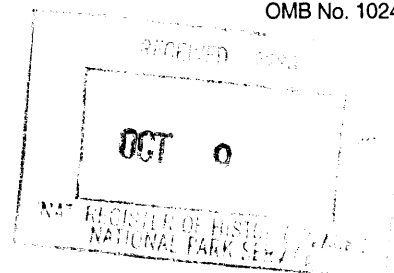


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National Park Service

National Register of Historic Places  
Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission     Amended Submission

**A. Name of Multiple Property Listing**

Historic and Architectural Resources of Casa Grande

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

**Context #1:** Town Planning and Development in Casa Grande, 1879-1951.

**Context #2:** Architecture in Casa Grande, 1900 -1950.

**C. Form Prepared by**

name/title Gabrielle Harlan  
organization Metropolis Design Group date August 30, 2001  
street & number 2601 North Third Street, Suite 308 telephone (602) 274-9777  
city or town Phoenix state Arizona zip code 85004

**D. Certification**

As the designated authority under the National Historic Preservation Act Of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic preservation. (≤ See continuation sheet for additional comments.)

James W. Gorman ARESHPO  
Signature and title of certifying official

4 OCTOBER 2002  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Narah D. Pope  
Signature of the Keeper (for)

11/20/02  
Date of Action

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**Table of Contents for Written Narrative**

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	<b>Page Numbers</b>
<b>E. Statement of Historic Contexts</b> (If more than one historic context is documented, present them in sequential order.)	<b>1 - 16</b>
<b>F. Associated Property Types</b> (Provide description, significance, and registration requirements.)	<b>17 - 35</b>
<b>G. Geographical Data</b>	<b>36</b>
<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	<b>36</b>
<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	<b>37</b>

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U. S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number E Page 1

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## STATEMENT OF HISTORIC CONTEXTS

### Context #1: Planning and Development of Casa Grande, 1879-1951

#### **1879- 1910: *The Railroad Era***

The beginnings of the community that is now called Casa Grande were rather accidental. In May of 1879, as the Southern Pacific was laying rails for its lines through the desert from California, delays in the delivery of rails from the East forced the suspension of work. A temporary camp was established called Terminus, after the name of the temporary post office that rolled along behind workers on the line. A more permanent name of Casa Grande was subsequently chosen after the ruins that were located to the northeast of the site. In the early years, the railroad and freighting associated with area mines were the sole source of Casa Grande's livelihood, and by the time the original town site was platted thirteen years after its development, the site had grown up around the railroad tracks. Ten years after the origination of the town site, in 1889, the Casa Grande-Florence Canal was built to transport water through the desert region. This set the stage for the next phase in Casa Grande's development. The Casa Grande-Florence Canal provided enough water to the desert valley that sufficient acreage could be cultivated for farming to make agriculture in the fertile soil seem a viable option. By 1911, the Phoenix area was growing prosperous from the agriculture made possible by the Roosevelt Dam, and the Casa Grande community hoped to position themselves similarly. The potential for the area's development as an agricultural area was further substantiated by what was believed to be an endless supply of groundwater and the possibility of construction of an area dam sometime in the distant future. Thus, Casa Grande entered into a new phase of development based on agriculture, and particularly cotton, as it was found to be particularly well suited to the climate.

The unplanned nature of first development as a town oriented around the railroad is evidenced in the layout of the early town site. The streets are placed in alignment with the tracks rather than true north, so that the town shares the same transitory and directionally skewed orientation as the tracks themselves. Like the railroad tracks that cut across the vastness of the west, early development was boundless as there were few natural boundaries to impede it. The original town site only encompassed a quarter of a square mile. Like the typical railroad town of its era, it was only several blocks long in its orientation around the railroad and was open at the ends to farmland. The original town site is clearly separated from the adjacent areas of later development. On the south, Ash Avenue separates the original town site and provides a transition to the orthogonal orientation of later development. On the east, the division between the original town site and later development is fairly clear and is reinforced by the vacant lots that are found on the eastern edge of the original town site. On the north, Florence Boulevard serves as a clear boundary. To the west, the shift to the orthogonal development of later years serves to define the original town site along Casa Grande Avenue. The railroad tracks bisect the original town site itself, and many buildings associated with the railroad were built directly adjacent to the tracks so that an industrial core of a block runs through town both north and south of the tracks. The tracks also served to bisect later development within the original town site, for while the original town site was mixed in use, a residential pattern developed on the south side of the tracks, while the north side of the tracks developed more commercially. Buildings of both a commercial and residential nature are found in both areas; however, since the original town site was never completely built up at any time in its history, the buildings in early development vary considerably in age, style and function. There are a good number of vacant lots and even vacant blocks, which was common during the era of the origination of many small railroad towns; more growth was often promoted and projected through boosterism than there were numbers of settlers to adequately populate a town. While some of the most densely built-up areas in the city are found in the downtown on Florence Street, so are some of the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number  E  Page  2

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

lowest density areas. Also common to railroad towns of this era is the location of school buildings located around the periphery of the original town site; although these buildings were built much later in the development of Casa Grande, it was a common practice to allocate free land on the periphery of town for the building of schools as soon as a town was platted. The intent was to entice people to build school facilities, which would further establish the community. Since the town was ravaged by fire frequently in its history, it also is quite possible that school buildings of later eras replaced those of earlier eras that either burned or were inadequate in size or construction as the town developed. Congregations, too, were often given free lots and cash subsidies in an effort to get them to build churches that would also further establish the community and draw settlers. As Myers and Woodward say in their National Register Nomination for Casa Grande, "Prior to the fire of 1893, the town had already begun to evolve from a haphazard collection of businesses with a mining camp atmosphere to a budding community with such stabilizing influences as a school district, church services, fraternal organizations, social functions, and family farms." (Myers and Woodward, 1982) The original town site of Casa Grande, when originally constructed was mixed in use, as were virtually all railroad towns; however like other railroad towns that survived and developed over time, the original town site near the rail lines grew progressively commercial in nature, especially after the 1920s with the widespread availability of the private automobile. However, during the era of its development and even up into the 1940s, the residential areas of the original town site were home to many of the community's business leaders and remained very stable. Casa Grande continued to be a small town site oriented around freight and mining until the decline of the area mines and their associated freighting in the early 1900s.

### **1910-1919: *Promises of Water and The Rise of Agriculture***

In 1910, Casa Grande had repositioned itself from a mining supply station to an agricultural railhead. The town developed slowly, if not steadily, over time; growth occurred in sporadic spurts. The first period of growth was in 1910 as settlers were drawn to the area by the inexpensive land and promises of water. It was also during this period that cotton first came to the attention of local farmers as a promising crop; however, "the range of crops was wide and included citrus, peaches, plums, oats, corn, maize, sorghum, alfalfa, and cotton. Dairying and the raising of poultry, sheep, hogs, and cattle were profitable." (Myers and Woodward, 1982) By the end of 1912, Casa Grande was in the midst of a building boom. The local building industry couldn't keep pace with the demand for housing. A white tent city grew up on the outskirts of town as settlers waited for carpenters to become available to build them homes. As the focus and growth of Casa Grande's economy turned more towards agriculture and less towards an economy based directly on the railroad, the layout and the focus of the town shifted. Whereas, the original town site had originally been built mixed in use, as the town expanded and grew more permanent in nature, it no longer reflected the transitory orientation of the railroad. Almost all of the subsequent development around the original town site was residential in nature. At this time, Casa Grande also began to exhibit developmental trends of larger more established cities. The trend in development was toward the suburban ideal first expressed by Andrew Jackson Downing in 1842, and later incorporated into American cities by people such as the landscape designer, Frederick Law Olmstead. In larger American cities, suburbs increasingly developed the development of suburbs in outlying areas around an increasingly commercial district; this was a relatively new development pattern that was initiated by the introduction of the streetcar and the passenger train. These modes of transportation not only physically created a new dichotomy between the workday world and the world of family life, but also responded to the growing frustration associated with crowding in American cities by reinforcing a new spiritual dichotomy. This spiritual dichotomy was manifested in the new development of the built environment; previously mixed in use, the new suburban ideal mandated a separation of the two. This spiritual dichotomy was articulated in the perception that the city, with its industrial processes, growing immigrant populations, and crowded conditions was dehumanizing and evil. The suburban home was offered in direct counterpoint to the city in a setting evocative of the open countryside. The suburban home was a refuge and a spiritual antidote to the evils associated with the city. The home in the suburb was arranged in a grouping of similar structures in a neighborhood (implicit in this, too,

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number  E  Page  3

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

was the hope for a grouping of residents of similar class and values). The first suburb in the country to incorporate the ideas put forth in Downing's writings included small parks, churches, a police station, a village square with a tavern, and a grocery store. This first development was considered to be the perfect arrangement as "it responded perfectly to the aim of a suburb, which was to combine the benefits of town and country, or as Frederick Law Olmstead was to put it later, 'sylvan surroundings... with a considerable share of urban convenience'" (Kostoff, p. 28). And thus, the model for a suburb and the types of property located within was established.

However, even after the introduction of the suburban ideal in 1850 and the subsequent widespread incorporation of it in American cities, small towns such as Casa Grande were built mixed in use. Many small railroad-era towns followed the earlier model for development, as they were hardly big enough to have a separation of commercial and residential areas, and were too small to either afford the expense or have necessity of streetcars through town. Small railroad towns like Casa Grande were transitory and impermanent in their inception, as well, so there was little need of the permanency implicit in suburban planning. However, as Casa Grande grew beyond the original town site of the railroad era, new development in the town it began to reflect this suburban ideal in neighborhoods placed outside of the original town site. This shift in development reflects the shift in the economy of Casa Grande with the rise of agriculture reflected in the permanency of these later development patterns. It became possible to emulate the suburban ideal expressed in larger U.S. cities over half a century earlier. Therefore, the subsequent development of Casa Grande is suburban in nature; the earliest development of original town site had been mixed in use, but the development of an agricultural economic base accelerated a trend toward the commercialization of the original town site and the predominantly residential development around this core.

By 1913, when the First Addition to the Casa Grande town site opened, demand and property values had risen so fast that the eighty lots that comprised the addition sold in forty-five minutes. Growth in years following the shift in the economy away from the railroad and towards agriculture shows a layout more indicative of permanence. Later development became orthogonally aligned to true north in contrast to the directionally skewed and transitory orientation of earlier development focused on the rail line. Based on a grid system, the subdivisions of these suburban areas were laid out along section lines. Streets were laid out on a grid inside these lines and major thoroughfares tended to follow the dividing lines between sections or quarter sections. Also indicative of the shift in development more indicative of permanence was the decision of the town to build a new school during this time. Also indicative of permanence was the decision to hire an architect to design the new educational building; the well-known Tucson architect, Henry Jaastad, was commissioned to design the building.

In 1914, the Myers Addition opened to the east of the town site; it, too, was orthogonally aligned in contrast to the previous development of the original town site. However, the development still had some relationship to the rail lines, as it was on an adjacent site and one of its boundaries reflected the skewed orientation of the tracks. However, this is due to the fact that the subdivision was owned by Clara Myers, who originally wanted to set up a town that would compete with the original town site. Residential construction was active during this time, as there was a chronic housing shortage. Between 1914 and 1918, thirty-six houses were reportedly built; they were characteristically bungalow in style and were constructed of concrete block, wood or stone, a material new to Casa Grande building techniques. (Myers and Woodward, 1982) In 1919, the shift in the city's new orientation was once again made manifest with the opening of Bennett's Acre City and the McMurray subdivision; these additions had no relation to the original town site with its rail lines but instead related only to the subsequent development of the First Addition.

### **1920-1937: *Water and Cotton Bring Prosperity***

By 1920, the shift in development away from the railroad was firmly established. Myers Second Addition, Bennett's Second Addition and the Burgess addition opened in 1920, and although two of these additions were directly related to the original town site, none of them were located adjacent to or made any reference to the rail lines in the layout of property. This shift away from the railroad had an effect on the development of the downtown business district of Casa Grande, as

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number  E  Page  4

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

well. The original town site of Casa Grande oriented around the railroad is tight and confined to a quarter square mile area; downtown district buildings maximized their sites. Later development corresponding with the rise of agriculture becomes more spread out. In the 1920s, land was relatively inexpensive in the west, the setting was agricultural, and the landscape was seemingly expansive and boundless. Settlement patterns tended to be expansive, as well. These later settlement patterns also undoubtedly influenced by the more widespread availability of individual transportation made available by the car in the 1920s. When trucks replaced freight trains in the Twenties, many small railroad oriented settlements across the American landscape quickly disappeared along with the necessity of the train. However, in Casa Grande, the development of the truck, rather than obliterating the reason for Casa Grande's existence, allowed the town to more easily transition into the agricultural phase of its development as goods could now easily be privately transported.

With changes in transportation came changes in transportation routes. When the railroad was dominant, Main Street was the primary thoroughfare in Casa Grande. In the 1920s and 1930s, Main Street continued in that role, but highways were also built connecting Casa Grande with the Phoenix and Tucson metropolitan areas. Travelers coming from Phoenix entered town on Pinal Avenue, turned southeast on 2<sup>nd</sup> street at Five Points (the intersection of Pinal Avenue, 7<sup>th</sup> Street - now Florence Boulevard - 2<sup>nd</sup> Street and the Gila Bend Road), continued south on Sacaton Street, and then turned onto Main Street, which became the highway to Tucson as it left town. Development within the original town site also changed within this period. In its initial phase, the downtown business district was very compact, with most stores located on Main Street facing the railroad. There were also a few situated on Florence, Washington and Sacaton Streets immediately north of Main. Beginning in the late 1920s, business owners began to move their buildings north on Florence Street, following the example of Louis J. Hammer and Maurice "Bud" Bottrell who owned at least two blocks of property along Florence Street between Third and Fourth Streets. These two men located their B & L Garage at the corner of 4<sup>th</sup> Street and Florence Street and began building commercial structures for lease to various tenants. This shift away from Main Street towards Florence Street impacted adjacent blocks as well, where buildings began filling in some of the vacant lots. Florence Street became a new magnet for development and, from 1920-1940, the commercial district continued to expand northward along Florence. Many of the new buildings during this period were constructed of cast-in-place concrete, a material both fire-resistant and denoting permanence (Myers and Woodward, 1982). This northward shift in development, away from the train tracks and Main Street again reinforces the shift in Casa Grande away from a rail-based economy; the shift was propelled by the rise of an agricultural economy and ownership of the private automobile.

The Evergreen Addition was platted in 1928 and many of the city's more prosperous residents gradually left their homes in the Myers Addition, Myers Second Addition, and First Addition to move into the new development. Important in the development of Casa Grande, and rooted in its basis as an agriculturally based economy, is that it was never a wealthy community. Typical of other agricultural communities, Casa Grande had a smaller middle-class and fewer professionals than a larger city. This affected the amount of money available and desirable of investment for the development of the community. The quantity, the quality, and the types of buildings that were built are all expressions of this agriculturally-based type of community, as well as who built them and the manner in which they were executed stylistically. In Casa Grande, the styles of building represented are mostly replications, adaptations, or interpretations of the national trends popular during particular eras as rendered in a small, western, desert, agriculturally based economic community. Despite Casa Grande's status as a small agricultural community, investment in civic improvements was made during this time period. "In 1927, a program of installing services, widening and paving streets, adding curbs, gutters, and sidewalks, improving parking and traffic flow, and erecting street lights began and continued into the early 1930s. Three hundred tamarisk trees were planted in 1928 to shade city streets. A new city building code, inaugurated in 1929, was designed to improve the town's appearance and to encourage businesses to keep their buildings in repair." (Myers and Woodward, 1982) The Evergreen Addition, which opened in 1928, was one attempt to infuse status through development in the small community. City Beautiful principles were employed with lush, palm-lined lots; attempts to segregate growth by socio-economic status were enforced through the use of mandated minimum residence construction costs as well as restrictions

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page   5  

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on race. With new developments such as Evergreen, many of the more prosperous residents moved further and further from the original nucleus of development around the rail lines, again reinforcing the suburban ideal that by this time had become part of American culture. In larger American cities, the passenger train had enabled the development of suburbs in outlying areas around a commercial district. This mode of transportation physically created a schism between the workday world and the world of family life with the creation of two physically separated realms. The suburban developmental pattern that began during this time in Casa Grande echoes the established developmental patterns of larger cities. However, in large cities, the response was to growing frustration associated with crowding in the city, its industrial processes, growing immigrant populations, and the perception that the world of work was dehumanizing and evil. The developmental patterns in larger cities were responses to factors and perceptions that could not have existed in any similar degree in small towns like Casa Grande. Yet the development pattern was imitated and incorporated.

The use of different building materials in Casa Grande also coincided with stages in the town's development, which is a pattern common to many Arizona communities, as it shifted from its initial railroad orientation to its agricultural orientation. Reflecting the increasing reliance on agriculture, which requires permanence in location, buildings began to become more permanent in construction. This pattern is most clearly delineated in the city's commercial buildings, which over time have shifted from adobe and frame construction to cast concrete and concrete block construction. During the first decades of the town's history, adobe was one of the principal building materials used for both residential and commercial construction in Casa Grande. In the commercial district, a desire to make the town's businesses appear more substantial accelerated the decline in the proportion of adobe structures in town; it was more practical with the completion of the railroad to bring in other building materials, such as finished lumber, than it had been previously.

There was a second period of growth in the late 1920s following the completion of Coolidge Dam. The sporadic nature of periods of growth is particularly evident in the residential areas of Casa Grande, which are an eclectic composite of different eras of building. Often a mix of housing types, styles and building age occurs within a single block, as Casa Grande never became fully developed in any area at a single period in its history. The impact of overall growth followed by sporadic booms in development on development patterns is compounded by five fires that ravaged the town in both part or whole from 1883 - 1915, for it created vacancies in land in areas scathed by fire. Also contributing to these development patterns is the fact that when Casa Grande did experience booms in growth, as a small agricultural community it had difficulty in finding the physical and manual resources to keep pace with the demand.

A number of factors colluded to change the nature of agriculture in Casa Grande beginning in the period after the First World War and these factors also shaped development in Casa Grande. These factors were pervasive and long-spanning so that by the time of the Second World War, the nature of agriculture had dramatically changed in Casa Grande. One factor was the trend toward specialization of crops; this was the impetus for the demise of small-scale farming and the subsequent rise of large-scale commercial farming. The trend started with an agricultural depression from 1920 to 1923, as cotton prices collapsed after the First World War when foreign cotton flooded the market. Concerns about the increasing dependence of Casa Grande's agricultural economy on cotton were voiced, however many large farming operations acquired smaller farms that faced bankruptcy when cotton prices fell, and therefore more land was devoted to cotton rather than less. With crops like cotton, thousands of acres had to be planted and harvested at the same time, and larger operations were better positioned to be able to handle farming on this scale. The population of farmers dropped from 1920 to 1925, but farm production did not. The city of Casa Grande began to rebound in the last years of the 1920s, and over two-thirds of the new acreage cleared in 1929 was intended for cotton production. Business prices remained good in 1930, so much so that a new school was built and a number of businesses expanded and remodeled. Despite low cotton prices and deteriorating economic conditions nationwide, Casa Grande remained stable, reflected in the fact that no businesses failed that year and businesses reported anticipated growth for 1931. By 1933, two different factors colluded to reinforce the trend towards consolidation into larger farms. First, the citizens of Casa Grande were feeling the effects of the Depression. From 1933 until 1936, there was a lag in growth and city improvements, other than those projects funded by

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page   6  

---

the WPA, such as Casa Grande's new City Hall. Development slowed to a trickle; no new businesses were built. In response to the Depression, the Agricultural Adjustment Administration (AAA) was created as one of the New Deal programs. The AAA was designed to assist farmers by controlling production, especially in an effort to stabilize cotton prices. This further contributed to the demise of the small farm already set in motion with the first depression of 1920. Large scale farming enterprises could afford to withhold acreage better than the small farmers who desperately needed the crop income. The second factor that accelerated this trend toward consolidation was the absence of enough water for irrigation in the valley. Although Coolidge Dam had been completed by 1929, drought conditions after 1920 had created a severe water shortage that, in combination with the decreased demand for cotton, threatened the entire area's prosperity the first half of the 1920s. As the city of Casa Grande began to rebound in the last years of the 1920s, water from Coolidge Dam was finally made available to farmers in October of 1929. However, no more water was to be released from the dam than that of the normal flow of the Gila River. At that time, the flow of the Gila River was insignificant, and yet, in 1929, an increased amount of acreage was optimistically planted for cotton. Thirty-five new houses were built or started in that year, as well. In 1933, the water shortage in combination with the effects of the Depression, once again forced many of the small farmers out of business. During these Depression years, the city did not grow in size, despite a housing shortage. Renting was common, and frequent moves from house to house are recorded. (Myers and Woodward, 1982) In 1936, the price stabilization programs of the AAA ended, and cotton production increased immediately. Cotton was the areas most important agricultural product. Only now, twice the amount of cotton was produced on half as many farms as a decade earlier, and this set the stage for the next phase of development in Casa Grande. In 1937, 25,000 cotton pickers and their families, more than 40,000 people, migrated to Arizona in response to advertisements promising jobs.

### **1938-1951: *World War II and Rebuilding the Dream***

There was a third growth spurt in the late 1930s with the onset of the Second World War as Casa Grande prospered along with the rest of the country. The expansion of large-scale cotton farming continued and production increased into the early 1940s. With these increases in production came severe labor shortages. This new phase in the agricultural development of Casa Grande also played an important role in the development of the community. Casa Grande had experienced several sporadic periods of growth throughout its history as people were drawn to the area by promises of water and the possibilities for agriculture. Casa Grande had also been typical of a community with a reliance on primarily one economy for most of its development. Until 1910, the economy was railroad-based, with related mining in the area contributing to the economy briefly. By the 1920s, the trend had begun toward a principle economy based on agriculture, and increasingly on an agricultural economy based on large-scale cotton farming. Demand for particular crops often responded to regional and national events, such as the increased demand for cotton during war. Despite the sporadic spurts of growth that occurred with demand for certain crops, agriculture consistently drew people with its promises of work. Rather than the type of growth promoted by promises of great or sudden wealth, the overall pattern of the agricultural community was one of relatively slow growth over the years. The effects of this slow and sporadic growth are manifested in the development patterns of Casa Grande at the neighborhood level. In many neighborhoods, there is not one style prevalent on a single block, but rather a mixture of houses from different eras in time. This reflects how neighborhoods grew slowly with parcels filled in at various times.

Casa Grande has always had a somewhat impermanent faction in its population as well, from its founding days when it was first called Terminus to the 1910s when it became a "white city" with tents erected around the perimeter of the town. Now, in the late 1930s and early 1940s, Casa Grande also experienced large seasonal fluxes in growth. In the late 1930s and up until the late 1950s, the community developed a growing dependence on a large migrant population to help with the harvesting of cotton. This seasonal flux in population due to migrant workers affected the development of Casa Grande in at least two ways. First, while the migrant population provided seasonal income to the local business economy, it did not contribute to Casa Grande's development of permanent infrastructure. Second, as a transient population,



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page   7  

---

permanent housing, and municipal improvements and governmental facilities would not have been added in proportion to this population. Like the railroad that had carried people into and away from town in the founding days of the original town site, Casa Grande once again had a large transitory element to its nature. The business created by the migrant population created a thriving downtown district, but did little to contribute to the permanent infrastructure or permanent residential areas. Now, in addition to sporadic periods of growth during certain years in response to the economy, there were also yearly seasonal fluxes in the economy due to population growth.

It was not until the late 1940s, after the Second World War, that the town's population, business community, and physical area began to grow consistently. Casa Grande became the commercial center of Pinal County in the 1940s, which is reflected in the large amount of buildings that were constructed during this time. Civic improvements were also made during this time period. An ambitious development program to beautify the city, improve roads, and promote tourism was begun in 1939 and a new railroad depot was built to replace the original one that burned in 1934. (Myers and Woodward, 1982) The original town site, itself, became more built up during this period. Beginning in the late 1920s, business owners had begun to move their buildings to the north part of the original town site but it was not until the late 1940s that most of the lots on Florence Street north of 2<sup>nd</sup> street were developed. By 1940, when the last Sanborn map of Casa Grande was published, Florence Street was completely built up, and other buildings had appeared on neighboring blocks. Despite this growth, this section of the downtown remained somewhat cutoff from the rest of the Main Street-centered business district by 2<sup>nd</sup> Street, which at the time was composed of vacant lots, scattered residences and a handful of gas stations. It was not until the late 1940s that most of the lots on Florence Street north of Second Street were developed, and it was not until the early 1950s that Second Street was developed as, by 1952, it was designated as the highway through town rather than Main Street.

Although Casa Grande became the commercial center of Pinal County during this time, the fact that Casa Grande was never the county seat of Pinal County had developmental implications, as well. It meant that it never had the associated larger and more formal buildings of government. These associated government buildings are often the most formal, of the most permanent construction, of the most architectural detail in a given area, and provide a cohesive core to a city for future growth as they offer a certain architectural vocabulary to an area. As a small, agriculturally based economy without county-seat status, there are not examples of other more formal styles that suggest prosperity or longevity such as buildings executed in the Neo-Classical style. Those few buildings that were designed by architects are rather modest in their stylistic vocabulary; two examples utilize native fieldstone, rather than employing materials that would have suggested more worldliness to either the residents of the community or to those passing through on the stretch of the state route that was the thoroughfare through town and the direct route between Phoenix and Tucson.

While Casa Grande's political status within the county affected its development of public buildings, residential and commercial development were most profoundly affected by the economic status of the town. For many years the economy of Casa Grande was based on agriculture, with mining only briefly contributing to the economy. As an agricultural community, and related to its subsequent slow growth, Casa Grande was never a wealthy community. As with most farming towns, this meant that Casa Grande had a smaller middle class and fewer professionals than in larger cities. This translated into the construction of small simple and inexpensive houses. Virtually all of its business establishments were modest buildings and minimally ornamented, if at all.

The period of time during the Second World War was one of tremendous increases in production of cotton in Casa Grande, and subsequently tremendous growth. Between 1940 and 1945, the trend toward farm consolidation accelerated as the total farm acreage in Pinal County increased while the number of farms continued to decrease. The housing shortage also produced a real estate boom in Casa Grande, with a sharp increase in the number of lots sold and homes constructed. Most of the vacant lots in the Evergreen Addition (which had opened in 1928) were finally purchased, as were remaining lots in the original town site, Bennett's Second Addition, Bennett's Acre City, Burgess Addition, Myers First and Second Additions, and the Manheim Subdivision. Remodeling and renovation of businesses contributed to the construction boom as well. By the end of 1945, building activity had reached record levels, and the building boom continued into 1946.

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page   8  

---

However, like the growth spurts of previous times in Casa Grande, the small community was not prepared for the huge growth that accompanied the economic expansion of the cotton industry, and significant labor and housing shortages ensued. Residences became overcrowded as the severe housing shortage drove up living costs. Many of these residences were already substandard, and indicative of residential development patterns in Casa Grande, were scattered throughout the town rather than clustered in a single neighborhood. This led to great concern in the community about slum conditions. During 1946, the tax revenue generated for the city was at a high with the lowest level of tax delinquencies in the city's history; yet this revenue was still insufficient to meet the demands imposed by rapid growth and expansion, and increased demands for city services and municipal improvements simply could not be met. It was during this time, that pre-fabricated structures were allowed into existing residential areas by consensus of the owners on a block and trailer homes were allowed into the city limits on a temporary basis. Coping with the expenses of growth, the city was extremely anxious to add homeowners of previously developed areas to municipal tax roles through annexation, since they benefited in part from city services. The population of Casa Grande grew noticeably during the 1940s, partly due to this annexation. In early 1946, both the E. P. Drew and Evergreen Additions were annexed, and soon thereafter, three Myers Home site additions were annexed. This annexation brought the city an additional 20 blocks of residences and nearly 700 citizens, and increased the city's population by about 20 percent overnight. Too, in late 1947, after nearly 70 years of growth directed primarily by private land speculation, the city had decided to create a planning commission. The planning commission was to promote the orderly, long-term growth of the city and to implement zoning ordinances to designate separate residential and business districts.

By 1950, Casa Grande had grown from the quarter of a square mile that had originally encompassed the original town site to a 1.25 square mile of area, but it still remained a small community with a compact downtown and well-defined residential areas. 1951 marks the end of this phase in development for, in 1952, Second Street was designated the major highway through town. Main Street had been the major route through town from Phoenix to Tucson up until this point, and this would once again change patterns of development in the small community. It was not until the early to mid 1950s that 2<sup>nd</sup> street was developed and acquired the storefronts and other business buildings that can be seen there today. The small town was still to undergo some major changes that would occur with the large-scale mechanization of farms as the 1950s progressed, and the later construction of the interstate, which would bypass Casa Grande.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page   9  

---

## Context # 2 : Architecture in Casa Grande, 1900-1950

### Architectural Styles in Casa Grande

Buildings in Casa Grande, although minimally ornamented, are not completely unstyled or unaffected by the national trends that were popular in architecture in their respective eras. However, rather in keeping with Casa Grande's past as a small-town agricultural community, the buildings tend to be interpretive or referential of national style trends. While many buildings in Casa Grande are simple, utilitarian buildings, there are also many that show the clear influence of style through their detailing, massing or arrangement of features. In Casa Grande, more examples of styled buildings are found residentially than commercially, which is unusual for a small town founded in the late 19<sup>th</sup> century; the pattern typical of other towns in Arizona that also date from the territorial period is for the commercial buildings to be more styled than the residential. This can best be explained in Casa Grande by the loss of commercial downtown buildings in Casa Grande over the years due to fire, the agriculturally-based economy, as well as the national popularity of residential plan books and the small house that coincided with the largest period of growth in Casa Grande's development.

Almost all of the buildings in Casa Grande are examples of vernacular architecture- buildings executed in what is referred to as the language of everyday architecture. These buildings tend not to be buildings designed by architects, but rather interpretations by their owners or builders, of styles popularized through plan books, photographs or drawings. Plan books permitted design and a stylistic vocabulary to be disseminated to mass culture, whereas throughout history, many endeavors in design and particularly architecture had been the realm of the wealthy elite. The use of style in residential, commercial and public institutions in small communities such as Casa Grande is particularly interesting not only as a manifestation of the far-reaching effects of these plan-books, but also for the localized interpretations or modifications of them, and the preference for particular styles that offered a cultural identity to the region. In Casa Grande, the preference was for Spanish-style architecture, as evidenced by the common emulation of buildings drawing on Spanish vocabulary, albeit much of which drew on the heavily romanticized models of the Revival Period. But Casa Grande also has a strong tradition of building styles and construction techniques again made popular in the Revival Period. As stated in the Multiple Resource Area Casa Grande NRN, "Many of the early businessmen in Casa Grande were Mexican settlers, and with them they brought an understanding of the desert climate, a tradition of adobe construction appropriate to the area, and a desire to build a community for their families." (Myers and Woodward, 1982) With the popularity of Revival styles in the early in the 20<sup>th</sup> century, there was a renewed interest in some of these traditional building materials and techniques; for instance, there was resurgence in adobe construction.

Other localized modifications to nationally popular styles were made by particular builders in Casa Grande. Auguste Fricke was a local builder who utilized construction techniques learned in Germany; these techniques gave his buildings a distinctive appearance. He had a system of casting concrete in which he would set a course of forms and use vertical bands to hold them in place. This process was often revealed in the finished texture of the walls as impressions left by the vertical bands. The walls of his buildings also often undulated slightly, revealing the process of the coursing of the formwork. Fricke was also known for his fanciful roof details. More than a dozen buildings attributed to Fricke remain today in the area from Maricopa to Picacho Streets and from Main to Fourth. (Stein, 1999) Mike Sullivan was another local contractor in Casa Grande, and was also known for his specialty in a particular method of construction. Beginning around 1920, he specialized in fieldstone construction, and his expertise in this type of construction leaves a legacy of fieldstone architecture in Casa Grande. (Myers and Woodward, 1982) Sullivan is the contractor responsible for the building of the fieldstone Women's Club Building in

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page  10 

---

1924, the fieldstone Presbyterian Church in 1927, as well as at least three other buildings.

## Building Materials in the Architecture of Casa Grande

Building materials used in Casa Grande are generally similar to those used in other nearby cities and towns, with a few local idiosyncrasies. Typical of the region, wood framing with either wood or stucco sheathing, brick with or without stucco, and stuccoed adobe are the major exterior materials in earlier buildings. Occasionally exposed concrete was used. Additionally dark volcanic stone was used to decorative effect in several prominent buildings and some simpler ones.

Materials used often are an indicator of a building's construction date. Early in Casa Grande's history, most structures were of wood framing with wood siding or they were of adobe, both reflecting typical low-budget construction in a young town. As the town became established, more permanent materials, such as brick, concrete, and stone began to be used for commercial buildings and to some extent in residences. After World War II the use of "modern" materials such as concrete block became common.

Field surveys indicate that the majority of homes in Casa Grande built up to 1950 (just more than half) were probably built of wood framing. This trend reflects the relative lack of wealth of Casa Grande in comparison to larger urban and commercial centers in the region, where wood framed structures are often in the minority. About one third of homes were built of common masonry materials including brick, concrete block, or adobe. Distinct minorities of homes were built of stone or cast concrete.

Most wood frame homes are clad in stucco, with the remainder clad in wood siding. Alteration through the application of stucco over the exterior of wood-sided homes is a common modification due to the widespread availability and low cost of portland cement based stucco relative to wood siding. Stucco is often added later to reduce maintenance requirements. About one fifth of wood frame homes in Casa Grande retain wood siding as their exterior material, making good examples of this material combination relatively rare.

In contrast to residences, wood framing today is rarely found in commercial buildings in Casa Grande. While popular in earlier days for reasons of economy, by the 1920s most commercial building shifted to masonry or concrete construction. Wood framing represents only about ten percent of the historic commercial building stock. Like residences, most are clad in stucco.

Masonry homes are predominantly of adobe or brick, usually with a stucco finish. Adobe was the predominant masonry material for homes, gradually declining in popularity through 1944 in favor of brick and concrete block. Postwar masonry residences are almost exclusively of concrete block.

Brick, and particularly exposed brick, was more likely to be used in Casa Grande for commercial and public buildings than for houses. Its popularity for commercial buildings expanded in response to periodic fires in the central business district through 1915; brick was subsequently touted for its fire-resistant qualities. Compared with other cities and towns with more-robust economies, there are overall relatively few of these brick commercial buildings. It was most popular as a material in the 1920s and 30s, later being phased out in favor of concrete block.

Fieldstone homes, while only a small proportion of total historic residences in Casa Grande, offer a distinctive contrast within the residential areas. Seven known examples exist, making this among the rarest of structural materials for residences. Most examples are of a local dark volcanic stone ("malpai").

Fieldstone was also used for several prominent local public and commercial buildings, most notably the Casa Grande Woman's Club and the Presbyterian Church. Its commercial use beyond such landmarks is very rare.

Cast-in-place concrete was rarely employed in Casa Grande for residential construction. Only one example is

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number   E   Page  11 

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

---

known. In contrast, about one third of commercial buildings are of concrete. Concrete was used extensively in Casa Grande's larger and more substantial buildings. In most cases, the concrete was stuccoed or parged to present a smooth appearance. It was used more rarely as an exposed building material, with the rough board formwork visible in the exterior finish.

## Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

### Commercial Style (1900 –1940)

Commercial Style buildings were built out of various materials and employed many different styles, but were most typically built of brick or concrete for purposes of fire protection. For many of the small businesses that utilized commercial storefronts, architectural style was generally not an issue; the greatest determinants of building form were efficient land use, economical construction, visibility of storefront and signage, and utility of purpose. As these buildings were often built in a central business district where land costs were high, they were built out to the front and side property lines. Generally, Commercial Style buildings in smaller towns such as Casa Grande were only one or two stories in height.

Commercial storefronts have fairly standard features. Often, storefronts were not built in isolation as freestanding structures but as part of a commercial row of storefronts of varying size built at different times. A property block could include a single storefront or as many as three or four; storefronts would abut each other in a row and often shared party walls. Usually no more than one façade on each storefront would be developed unless the storefront occupied the end of a commercial row. In this case where more than one façade was visible, the two street-facing facades would often be developed. Usually built with a flat roof, the façade walls of a storefront would extend in a parapet above the roof, improving fire resistance, as fire would be delayed in spreading to the roof as it traveled up the extension of the parapet. The lower portion of the front façade was given over to storefront display windows and entrance doors, which filled large openings between corner piers. Commercial storefronts could be built in any style and employ as much ornamentation as the architect, builder, or owner wanted. Many of these commercial buildings in Casa Grande have some kind of modest ornament. The most common ornament is tile around the windows, entry, or on the kick plate. Parapet ornamentations made of brick or concrete, and brickwork in relief to frame signage on the part of the façade over the canopy are also common.

One story commercial fronts feature one or more recessed entries with a single or double wood-framed glass door, usually with a transom window above the door, large display windows with foot-high kick plates below on either side of the entry, often with a row of larger transom windows (also called clerestory windows) above the display windows and entry, whose purpose was to provide light and sometimes ventilation. On older buildings, built around the turn of the century, a retractable cloth awning provided shade for the display windows and entry, and occasionally for the transom windows, as well. On later buildings, awnings were often replaced by fixed sidewalk canopies supported by posts mounted to the sidewalk, or, more commonly, by tie rods attached to the building parapet. One interesting feature of one-story commercial fronts is that they were usually built with a higher roofline than other single story buildings; a business owner could present an impressive front to customers and passerby without the expense of building a multi-story structure.

Multi-story commercial fronts are similar to the one story commercial front except that these buildings typically have more than one use. Generally, there is a more public function on the ground floor such as a store, shop, or service establishment, and more private uses on any above ground floors such as apartments, rooms or offices. There is usually an additional entry to provide access to the second floor rooms. Because the upper stories were built to serve functions much different than those for which the ground floor was intended, the facades of these upper floors exhibit architectural elements and design characteristics that are noticeably different from those on the ground floor. In contrast to the inviting display windows and entries on the ground floor, which are meant to appeal to the passerby, the upper floors of these multi-story commercial fronts generally have a rather utilitarian appearance. However, in cities such as Casa Grande

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page   12  

---

where most commercial buildings lack significant ornamentation, the difference between the first and second floors are often more subtle.

## Commercial Style (1940 –1951)

A fundamental design shift occurs in the commercial style after 1940, when features that used to adorn even the simplest commercial building were disappearing. Fixed or opening transom (clerestory) windows, tall façade elevations with high parapets, recessed entries, and smaller transom windows over the doors and display windows were replaced by less imposing facades, smaller display windows, and simpler entries often flush with the facades. In some cases, such as in transom windows, advances in indoor lighting made the older features somewhat unnecessary. But in others the changes appear to have marked a trend toward “modernizing” the storefronts. One of the most noticeable differences between older (pre-1940) and newer (post 1940) commercial buildings in Casa Grande is that the latter often have square display windows set individually in the walls, rather than banks of continuous display windows that run along the entire façade. These smaller windows apparently had the advantage of lower maintenance and replacement costs. One older feature that was retained on some of these 1940s era buildings was the sidewalk canopy, which typically (in Casa Grande) is supported by metal tie rods. Many commercial buildings erected in the 1940s and 1950s still had shade canopies-but this time almost always attached with tie rods- but even these were becoming less standard, especially outside the downtown business district in strip shopping clusters that were oriented toward automobiles rather than pedestrian traffic. .

## Bungalow/ Craftsman (1890-1940)

The tenets of the Bungalow/ Craftsman movement in architecture were in direct contrast to the machined and highly ornate decoration of the preceding Victorian era. While the Victorian era had been one of conspicuous consumption, manifested in the ornate decoration and highly formalized room layouts of the era, the bungalow was a shift to what was perceived as a less-artificed lifestyle. The Bungalow/ Craftsman Movement was a direct outgrowth of one of the principle ideologies of the Arts and Crafts Movement, which held that there was a morality that developed from the creative expression of making things oneself, and advocated the active pursuit and cultivation of this morality. The Bungalow/ Craftsman movement utilized natural materials, informal and open room layouts, smaller residences, and an emphasis on decoration created through craftsmanship, particularly with the use of motifs from the natural world. (Kostof, p. 45)

The Craftsman Movement owes its name to a magazine published by Gustav Stickley. Stickley was a furniture maker who advocated the beauty of natural materials, such as wood, emphasized through the use of craftsmanship and simple, unadorned lines. The inspiration for the Bungalow/Craftsman style in housing came from the California architects, Charles and Henry Greene, whose work was the synthesis of their training in woodworking, their interest in Oriental woodworking and the principles of the English Arts and Crafts Movement. The Bungalow/ Craftsman house and its encompassing ideology were particularly well suited to a small-town, agricultural community like Casa Grande, and the tenets of the craftsman ideology manifested itself in the use of local craftsman as well as building materials, such as native fieldstone. Mike Sullivan was a local contractor whose work expresses this craftsman ideology. He concentrated his efforts on stone construction, and it is he who is responsible for many of the stone buildings of local fieldstone in Casa Grande from the 1920s on. He built the Women’s Club Building (1924), the Presbyterian Church (1927), possibly a bungalow at 515 East Third Street, and at least three other buildings (Myers and Woodward, 1982)

The typical plan-book (bungalow) or craftsman house is a one-story house with gently pitched broad gables, usually front-gabled or side-gabled. Often, a lower gable covers an open or screened porch and a larger gable covers the main portion of the house. In larger bungalows the gable is steeper, with intersecting cross gables or dormers. The eaves are typically wide overhangs that serve to emphasize the feeling of shelter; often these overhangs have exposed rafter tails and eave brackets. Rafters, ridge beams and purlins often extend beyond the wall and roof, and decorative structural expressions at the ends of gables also emphasize the feeling of shelter provided by the roof.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number  E  Page  13

---

The Craftsman examples most in character with the aesthetic prototype are those that make liberal use of materials that convey a natural aesthetic, such as those utilizing stone or wood shingles, rather than materials that appear machined. However, many employ materials such as wood siding, stucco or brick. Further emphasizing this natural aesthetic, earth tones are often used for paint colors and stains on trim work, exterior finishes or exposed structural members. Chimneys are typically placed on an exterior wall and are of materials such as rubble, cobblestone or rough-faced brick. There are typically small windows that flank the chimney; other windows are typically larger casement or double hung windows with divided light sashes over large undivided sashes (3/1, 4/1 and 8/1 are common). There are usually substantial porches, often full façade, and with square, tapered piers supporting the cover. If the porch cover is not integral with the house roof, then the porch often has a gabled cover whose profile matches that of the gabled roof, but it is often common to see shed-roofed porch covers, as well. Tapered porch posts and battered porch piers are common.

The above elements are elements common to most bungalows; however, the bungalow as a simple and functional house was subject to many variations during the era. Variations are often indicative of a particular place or differing time frames within the era in which the bungalow was popular; some of these variations are the California, the Swiss, the Colonial, and the Tudor.

## Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revival Styles

### Mission (1890-1920) / Spanish Colonial Revival (1915-1940)

In Casa Grande, although there are styles indicative of the period revival styles popular nationally, there seems to be a particular preference for those styles that reflected a Spanish heritage. Houses with Spanish-style features had become popular particularly in California and Florida, where they were appealing to new migrants because of an association with the "easy-going" and slow-paced way of life of the Mediterranean and Latin America. This style also benefited from an association with the glamour of Hollywood, and it conveyed a sense of historical depth that was missing in the subdivisions sprouting up everywhere in these two states. At this time, too, there was a new emphasis on healthy living through the outdoors, especially in California. The Spanish Colonial Revival house, with its emphasis on outdoor relationships, was particularly well suited to the new ideas about health, as well as the temperate climates of these two states. As these two states set the tone for national popular taste even in the early 20<sup>th</sup> century, buildings in this style were soon being built in the rest of the country, particularly in the Southern and Southwestern regions with their more temperate climates.

In Casa Grande, as in other Arizona towns within close proximity to the Mexican border, there was an affinity and assimilation of Hispanic culture and tradition that made Spanish styles particularly appealing. The Spanish Colonial Revival

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number  E  Page  14

---

style, although a romanticized version of the Spanish past (and perhaps because it was a romanticized version), validated the unique history of the region rather than hearkening back to English colonial roots that were so far removed in the West. The influence of Spanish-style architecture in Casa Grande extends far beyond the houses and buildings that are fully realized examples of the style; indeed, if there is an overall design motif for Casa Grande, it might well be "Spanish-style" architecture. There are many unstyled buildings that employ one or two Mission/Spanish Colonial Revival details, and many others that have tile roofs or stucco finishes.

Characteristic of the Mission style is simplicity of form. Most ornament on buildings of this style is integral with the form rather than applied. Often the front facade wall surface on buildings of this style continues upward to form a parapet that significantly projects past the plane of the roof. Roof eaves with exposed rafters may extend well beyond the walls. Often, elements such as round arches supported by piers punctuate walls, which are typically of frame, concrete block, or brick finished in stucco or plaster. The finish of these walls is most typically white to resemble the Spanish Missions upon which the style is based; color and texture are provided in the broad red-tiled roof that is typical of this style. Elements such as bell towers, arcades, and piers are often used on larger buildings. Elements such as curvilinear gables and small iron balconies or balconets are found on larger buildings as well as smaller ones. Buildings of this style typically have either canales or circular or square roof drains cut into the parapet or attic vents to resemble canales. Other surface decoration is minimal and typically consists of elements such as red tiles covering the coping or top of parapet walls, archivolt trims and impost moldings, or a plain stringcourse that outlines arches or occasionally gables and balconies.

The Spanish Colonial Revival style shares many characteristics with the Mission style; however, Spanish Colonial Revival style is particularly distinctive from the Mission style in greater complexity of form and the use of applied exterior ornament. The Mission style employs little applied ornament; the Spanish Colonial Revival style is often ornate, especially on large or public buildings. Like Mission style buildings, Spanish Colonial Revival buildings feature red-tiled hipped or gabled roofs. Stone or brick exterior walls are typical; the walls are often left exposed or, like the Mission style, are finished in plaster or stucco. Arcaded porches and loggias also are typical architectural elements of the Spanish Colonial Revival style. Windows on buildings of this style can either be straight or arched, and wrought iron is often used both decoratively and functionally as grills over windows. Wrought iron is also used for gates or balconies. Arcaded elements are used as surface decoration, and for openings and fenestration; common applications include compound arches for windows, arcades supported by columns with carved and molded capitals, niches, and arcaded cornices to highlight the eaves. One architectural feature unique to Spanish Colonial Revival in comparison to the Mission style is the ornate low relief carvings that are often utilized. These can be used to highlight arches, columns, window and door surrounds, cornices and parapets. Large buildings in this style often also have facades enriched with curvilinear and decorated parapets, cornice window heads, and symbolic bell towers.

## **Pueblo (1905-1940)**

Pueblo style architecture has deep roots in the indigenous building traditions of Mexico and the American Southwest, which accounts for its popularity in the Southwest. Pueblo Revival was arguably the most self-conscious of the academic revivals as it evolved out of the desire to develop American styles of architecture that were adaptations of indigenous building traditions. Architects working for railroads, hotels, and tourism promoters in New Mexico and California developed it. They sought a style that would attract the attention, and therefore the patronage, of Eastern tourists eager for a glimpse of the Southwest's exotic Indian and Hispanic cultures. This is in contrast to the national popularity of Spanish Colonial antecedents. The romanticized Spanish Colonial Revival style had a European lineage that most Americans outside the Southwest could relate to and romanticize, opposed to the Indian and Mexican cultures represented in the forms and building techniques alluded to in the Pueblo Revival style. Americans were decidedly less interested in anything that seemed either too Indian or Mexican and, thus, the Pueblo Revival style never attained the popularity of other revival styles nationally. The style remained confined largely to California and the Southwest and had relatively little impact on



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page  15 

---

plan books. However, by the end of the first decade of this century, the Pueblo style had been adopted by the City of Sante Fe as its preferred architectural style. At the same time, artists living in Taos were embracing not only Indian decorative arts but also local Hispanic building traditions, thus further promoting the style.

Examples that are most characteristic of the aesthetic prototype have a sculptural, handmade quality with battered walls, rounded corners, and rounded edges on parapets, and projecting rounded roof beams or vigas. Pueblo style buildings are flat-roofed structures, often with stepped parapets and several different roof levels that contribute to the effect of stepping or terracing. Pueblo style buildings are typically clad with stucco or plaster over frame, adobe, cast concrete, or concrete block. Straight-headed windows are generally set deep into the walls. Surface ornament is usually simple and integral, rather than applied. Integral ornament consists of elements such as roughly hewn exposed wood window lintels over doorways and window openings, unpainted round porch posts, and canales (water spouts) placed at the level of the roof plane high on the parapet walls.

## **Romanesque Revival**

Although the Romanesque style had faded from popularity by the 20<sup>th</sup> century -it was popular in the last four decades of the nineteenth century- there are references to this style in Casa Grande during the period of architectural revivalism. The post-war use of the Romanesque Revival style employed many of the stylistic elements of the original Romanesque Revival style popular a century earlier, only in a much simpler manner indicative of the both the changes in the way building materials were produced as well as the method by which buildings were erected. By the mid-20th century, there had been a major shift in design, the construction process, and in the fabrication of building materials; in large part, this shift was due to the effects of the Modern Movement in architecture that had begun in the 1920s with the introduction of the International Style. Modernism espoused the use of building materials that were produced by a more industrialized, machined method than the methods of a century earlier, and buildings were designed to be fabricated and erected quickly and efficiently. In the United States, efforts at mass production were not entirely a new idea; efforts at mass production through machination had been ongoing since the construction method of balloon framing had first been introduced in the 1830s. However, "it was after the Second World War that mass production found its chance. When the veterans returned by the millions, conditions were finally right." (Kostoff, p.60) Therefore, even when a style such as the Romanesque Revival style was employed a half-century later than its era of popularity, as a "traditional" style, it was utilized with variations indicative of the modern age of machination and mass-production. During the era of the Romanesque Revival style (1840 -1900), buildings of the style were of monochromatic brick or stone, facades were asymmetrical and highlighted by round arched openings, and buildings often had gabled naves. These are all elements that are also utilized in the post-war version of this style. Gabled naves are often flanked by square or polygonal towers of differering heights and covered with various roof shapes such as battlemented parapets. Round arches are used as many different architectural elements on facades: arches are often used decoratively to enrich corbel tables along the eaves, decorative arches often mark horizontal divisions as they are used along belt or stringcourses, and compound arches in openings and fenestration patterns are common. Blind arcades, tympanums, and archivolts are often incorporated into the façade, as well. Wall buttresses, piers, and corner buttress with pinnacles, and splayed window openings are some other common architectural elements typical of both the Romanesque Revival style and the post-war version of the style. However, the post-war version of the Romanesque Revival style employs these elements in a much simpler manner, and with modern materials and construction techniques.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   E   Page 16

---

## Modern Movement

### Moderne (1930-1945)

Sometimes also called the Art Moderne or Streamlined Moderne style, the Moderne style was popular during the 1930s and 1940s. It was an international style employed to give buildings an efficient and "modern" appearance that reflected the machine aesthetic developed for use in the industrial design of ships, airplanes and automobiles. through streamlining. Moderne buildings feature rounded corners and other rounded elements such as curved canopies. Smooth wall finishes such as stucco, cement or metal, mirrored panels also emphasize this streamlined appearance. Moderne buildings typically feature flat roofs; often, a stringcourse along the coping of wall and curved moldings on the façade compose the ornamental detailing on this style of building. The façade is usually an asymmetrical composition and often has horizontal grooves or lines in the façade to emphasize the building's horizontality. Curved glass, ribbons or band of windows in metal frames, or glass block used as windows or entire sections of wall also contribute to a streamlined appearance.

### Art Deco (1925-1940)

The Art Deco style is characterized by a linear, hard edge or angular composition and typically has a vertical emphasis. The facades of buildings often are arranged in a series of setbacks emphasizing the geometric form and a stepped frontispiece is often centered on the front façade. Elements such as strips of windows are often made more vertical in appearance with the addition of decorated spandrels or stepped window heads to emphasize the overall vertical feeling of the composition.

Stylized decoration such as hard-edged low relief is often utilized to highlight different elements on the façade, such as door and window openings.) Straight-headed windows that do not break the angularity of the composition such as metal sash or casement windows are typical, but an occasional circular window or rounded window and doorjamb is not uncommon. Popular motifs often exhibited on art Deco buildings are sunrise and floriated patterns, and many buildings, especially those with highly public uses, incorporate stylized figure sculpture on the façade. Geometric and angular patterns are also popular in use on art deco buildings; a Chevron and lozenge motif or zigzag motif is often used as a decorative band, parapet trim, or molding on the building facades. Ornamental detailing often is executed in the same material as the building. Other popular decorative elements are surface finishes such as polychromatic mosaic tiles, colored glazed tiles and metal panels. The use of stringcourses along the roof edges or parapet often visually terminates the verticality of the facades.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 17

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## ASSOCIATED PROPERTY TYPES

The Associated Property Types for the Historic and Architectural Resources of Casa Grande include Central Business District Commercial Buildings, Roadside Commercial Buildings, Community Medical Facilities, Community Educational Facilities, Community Religious Facilities, Railroad-Related Buildings, Single-Family Neighborhood Dwellings, and their associated subtype, Secondary Structures. Historic Districts have not been included as a Property Type because Casa Grande lacks concentrated resources with good integrity that fall within the period of significance.

### Name of Property Type: Central Business District Commercial Buildings

Central Business District Commercial buildings are important for understanding how a small town like Casa Grande developed in relation to the railroad, and for understanding the later shift in development that occurred with the widespread ownership of the private automobile. This shift was responsible for the transition to the later Roadside Commercial Property type. This shift coincided in Casa Grande with an ever-growing agricultural economy. Architecturally, Central Business District Commercial Buildings defined the streets of the central business district, as the street defined them in the expression of their form, creating an integral relationship oriented to the pedestrian consumer. The utilitarian nature and commercial function of Central Business District Commercial Buildings is readily understood through their form, and they provide information about the development of Casa Grande from its beginnings as a small railroad town early in the 20<sup>th</sup> century.

In order to qualify for listing, the Central Business District Commercial buildings must have been used for the display and sale, or production, of goods or services for the population of Casa Grande. This property type is significant in local history as it provides information as to the early development of Casa Grande in relation to the railroad, and also provides information about the later shift away from the railroad with the rise of large-scale agriculture. This property type is representative of the Commercial Style built across the country during the early 20<sup>th</sup> century as rendered in a small, southwestern town. Central Business District Commercial buildings are eligible under Criterion A in the area of "Community Planning and Development" if they significantly contribute to the pattern of development of downtown Casa Grande. In order to be eligible under Criterion C in the area of "Architecture," Central Business District Commercial buildings must be an intact example of the Commercial Style as rendered in the small community of Casa Grande during the early 20<sup>th</sup> century. The properties must be intact examples with integrity of location, design, setting, materials and association.

#### Criterion A:

The Central Commercial District building type is particularly important because it demonstrates changing patterns of development within the original town site of Casa Grande. The first pattern of development within the original town site is the Main Street-centered development in relation to a railroad-based economy, prior to the rise of large-scale agriculture. The pattern of development during this first period is that found in similar railroad towns on Main Streets across the nation. Typically, Main Street ran parallel to the tracks, as it does in Casa Grande. Typical

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number  F  Page  18

---

Main Streets would be composed of a couple of blocks commonly referred to as taxpayer's blocks, and would be open to farmland at the ends of the development. Most small railroad towns were never fully built up, but had vacant lots interspersed throughout, so that Main Street had "a scale of expectations unfulfilled." (Kostof, p.168) This is compounded in Casa Grande by fires that ravaged the town throughout its history. In its initial phase, the downtown business district was very compact, with most stores located on Main Street facing the railroad and a few situated on Florence, Washington and Sacaton Streets immediately north of Main. Main Street and surrounding blocks were mixed in use, and constrained to a small 1.5 square mile area. Since this was before the development and subsequent widespread ownership of the automobile, streets were tightly developed as they accommodated a pedestrian culture. Unlike many small towns born of the railroad, Casa Grande did not fade into obscurity as other railroad towns did in the 1920s with the introduction of the wide availability of the truck. In fact, the introduction of the truck, rather than obliterating the reason for Casa Grande's existence, may have been instrumental in its development as an agriculturally based economy.

In the 1920s and 1930s, Main Street continued to be the primary thoroughfare in Casa Grande, but in response to the widespread ownership of the automobile, highways were also built connecting Casa Grande with the Phoenix and Tucson metropolitan areas. Development within the original town site subsequently changed within this period. Beginning in the late 1920s, business owners began to move their buildings north on Florence Street between Third and Fourth Streets. This shift away from Main Street towards Florence Street impacted adjacent blocks as well. Vacant lots began filling in with buildings with proximity to the new magnet for development, Florence Street. However, it was not until the late 1940s that most of the lots on Florence Street north of Second Street were developed.

Despite this growth, the north section of the downtown area remained somewhat cutoff from the rest of the Main Street-centered business district by Second Street, which at the time was composed of vacant lots, scattered residences and a handful of gas stations. As the town's population, business community, and physical area began to grow consistently in the 1940s and Casa Grande became the commercial center of Pinal County, the original town site became more built up. By 1940, when the last Sanborn map of Casa Grande was published, Florence Street was completely built up, and other buildings had appeared on neighboring blocks. It was not until the early 1950s that Second Street began to fill in with development. Previously, Second Street had been the division between the earlier railroad-based development of Main Street and the later development of the north part of downtown. However, in 1952, it was designated as the highway through town rather than Main Street. This set the stage for future development within the original town site.

### Criterion C:

The transitory nature of the economy during the era of the railroad of the late 1800s and early 1900s necessitated buildings that could be leased for a function one year and a different function the following year. Therefore, a flexible and utilitarian space that could accommodate a variety of functions developed. A building designed to accommodate commerce, this property type is executed in a form generally referred to as the Commercial style. However, a Commercial style building could utilize vocabulary from a variety of styles. There are two principle subtypes of the Commercial style, the one-part (one story) commercial structure and the two-part (two or more stories) commercial structure. The construction method employed for the Commercial style property type is very simple; buildings are usually a simple, rectangular form with load-bearing walls supporting a wood joist roof structure. The Commercial style is not a building type associated with a particular architect, builder or craftsman. Rather, it is a utilitarian type of building that grew out of necessity and it became part of the general lexicon across the country.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number     F     Page   19  

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Spatial arrangement, scale, proportions, and materials are the important architectural characteristics that give examples of the property type their significance. This property type usually sits within a commercial block between adjacent buildings as part of a commercial row. In instances where bounded by a street on the side, the Commercial style property type terminates the end of a row. The siting associated with this property type is strongly correlated with its form and function; no setbacks are present so that the building not only adjoins the sidewalk, but also often shares party walls with adjacent buildings of the same type. The most important component of this property type is its facade and the relationship of the front façade display to the adjoining pedestrian sidewalk and adjacent street.

The entry is usually recessed and centered on the façade; the entry can either be a single door or a pair. Entry doors typically contain a large glass panel framed in wood with larger framing at the bottom serving as a kick guard; they often have an integral transom above. Display windows, flush with the façade, frame each side of the entry. These windows are large single-light fixed pane storefront windows that extend across the façade and terminate at the end pilasters. The display windows have a wood sash and rise from kick plate height to align with the bottom of a transom window above the entry door. There are also often transom windows and a canopy located above the display windows that extend across the façade to the corner pilasters. In addition to the large display windows, there are often small punched windows on the side and back facades. These are placed high on the walls to admit light but not views. This property type is typically one story in height in Casa Grande, but there are a few two-story examples. One-story buildings usually have higher ceiling heights than necessity dictates, often between 12 to 14 feet in height; the owner could create an imposing façade without the associated costs of a multi-story building. In buildings of this type where more than one story is present, the first story maintains the elements related to the one-story type. However, the relationship between the ground floor and subsequent floors is different. The above ground stories, typically more private in use whether of commercial or residential nature, have smaller windows placed as individual units within the wall. Like the one story building, two story examples often utilize the principle of creating a more imposing façade with less expense by positioning a second story toward the street that does not run the full depth of the building. Materials are typically of durable and fireproof construction. Adobe brick is used regionally in the Southwest in early buildings of this type; later buildings are typically of exposed brick, concrete block, or cast concrete.

Architectural characteristics such as workmanship, stylistic details, construction techniques and aesthetic quality are typically consistent within this property type, but because of this property type's utilitarian nature are of less importance to its significance than in other property types. The use of stylistic detail on this property type, particularly in small communities such as Casa Grande, exemplifies the utilitarian nature of the commercial style. This property type generally utilizes minimally applied exterior ornament; however, ornament can reference a variety of styles. The front façade is usually the only part of the building that is given any stylistic treatment, as it is usually the only façade readily visible from the street. There is sometimes a secondary façade treatment where this property type terminates the end of a commercial row and a side is visible. In early examples of this type, that secondary treatment usually consists of painted signage on the building or access doors. This type of property, in particular, is designed to be seen from the front and perhaps a side, but never from the rear; the architectural treatment of the facades reflects this. Typically, the spatial arrangement of this building type is very simple with a large display window area on the first floor as the most articulated space, as it was oriented to a pedestrian passerby. The rest of the ground floor is typically very open and utilitarian in nature; subsequent aboveground floors tend to be more private, often for more than one use, and are usually more compartmentalized. Neither the workmanship nor the construction techniques for this particular type of building in Casa Grande are particularly significant as this is a very utilitarian structure. The aesthetic qualities associated with this property type are of a very utilitarian nature: a flat roof with parapets, display windows and entry on the front façade, and a flat canopy extending the length of the façade

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

Section Number   F   Page  20 

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

---

supported by tie rods angled from the top parapet of the building. Decoration consists of elements such as corner pilasters, decorative brickwork and tiles, decorative-shaped parapet treatments, and ornamental copings.

The spatial relationships of resources to each other and the environment are significant unifying features of this property type. The building has no setback so that the building has a direct relationship with the adjoining sidewalk and street. Often an alley borders the property to the rear and sometimes the side, so that there is a clear division between public and private functions. The surrounding streetscape remains small in scale, as well, with a street no wider in width than will allow for the passage of two lanes of traffic. This property type is strongly related to the small scale of the street earlier in the century, and is typically found in a setting where other similar commercial buildings define an opposite side of the street. It is often one in a row of buildings that share sidewalls, the commercial row forming an uninterrupted block until terminated by a street. The building is built out to its property lines for maximization of its site. It is most often a simple rectangle in plan. As this property type maximized its site in relationship to the importance of the fronting sidewalk and street, there are usually no outbuildings associated with this property type.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number F Page 21

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

---

### Name of Property Type: Roadside Commercial Buildings

This property type is related to the earlier commercial buildings that pre-date it; the factor that separates this property type from earlier commercial buildings is its relationship to the automobile. The widespread ownership of the private automobile began in the 1920s, and was a factor that allowed a shift in growth away from a railroad-based economy toward an agricultural economy. Locations adjacent to the rail lines were no longer necessary for commercial buildings as the private automobile transformed the landscape by the 1940s; the automobile enabled unrestrained movement between places.

In order to qualify for listing, Roadside Commercial buildings must have been used for the display and sale, or production, of goods or services for the population of Casa Grande. This property type is significant in local history as it provides information as to the shift in development away from the railroad that occurred in conjunction with changes in arterial routes and the rise of large-scale agriculture. This property type is representative of the Roadside Commercial Style built across the country during the mid-20<sup>th</sup> century. Roadside Commercial buildings are eligible under Criterion A in the area of "Community Planning and Development" if they significantly contribute to the pattern of development in Casa Grande. In order to be eligible under Criterion C in the area of "Architecture," buildings of this property type must be an intact example of the Roadside Commercial Style as a sub-style of the Commercial Style (1940-1951) as rendered in the small community of Casa Grande during the first half of the 20<sup>th</sup> century. The properties must be intact examples with integrity of location, design, setting, materials and association.

#### Criterion A:

The linear and restrained movement of the train had shaped the earlier commercial buildings of the tightly developed downtown district in Casa Grande; the movement provided by the automobile had the effect of allowing dispersed development. The automobile allowed development to spread out to cheaper land further away from downtown. Easy movement provided by the automobile enabled farmers to transport their harvested crops and also had an effect on other commerce. Unhindered movement increased competition to attract consumers to local businesses, as improvements in transportation widened people's accessibility to sold goods. With the growing importance of agriculture in Casa Grande's economy, the highway connecting the small town to the towns of Phoenix, Tucson, and Gila Bend became increasingly important as a means to distribute the goods produced in Casa Grande. The intersection of these roads became the new focus around which commercial development in Casa Grande centered as they had the highest volumes of traffic.

One of the most significant characteristics that defines this property type from the preceding commercial property type earlier in the century is its spatial relation on its site and to the street. The Roadside Commercial property type does not maximize its site with its building footprint, as did the earlier commercial property type. Typically, this property type is set back significantly from the street, often with the rear of the building set against the rear property line. This type of siting for the Roadside Commercial building is indicative of the strong relationship of the property type to the vehicle. The intent of this siting was to advertise a promise of convenience to the passing motorist; with widespread ownership of the automobile consumerism became destination-oriented rather than pedestrian oriented. The promise of convenience exemplified in ample parking was one method to attract customers.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number F Page 22

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

The overall shape of this building type is long and linear along the street it fronts; this maximizes its presence on the street. This property type is usually located on a major arterial route with proximity to a major intersection.

Criterion C:

The building as advertisement is the predominant theme in the era of this property type. During this era, the automobile not only transformed the landscape with unhindered movement, but also transformed the economic landscape and the buildings that housed commerce. Competition to attract customers became one of the major form-givers of this property type. Many roadside commercial structures employed modern styles, as it was important to have the appearance of a building look up-to date as an advertisement of the products or services within. Styles like Streamline Moderne were especially popular for those roadside commercial buildings that had goods directly related to the automobile, as the machine aesthetic of the style reflected the function of the goods associated with the building. Exterior imagery became an extremely important way to lure customers. Buildings of this property type often utilized exaggerated imagery and often would combine a variety of different images and references on a single building; if one image did not draw a customer, perhaps another one would. The imagery employed was oftentimes associated with the region. In the Southwest, images of tepees, the Wild West, missions, and cacti were popular. However, imagery could also be fantastical and completely unrelated to the area. Images of fantasy, such as castles, and images associated with national imagery, such as the Statue of Liberty and the Capitol building, were also popular motifs. During the era of this property type, this use of imagery was also taken to an extreme in some buildings; the entire building expressed an image in its form rather than just utilizing an image as a stylistic detail. These buildings are referred to as mimetic, as the form mimes the form of an object- often the form of an object sold within.

As this property type developed, the proportions began to reflect the shift from the earlier pedestrian-oriented culture to the rising vehicular-oriented culture. Often, the sizes of ground-level display windows in later examples of this building type (1950 and on) are smaller than in the commercial property type that predates it. Displays were not seen as easily from the street as they had been from the sidewalk of the earlier pedestrian-oriented culture. Improvements in indoor lighting and the expense of replacing large expanses of glass also made the larger display windows less necessary and desirable. However, many roadside commercial buildings maintained the larger display windows carried over from the preceding commercial building, incorporating them with the elements of the new property type; this is especially common in businesses where displayed goods were large enough to be seen from the distance of the street, such as auto showrooms.

Unlike the commercial building type that preceded this building type, buildings of this type were built in a variety of sizes proportional to the needs of the particular function within. In contrast, the function of the preceding commercial type had been mandated by the constraints of the building; leased spaces were utilitarian to accommodate a variety of tenants from year to year. The Roadside Commercial Building type often has a large horizontal band of display windows, reflecting its long linear orientation to the movement of the car to the front of the property. This linear orientation is often reflected in the height of these buildings, as well. Roof heights are often much lower than the preceding commercial type. The lower roof height could appear more modern or serve to emphasize the imagery utilized on the building façade. Materials utilized in this property type are usually inexpensive and durable materials such as concrete block. However, many buildings of this type also utilize materials such as brick, especially in buildings where there was an aim to project an image of solidity and permanence, such as for financial institutions. Wood frame is also common. The level of workmanship on buildings of this type is generally much higher than that exhibited on buildings of the preceding commercial type. The utilitarian commercial buildings of the preceding era were not considered effective in attracting the new consumer. The new consumer was newly emancipated from



**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 23

---

restrained movement by the private automobile, and this freedom of choice promoted competition in the built environment to attract the consumer's attention and patronage.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number F Page 24

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

### Name of Property Type: Community Medical Facilities

Many health care facilities were built as sanitariums after each of the world wars, as many soldiers returned with illnesses such as tuberculosis that required long term-term health care. Since the 1850s, there had been a notion prevalent in American culture of the spiritual and restoring nature of the home and the suburbs. Considering the pervasiveness of this notion, a more residential setting would have been considered more conducive to recovery, especially for the long-term care provided by sanitariums. This property type is strongly related to the single-family dwelling property type as it mimics that type in both its setting, scale, and in its utilization of architectural styles that were often employed primarily for residences such as the Bungalow style. Because of these associations, this property type reinforces the residential pattern of development in Casa Grande that occurred with the shift from a railroad-related economy toward a more agriculturally based one.

In order to qualify for listing, health care professionals must have used the Community Medical Facility buildings for the treatment or prevention of illness in community residents. This property type is an important public building type that provided service to the general population of Casa Grande. This property type is significant in local history as it provides information as to patterns of development and the utilization of architectural style in Casa Grande. Community Health Care Facilities are eligible under Criterion A in the area of "Community Planning and Development" if they significantly contribute to the pattern of development in Casa Grande. In order to be eligible under Criterion C in the area of "Architecture," Community Health Care Facility buildings must be an example that reflects an architectural style trend in Casa Grande. The properties must be intact examples with integrity of location, design, setting, materials and association and must be built within the period of significance of 1920-1951.

#### Criterion A: -----

The Community Medical Facilities property type, as defined and discussed here, was built within the period of 1920-1951. The Community Medical Facilities property type reinforces the residential pattern of development in Casa Grande that occurred with the shift from a railroad-related economy toward a more agriculturally based one. Early in the railroad-oriented era associated with the development of downtown Casa Grande, it was not uncommon for community hospital facilities to be located in the leased, utilitarian space of a taxpayer's block in the downtown area. However, later examples of this property type built specifically for function as community hospital facilities are located immediately adjacent to residential areas, and mimic the residential dwelling types of their surrounding context in scale and utilization of style. Since the mid-1800s, it had been a pervasive idea in American culture that there were evils associated with the workaday world of the city, and the spiritual and remedial sanctity of the home and suburbs was extolled in numerous writings, such as those of Catherine Beecher. Although, Casa Grande was certainly never large enough during the first half of the century to be considered a city, it was still very strongly influenced by some of the same ideas that influenced the form of other places nationally. Therefore, a building residential in nature in a residential area would have been considered a healthful setting for recovery, especially considering the longevity of patient care associated with some of these community health care facilities. Also related to the development of this property type were new scientific discoveries in the field of medicine in the early 20<sup>th</sup> century. These discoveries were related to the spread of illness

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 25

---

through germs. These new discoveries led to new considerations in hospital design with an increased consideration of elements such as light and ventilation.

Criterion C:

Community Hospital Facilities employ a variety of styles; however, during the era of this property type, there are a few architectural characteristics that are particularly indicative of its type: scale, proportions, materials and stylistic detailing. The scale of this property type is evocative of a residential dwelling type; however, the differing proportions are indicative of the function of this property type. This property type is usually more regimented in its form with long and linear wings that have a repetitive fenestration pattern. Health care facilities often have elements especially designed for the circulation of outdoor light and air, such as awning windows, porches, and sun porches, as well as ceiling heights higher than those found in a residential dwelling type. The circulation of light and air were increasingly considered to be part of a healthy regime toward wellness, and building elements that facilitated this circulation were preventative measures against the spread of illness. Medical facilities of this property type are usually of more permanent materials than the residential property type they often allude to in their form. Rather than the wood framing most typical in the residential dwelling type found in Casa Grande, materials such as adobe, brick, or concrete were utilized for this property type. The workmanship of this property type is rather low for buildings so public in their function, perhaps due to the necessity of their function within the community. This property type often utilizes stylistic details popular for residences during the era of the building's construction. Often the residential style appears modified, as this property type building is much larger, more regimented in its linear form, and of a more utilitarian function than the residential dwelling type to which the style is typically employed. Despite differences in proportions and materials, the aesthetic quality of this property type clearly attempts to convey that of the residential dwelling type.

Community Hospital Facilities in Casa Grande were often located on a corner lot or at least on a lot with some visibility to the community. Usually, community hospital facilities are located within or immediately adjacent to residential areas and have a mid-density street fronting the property. Community Medical facilities are usually located in central locations within the community. They usually occupy a substantially larger parcel of land than the buildings of the adjacent residential areas, and sometimes have significant set backs from the street.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number F Page 26

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

## Name of Property Type: Community Educational Facilities

The Community Educational Facilities property type is typically located on a corner lot adjacent to a residential area. The property type can employ one of a variety of styles, but typically features a simple form with regimented, highly formalized spatial relationships.

In order to qualify for listing, Community Educational Facility buildings must have been used by the citizens of Casa Grande during the period of significance (1900-1951) to provide education to the school-age residents of Casa Grande. This property type is significant in local history as buildings of this type typically employ a high degree of architectural style in relation to other building resources within a given community. A Community Educational Facility building is eligible under Criterion C in the area of "Architecture" if it is an intact example of an architectural style as rendered in the small community of Casa Grande during the early 20<sup>th</sup> century. Qualifying properties must be intact examples in regard to integrity of location, design, setting, materials and association.

### Criterion C:

The Community Educational Facility property type typically has formal and over-scaled facades that convey a public nature, but the property type is also often evocative of a dwelling. Educational Facility buildings can employ a variety of styles, but styles popular for residences during the era of the building's construction are often employed. Architectural elements associated with dwelling types, such as street facing gables or chimneys, are also often utilized. The architectural characteristic that contributes most to the significance of the property type is the formality of the architectural expression and spatial relationships. Often, this property type will utilize styles and forms that are associated with residential dwelling types; however, these styles are generally simplified in their architectural expression and the forms are more regimented. For example, in examples of this building type where a picturesque architectural vocabulary is utilized, the projecting wings that are often found in single-family dwellings are generally more symmetrical than would be found on a house employing the same style. Significant, too, is the regimentation created through repetition within fenestration patterns. Workmanship and the use of stylistic detailing on the Community Educational Facility property type are often high. Often Community Educational Facilities will use roof forms associated with houses, as well. Front gabled roofs. The overall shape of the building can take many shapes with formalized gathering areas such as courtyards created through the form of the building. Typical shapes are rectangular, u-shaped, L-shaped, and t-shaped. The interior of the building is often arranged with rooms arranged in a linear manner and accessed directly off of a central corridor (or multiple centralized corridors if the building has multiple wings or stories.) The front entry is usually centered on the façade. Community Educational Facilities are often a single story in height, but they can also be several stories tall. If the property is only one story, it usually has a larger height than necessary in a typical story; this creates large interior spaces that allow abundant space on the façades for fenestration and also imbues a formality to the façade. Generally, the Community Educational Facility property type has large windows, similar in scale to those of a rail-related property type, to allow large amounts of light into rooms. Often, there will be transom windows located above both interior and exterior doors to allow light to permeate through the building. The Community Educational Facility property type is typically of permanent construction materials such as brick or concrete, often with durable steel for windows. Typically, Community Educational Facilities are set back from bordering streets on the front and sides, much like the neighborhood single-family dwelling type this property type it often references in its style. Often, there are outbuildings and large parcels of land associated with this property type.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 27

---

## Name of Property Type: Community Religious Facilities

This property type is located with high visibility to the community and is typically adjacent to a residential area. Typically on a corner lot bounded by two streets, this property type often has multiple entries that address both streets. This building type is highly formalized and based on European antecedents. It has architectural elements that recall religious imagery and convey community, solidity and permanence.

In order to qualify for listing, Community Religious Facility buildings must have been used for the gathering of community residents during the period of significance (1900-1951) for the purpose of formal worship. This property type is significant in local history as buildings of this type typically employ a high degree of architectural style in relation to other building resources within a given community. A Community Religious Facility building is eligible under Criterion C in the area of "Architecture" if it is an intact example of an architectural style as rendered in the small community of Casa Grande during the early 20<sup>th</sup> century. The properties must be intact examples with integrity of location, design, setting, materials and association.

### Criterion C:

Scale, proportions, stylistic details, height, spatial arrangement, construction techniques, and aesthetic quality are all architectural characteristics that give examples of this property type their significance. This property type is commonly one story in height in Casa Grande, and generally has a larger floor to ceiling height than other one-story buildings of the same eras. Scale in this property type is often exaggerated to appear larger than normally sized to the human scale. Elements such as doors, particularly entry doors, are often oversized in comparison to typical door heights.

In simple examples of this property type, as found in small communities such as Casa Grande, the shape of this building's plan is a simple rectangle forming a gabled nave. This is opposed to the more complex cruciform shape found in churches with both a nave and transept. Often the front façade of this property type is vertically divided into three bays referential of the religious imagery of the holy trinity. These three bays are created on the front façade through massing, fenestration patterns and door placement. Materials for this property type tend to be those associated with durability, solidity and prosperity. Materials such as brick are a relatively expensive building material in a small community such as Casa Grande. This property type often displays a high level of workmanship in comparison to other buildings within the community. Stylistic details of this property type recall European and classical antecedents and religious imagery. European and classical antecedents include elements such as pediments, columns, arches, arcades, recessed niches, and buttresses. In Casa Grande, as in other communities in the Southwest, particular styles and imagery that recall the Spanish Missions associated with the history of the area are particularly prevalent. This is often evidenced in the use of a white stucco finish or references to the Spanish Colonial style. An emphasis on materials that convey solidity is often manifested in elements such as substantial wood entry doors. Stylistic detailing is used to suggest prosperity through the amount of decoration and the quality of the materials used. Architectural references to religion as an elevated activity are suggested through the use of height. Typically, the entry is elevated as a vestibule or as a porch. Tall elements such as a gabled nave are also further emphasized by tower elements that reach toward the sky as they project from the mass of the building. Typically, there is also a strong hierarchy and order evident in the form of this property type, as the central mass of the building is usually the highest part of the form. Lower projecting wings echo and emphasize the roof. The entry of this property type is usually heavily emphasized as well, with oversized arched doorways, ornate doors, and

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number  F  Page  28

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architectural elements that serve to frame and accent the entry. The façade of this property type is typically highly formalized with a centrally placed dominant window. Order is also conveyed by the division of the side facades into bays through the repetitive articulation of elements such as pilasters and fenestration.

These buildings are often set back from the street in Casa Grande, however the distance varies and appears to correlate with the surrounding context of surrounding buildings rather than to an aspect particularly related to this property type. The location of this property type at the intersection of two streets is typical in this property type in Casa Grande. This corner siting provides an opportunity to express a sense of community through the form of the building, as it is possible to address more than one street. This property type usually appears to sit alone on its site, although small buildings are sometimes associated with the property to the rear and side. This property type is often adjacent to a residential area, and the contrast of height and surrounding open space around this property type sets it off from its surrounding context.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 29

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## Name of Property Type: Railroad-Related Buildings

This property type has a function with a strong correlation to the railroad and is typically found in an industrial context where buildings of a similar type exist. Usually this type of building is adjacent to or in close proximity to the rail lines, often sharing the same orientation as the lines themselves. This property type also usually has a strong relationship to a major vehicular thoroughfare to the front of the building. In order to qualify for listing, Railroad-related buildings must have been used for the transportation of freight or people by rail to or from Casa Grande. This property type is significant in local history as it provides information as to the early development of Casa Grande in relation to the railroad. This property type is representative of styles built across the country during the early 20<sup>th</sup> century. This property type defined the major rail line that was the origination of development in Casa Grande, and the source of its subsequent economic development. Railroad-related buildings are eligible under Criterion A in the area of "Community Planning and Development" if they significantly contribute to the pattern of development of downtown Casa Grande. In order to be eligible under Criterion C in the area of "Architecture," Railroad-related buildings must be intact examples of a national style trend as rendered in the small community of Casa Grande during the early 20<sup>th</sup> century. The properties must possess integrity of location, design, setting, materials and association.

### Criterion A:

There is not one particular designer associated with this property type. Rather, the entrepreneur, Fred Harvey, is associated with the employment of certain stylistic imagery for public railroad type buildings. Predating the Roadside Commercial Property type of the 1940s, many entrepreneurs utilized specific architectural imagery to attract customers. Beginning in the 1890s, Fred Harvey decided that it made sense to attract tourists from the rail lines with imagery that they would associate with the region. Tourists came to certain parts of the country with certain pre-conceived and romanticized expectations of what they would find; Harvey believed it made commercial sense to create what those tourists expected to find. Harvey employed designers to summon this regional imagery in the Southwest with trackside hotels and restaurants in the style of Spanish missions and Indian Pueblos. The Southern Pacific Railroad followed suit, employing this same technique for their train depots as it adopted the Pueblo style for train depots throughout the Southwest. However, even the more public railroad buildings often retained some characteristics of more industrial railroad-related buildings. Elements such as siting, construction, materials and the proportioning in fenestration were similar in both public and industrial railroad-related buildings. The industrial railroad-related building type is patterned after the nineteenth century New England mill, which incorporated changes in structure and fenestration introduced by Albert Kahn around 1910.

### Criterion C:

It is predominantly the spatial arrangement that gives the Railroad-Related Property type its significance. The building itself usually has two orientations, one towards the street and one toward the rail lines. Typically these orientations correspond to the front and rear of the building, respectively. A primary entrance faces the street and a rear entry faces the railroad tracks. Typically, the dual orientation of this type of building is exemplified by the presence of large freight doors set 3-4 feet above grade on both front and rear façades; given this orientation, goods could be loaded and unloaded easily from a train to the building or from the building to the street. Typically, this property type also has a raised loading platform adjacent to freight doors placed adjacent to the tracks. O,

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 30

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there is a platform located towards the street, as well. Levels of workmanship vary widely within this property type. There are buildings of this type that are strictly utilitarian in nature, as well as buildings that are a combination of public and utilitarian functions. The level of stylistic detailing also varies greatly within this property type. Train related buildings that were public in nature were often highly stylized as they catered to passenger business. Other train-related buildings of a strictly utilitarian function had little stylistic detailing, if any at all. Pueblo style was particularly popular in the Southwest for use on train-related buildings with public functions, such as train depots, where people were accommodated in addition to transported goods. Some rail-related buildings have decorative entryways on their public facades. However, since many of these buildings were related directly to the manufacturing and distribution of goods rather than the direct sale of them, there is not much attention evidenced in the creation of a public façade. There are usually large windows to permit adequate light for a working environment into the interior space. Large windows also provided the means for ventilation as these buildings had close adjacencies to the trains and often housed industrial processes within.

These buildings are oriented around either the transportation of freight or passengers, and sometimes a combination of the two. Freight-oriented buildings often have over-scaled elements to allow the unhindered movement of goods. When this building type occurs with a function to accommodate passengers, there are often present over-scaled elements such as windows and doors that suggest the building's public nature. Large windows, often north-facing, allow for good light and ventilation within the building in its location near the tracks. The overall shape of the plan is generally rectangular or linear to maximize frontage along the rail lines. This building type is often one story in height, but often with a much higher roof than necessary. Materials are almost always of the most durable materials available, such as brick, concrete and steel. Buildings of this type are usually of heavy construction with thick walls and heavy support members. Wood used for elements like roofs and doors is often heavy timbered as well, and steel is commonly used for windows. Monitor roofs are also common in buildings of this type, as light was important for the manufacturing processes most often associated with this property type; with monitors, the light could be doubled. The aesthetic quality of this property type varies by function. If there is a public component associated with the building, the building is often highly stylized and decorated. However, the majority of railroad-related buildings only have the function of transporting freight, and these buildings are almost exclusively utilitarian with no, or little, use of stylistic detailing. This property type does not usually have a set back, unless it has a public component associated with its function. This property type is usually located in an area with a high density of like or similar property types. Properties have close adjacencies to the tracks and are within close proximity of a business district. Because of the necessity to easily convey goods, the properties are often bounded by vehicular access ways on at least one side, and often more than one side.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 31

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## Name of Property Type: Single-Family Neighborhood Dwellings

The Single-Family Neighborhood Dwelling property type is located in a residential area composed of buildings of same or similar type arranged in residential blocks of buildings with predominantly the same directional orientation (predominantly north-south or east-west). Individual properties within the block vary in size and style, but usually have similar building setbacks from the street. There are usually not commercial or industrial properties adjacent to a property of this type, unless it is located on the defining edge of a neighborhood. This property type is significant in local history as it provides information as to later shift away from the railroad with the rise of large-scale agriculture. This property type is representative of national style trends during the early 20<sup>th</sup> century as rendered in a small, southwestern town.

There are two subtypes of the Single-Family Neighborhood Dwelling; there are the "Primary Structures" and the "Secondary Structures" subtypes. In order to qualify for listing, a Primary Structure must have been designed for use as a private residence for not more than one family. More than one family could live on a single property, however, as the Secondary Structures that also comprise this property type can either have been used as a garage or as a residence under the same ownership as that of the primary residence. Both Primary Structures and Secondary Structures are eligible under the criterion set forth under the Single-Family Neighborhood Dwelling type. Single-Family Neighborhood Dwellings are eligible under Criterion A in the area of "Community Planning and Development" if they significantly contribute to the pattern of development in Casa Grande. Due to the agricultural nature of the small community of Casa Grande, the use of style as rendered on buildings during the period of significance tends to be rather simple; also due to the small nature of the community, the number of intact residences from the period of significance is limited. As stated in the Historic Resources Survey-Casa Grande, Arizona, "Certainly few (if any) residences in Casa Grande were designed by architects. In part, this was a result of the town's modest economic circumstances; homes owned by even the most prosperous business owners tended to be rather small and unpretentious.... Also, the popularity of plan books for small houses in the 1910s.... and 1920s.... made it possible to have a stylish house without hiring an architect. The prospective owner needed only to purchase a set of plans- or, alternatively, show the plan book to a builder who would erect a reasonable imitation of the selected style or house type." (Pry, p.53) Therefore, in order to be eligible under Criterion C in the area of "Architecture," Single-Family Neighborhood dwellings must be an intact example of one of the residential styles popular during the era of its construction. However, it is not necessary that they be highly stylized examples, as that was not the nature of buildings in this community. The properties must be intact examples with integrity of location, design, setting, materials and association within the community of Casa Grande.

### Subtype: Primary Structures

The suburban development ideal exemplified in this property type in Casa Grande was first introduced to the American public by Andrew Jackson Downing in his book Cottage Residences in 1842, and then again in his book The Architecture of Country Houses in 1850. The residential prototypes presented within these books responded to a

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 32

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new separation between the workday environment of work and that of home by placing the home in a setting evocative of the country. These prototypes evolved from a growing frustration associated with crowding in cities and reinforced an emerging perception of the city and the home in American culture. This was the perception of a spiritual dichotomy between the realms of work and home; cities (and therefore commerce) with their industrial processes, growing immigrant populations, and crowded conditions, were perceived as dehumanizing and evil. The suburban home set within nature was offered in direct counterpoint to the city as a place of refuge at the end of the workday. The home was additionally perceived a spiritual antidote to the evils associated with the realm of commerce. The home in the suburb was arranged in a grouping of similar structures in a neighborhood and, implicit in this was the hope for a grouping of residents of similar class and values. The pervasiveness of the dissemination of Downing's ideas within American culture is keenly manifested in the built environments of small towns like Casa Grande. For even in a small, desert town such as Casa Grande, which was not subject to the same commercial forces of the cities that were the impetus for Downing's ideal, the ideal prevails. Evidence of this ideal is manifest in the built environment. It is all the more interesting that Casa Grande exhibits the suburban ideals in planning espoused by Downing as rendered in a small southwestern desert town.

Downing's books also disseminated knowledge of architectural style widely. Previously, architectural style had been the privilege of the elite, as it had only been applied to larger homes with the service of an architect. However, with Downing's plan books, and other plan books that followed, a similar architectural vocabulary became available to people across the country. Through the use of plan books, it was no longer necessary to hire an architect knowledgeable in the vocabulary of a particular style to replicate that style for a house. It was also no longer necessary to have a large manor to employ stylistic vocabulary, as the picturesque aesthetic advocated by Downing could easily be employed on a more modest dwelling. Plan books became increasingly popular from their introduction in the 1840s, and led to the nationalization of architectural imagery. In the early 1900s, bungalows started in the mild climate of California, but became a national phenomenon as builders adapted the style to other climates. Revival styles followed in popularity in the 1920s. That dissemination of architectural imagery was so widespread is particularly vivid when rendered in a small desert town such as Casa Grande. Styles reflecting a Spanish heritage such as Spanish Colonial Revival and Mission Revival were particularly popular and prevalent in the southwest, despite the offering of many revival architectural vocabularies in plan books. This is exemplified in Casa Grande by the prevalence of a Spanish-influenced architectural vocabulary. However, the Pueblo style, which referenced an Indian heritage, was less popular both nationally and in Casa Grande.

The widespread use of these nationally popular stylistic vocabularies led to regional adaptations of stylistic treatments and construction techniques. Individuals found it necessary to make these widely promoted styles more suited to their region's climate, economy, availability of building materials, and traditional building techniques. This, too, happened in Casa Grande, especially in the use of traditional building materials such as adobe and readily available materials such as local fieldstone. At the time the suburban ideal embodied in this property type was first expounded by Downing, he had eschewed the balloon framing that had been newly developed. To him, the construction method seemed indicative of the impermanence of the transitory movement westward; instead, Downing advocated the use of traditional materials like brick or stone that conveyed solidity and permanence. This ideal regarding the solidity of building materials has continued to be an ideal manifested in the construction of this property type. In Casa Grande, even in buildings that are wood-framed, there are often more solid elements that suggest permanence and solidity. Elements such as chimneys or porch posts are often constructed of materials such as stone or brick.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 33

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## Criterion A:

Important in the suburban ideal first espoused by Downing in the 1850s is the relation of a house to its site. When Downing developed his suburban ideal in the 1850s, it was in the midst of the great westward movement across the country to places such as Casa Grande. Downing's model was in direct response to the transitory nature of this movement as he articulated that a dwelling should appear rooted to its site to connote permanence. The land surrounding the traditional houses of preceding eras had often been fenced in to keep grazing livestock out, and had been used in functional ways for the growing of foods or medicinal herbs. Downing advocated the use of a non-utilitarian front yard that instead would mark a transition between the wildness of untamed nature and the civility represented by the domestic environment. Manicured lawns, flowerbeds, and forest trees evidenced the domestic environment. This suburban ideal most probably had great appeal to settlers in the west for reasons other than those espoused by Downing; Downing was responding to impermanence felt by movement westward, but the actual settlers in western towns such as Casa Grande would have been responding to the impermanence of the frontier, itself. The same permanence suggested by Downing's ideal in eastern suburbs probably made the wild frontier seem more tamed and civilized.

In Downing's model, utilitarian elements such as food gardens or fruit trees, storage, and barns became private uses and were relegated to the area in back of the house. Downing's suburban model is evidenced in Casa Grande at both the level of the neighborhood and the level of individual properties. Land use follows the suburban model as development occurs in an ever-widening spiral around the original town site, even though much of the land within those developments was not infilled until much later in the 1940s. Downing's suburban ideal is also seen at the level of the individual property. Property is delineated through the siting of the building on the land, with both front and rear yards. Practical functions are relegated to the rear yard and smaller yards are usually located to both of the sides of the dwelling. There are also often outbuildings in conjunction with this property type; they are almost always located to the rear of the property. Outbuildings are often secondary structures built for use as income-providing leased dwellings or as shelter for an automobile. However, outbuildings are also sometimes also built for other uses such as storage.

## Criterion C:

In Casa Grande, the Single-Family Neighborhood Dwelling is typically one story in height and is generally fairly modest in scale. The plan of this property type can be a variety of shapes and often has projecting wings, porches and chimneys. Materials are often of less permanent and inexpensive materials than other building types of similar scale in Casa Grande, such as small commercial type buildings. Wood framing for walls is the most common structural material, although there are also many examples of this property type of adobe, brick, concrete block, and native fieldstone. There are also a variety of exterior finish materials, such as stucco, wood siding, and exposed brick. Materials and workmanship are often more labor-involved and detail-intensive than other building types proportional in size. There are a number of styles employed for use on this property type, and they are almost always styles that were developed for use on buildings of this type. Popular styles range from bungalow to revival styles such as Spanish Colonial Revival, Mission Revival, and Pueblo. The most significant feature of the spatial arrangement in this property type is the front entry, which typically is placed directly on the front façade. If not directly on the front façade, the entry is sometimes placed on the side of a projecting wing that breaks the front façade, and most often is used in conjunction with an entry porch. The most common construction technique found in this property type is platform framing (an advancement in the balloon framing construction technique.) The aesthetic quality of this property type is generally high in proportion to the buildings scale; a higher degree of stylistic detailing is often employed in this type of property than other property types when considered in proportion to their scale. There are

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number F Page 34

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also significant unifying features of the property type that are typically present. Often this property type occurs with a yard both to the front and the rear of the property. Smaller yards are usually located to both of the sides of the dwelling. There are also often outbuildings in conjunction with this property type; they are almost always located to the rear of the property. Outbuildings are often secondary structures built for use as income-providing leased dwellings or as shelter for an automobile, but outbuildings are sometimes also present built for other uses such as storage.

## **Subtype: Secondary Structures**

Secondary structures were built to function as auxiliary structures to primary structures, often as leased single dwelling units or garages. This property subtype sits within a residential block with an associated larger primary structures set to the front of it. The secondary structure is usually set back significantly on the property whereas the primary structures has little setback from the fronting street. Secondary structures are usually built at either the same date as a primary structure or at a later date, but do not have a construction date prior to the construction of the primary structure. A Secondary structure will often utilize the same style or similar materials as the primary structure on the property.

### Criterion A:

The Secondary Structure building subtype typically has a utilitarian function such as a leased unit providing income or a sheltering structure for an automobile. As such, this property subtype adheres to the suburban cottage ideal espoused by Downing in its placement on the site. The secondary structure is located to the rear of the primary structure, and its scale and its use of architectural style in relation to the primary building subtype reinforces its secondary nature. Therefore, in combination with the primary structure subtype, the secondary structure contributes to the residential pattern of neighborhood development in Casa Grande.

### Criterion C:

The secondary structure subtype was typically constructed for use as a garage or an income producing leased dwelling unit. This property subtype could employ a variety of styles and methods of construction associated with a residential typology. This property type is generally very modest in size and scale in comparison to the primary structure with which it is associated, and often references the primary structure. The secondary structure may reference the primary structure through a variety of means such as materials, color, fenestration, or form, but almost always to a simpler extent. Elements such as roofs on secondary structures may mimic the roof of the primary structure through slope or a simpler treatment of form. The secondary structure will also often reference elements on the primary structure such as an entry porch, particularly if the secondary structure is a dwelling. However, this mimicked element will typically be substantially smaller than that of the referenced primary structure. Usually the form of the secondary structure is simpler, as well, as it often just a square or rectangle in plan. Secondary structures can be either one or two stories; if two stories, the stories are often built with the intention of different usage.

Secondary structures, despite their more modest scale, often utilize some of the same proportions as the primary structure with which they are associated. This often has the effect of making the secondary structure seem overly ornamented as the style and proportions originally designed for a larger structure are applied to a smaller one. The materials of an associated primary structure are often utilized as well, either in part or in whole. Sometimes where

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   F   Page  35 

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several materials are utilized on the facades of a primary structure, the least expensive or least labor-intensive material will be used in whole on the secondary structure. Workmanship and construction techniques of secondary structures often mimic the larger primary buildings with which they are associated; therefore, they often are of high workmanship when proportionally compared given the modesty of their size. Secondary structures utilize stylistic detailing to a more modest degree than the primary structures with which they are associated; if built in the same era as the primary structure, secondary structures will most often mimic the same stylistic details, only to a lesser degree. If built with an interim amount of time after the initial construction of the primary structure, the secondary structure will sometimes employ a style popular during its era of construction rather than the style of the primary residence, although usually there will still be some attempt to relate the two structures. No matter what style is employed, there is usually much simpler articulation of the primary façade of the secondary structure than that of the primary structure. A similar but more modest aesthetic quality than the primary structure is intended to convey both that the secondary dwelling is associated but also subservient to the primary structure (and the intended occupants relationship is therefore intended to be established by the same association).

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   G, H   Page   36  

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### **GEOGRAPHICAL DATA**

An area including the southeast quarter of Section 19, the south half of Section 20, the north half of Section 29 and the northeast quarter of Section 30 in Range 6 East, Township 6 South, Gila and Salt River Base and Meridian.

### **SUMMARY OF IDENTIFICATION AND EVALUATION METHODS**

The multiple property listing of historical and architectural resources of Casa Grande is based upon a 1998 historic resource survey of Casa Grande, Arizona prepared by consulting historian Mark Pry for the Arizona State Historic Preservation Office. That survey was based in part on a preliminary list of 307 buildings identified by Preservation Office staff during a "windshield survey" in 1997. The area surveyed included the original quarter-section town site; the residential areas south of the Union Pacific railroad tracks; neighborhoods to the east in an area bounded by Casa Grande Avenue, Roosevelt Avenue, Florence Boulevard, and Main Street; and the neighborhood to the north of the town site, bounded by Pinal Avenue, Picacho Drive, Florence Boulevard, and 11<sup>th</sup> Street. Criteria used for the windshield survey were essentially a visual evaluation of age (buildings built before 1947) and integrity. The preliminary list was modified for the 1998 survey by the addition of selected properties in the Evergreen Addition, the downtown commercial district, and three motels, with respective deletion of an equal number of properties. Deleted properties included those previously listed in the National Register, those that had lost integrity, those that were both outlying and undistinguished, and two properties that were the subject of current, major rehabilitation work. Arizona State Historic Property Inventory Forms were then prepared for the resulting 305-property list. Historic research was conducted using a broad range of sources, with the bulk of information drawn from assessor's records, fire insurance maps, and the local newspaper. Eleven oral interviews supplemented the archival research. A detailed field survey was made of each property, and photographs were taken. 29 properties were found to possess the integrity and significance required for National Register listing, with others potentially eligible as they meet National Register age criteria.

The properties relate to one or both of two identified contexts: one historical (Criterion A), "Planning and Development in Casa Grande, 1879 - 1951"; and one architectural (Criterion C), "Architecture in Casa Grande, 1900-1950". These two broad contexts each cover the full time period during which the nominated properties were constructed. Property types are organized by function. Integrity requirements were developed using State Historic Preservation Office integrity guidelines, taking into account for each property type the important distinguishing features of each.

This multiple property form was created as a part of a consultant contract for the nomination of a limited number of properties. The scope of the project did not allow for a significant amount of new historical research, but instead relied on the information previously generated in the original survey document. It was determined that two historical context statements, focusing on Community Planning & Development and Architecture, would sufficiently address the properties being nominated. Information on Social History and Significant Persons to Casa Grande's history was not fully developed in the original survey and has therefore not been included in the MPDF.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of Casa Grande  
Pinal County, AZ

Section Number   I   Page   37  

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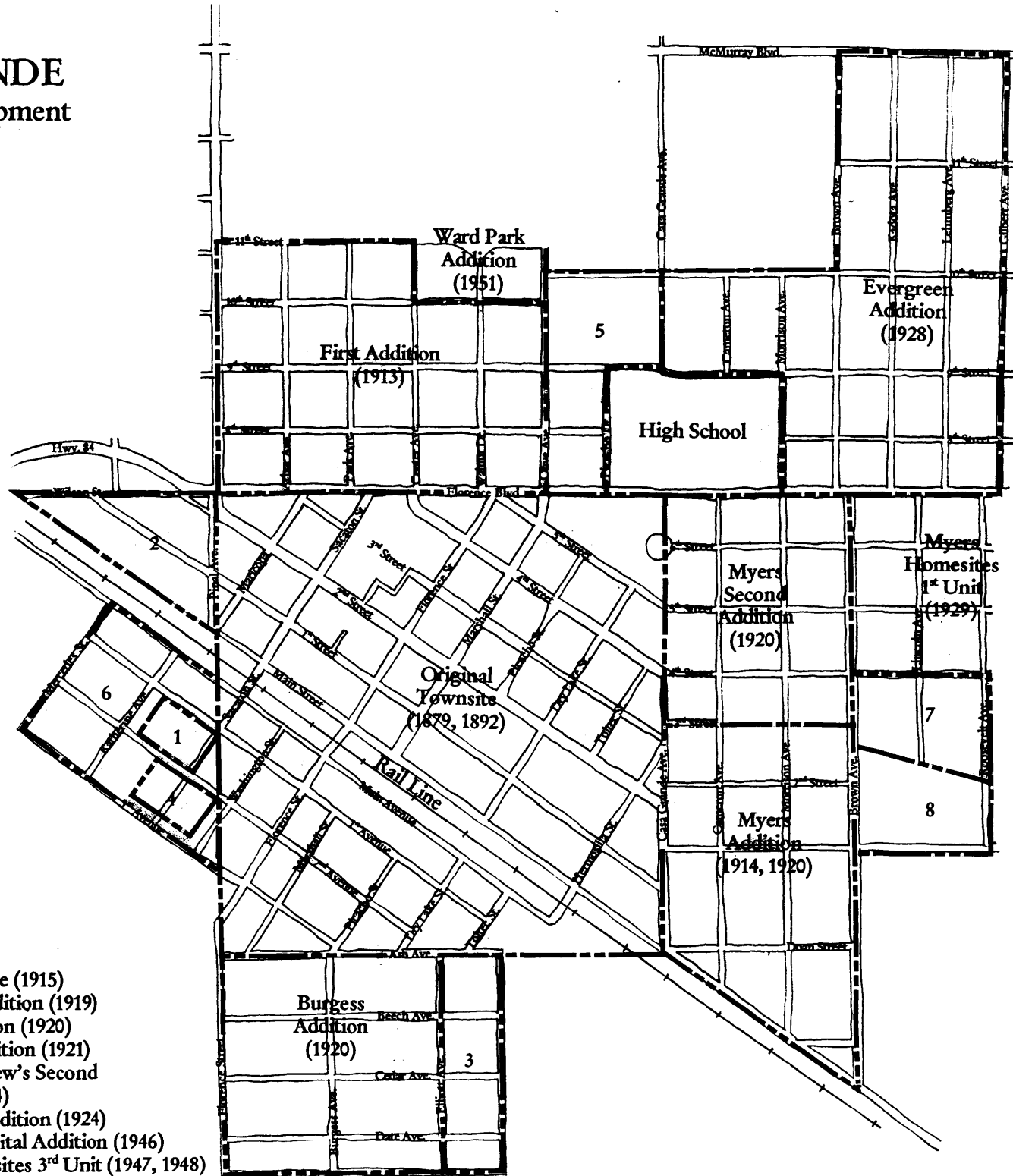
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# CASA GRANDE Historic Development



- 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)