1-part Commercial Block)	Typical commercial block building but overhang has been significantly modified (almost Southwest Shed style), now conjoined with LS-64
66	Betty's Crafts (Retail-multiple)	1148 E Florence Blvd.	505200210	ca. 1965	Commercial	Yes	A, C	Commercial block	Concrete block construction with patterned decorative concrete block elements, stuccoed concrete addition on end of building significantly impacts integrity of otherwise interesting building
67	Shorty's Sullivan's / Shorty's Sunset Service (Florence Tires)	1149 E Florence Blvd.	505310010	ca. 1966	Commercial	No / Sig		Strip Mall (1-part Commercial Block)	Metal exaggerated shed style awnings, concrete pillars, floor-to-ceiling windows and entries
68	Kerby's Truck Shop and Café (Big Boy Tires)	1300 Jimmie Kerr Blvd	50711007D	ca. 1948	Commercial	No / Int		Route 66 / Strip Mall (1-part Commercial Block) with garage bays	Westside Trekell, octagonal-shaped building with new tiled roof, porch addition, sheathing issues, sign in poor condition, single bay for pumps; strip mall building shares parking and has additions with bay entries and obstructed entries from porch addition
69	Moore's Grocery (Brown and Brown Mercantile)	1180 Jimmie Kerr Blvd	507110050	ca. 1948	Commercial	No / Sig		Commercial box	Westside Trekell, block construction, single window with entry (possible in-fill of other windows?)
70	Ralph's Sunset Station/Whiting Bros. (MrGCarz)	1176 Jimmie Kerr Blvd	50711004A	ca. 1948	Commercial	No / Sig		Commercial box (filling station)	Westside Trekell, block construction with single window and entry, single bay for pumps
71	Ralph's Café (Vacant?)	1174 Jimmie Kerr Blvd	50711904B	ca. 1948	Commercial	No / Sig		Commercial box/Mission Revival	Westside Trekell, concrete block with stepped parapet roof, stuccoed, tiled awning, possible porch addition?
72	The Arches (El Rancho Alegre)	502 E Cottonwood Lane	504300270	1973	Commercial	No / Int		Los Ranchos (Southwest)	Block archways, tile awning new to blend with adjacent new construction
73	Casa Grande Roofing Co. (Retail, multiple)	318 E Cottonwood	50411018A	1963	Commercial	No / Int		Commercial Box (original) w/ Neo-Sonoran addition	Original building commercial box (almost residential modern folk) with Neo-Sonoran side addition
74	(Nanny's Daycare & Preschool)	304 E Cottonwood	50411014C	ca. 1972	Commercial	No / Sig		Commercial Box	Front-gable with porch entry and single entry w/ window, block construction
75	Bob and Walt's Volkswagen Service (Pratt Pools)	112 E Cottonwood	50411059D	ca. 1968	Commercial	No / Int		Commercial box (original) w/ Mission Revival addition	Front facade remodeled into Mission Revival with exaggerated porch, was originally commercial box with minimal ornamentation
76	A&H Chevrolet (Jerry Seiner Chevrolet Service Center)	1990 N Pinal Avenue	50442026A	ca. 1966	Commercial	No / Sig		Utilitarian (Commercial Box)	Minimal design, concrete construction
77	ACE Metal Products (Airport Tavern)	1801 N Pinal Avenue	50412001B	ca. 1955	Commercial	No / Int		Minimal Traditional	Front façade completely obscured by vegetation
78	Thunderbird Sales and Service (Desert Cycles)	1784 N Pinal Avenue	504400070	ca. 1973	Commercial	No / Sig		Commercial Box	Concrete block construction, shed porch addition with columns
79	Saguaro Lanes Bowling (Cottonbowl Lanes)	1740 N Pinal Avenue	504400220	ca. 1960	Commercial	No / Sig		Utilitarian	Concrete block construction (possible quonset hut in center portion of building?)



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80	Home Furniture Center (Mitsubishi Motors)	1648 N Pinal Avenue	50447003A	ca. 1965	Commercial	No / Sig		Commercial Box (original)	Concrete block construction with additions of pierced concrete screens and arched porch additions
81	Armour Radio Communications (Pro-Tec Auto Parts)	1641 N Pinal Avenue	50412013A	1966	Commercial	No / Sig		Commercial Box	Concrete block construction, window and door openings appear original, minimal design
82	Acme Roofing Company (Casa Grande Jewelry & Pawn)	1336 N Pinal Avenue	NAP	ca. 1960	Commercial	No / Sig		Commercial Box	Concrete block with stucco, built ups around windows
83	(SoCo Group/Little O Tire)	885 W Gila Bend Highway	50712010A	ca. 1965	Commercial	No / Int		Commercial Box	Steel building, false front
84	Green Manufacturing	965 W Gila Bend Highway	50712008B	ca. 1973	Commercial	No / Int		Commercial Box	Concrete block with metal roof and loading bays but has been reconfigured and masked by new additions, large metal building is 1976
85	GBF Dodge (Vacant)	841 W Gila Bend Highway	50712004A	ca. 1964	Commercial	No / Sig		Minimal Traditional	Ranch style commercial front with wood shed behind, modifications likely include configured windows and door openings as well as side addition
86	Powell Feed and Supply	505 W Main Avenue	50713031B	1955	Commercial	No / Sig		Commercial box or minimal traditional?	Entirely new front façade
87	Clark's TV (Vacant)	407 W Main Avenue	50713025A	1956	Commercial	No / Int		Commercial Box	Concrete block with flat roof, filled in window openings, bay garage addition. Address on building is 401
88	Valley Pump & Machine Works (Gallo Construction)	701 W 2nd Street	504231070	1948	Commercial	No/ Int		Commercial Box	Front gabled concrete block front addition, original building behind complete obscured
89	Kirby's Vacuum (retail)	131 W Wilson Street	507130020	ca. 1966	Commercial	No / Int		1-part Commercial block (original) w/ Mission Revival additions	Concrete block construction with new window surrounds, additions of Mission Revival style with entry additions and new decorative tile application
90	(B&G Auto Paint & Body)	717 W 1st Street	504220190	ca. 1957	Commercial	No / Sig		Utilitarian (Commercial Box)	Concrete garage with bay entries
91	Arizona Savings (Casa Grande Dispatch)	210 W 2nd Street	507070460	1956	Commercial	Yes	A, C	Neo-Expressive (Mid-century Modern)	Constructed by K-W Construction (Casa Grande) Exaggerated Modern design with plate windows and stone sheathing in bottom story and steel vertical panels inserted over upper story windows, includes eligible steel sign (installed later [after 1956]). Front recessed entry has been filled in, but may be reversible
92	Arrowhead Manor Apts.	767 E Brenda Dr., 768 E Laurel Dr., 792 E Laurel Dr.	506040650	Hohokam Estates	Multi-family residential	Yes	A, C	Los Ranchos/International	Combination of styles, good integrity
93	Marvin Gardens Apts.	711 E Laurel Dr	NAP	1964	Multi-family residential	Yes	A	Modern Ranch/Garden Style	U-Shaped-courtyard , single-story ranch, slump block and concrete block
94	Muldner Apts.	601 N Cameron Ave.	507031310	1930	Multi-family residential	No		Pueblo Revival/Clustered	Currently U-shaped including some building additions (original likely single building), single story, stuccoed over concrete block, condition fair
95	Pueblo Grande Apts.	420 E McMurray Blvd.	50605019A	1958	Multi-family residential	Yes	A	Contemporary (Mid-century Modern)/Garden Style	U-shaped courtyard with lush vegetation, two-story, concrete block construction with decorative elements and pierced block and modern/contemporary interior steel banisters, exterior International style simplistic design
96	Casa Grande Trailer Park	1409 N French Street	504180430	ca. 1962	Multi-family residential	No / Int		Modular	Multiple interior streets at right angles, modern mobile homes, no public building/facilities
97	Saguaro Trailer Park	518 Saguaro Street	50416068A	ca. 1966	Multi-family residential	No / Int		Modular	Small single street park with modern mobile homes, no public buildings/facilities
98	La Posada Court	1451 N Pinal Avenue	50419040A	ca. 1961	Multi-family residential	No / Int		No Style	Multiple interior streets; modern mobile homes, trailers, and RVs. Multiple possible facilities appear to be manufactured homes and modern.
99	Cottonwood Mobile Park	426 W Cottonwood Lane	504120190	ca. 1973	Multi-family residential	No / Int		Modular	Formal planned park with streets and modern mobile homes, modern signage, public building and facilities. Main office/Clubhouse appears to be a side-gable simple ranch building.
100	Paradise Garden Mobile Home Park	517 Avenue A	50530005A	1960	Multi-family residential	No / Int		Modular	Wrap-around trailer park, modern mobile homes. Main office building along Pueblo Dr. appears to be modern manufactured home.
101	Sunset Trailer Court (Park)	706 W. Gila Bend Highway	504220250	1968	Multi-family residential	No / Int		Modular	Single road flanked by modern trailers, public building (commercial box)
102	AZ National Guard Casa Grande Armory	320 E Cottonwood Lane	504110550	1961	State Government	Yes	A	Utilitarian/Minimal Traditional	Good integrity, basic design, brick construction (english pattern) with steel windows; constructed by Packer Construction
103	City Hall Annex (Dept. Public Safety Comm.)	520 N Marshall Avenue	50707186A	1972	City Government	Yes	A, C	International with New Formalism elements	Cast concrete pillars, large plate windows, brick construction
104	City Hall (Casa Grande Public Library)	449 N Drylake Street	50707186A	1972	City Government	Yes	A,C	International with New Formalism elements	Cast concrete pillars, large plate windows, brick and concrete construction.
105	City Public Library (Dorothy Powell Senior Center)	405 E. 6th Street	507031370	1975	City Government	Yes	A, C	International with New Formalism elements	Cast concrete pillars, large plate windows, brick construction
106	U.S. Post Office (Casa Grande Dispatch)	200 W 2nd Street	507070480	1951	Federal Government	No / Sig		Utilitarian (1-part Commercial Block)	Concrete block w/ flat roof, parapet. Stucco sheathing may be original, but stack-n-bond front façade may be modern. Large frontage windows, recessed entry, but not significant