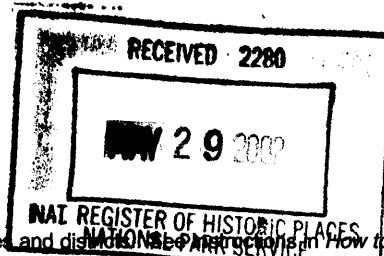


United States Department of the Interior  
National Park Service

National Register of Historic Places 746  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Henry and Anna Kochsmeier House

other name/site number N/A

**2. Location**

street & number: 401 West Second Avenue N/A not for publication  
city/town: Casa Grande N/A vicinity  
state: Arizona code: AZ county: Pinal code: 021 zip code: 85222

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments).

JAMES W. FRANKLIN, AFSHPO 23 MAY 2002  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that this property is:

entered in the National Register  
 See continuation sheet.

determined eligible for the National Register  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

Sarah D. Pope 11/20/02

**Henry and Anna Kochsmeier House**

Name of Property

**Pinal County, Arizona**

County and State

**5. Classification**

**Ownership of Property Category of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

(Check only one box)

- building (s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
two	one	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
two	one	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing).

Historic and Architectural Resources of Casa Grande, Arizona

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/ single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/ single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

Mission / Spanish Colonial Revival

Pueblo

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

\_\_\_\_\_

roof ASPHALT

other TERRA COTTA

WOOD

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or a grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, C.F.

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

Table with 7 columns: Zone, Easting, Northing, Zone, Easting, Northing. Row 1: 1, 12, 429000, 3637580, 3, -, -, -. Row 2: 2, -, -, -, 4, -, -, -.

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. 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: AZ zip code 85004

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative Black and White photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO)

name N/A
street & number N/A telephone N/A
city or town N/A state N/A zip code N/A

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 18.1 hours per response including time for reviewing instruction, 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, DC 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**

Section Number 7 Page 1

Henry and Anna Kochsmeier House  
Pinal County, AZ

**NARRATIVE DESCRIPTION**

The Henry and Anna Kochsmeier House is located in the heart of the residential district that is the E.P. Drew Addition platted in 1924. This domestic single dwelling is Spanish Colonial Revival style and is of wood frame and stucco. Of modest size, the residence is probably less than 2000 square feet in size. Its significant features are white stucco, red clay tile, parapets, attic vents referential of canales, and corbelled brackets. The building and grounds appear immaculately maintained so that the current condition of the property is very good. The building has good integrity in terms of its location, design, and materials as, under original ownership into the 1980's, the owner executed alterations to the house with the same design intent as when the house was first built. The few alterations are sympathetic to the character of the building. The property itself conveys integrity with regard to association and feeling; however, it is rather isolated individually as much of the surrounding historic fabric of the neighborhood does not survive. However, what still remains, however in the larger context is the orientation of the neighborhood to the railroad lines rather than to the north/south orientation of later development.

This residence is located on a large corner lot in a residential area, but it also stands directly across from across from a light industrial property. The overall shape of the plan is I-shaped, with a projecting wing and an entry porch at the junction of the two wings and an entry porch at the junction of the two wings. The building is one story, with two bays formed by the division in the façade that is created by the wing. The house is constructed of wood, stucco, and red clay tile, and has a flat roof with parapet walls typical of its style. There is a front entry porch with a red tile shed roof; the porch is partially enclosed on the front façade with 3' high wall that provides support to wood posts. The wood posts support corbelled brackets above. There is also a rear porch with the red tile shed roof, wood posts and corbelled brackets. The windows are 4/4 single hung aluminum windows with real divided lights onto which metal security bars have been added.

The entry doors are double wood doors located on the right side of the front wing and facing directly onto the covered porch. The chimney is visible on the side façade and is very simple in it's massing. It tapers at an angle at a point above the chimney box. It, like the rest of the house, is covered in white stucco. Important decorative elements consist of the red clay tile on the porch covers, the stepped parapet with a molded coping treatment, canales on two side facades, and corbelled porch column brackets. Hardwood floors, built-in storage, a fireplace, and plastered coved ceilings are some of the house's significant interior features. A basement with an outside entrance only was added sometime after the house was built.

There are three outbuildings: a garage, a shed, and another house. The garage is stucco with a flat roof and the frame and stucco house is two stories. The garage and shed are both located to the rear, while the house faces onto a side street. No dates are available for the construction of any of these outbuildings, but the garage is executed in a similar manner and probably is contemporary to the house. Adjacent to the side of the house is the driveway, which is probably original, as well; it is constructed, as driveways were earlier in the century, with two long strips of concrete just slightly wider than the wheel treads of a car. The rear porch and the front porch cover are additions, and a rear sleeping porch has been enclosed. All of these additions were done after 1980. The front room may have been a porch at one time; if so, it was enclosed at a date sometime before 1980. The house and the garage are both contributing elements to the property; the two-story house located toward the rear of the property and the shed are both non-contributing.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 8 Page 2

Henry and Anna Kochsmeier House  
Pinal County, AZ

### NARRATIVE STATEMENT OF SIGNIFICANCE

#### SUMMARY

The Henry and Anna Kochsmeier House is significant under Criterion C as an excellent example of the Spanish Colonial Revival style under the context of Architecture in Casa Grande, 1900-1950. The period of significance is the 1929 date of initial construction. The building is an excellent example of a style popular at the time of its construction. There are ten buildings executed in the Spanish Colonial Revival style of the Single-Family Neighborhood Dwelling Property type in the area considered by the Historic Resource Survey- Casa Grande, Arizona (Pry 1998); this is one of them. There are eight additional buildings of this property type included in the survey that have Spanish Colonial Revival detailing only, making a total of eighteen buildings of this property type that employ this style within the Casa Grande survey area. This group of eighteen comprises the largest group of buildings employing a particular style of the two hundred-and-twenty buildings of this property type within the survey area, representative of the prevalence of Spanish-style buildings in Casa Grande. The style of the building is strongly conveyed in the stuccoed walls, corbelled porch posts, tall windows, and double wood door. It also has the massing and roof profile of a Pueblo Revival house, but it lacks vigas and has an ornamental coping at the top of its walls. The property also has good integrity, with the design and materials intact and unaltered except for the alteration of some windows and enclosure of a rear porch. As a member of the Single Family Neighborhood Dwelling property type, the building is in its original location within a residential neighborhood. As a member of the Primary Structure subtype, this building possesses the characteristics of its type as it sits within a neighborhood of dwelling buildings of the same property subtype, and shares the same setbacks and orientation as those adjacent buildings. The building is set on the front of the site with a front yard serving as a transition between the building and the street. The property has a high degree of stylistic detail in proportion to scale that is commonly found on buildings of this type. The architectural style retains adequate integrity for listing as a member of its property type. A matching detached garage and a guesthouse are members of the Secondary Structures subtype of the Single Family Neighborhood Dwelling property type. The garage outbuilding conveys an aesthetic and a time period similar to the primary residence, while the guesthouse was built at a later date.

#### HISTORY OF PROPERTY

In 1929, local farmer Henry and Anna Kochsmeier had this house built for them by C.F. Williams, a local contractor. The current owners bought the house in 1980 from Kochsmeier's son, the house having stayed under family ownership since its construction. It appears in the county assessment rolls but not on the Sanborn maps, which did not cover this area. At the time of her death in 1983- her husband was already deceased- Anna was still living in the house, which subsequently was occupied for a time by her son, Henry.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Henry and Anna Kochsmeier House  
Pinal County, AZ

Section Number 9, 10 Page 3

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## BIBLIOGRAPHY

See *Section I: Major Bibliographical References* of the Multiple Property Nomination form for Historic and Architectural Resources of Casa Grande, Arizona.

## GEOGRAPHICAL DATA

### VERBAL BOUNDARY DESCRIPTION

The boundary of the Henry and Anna Kochsmeier House property is lot 1-3 of Block 11 in the E.P. Drew Addition of Casa Grande, Arizona.

### BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds with the current ownership of the property.

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

# National Register of Historic Places Continuation Sheet

Henry and Anna Kochsmeier House  
Pinal County, AZ

Section Number PHOTOS Page 4

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Photo # 1 View: Southeast

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Photographer: Gabrielle Harlan  
Date: December 7, 2000  
Location of Original Negatives: Metropolis Design Group  
2601 N. Third Street, Suite 308  
Phoenix, Arizona 85004

Photo # 2 View: Southwest

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Photographer: Bob Graham  
Date: September 4, 2001  
Location of Original Negatives: Metropolis Design Group  
2601 N. Third Street, Suite 308  
Phoenix, Arizona 85004

Photographer: Gabrielle Harlan  
Date: December 7, 2000  
Location of Original Negatives: Metropolis Design Group  
2601 N. Third Street, Suite 308  
Phoenix, Arizona 85004

Photo # 3 View: South (Contributing Secondary Structure)

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Photographer: Bob Graham  
Date: September 4, 2001  
Location of Original Negatives: Metropolis Design Group  
2601 N. Third Street, Suite 308  
Phoenix, Arizona 85004

Photo # 4 View: Southwest (Non-contributing Secondary Structure)

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