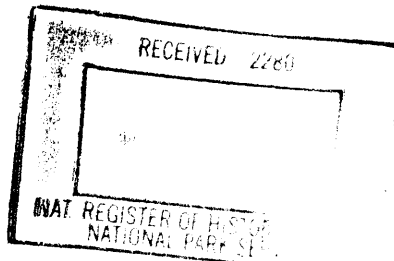


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1740



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 Casa Grande Hospital

other name/site number N/A

2. Location

street & number: 601 North Cameron Avenue N/A not for publication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. Gorman 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 Sarah D. Pope Date of Action 11/20/02

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	
<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).

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)

HEALTH CARE/ hospital

Current Functions

(Enter categories from instructions)

DOMESTIC/ multiple 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)

- 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

Period of Significance

1928 - 1951

Significant Dates

1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

Casa Grande 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	430100	3637920	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 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

Casa Grande Hospital
Pinal County, AZ

Section Number 7 Page 1

NARRATIVE DESCRIPTION

The Casa Grande Hospital is located on a corner lot with an east-west orientation and two small residential streets bounding its property lines. The building is part of a compound of buildings; two other buildings flank the side and the rear as later additions to the property. The original building was built as a Community Medical Facility. It utilizes the Pueblo style, and is built of adobe and stucco on a concrete foundation. Small in size, the original building is probably between 1000 to 2000 square feet. Significant features are the plain unornamented parapet walls with canales, the stepping motif at the top of the parapets, diamond-shaped attic vents, and the appearance of stepping planes on the facades created through the T-shaped form. There are also some references borrowed from the Spanish Colonial Revival style, such as the small covered entry porch with a tile roof and wood posts. The building appears to be in good structural condition as the building, itself, appears maintained. However, the property itself doesn't seem as immaculately maintained, most probably due to the conversion of the building into apartment units. The building has historic integrity in respect to its location and setting. The adobe materials and workmanship involved with construction of the building was a regional tradition that was utilized in many different styles of buildings in the Southwest during the era, but was particularly well suited to the architectural vocabulary of this particular style. The feeling and association of the building itself remain strong, despite the condition of the grounds, which do not appear well maintained.

This Community Medical Facility is located within the residential area of Myers Second Addition, which was platted in 1920. It is on a corner lot, and located on the edge of a residential area adjacent to commercial properties. Although in a residential area with an orientation towards that area, the hospital is visible and has close proximity to one of the main arterials in Casa Grande, Florence Boulevard. It also has a fairly central location in relation to most areas that had developed in Casa Grande at the time of its construction.

The building is T-shaped and one story in height. Two bays are suggested by the fenestration on the front façade of the building where an entry door is centered and framed by windows. The roof is flat with a parapet, and is supported by load bearing adobe walls with a stucco finish on a concrete foundation. Specific features of this building are its porch, windows, and doors. The entry porch is located on the east facing front façade and is small, shed roofed, and with a red-clay tile roof and wood posts. The windows are 1/1/ and 4/1 wood double-hung windows; there are also some replacement aluminum slider windows. The doors are wood with a fixed single panel of glass in the upper half. One door is located on the east side of the building opening onto the entry porch, one on the south side of the building, two on the north side, and one is on the south side of the back wing of the building. Important decorative elements on this building are its round canales, raised corners on parapets, and attic vents with a decorative diamond shape.

In 1939, a new wing (likely the T on the building) was added to provide two additional wards. Two outbuildings were added in 1952 that are currently used as apartment buildings. These outbuildings are stuccoed concrete block with flat roofs and steel casement windows. The only alterations to the original building appear to be the replacement of a few windows with aluminum sliders and replacement modern doors, but there is no date available for this change.

This Community Medical Facility building is the one contributing element to this nomination; the two outbuildings are two non-contributing elements.

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

**National Register of Historic Places
Continuation Sheet**

Casa Grande Hospital
Pinal County, AZ

Section Number 8 Page 2

NARRATIVE STATEMENT OF SIGNICANCE

SUMMARY

The Casa Grande 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 for the property is 1928 as that is the date of the building's construction. This property type is significant in the development of the suburbs around the original town site of Casa Grande. Almost all of the subsequent development around the original town site 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 Medical Facilities. This building type was somewhat residential in nature as it was intended for patients with long-term illnesses, and 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).

The building sits on a large parcel of wedge-shaped land that forms the transition between three areas: the original town site of Casa Grande on its skewed grid to the west, and the subsequently developed residential areas on a true grid to the east and to the north. This wedge-shaped parcel of land forms a large piece of open space within the center of Casa Grande that is called Peart Park and the hospital sits on the edge of this park. However, the building is sited oriented towards the adjacent neighborhood rather than with a more formal orientation towards Florence Boulevard. This is indicative of community development in relation to the building's function. It has a central location within the community, and at the same time responds to prevailing ideas of the restorative nature of the countryside (as manifested in the development of the suburbs) with an adjacency to a park-like and residential setting. The property mimics the residential dwelling types of the surrounding context in scale and utilization of style. 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 is set back from the street, much like the dwellings in the surrounding residential area. 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). 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

The oldest of the three buildings on the property, this building was constructed by Dr. H.B. Lehmborg. The building was Casa Grande's first hospital and it opened in the fall of 1928. At some point in the 1930's, according to retrospective newspaper accounts, the hospital closed for a few years. It reopened in 1939 under the immediate supervision of nurse Leona Darr, while Dr. Lehmborg operated an office and clinic on Second Street. Facilities included two private rooms, one ward, office, dressing room, x-ray and operating room, kitchen and bathroom. Also in 1939, a new wing (likely the T on the building) was added to provide two additional wards. In 1951, according to the business directory, the hospital had twelve employees

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Continuation Sheet

Casa Grande Hospital
Pinal County, AZ

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working under Darr. In 1952, a new hospital, Hoemako Hospital, was completed and this one was closed. It is assumed that this building was converted into apartments soon thereafter. It is not known when the two outbuildings were constructed.

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National Register of Historic Places Continuation Sheet

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Casa Grande Hospital
Pinal County, AZ

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 Casa Grande Hospital property is lot 16-20 of Block 3 in the Myers Second 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**

Section Number PHOTOS Page 5

Casa Grande Hospital
Pinal County, AZ

Photo # 1 View: Northwest

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: North (Non-contributing building)

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

Photo # 3 View: West (Non-contributing building)

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