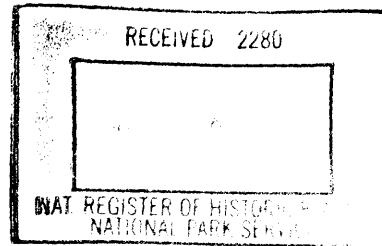


United States Department of the Interior  
National Park Service

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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 Lincoln Hospital

other name/site number N/A

## 2. Location

street & number: 112 North Brown Avenue N/A not for publication  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. Starnini AZSHPD 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

**5. Classification**

**Ownership of Property Category of Property**

(Check as many boxes as apply)

(Check only one box)

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

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

**Number of Resources within Property**

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

Contributing	Noncontributing	
<u>one</u>	<u>two</u>	buildings
		sites
		structures
		objects
<u>one</u>	<u>two</u>	Total

**Name of related multiple property listing**

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

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

Historic and Architectural Resources of Casa Grande, Arizona

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

**Current Functions**

(Enter categories from instructions)

HEALTH CARE/ sanitarium

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RELIGION/ religious facility

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

Bungalow/ Craftsman

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls CONCRETE

\_\_\_\_\_

roof METAL

other METAL

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)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** 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.
- D** 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:

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

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

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**Period of Significance**

1940 -1951

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**Significant Dates**

1940

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**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

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**Architect/Builder**

Ericke, August

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**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 # \_\_\_\_\_

**Primary Location of Additional Data:**

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

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**Lincoln Hospital**

Name of Property

**Pinal County, Arizona**

County and State

**10. Geographical Data**Acreage of Property less than one acre**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	12	430380	3637400	3	—	—
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 Harlanorganization Metropolis Design Group date August 30, 2001street & number 2601 North Third Street, Suite 308 telephone (602) 274-9777city 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/Astreet & number N/A telephone N/Acity 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

Lincoln Hospital  
Pinal County, AZ

## NARRATIVE DESCRIPTION

Lincoln Hospital is located on a large parcel of undeveloped land with a mid-density avenue fronting the property and a large residential area across the street. A facility for health care, this building is not executed in any definable style, although there is reference to the bungalow style that was popular for residences during the era of this building's construction. Of cast concrete on a concrete foundation, this building is somewhere between 3000-4000 square feet in size. It features a cross gabled roof with its smaller projecting wing forming the entry as a small gable to the street. It also features a metal panel roof with a jerkin head treatment at the gables, and 1/3 steel awning windows with bottom-opening awning windows. August Fricke, who is the builder-contractor attributed with giving Casa Grande much of its streamlined, modern appearance, is responsible for the construction of this building. 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. As stated in the NRN for the William Cox Building, also built by Fricke, he "sometimes mitigated the rather austere look of his buildings by giving them whimsical roof treatments," in this case, jerkin-head gables. 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) Structurally, the building appears to be in sound condition, but the maintenance appears only fair. Some of the windows are boarded up and the walls appear weathered. The building is not vacant, but is currently in use as a religious facility. In terms of its location in a residential area and considering the residential allusions in its bungalow design, this building has good historical integrity with regard to its setting, especially considering its use as a sanatorium. Intended for patients with long-term illness rather than short-term, this residential setting would have been more desirable and thought of as part of a healthful remedy opposed to the hospital's original rented quarters in downtown Casa Grande. The design is still strong due to its mostly unaltered state, although it does appear that there is probably some modification to the original entry that consisted of enclosing a sunroom or porch. The overall form of the building is original, however, as it is apparent that the original cross-gabled form of the building has been maintained. Original windows and materials remain in place on the entirety of the building with exception to the enclosed area at the entry, which may have been a modification not long after the original construction date given the similarity of the steel casement windows utilized to the originals. The residential allusions important to the design are still manifest in the character of the building so that a strong feeling and association of the nature of the building is present today.

This health care building is located on a large corner lot with a vacant lot to the north of it, and residential areas surround the property. The overall plan of the building is L-shaped in general; a small wing with a front-facing gable projects to the front from the intersection of the two long linear wings. One story in height, the front façade is two bays; a small projecting entry wing breaks one of the two long, linear wings. On a concrete foundation, this building is of cast concrete with a stucco finish. The windows are metal and metal sheets are used for the roof. This sanitarium building has a cross gabled roof, and a structural system comprised of cast concrete load bearing walls on a concrete foundation. Specific features of this healthcare building are its porch, windows, and doors. The porch is a small entry porch to the southwest of the building. The porch is located on the corner of the small projecting wing. This wing has a street facing gable roof that is integral with the main roof. This corner is supported on one side by a bearing wall and two thin metal posts bearing on a knee wall support the open corner. The windows of this building are 1/3 steel windows with a bottom section opening as an awning; however at the small projecting entry wing they are 6/6 steel single-hung windows. The entry door is a single door located on the corner of the small entry wing. This door opens onto the covered entry porch. There is also a double door located on the north side of the street-facing wing. Important decorative elements on this building are the jerkin head treatment of the gables, the rustication of the façade, and the integral ornament of the steel

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# **National Register of Historic Places**

## **Continuation Sheet**

Section Number 7 Page 2

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Lincoln Hospital  
Pinal County, AZ

windows. There are two outbuildings located on the property. A church sanctuary was built to the south in 1956, as apparently by that date, the property had been converted in use. A metal utility shed was erected to the rear at an unavailable date. There is one questionable alteration to the property. It appears that the front entry wing may have been enclosed at some point, as it has a different cladding of textured plywood siding. Metal security bars have been added to the exterior at window locations; however, these are easily removable.

The hospital building comprises one contributing element to the nomination; the church sanctuary and metal utility shed are two non-contributing elements.

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# National Register of Historic Places Continuation Sheet

Section Number 8 Page 3

Lincoln Hospital  
Pinal County, AZ

## NARRATIVE STATEMENT OF SIGNIFICANCE

### SUMMARY

The Lincoln Hospital is significant under Criterion A as a Community Medical Facility property type under the context of Community Development and Planning of Casa Grande, 1879-1951. The date of significance is 1940, which is the date of initial construction. This property type is significant in the development of the suburbs around the original railroad-oriented town site of Casa Grande. Almost all of the development around the original town site during the era of this building's construction was residential in nature. Although the original town site had originally been built mixed in use, as the town expanded and grew more permanent in nature, it 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. Suburban development was the built manifestation of a spiritual dichotomy that had become pervasive in American culture. The suburbs, in a setting evocative of the open countryside, were a refuge and a spiritual antidote to the dehumanizing evils associated with the workaday world of the commercial realm. 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 residential and commercial realms. However, there were some non-residential buildings that were considered to be appropriate and desirable within the residential context, including community health care facilities. This building type was somewhat residential in nature as intended for patients with long-term illnesses; a residential area would have been considered a healthful setting for recovery. The first suburb in the nation to incorporate the ideas put forth in Downing's writings included small parks, churches, a police station, a village square with a tavern and grocery store; it 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).

In the railroad-oriented era associated with the development of downtown Casa Grande, it was not uncommon for Community Medical Facilities to be located in the leased, utilitarian space of a taxpayer's block in the downtown area. Originally, in its founding in 1937, this hospital had been located in rented quarters in the Lincoln Hotel in downtown Casa Grande. However, in 1940, this permanent structure was erected for function as a Community Medical Facility. It was located on a large five-acre plot of land immediately adjacent to a residential area and it mimicked the residential dwelling types of the surrounding context in scale and utilization of style. In 1941, a group of sanatorium cottages was planned; they were never constructed but they would have further contributed to the suburban feeling of the property. The property as a member of the Community Medical Facilities type is located on a corner lot with visibility to the community. It has a mid-density street fronting the property, and a central location within the community. It occupies a substantially larger parcel of land than the buildings of the adjacent residential areas, and has significant set backs from the street. This is one of two buildings of the Community Medical Facilities property type in the area considered by the Historic Resource Survey- Casa Grande, Arizona (Pry 1998). A religious institution now owns this property; however, it nonetheless meets the qualifying criteria considerations, as it is a property that derives its primary significance from its contribution to the pattern of development in the community of Casa Grande. The property retains the significant aspects of its context, and therefore has good integrity for listing as a member of its property type.

### HISTORICAL OVERVIEW

This building was constructed by Nile M. Robson to serve as a hospital and sanatorium. At the time of its construction, it was the largest private hospital in Pinal County, with 55 beds and space for an additional 5 beds. It had 4 private rooms, 3 wards, a nursery, clinic room, offices and support services rooms (kitchen, etc.) In 1941, she was planning to erect a group of sanatorium cottages on the five-acre plot of land on which the hospital then stood. In 1946, Robson was joined in the business by her daughter Mae, and son, Cecil. The hospital was still in business in 1945, but by 1948 the hospital

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

Section Number 8 Page 4

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Lincoln Hospital  
Pinal County, AZ

had been taken over by Calvary Baptist church to be run as the Mexican Baptist Mission. It continues to serve as a church today under the name Iglesia Bautista Emanuel. The building was built by August Fricke, a local builder known for his unusual decorative touches, especially on non-residential buildings.



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National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 9, 10 Page 5

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Lincoln Hospital  
Pinal County, AZ

## BIBLIOGRAPHY

Kostof, Spiro. America by Design. New York: Oxford University Press, 1987.

See also *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 Lincoln Hospital property is lot 11-18 of Block 1 in the Lincoln Hospital Addition Plat 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

Lincoln Hospital  
Pinal County, AZ

Section Number PHOTOS Page 6

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Photo # 1 View: Northeast

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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 # 2 View: East

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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 # 3 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