

1346



United States Department of the Interior
National Park Service

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 any item does not apply to the property being documented, 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 Evergreen Addition Historic District

Other names/site number _____

2. Location

street & number Generally Bounded by McMurray Blvd, Gilbert Ave, Florence Blvd, and Casa Grande Ave. N/A not for publication

city or 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 of 1986, 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. Grawlin AZSAPD
Signature of certifying official/Title

12/4/08
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 certifying official/Title

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

Juanita McQuinn

Date of Action

1/22/09

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Non-Contributing	
137	58	buildings
0	0	sites
0	0	structures
0	0	objects
137	58	Total

Name of related multiple property listing:

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

N/A

Number of contributing resources previously listed in the National Register

5

6. Functions or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENT.REVIVALS/OTHER/Octagon

LATE 19th & 20th CENT.REVIVALS/Tudor Revival

LATE 19th & 20th CENT.REVIVALS/Spanish Revival

LATE 19th & 20th CENT.REVIVALS/Pueblo

LATE 19th & 20th AMER. MOVEMENT/Bungalow

MODERN MOVEMENT/Ranch

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Asphalt

other Wood

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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ARCHITECTURAL CLASSIFICATION

Additional Entry: NO STYLE

MATERIALS

Additional Entries:

Walls: stone, concrete, stucco, wood

Roof: asbestos, wood, ceramic

NARRATIVE DESCRIPTION

SUMMARY

The Evergreen Addition Historic District is comprised of sixteen contiguous city blocks to the northeast of the original townsite for the city of Casa Grande, Arizona. The district is primarily residential, with over half of the properties built between 1945 and 1955. Development slowly tapered off after 1955, lasting until 1963. The district was originally platted in 1928, and its architecture represents the entire range of styles dating from that period, including a wide range of revival and ranch styles. The district includes 195 total properties, five of which are previously listed on the National Register individually.

DESCRIPTION

The Evergreen Addition Historic District is located in the city of Casa Grande, Arizona, immediately northeast of the original townsite. The district lies just north of the city's main east-west thoroughfare, Florence Boulevard. The lots abutting Florence Boulevard were platted as part of Evergreen but with one exception have been redeveloped as a commercial strip with small offices and fast-food franchises. The old Casa Grande High School, now City Hall, lies immediately southwest; a park lies to the northwest. Other residential areas, which do not share Evergreen's development history or housing quality, lie to the north and east.

The original plat for Evergreen encompassed thirty blocks with large residential lots taking up the bulk of the plan. Some smaller commercial lots were provided along Florence Boulevard. As it developed, Evergreen only came to twenty blocks. Six blocks at the northwest corner were never developed as homes and instead became a city park. Additionally, four blocks along the west edge were re-platted in later years for more modern home subdivisions. The remainder, solidly developed with homes of a consistent character, forms an "L" shape with arms to the north and west.

The physical character of the district, from a planning perspective, stems from the north-south emphasis of the main streets, which makes most home sites face east or west. Typical of the day, the streets are straight and strictly run north-south or east-west. Residential lots were platted to be 60 to 70 feet in width and 135 feet deep. In many cases, as it developed, homes were built on double lots or split lots, so the regular and even spacing of the plat map is not reflected in the rhythm of house facades as one looks down the street. This pattern is

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evidence of how changes in architectural expression were accommodated in a subdivision plan that presupposed a different pattern. The character of the district changes near the south end of the district, as 8th Street, running east-west just north of Florence Boulevard, becomes the focus. Here the homes have north-south orientations, and several duplex and multi-family structures are found.

Streetscapes have a simple character, with few features in the right-of-way aside from the roadway itself, which is paved with asphalt bordered by rolled or vertical curbs. The Evergreen Addition was originally provided with flood irrigation, a feature still evident on many lots. Flood irrigated lots typically have yards surrounded by short berms to contain the water. Resulting from the availability of irrigation, most of the lots in Evergreen are typified by mature landscaping. These landscaped areas typically fill a façade setback varying from 10 to 40 feet.

Homes are generally representative of popular styles found in Casa Grande between 1928 and 1963, with a majority of homes dating between 1945 and 1957. Pre-WWII homes tend to be concentrated along the interior roads, Kadota Avenue and Lemberg Avenue, and post-war homes predominate around the periphery of the district.

The district is readily distinguishable from surrounding residential neighborhoods. Compared to other areas in Casa Grande, Evergreen has the highest concentration of early and mid-20th Century homes, the highest quality of design, and the most mature and dense landscaping.

The general distribution of architectural styles within the district is detailed in the following chart.

Representative Styles in the Evergreen Addition:

	# in district	percent of total
Late 19th & 20th Century American Movement		2%
Craftsman/Bungalow	4	2.0%
Late 19th Century and Early 20th Century Revivals	20	10%
Tudor Revival	4	2.0%
Spanish Colonial Revival	10	5.0%
Pueblo Revival	1	0.5%
Octagon	1	0.5%
Modern Movement	157	78.5%
Contemporary	6	3.0%
Early/Transitional Ranch	35	17.5%
Ranch	80	40.0%
French Provincial	5	2.5%
American Colonial Revival	4	2.0%
California	6	3.0%
Spanish Colonial Revival	8	4.0%
Folk Revival	8	4.0%
Spanish Modern	5	2.5%
Other	25	12.5%
Commercial strip	3	1.5%
Folk/No style	23	11.0%

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In addition to five homes that were previously listed as individual properties in the National Register (see table), four homes were identified as having particularly significant architectural qualities. These include 814 N. Lehmborg Ave. (EA-179), a rare example of an Octagon house; 909 N. Lehmborg Ave. (EA-154), an excellent example of the Spanish Colonial Revival style; 1001 N. Lehmborg Ave. (EA-153), another excellent example of the Spanish Colonial Revival style; and 414 E. 9th St. (EA-14), an early Contemporary style home. These nine properties together represent the finest home designs of the period of significance to be found in Casa Grande.

INTEGRITY EVALUATION

The district has good integrity. With regard to integrity of materials and design, homes are generally in good condition and with few alterations. As a result, nearly three-quarters of the buildings are designated as contributors to the historic district. Integrity of location is excellent. None of the buildings are known to have been moved. The feeling and setting of the district have changed little over the years. Primarily, the landscape has grown in and the roadways were paved and curbed. The home sites themselves mostly continue to be flood-irrigated, a strong aspect of overall character in this instance. The association of the district to its place in the development of Casa Grande, as well as its architecture, remain strongly conveyed.

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PROPERTY LISTING

Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contribute	Reason for NOT Eligible
EA - 77	800 N Brown Av.	1952	Ranch		×		
EA - 76	806 N Brown Av.	1946	Contemporary		×		
EA - 52	807 N Brown Av.	1928	Spanish Colonial Revival Influence		×		
EA - 51	815 N Brown Av.	1936	Transitional Ranch		×		
EA - 73	900 N Brown Av.	1942	Ranch		×		
EA - 50	905 N Brown Av.	1936	Spanish Colonial Ranch		×		
EA - 72	908 N Brown Av.	1949	Transitional Ranch		×		
EA - 49	913 N Brown Av.	1930	Spanish Colonial Revival		×		
EA - 48	915 N Brown Av.	1974	No Style			×	Age
EA - 71	916 N Brown Av.	1949	Transitional Ranch			×	Integrity Loss
EA - 47	917 N Brown Av.	1951	Transitional Ranch		×		
EA - 70	920 N Brown Av.	1949	Transitional Ranch		×		
EA - 46	925 N Brown Av.	1952	Transitional Ranch		×		
EA - 69	928 N Brown Av.	1946	Ranch			×	Integrity Loss
EA - 45	929 N Brown Av.	1979	No Style			×	Age
EA - 67	1008 N Brown Av.	1962	No Style			×	Integrity Loss
EA - 66	1012 N Brown Av.	1961	Bungalowoid			×	Integrity Loss
EA - 65	1016 N Brown Av.	1961	California Ranch		×		
EA - 64	1022 N Brown Av.	1949	Transitional Ranch		×		
EA - 62	1036 N Brown Av.	1952	Ranch		×		
EA - 61	1100 N Brown Av.	1946	Folk Revival Ranch		×		
EA - 60	1104 N Brown Av.	1954	Ranch		×		
EA - 59	1108 N Brown Av.	1990	Ranch			×	Age
EA - 58	1112 N Brown Av.	1950	Ranch		×		
EA - 57	1118 N Brown Av.	1950	Spanish Colonial Revival Ranch		×		
EA - 56	1126 N Brown Av.	1944	Folk Revival Ranch			×	Integrity Loss
EA - 55	1128 N Brown Av.	1949	Ranch			×	Integrity Loss
EA - 54	1132 N Brown Av.	1949	Folk Revival Ranch		×		

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Description				Eligibility			Reason for NOT Eligible
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	
EA - 53	1136 N Brown Av.	1948	Folk Revival Ranch			×	Integrity Loss
EA - 21	900 N Cameron Av.	1949	California Ranch		×		
EA - 20	904 N Cameron Av.	1956	Transitional/ Early Ranch		×		
EA - 13	905 N Cameron Av.	1949	California Ranch		×		
EA - 19	908 N Cameron Av.	1966	Spanish Colonial Revival Ranch			×	Integrity Loss
EA - 12	913 N Cameron Av.	1949	Transitional Ranch			×	Integrity Loss
EA - 18	914 N Cameron Av.	1958	Ranch		×		
EA - 17	916 N Cameron Av.	c. 1950	Ranch		×		
EA - 11	917 N Cameron Av.	1952	California Ranch/French Provincial Influence			×	Integrity Loss
EA - 10	921 N Cameron Av.	1953	American Colonial Ranch		×		
EA - 16	924 N Cameron Av.	1952	Ranch			×	Integrity Loss
EA - 9	925 N Cameron Av.	1952	Transitional Ranch		×		
EA - 15	928 N Cameron Av.	1954	California Ranch		×		
EA - 8	929 N Cameron Av.	1954	Transitional Ranch		×		
EA - 6	904 N Casa Grande Av.	1961	No Style		×		
EA - 5	908 N Casa Grande Av.	1949	Ranch/French Provincial Influence			×	Integrity Loss
EA - 4	912 / 914 N Casa Grande Av.	1983	No Style			×	Age
EA - 3	916 N Casa Grande Av.	1965	California Ranch		×		
EA - 2	920 N Casa Grande Av.	1952	Ranch		×		
EA - 202	801 N Gilbert Av.	1951	Ranch		×		
EA - 201	809 N Gilbert Av.	1952	Ranch			×	Integrity Loss
EA - 200	811 N Gilbert Av.	1983	Ranch			×	Age
EA - 199	813 N Gilbert Av.	post-1940	Ranch		×		
EA - 198	901 N Gilbert Av.	1973	No Style			×	Age
EA - 197	905 N Gilbert Av.	1929	Spanish Colonial Revival		×		
EA - 196	913 N Gilbert Av.	1948	Spanish Colonial Revival Ranch		×		
EA - 195	919 N Gilbert Av.	1930	Transitional Ranch		×		
EA - 194	921 N Gilbert Av.	1973	No Style			×	Age

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Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	Reason for NOT Eligible
EA - 193	925 N Gilbert Av.	1948	Transitional Ranch		×		
EA - 192	1001 N Gilbert Av.	1947	Transitional Ranch		×		
EA - 191	1007 N Gilbert Av.	1950	Ranch		×		
EA - 190	1015 N Gilbert Av.	1949	No Style			×	Integrity Loss
EA - 189	1021 N Gilbert Av.	1947	Ranch		×		
EA - 188	1027 N Gilbert Av.	1948	Transitional Ranch		×		
EA - 186	1105 N Gilbert Av.	1948	Ranch		×		
EA - 185	1115 N Gilbert Av.	1958	Ranch			×	Integrity Loss
EA - 184	1121 N Gilbert Av.	1961	Ranch		×		
EA - 183	1125 N Gilbert Av.	1967	American Colonial Ranch			×	Integrity Loss
EA - 133	800 N Kadota Av.	1957	Contemporary		×		
EA - 132	806 N Kadota Av.	pre-1940	No Style		×		
EA - 107	807 N Kadota Av.	1992	Spanish Colonial Revival Ranch			×	Age
EA - 131	810 N Kadota Av.	1977	No Style			×	Age
EA - 106	811 N Kadota Av.	1947	Transitional Ranch		×		
EA - 105	817 N Kadota Av.	1944	Ranch			×	Integrity Loss
EA - 104	901 N Kadota Av.	1949	Transitional Ranch		×		
EA - 128	904 N Kadota Av.	1934	Period Revival Bungalow			×	Integrity Loss
EA - 103	905 N Kadota Av.	1950	Ranch		×		
EA - 127	908 N Kadota Av.	1974	Ranch			×	Age
EA - 102	909 N Kadota Av.	1952	Spanish Colonial inf. Ranch		×		
EA - 126	912 N Kadota Av.	1974	Spanish Modern			×	Age
EA - 101	913 N Kadota Av.	1955	Folk revival (log cabin)		×		
EA - 125	916 N Kadota Av.	1954	Contemporary		×		
EA - 100	917 N Kadota Av.	1955	Ranch		×		
EA - 99	923 N Kadota Av.	1954	Transitional Ranch			×	Integrity Loss
EA - 124	924 N Kadota Av.	1949	Contemporary		×		
EA - 123	928 N Kadota Av.	1931-32	English Tudor Revival		×		
EA - 122	1000 N Kadota Av.	1954	No Style			×	Integrity Loss

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Description				Eligibility			Reason for NOT Eligible
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	
EA - 96	1009 N Kadota Av.	1946	Ranch		×		
EA - 121	1014 N Kadota Av.	1954	Ranch		×		
EA - 95	1015 N Kadota Av.	1949	Folk Revival Ranch		×		
EA - 94	1017 N Kadota Av.	1960	Ranch		×		
EA - 120	1020 N Kadota Av.	1949	Transitional Ranch		×		
EA - 119	1024 N Kadota Av.	1952	No Style			×	Integrity Loss
EA - 93	1025 N Kadota Av.	1949	Ranch		×		
EA - 118	1026 N Kadota Av.	1950	Transitional Ranch		×		
EA - 117	1032 N Kadota Av.	1951	Ranch		×		
EA - 92	1035 N Kadota Av.	1944	Ranch		×		
EA - 116	1100 N Kadota Av.	1955	Ranch		×		
EA - 91	1101 N Kadota Av.	1949	Transitional Ranch		×		
EA - 115	1104 N Kadota Av.	1979	Ranch			×	Age
EA - 90	1105 N Kadota Av.	1950	Ranch		×		
EA - 114	1108 N Kadota Av.	1980	Ranch			×	Age
EA - 89	1109 N Kadota Av.	1949	Transitional Ranch		×		
EA - 113	1112 N Kadota Av.	1979	Ranch			×	Age
EA - 88	1113 N Kadota Av.	1950	Ranch			×	Integrity Loss
EA - 87	1117 N Kadota Av.	1949	Ranch		×		
EA - 112	1118 N Kadota Av.	1948	Ranch			×	Integrity Loss
EA - 111	1120 N Kadota Av.	1952	Folk Revival Ranch		×		
EA - 86	1121 N Kadota Av.	1955	Transitional Ranch		×		
EA - 110	1124 N Kadota Av.	1963	Ranch			×	Integrity Loss
EA - 85	1125 N Kadota Av.	1949	Transitional Ranch		×		
EA - 109	1128 N Kadota Av.	1948	Ranch		×		
EA - 84	1129 N Kadota Av.	1949	Ranch		×		
EA - 83	1133 N Kadota Av.	1958	Ranch		×		
EA - 108	1136 N Kadota Av.	1950	Ranch		×		
EA - 82	1137 N Kadota Av.	1949	Folk Revival Ranch		×		

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Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	Reason for NOT Eligible
EA - 161	809 N Lehmberg Av.	1941	Transitional Ranch		×		
EA - 160	811 N Lehmberg Av.	1948	Ranch		×		
EA - 179	814 N Lehmberg Av.	c. 1930	Octagon		×		
EA - 159	817 N Lehmberg Av.	1932	Spanish Colonial Revival			×	Integrity Loss
EA - 178	900 N Lehmberg Av.	1949	Transitional Ranch		×		
EA - 157	905 N Lehmberg Av.	1927	Tudor Revival	×	×		
EA - 177	908 N Lehmberg Av.	1930	Spanish Colonial Revival		×		
EA - 156	909 N Lehmberg Av.	1936	Spanish Colonial Revival		×		
EA - 176	918 N Lehmberg Av.	1949	Ranch		×		
EA - 155	919 N Lehmberg Av.	1940	American Colonial Ranch		×		
EA - 175	922 N Lehmberg Av.	1957	Spanish Colonial Revival Ranch		×		
EA - 154	929 N Lehmberg Av.	1929	Spanish Colonial Revival	×	×		
EA - 174	930 N Lehmberg Av.	1966	No Style			×	Integrity loss.
EA - 173	1000 N Lehmberg Av.	1949	Transitional Ranch			×	Integrity Loss
EA - 153	1001 N Lehmberg Av.	1930	Spanish Colonial Revival		×		
EA - 172	1004 N Lehmberg Av.	1945	Transitional Ranch		×		
EA - 152	1005 N Lehmberg Av.	1970	Spanish Colonial Revival Ranch			×	Age
EA - 151	1009 N Lehmberg Av.	1952	Ranch		×		
EA - 171	1010 N Lehmberg Av.	1946	No Style			×	Integrity Loss
EA - 150	1015 N Lehmberg Av.	1952	Ranch, Colonial Influence		×		
EA - 149	1017 N Lehmberg Av.	1946	Ranch		×		
EA - 170	1018 N Lehmberg Av.	1961	Ranch		×		
EA - 148	1025 N Lehmberg Av.	1949	Ranch		×		
EA - 169	1028 N Lehmberg Av.	1939	Ranch			×	Integrity Loss
EA - 147	1029 N Lehmberg Av.	1955	Contemporary		×		
EA - 168	1032 N Lehmberg Av.	1958	Ranch		×		
EA - 146	1035 N Lehmberg Av.	1949	Ranch		×		
EA - 167	1038 N Lehmberg Av.	1967	No Style			×	Integrity Loss
EA - 166	1100 N Lehmberg Av.	1952	Ranch		×		

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Description				Eligibility			Reason for NOT Eligible
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	
EA - 144	1105 N Lehmborg Av.	1929	Spanish Colonial Revival	×	×		
EA - 165	1112 N Lehmborg Av.	1952	Ranch		×		
EA - 143	1119 N Lehmborg Av.	1948	Ranch		×		
EA - 164	1124 N Lehmborg Av.	1950	Transitional Ranch		×		
EA - 142	1125 N Lehmborg Av.	1950	Ranch		×		
EA - 163	1128 N Lehmborg Av.	1947	Ranch			×	Integrity Loss
EA - 141	1129 N Lehmborg Av.	1952	Transitional Ranch		×		
EA - 162	1132 N Lehmborg Av.	1950	Ranch		×		
EA - 140	1137 N Lehmborg Av.	1954	Transitional Ranch		×		
EA - 182	915 E McMurray Blvd.	1956	Ranch		×		
EA - 36	806 N Morrison Av.	1975	Spanish Modern			×	Age
EA - 35	810 N Morrison Av.	1975	Spanish modern			×	Age
EA - 34	814 N Morrison Av.	1952	Ranch/French Provincial Influence		×		
EA - 33	900 N Morrison Av.	1981	Spanish Modern			×	Age
EA - 28	901 N Morrison Av.	1929	Tudor Revival	×	×		
EA - 27	905 N Morrison Av.	1950	Ranch		×		
EA - 26	907 N Morrison Av.	1950	Ranch		×		
EA - 32	908 N Morrison Av.	1948	Bungaloid		×		
EA - 25	913 N Morrison Av.	1950	Ranch		×		
EA - 31	914 N Morrison Av.	1953	Ranch		×		
EA - 24	917 N Morrison Av.	1960	Ranch		×		
EA - 30	920 N Morrison Av.	1949	No Style			×	Integrity loss.
EA - 23	925 N Morrison Av.	1954	Ranch		×		
EA - 22	929 N Morrison Av.	1956	Transitional Ranch			×	Integrity Loss
EA - 41	601 E 8th St.	1947	Ranch		×		
EA - 37	602 E 8th St.	1945	Transitional Ranch		×		
EA - 38	606 E 8th St.	1952	Ranch		×		
EA - 39	608 E 8th St.	1956	Ranch		×		
EA - 42	615 E 8th St.	1958	Ranch		×		

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Description				Eligibility			Reason for NOT Eligible
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	
EA - 40	618 E 8th St.	1939	Transitional French Provincial Ranch		X		
EA - 78	701 E 8th St.	1957	Ranch		X		
EA - 79	715 E 8th St.	1961	Ranch		X		
EA - 80	716 E 8th St.	1951	Transitional Ranch		X		
EA - 136	801 E 8th St.	1949	Transitional Ranch		X		
EA - 134	812 E 8th St.	1955	Ranch			X	Integrity Loss
EA - 135	816 E 8th St.	1985	Ranch			X	Age
EA - 180	904 E 8th St.	1940	Pueblo Revival	X	X		
EA - 203	911 E 8th St.	1950	Ranch		X		
EA - 7	400 E 9th St.	1946	Ranch			X	Integrity Loss
EA - 14	414 E 9th St.	1947	Contemporary		X		
EA - 74	703 E 9th St.	1942	No Style			X	Integrity Loss
EA - 75	709 E 9th St.	1940	Spanish Colonial Revival		X		
EA - 129	800 E 9th St.	c. 1965	Ranch			X	Integrity Loss
EA - 130	801 E 9th St.	1953	Ranch		X		
EA - 158	812 E 9th St.	1974	Spanish Modern			X	Age
EA - 1	401 E 10th St.	1956	Ranch/French Provincial Influence		X		
EA - 29	601 E 10th St.	1947	Transitional Ranch		X		
EA - 68	700 E 10th St.	1951	Ranch		X		
EA - 97	714 E 10th St.	1949	Ranch		X		
EA - 98	715 E 10th St.	1952	Ranch		X		
EA - 145	816 E 11th St.	1947	Ranch		X		
EA - 187	914 E 11th St.	1965	Ranch			X	Age

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 grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1928-1963

Significant Dates

1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property.) *SEE CONTINUATION SHEET*

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.)

SEE CONTINUATION SHEET

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
Record # _____
- 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:

United States Department of the Interior
National Park Service

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Evergreen Addition Historic District is considered significant under National Register criterion "A" for its association with community development and planning in the city of Casa Grande, Arizona. Platted in 1928, the neighborhood went through several cycles of growth in the following years that corresponded to the development of Casa Grande itself. The district represents the upper-class residential neighborhood of Casa Grande during its period of development. In addition, the Evergreen Addition typifies subdivision development in Arizona in the first half of the twentieth century: it began as part of a homestead adjacent to a railroad townsite, underwent speculative subdivision, and experienced a post-WWII construction boom. Changes in planning patterns before and after World War II are expressed in the district by assemblages of multiple or split lots used to accommodate Ranch style homes. The district is also considered significant under National Register criterion "C" as being representative of architectural styles dominant in Casa Grande, predominantly a variety of Period Revival and Ranch styles, and containing many of the best examples in the town. The period of significance for the Evergreen Addition Historic District begins in 1928, with the platting of the subdivision, and ends in 1963, by which time most of the subdivision had been built-out, and the neighborhood had reached a state of maturity.

Historical Background: City of Casa Grande, Arizona

Location

Casa Grande is located in a broad alluvial valley formed by the Santa Cruz and Gila Rivers. These rivers reach their confluence to the north and west of Casa Grande on the Gila River Indian Reservation. The large amount of level land in the Casa Grande Valley, combined with abundant water, made the area an agricultural paradise dating back to prehistoric times. In the nearby community of Coolidge is the "Big House" of the prehistoric Hohokam Indians constructed of adobe in ancient times. Casa Grande takes its name from this ruin.

Located along one of the two main transportation corridors crossing Arizona, the history of Casa Grande is significantly associated with transportation. While modes of transportation changed from the stage coach of the Gila Trail, to the railroad engine of the Southern Pacific, and finally to today's cars and trucks along interstate highways, Casa Grande has always been a center of transportation activity.

Prehistory

The history of the Casa Grande area must start with the ancient Hohokam, who constructed the distinctive ruin from which the community took its name. The prehistoric Hohokam occupied a large area in central Arizona, ranging from the Salt River Valley south along the Gila and Santa Cruz rivers to the Tucson Basin. The Hohokam were superb irrigators and agriculturalists. They began canal construction in the Pioneer period (A.D. 300), then refined their skill at building canal systems over the next few centuries. Prior to A.D. 1100, Hohokam settlements consisted of villages of pit-houses. After A.D. 1100, the Hohokam began to construct above-ground adobe houses. Larger villages included mounds of earth and large structures. The Hohokam of this later period left a legacy of monumental architecture such as the Casa Grande Ruin along the Gila River as a testament to their high level of civilization.¹

Spanish explorers were the first to comment on the Casa Grande ruin, but its designers and builders were gone by the time the Spanish arrived. The word Hohokam means "those who have gone before" in the language of the

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Pima Indians. While the Hohokam are renowned as the premier desert irrigation specialists in North America, archaeologists have long puzzled over what caused the rapid decline of their culture. By 1450, the Hohokam civilization abruptly vanished, leaving only traces of once prosperous villages.

Transportation and Casa Grande

The historical era in Casa Grande starts with the arrival of the railroad. By the 1840s railroads had become an important transportation link in the northeastern part of the United States. The Mexican war brought the Territory of Arizona under U.S. control in 1848, and subsequently the Gadsden Purchase brought the area that would eventually become Casa Grande into the United States. After the Civil War, pressure grew to unite the coasts with transcontinental railroads in the middle and southern sections of the country.

The Southern Pacific began to construct a line east from Los Angeles, reaching the Colorado River across from Yuma, Arizona, in 1877. While waiting for the legislature to grant the railroad the right to cross Arizona Territory, the Southern Pacific constructed an extensive base of operations in Yuma, and began surveying the line through Arizona. Actual construction began in October of 1878. Railroad construction crews reached Casa Grande on May 19, 1879. Construction stopped there as the oppressive heat of the summer returned.² When Autumn brought relief from the heat, a lack of steel rails delayed the resumption of construction. Construction of the Southern Pacific across Arizona resumed in January of 1880.

The construction camp that grew up over the summer of 1879 took the name of Terminus, which was appropriate for the end of the rails. Over the period from May of 1879 when construction stopped and January of 1880 when it resumed, Terminus became a natural point of embarkation for freight leaving the end of the rails to destinations like Tucson and the mines in the surrounding areas. After the Southern Pacific reached Tucson in March of 1880 and construction crews continued to move east toward El Paso, the name Terminus no longer applied to the small settlement. Railroad officials changed the name of the community to Casa Grande by September of 1880, perhaps with a view toward eventual development of the nearby ruin as a tourist attraction. Although the founding date of Casa Grande is considered to be 1879, the designation of Casa Grande became official in 1881 when residents established a post office.³

Early History of the Casa Grande Townsite

The small town of Casa Grande grew slowly through the next decade. Railroad officials located major facilities in Gila Bend and Tucson, rather than Casa Grande. The small siding of Maricopa emerged as the most convenient point to offload goods for Phoenix. But, as the population of the Arizona Territory grew and its economy improved, Casa Grande maintained a prominent position as a shipping point for mines in central Arizona. These included the Silver King, Vekol, Jackrabbit, and Reward mines. A small central business district grew up parallel to the tracks of the Southern Pacific. Business owners quickly rebuilt after disastrous fires in 1883 and 1886.⁴

By 1890 Casa Grande had developed to a point where residents felt the need to organize the small community into an official townsite. On June 3, 1890, C.W. Marshall filed a petition with Pinal County Probate Judge W.H. Benson stating that the citizens of Casa Grande planned to file application papers asking the U.S. General Land office in Tucson to establish an official townsite of Casa Grande. Reflecting the small size of the town, the petition carried only nine signatures. On June 19, 1890, Benson entered into a contract with C.W. Lemon of Florence to survey the town into streets and lots. The survey was complete by July 19, 1890, and on July 21 Judge Benson issued a notice that prospective purchasers had until October 20, 1890, to select and claim their lots. On August 8, 1892, President Benjamin Harrison's signature was affixed to the townsite patent for Casa Grande.⁵ (President Harrison probably did not personally sign the document, a common practice of the day.)

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Action on the part of Casa Grande citizens led the railroad to establish its official stations grounds along its right-of-way. On August 31, 1892, the Board of Directors of the Southern Pacific Railroad directed its agents to select and survey the Casa Grande station grounds. This task was completed in the fall of 1892, and on January 17, 1893, Southern Pacific Chief Engineer William Hood finalized the plat. The plat received the approval of the Secretary of the Interior on February 17, 1893. The Casa Grande station grounds consisted of a rectangular parcel that paralleled the 200-foot wide railroad right of way. Including the track right-of-way, the total width of the stations grounds was 400 feet, extending for a distance of 3,600 feet. The station grounds covered 16.53 acres of land.⁶

Because the original townsite of Casa Grande was closely associated with the railroad right-of-way, streets in the early community paralleled the railroad. Later, when property owners platted additional subdivisions in Casa Grande, they oriented them true north as established by the township and range system. The juxtaposition of two grid systems on the community makes the original townsite geographically distinct.⁷

Excluding the original townsite and the railroad stations grounds, settlers filed for seven homestead entries in the Casa Grande area up to the end of 1893. These seven homesteads comprised a total of 2,065 acres. Included among these original homesteads were lands that would eventually comprise the Evergreen neighborhood. On December 1, 1891, William B. Reid received a patent for 640 acres of land to the west and northwest of the original townsite. A portion of this land would later be included in the Evergreen neighborhood.⁸

Tough Times, 1893-1905

After this initial burst of activity, the fortunes of Casa Grande took a turn for the worse after 1893. This was attributed to a variety of factors, most predominant among them the Panic of 1893, which hit the mining industry particularly hard. Casa Grande existed primarily to supply mines in the surrounding area. Other factors contributing to a decline in the fortunes of the town was another fire in the downtown business district, and a drought that settled on the entire Arizona Territory, and affecting the agricultural base around Casa Grande.⁹

Five years passed before another adventurous soul received a homestead patent in the Casa Grande area, Byron B. DeNuve on June 10, 1898. By 1918, the U.S. government issued only six more patents in the area immediately surrounding the Casa Grande townsite. A part of the eastern half of the DeNuve homestead was later included in the original Evergreen subdivision.

The drought that plagued Arizona before and after 1900 encouraged settlers to explore new avenues of water development. Farmers and business leaders alike realized that the construction of dams could alleviate the problem. Dams would impound water during times of flood so that it could be stored and released slowly during times of drought. The federal government came to Arizona's assistance when Congress adopted the National Reclamation Act in 1902.

Prosperity Returns, 1905-1920

For a time, residents of the Gila River and Salt River valleys competed for the prize of Arizona's first reclamation project. As it turned out, the heavier and more dependable flow of the Salt River made it a better candidate. In 1906, the Roosevelt Dam began to rise at the confluence of the Tonto Creek and the Salt River and reached completion in 1911. Soon after, on February 14, 1912, President William Howard Taft signed the congressional act granting statehood to Arizona.

Although residents of Casa Grande and the surrounding area did not yet have the benefit of a federal reclamation project, they took advantage of available groundwater to develop irrigated farms. In the vicinity of Casa Grande,

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Pinal County farmers turned to groundwater development on a large scale primarily because the supply surface water was limited. The success of groundwater pumping did not mean that Casa Grande residents abandoned their quest for a large storage dam on the Gila River. In 1911, farmers and business owners incorporated the Casa Grande Valley Water Users Association to spearhead a campaign for dam construction. This citizen's association followed the pattern of the Salt River Valley Water Users Association that had successfully lobbied the case for construction of Roosevelt Dam. The dam and reservoir was planned by the San Carlos Irrigation Project. In 1914, the Army Corps of Engineers issued a favorable report on a Gila River dam site on the San Carlos Indian Reservation.¹⁰

The good news concerning the San Carlos reservoir site, combined with increased economic activity based on groundwater pumping, led to a new era of prosperity for Casa Grande until 1920. A growing percentage of the economic growth was attributed to demand for the mining and agricultural products of Arizona generated by World War One in Europe.

The improved economy associated with agricultural development and World War One resulted in residential home construction in Casa Grande. In 1913, Katherine Drew platted the first new residential subdivision in Casa Grande since the original townsite had been surveyed back in 1890. By 1920, property owners had platted twenty additional residential subdivisions in the Casa Grande area. Not all of these suburban residential developments were immediately incorporated into the town limits of Casa Grande, but by 1921 seven subdivisions had been annexed to the town. These annexations nearly doubled the size of the town. The increased size and stature of the community was recognized in 1915 when Casa Grande residents approved incorporation as a city, leaving town status behind.¹¹

The Post War Slump

The end of World War One brought with it a reduction in demand for the mineral and agricultural products of Arizona. These years were particularly difficult ones for farmers. In the Casa Grande area, farmers had invested heavily in cotton production. A drastic drop in cotton prices starting in 1921 left many bankrupt. Cotton, when it paid to ship it to market, brought only a fraction of its wartime price. The slump in agricultural prices had a ripple effect in the economy of Casa Grande.

The slowdown in the economy also affected real estate development. Between 1920 and 1926, not a single new subdivision was platted in Casa Grande. Only one additional subdivision was annexed to the city between 1921 and 1927, K.J. Drew's second addition in 1924. Residents in Casa Grande realized they would need an economic breakthrough to provide continued prosperity for the community.¹²

In the late teens and twenties, residents in Casa Grande began to put greater and greater emphasis on the development of surface water from the Gila River as a means to ensure the long-term vitality of the region. Residents lobbied hard for the construction of the San Carlos Project, named for the reservoir site on the San Carlos Indian Reservation. In 1915, members of the Casa Grande Valley Water Users Association took a major step when they acquired the site of a diversion dam and canals from the Gila River. The Water Users received authorization for a new diversion dam in 1916, but construction of the Ashurst-Hayden Diversion Dam did not begin until 1920.¹³

Complicating the development of the San Carlos project for the residents of Casa Grande was the insistence of the federal government that any reclamation project on the Gila River would have members of the Gila River Indian Reservation as its prime beneficiary. The Pima and Maricopa on Arizona's oldest Indian reservation

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suffered from a lack of water caused by upstream diversions and drought. Government planners wanted to make sure that the San Carlos project would sustain and enhance existing agriculture on the Gila River Reservation.

While both Indians and residents of the Casa Grande Valley lobbied congress for construction of a dam on the San Carlos Reservation, they achieved some success with smaller components of the San Carlos Project. The Ashurst-Hayden diversion dam reached completion in 1922, and in 1923 engineers and workers of the Indian Irrigation Service completed Sacaton diversion dam. These small dams regulated the diversion of water from the Gila River into irrigation canals for delivery to farm fields.¹⁴

San Carlos Project boosters achieved success in 1924, when congress approved construction of a high dam across the Gila River on June 7. Construction began in March of 1925. The name of the dam honored President Calvin Coolidge. Construction was essentially complete at the start of 1929, and officials dedicated Coolidge Dam on March 4, 1930.¹⁵

Prosperity Again: The Early Development of the Evergreen Addition

The end of the post-World War One slump and the authorization of Coolidge Dam ushered in a new era of prosperity for Casa Grande. The development of the Evergreen subdivision is closely associated with this new era of prosperity for the community. From 1926 until the end of 1930, nine new subdivisions were platted in Casa Grande. Two additional areas were annexed into the city limits, in 1927 and 1929. New urban amenities such as a system of water and sewer lines, paved streets, street lights, trees, and concrete sidewalks gave Casa Grande the look of a mature community.¹⁶

Establishment of the Evergreen Addition

The Evergreen subdivision is most closely associated with Frank T. Gilbert and his wife Gabrilla Gilbert. Frank Gilbert was born in Homerville, Ohio, on June 4, 1874. In 1901 Frank Gilbert moved to Celina, Ohio, where he met Gabrilla Hellwarth, daughter of David and Mary Hellwarth, and members of a prominent land-owning family in Ohio. Frank and Gabrilla married on July 27, 1905. The Gilberts moved to Arizona in 1908 and first settled in the Glendale area.¹⁷ Accompanying Frank and Gabrilla Gilbert to Arizona was Gabrilla's brother, Kenneth D. Hellwarth and his wife, Myrtle. Frank and Gabrilla moved from Glendale to the Casa Grande area in 1922. Once relocated to Casa Grande, Frank Gilbert soon became involved in the great agricultural craze of the area: fig cultivation.¹⁸

Upon their arrival in Casa Grande, the Gilberts purchased the Morgan Ranch, north and east of the original townsite. Frank Gilbert renamed the ranch Ever Green Gardens in 1924 and grew several varieties of truck crops. These included turnips, vegetables, watermelons, fruit trees, and figs. By 1925, Gilbert's fig orchard had grown to six acres and attracted the attention of George P. Sellers, a Santa Monica, California, real estate agent that happened to stop briefly in Casa Grande. Sellers became convinced that figs would be an extremely profitable crop in Casa Grande, and soon enlisted Santa Monica undertaker Henry G. Moeller as a partner.¹⁹

Soon known as the Granada Fig Farms, the Moeller-Sellers project was big business for Casa Grande. The partners purchased 860 acres of land and divided it into small plots for resale to individual farmers. The farmers would grow Kadota figs, selected for their thin skin that did not have to be peeled before canning. The partners drilled wells, put in pumping plants, and constructed a cannery.²⁰

As it turned out, both Sellers and Moeller turned out to be too optimistic. The thin skinned Kadota figs fared badly in the dry and dusty winds of the Casa Grande Valley. The promise of low-cost water from Coolidge Dam never materialized. It took until 1941 for the reservoir to fill completely. The Great Depression, triggered by the

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stock market crash of 1929, was the final blow. Moeller returned to California and Sellers moved on to Phoenix by 1932.²¹

More of a pragmatist than an optimist, Frank Gilbert decided to pursue real estate speculation rather than agriculture on his property. Working in conjunction with his in-laws, Gilbert planned to develop a portion of the old Reid homestead that was his Ever Green Gardens truck farm into a suburban residential development for Casa Grande. Gilbert also brought C.D. and Ida May Bradley into the proposition. The Bradleys owned the adjacent parcel to the west, which had once been a part of the DeNuve homestead. Putting his marketing skills to work, Gilbert announced in April of 1928 that representing an eastern syndicate, he had purchased the Bradley parcel for \$500.00 an acre. Gilbert claimed that the new subdivision would be called Buena Vista and he would be in charge of marketing. Homer Sewell and Albert M. Peck would handle the sales of individual lots.²²

Of course, the eastern investors mentioned were Frank Gilbert's in-laws, especially his father-in-law David Hellwarth. The Gilberts and the Bradleys executed an "Agreement and Declaration of Trust" with the Pinal County Title and Trust Company so that the corporation acted as agent on behalf of the investors in the sale of the property. Of the two families, the Gilberts were more aggressive in marketing the eastern half of the project. This consisted mainly of the old Reid homestead and the Gilbert's Ever Green Gardens ranch. On September 8, 1928, M.C. Peters, president of Pinal County Title and Trust Company, filed the completed plat of the Evergreen Addition with the Pinal County Recorder. Desiring to build up on the good will of an established name, the Gilberts and Bradleys choose Evergreen Addition and abandoned "Buena Vista." On September 21, Frank Gilbert announced that 40 acres in the eastern half of the project would be placed on the market October 1, 1928.²³

The official plat of the Evergreen Addition contained restrictions designed to maintain the neighborhood as an attractive residential location. While the restrictions allowed the construction of apartments, flats, bungalow courts, and duplexes as well as individual residences, the plat required that multi-family buildings cost at least twice as single-family homes. Single-family homes were restricted to three price ranges: \$2,000 to \$2,500; \$2,500 to \$3,000 and a minimum of \$3,000. Other restrictions included a ban on poultry and livestock. The subdivision consisted of thirty-two blocks. A tier of eight blocks, closest to the original townsite facing Florence Boulevard, was designed for business development. The next tier to the north consisted of six blocks containing sixteen lots each. Two final tiers of eight blocks, each containing twenty lots, rounded out the subdivision. The Bradley family reserved two un-numbered blocks that were not subdivided. These blocks were located to the northwest of Casa Grande High School. The High School, fronting Florence Boulevard and within easy walking distance of the subdivided lots, made an attractive amenity for the neighborhood.²⁴

To demonstrate their faith in the new neighborhood, subdivider Frank Gilbert and chief salesman Homer Sewell announced in October of 1928 that they would construct residences in Evergreen. They were joined by prominent farmer Harris White as builders of the first three homes in Evergreen. In December of 1928, Sewell and Gilbert announced that the homes they were constructing would cost more than \$5,000 each. Gilbert advertised the Evergreen Addition as the "ideal residence spot." He advised potential purchasers to "buy a lot now and build a home among your friends." By January of 1929, a reporter for the Casa Grande Dispatch was able to report "with the walls up on two new homes in the Evergreen Addition east of the High School and a report of three more homes to be started next week, this district is in the process of actual development."²⁵

In January of 1929, construction commenced on laying water lines and electrical connections to the subdivision. The Gilberts held an open house in March of 1929, and reported that many lots were sold during the event. Other amenities announced for the Evergreen neighborhood in 1929 included a hotel (construction expected to start

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within two years), and two parks. One park would be for scenic beauty alone, while the second would be a recreational park with a pool and tennis courts.²⁶

Hard Times: The Great Depression and the Evergreen Addition

While "actual development" of the Evergreen Addition continued, economic events on a national level would soon overwhelm the plans of Gilbert and Bradley families. The stock market crash of October 1929 set the nation and the world on a downward spiral that came to be known as the great Depression. While fortunes were lost in moments during the crash, it took some time for the effects of the economic downturn to spread. In November of 1929, Frank Gilbert constructed a twenty by thirty foot office east of the High School to publicize the Evergreen Addition. This may have reflected a difficult market for high-end housing in Casa Grande, even before the crash. Historians Mark Pry and Kris Darnall observed that while 181 lots had been sold in the Evergreen Addition, only 13 homes had been built there by 1930.²⁷

The Gilbert family and Casa Grande received a shock in 1930 when Frank T. Gilbert passed away at the age of 55. Gilbert had taken ill and traveled to Santa Monica, California, during the summer of 1930 to seek treatment. He failed to respond, and died on June 8, 1930. He was survived by his wife Gabrilla; daughters Ruth Gilbert Harris, Mary Carolyn Gilbert, Frances Gabrilla Gilbert and Patricia Elinor Gilbert; and sons David Guy Gilbert, Parke Thompson Gilbert, and George Hellwarth Gilbert.²⁸

The death of Frank Gilbert and the start of the great depression curtailed development of the Evergreen Addition after 1930. In 1933, C.D. and Ida May Bradley took control of all the unsold lots in the twenty blocks of the Evergreen Addition they controlled west of Kadota Avenue. Significantly, only thirty-seven lots had been sold in the western portion of the neighborhood. Most of the lots had been sold and developed in the far eastern part of the subdivision, along Rose (later Lehmborg) Avenue. In 1934, the Pinal County Title and Trust Corporation went bankrupt, leaving title to the unsold lots in the Evergreen Addition in question. This uncertain status lasted until 1939, when a successor company, Pinal Title and Trust, took over the trust responsibility for the subdivision as a result of a petition filed by C.D. and Ida May Bradley.²⁹

The general consensus among Arizona historians is that the Great Depression, which began with the stock market crash in October of 1929, left Arizona relatively unscathed. This judgment is drawn primarily from the work of Jay Niebur who studied the effects of the depression in Phoenix. Niebur concluded that the diversified economy of the Salt River Valley, based on agriculture with a strong underpinning of transportation and commercial activities, enabled residents to avoid the worst effects of the depression.³⁰

While this conclusion seems to be supported by the case of Casa Grande also, the depression did curtail residential home construction in the city. Previous to the economic downturn, many property owners had constructed residences on speculation with the hope that the house could be rented or easily sold when completed. This even included Frank Gilbert's signature home in the Evergreen Addition, which he sold in March of 1929 to Stewart A. Appleby, a former New Jersey congressman that had retired in the West. With many out of work during the depression, the market for speculative housing in Casa Grande diminished. Property owners were content to let lots sit vacant. Families that needed additional room because of the arrival of extended families added on to existing structures for additional space rather than construct new buildings.³¹

A lack of confidence in the leadership of President Herbert Hoover contributed to the severity of the economic problem. As Hoover's leadership faltered, the negative effects spared no area of the country. Soon Casa Grande was hit hard by the depression. Between the years of 1930 and 1941, not a single residential subdivision was platted in the Casa Grande area. The growth of the community was curtailed almost completely. Annexations to

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the city also came to a near halt. City officials added only one residential subdivision to the community between 1930 and 1945.³²

The inauguration of President Franklin D. Roosevelt in March of 1933 brought a new sense of confidence to the country. Roosevelt guided the Federal government through a series of actions to alleviate unemployment conditions and stimulate the economy. By 1935, government-sponsored public works programs began to have an effect in many parts of the nation, including Casa Grande. The projects increased the amount of money in local circulation by providing work to residents and markets to merchants.

The one area of the economy in Casa Grande that continued to see some progress concerned public works spending. However, for the Evergreen Addition, the decision to expand the grounds of Casa Grande High School into portions of the residential subdivisions was more evidence that demand for housing had diminished. In 1936, the Pinal County Board of Supervisors vacated six entire blocks of the Evergreen Addition for use as athletic fields. The Bradleys were more than happy to make the transaction, because it gave them some return on their investment.³³

The National Housing Act of 1934, which created the Federal Housing Administration (FHA), benefited Casa Grande. This Federal agency insured private lenders against loss on new mortgage loans. FHA also encouraged better construction standards along with easier financing. The result was an upswing of residential construction nationwide. For Casa Grande however, the recovery in residential construction remained slow. Of the 55 Arizona homes that started construction on "National Better Housing Day" (June 15, 1935), only one was located in Casa Grande.³⁴

World War Two: A Watershed Event for the Nation, Casa Grande, and Evergreen

By 1940, the population of Casa Grande reached 1,545, an increase of only 194 people from the 1,351 residents the community held in 1930. Casa Grande had added only 597 people from the 948 registered in the 1920 census. This would soon change as massive military spending by the federal government during World War Two led to dramatic changes in Casa Grande. The government selected Arizona for the location of several training bases for pilots. The clear weather, low population, protected inland location, and preponderance of open space made Arizona an ideal site for air training.

The Federal government constructed several important military facilities in Arizona. While the construction of military facilities improved the economy of the area and led to an increase in population, the advent of World War II after the bombing of Pearl Harbor on December 7, 1941, led to war-time restrictions on nearly every class of material. Businessmen profited from the wartime increase in prices, but they were unable to spend their newfound wealth due to restrictions on what they could buy. Restrictions on building construction and materials availability due to World War II led to a drastic reduction in residential home building in Casa Grande.

Only two residential subdivisions were platted in Casa Grande during the war years. The first was the second unit of Myers Homesites, platted in 1941. The second was the Lillian W. Peart Subdivision, platted in 1944. Soon after, in April of 1945, Allied troops had crossed the Rhine and were bearing down on Berlin. Germany surrendered on May 1, 1945.³⁵

The end of World War II in 1945 ushered in a new era of prosperity for Casa Grande. Discharged soldiers and war workers with accumulated savings arrived in the community and began to construct homes. Arizona as a whole experienced a post-war population boom. Those who had worked in the state during the war decided to stay and made Arizona their new home. Between 1945 and 1960, the population of Arizona more than doubled. The post-

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war boom resulted in an increase in home construction in Casa Grande. The population grew to 4,181 in 1950 and 8,311 in 1960.

The growth in post-World War Two Casa Grande was relatively steady, but two periods of slightly increased activity are discernable. The first lasted from 1946 until 1955 when eighteen new subdivisions were platted. After a brief hiatus, residential construction continued from 1957 until 1964, when fourteen additional subdivisions were platted in the Casa Grande area. These two eras are reflected in annexations to the City of Casa Grande as well. From 1946 until 1956, Casa Grande officials annexed sixteen new areas into the city limits. From 1957 until 1963, fourteen annexations occurred. This period corresponds to the great increase in population known as the "baby boom."³⁶

The Evergreen neighborhood experienced dramatic growth in the post-World War Two period. Its large lots, attractive landscaping, and ideal location near downtown and the high school made it a popular area for families wishing to make a new start. In the eight short years from 1946 until 1953, the Evergreen neighborhood was almost entirely built-out. As an example, from July to November in 1947 alone, Casa Grande city officials issued eleven building permits for the Evergreen addition alone.³⁷

The increase in population density for Evergreen led Casa Grande city officials to consider bringing the neighborhood into the city limits. In the spring of 1946, neighborhood leaders presented a petition with the signatures of 52 property owners in Evergreen asking the city council to annex the area. Council members responded favorably, and on March 4, 1946, approved an ordinance bringing the Evergreen addition into the city limits of Casa Grande.³⁸

The demand for housing in the Evergreen area led to the creation of new subdivisions in the vicinity of the Evergreen neighborhood. The first of these took place on portions of the old Gilbert family lands east of the original Evergreen addition. Called Evergreen Second Addition, the family entered into an agreement with Dell Webb to construct the homes on speculation. The company broke ground in 1953 and offered potential customers a choice of six home styles. Demand was brisk.³⁹

The success of Evergreen Second Addition, and of other residential subdivisions in the Casa Grande area, led to continued development in this desirable part of the City. The next development occurred in the west, out of the undeveloped western portion of the original addition. These were lands that had remained in the hands of the Bradley family for many years, but after the war had been sold. The first subdivision to be developed was the Thode Addition. This subdivision was carved out of the original Bradley lands that had never been divided into lots and blocks: the un-numbered block 4 of the original plat. Earl and Edna Blodwen Thode purchased the land and created the Thode Addition in 1954. Mr. Thode was a rancher and a champion cowboy; Mrs. Thode was a prominent community leader and Arizona legislator.⁴⁰

The next subdivision related to Evergreen occurred in 1955. John E. Beggs had acquired blocks 2 and 5 of the original Evergreen addition from the Bradleys. He converted these to the small subdivision of Beggs Estates. Beggs was a prominent farmer in the area. He had moved to Casa Grande from Phoenix in 1945. He once served on the Casa Grande city council.⁴¹

Also in 1955, Earl and Edna Thode platted the Thode 2nd Addition, developing the un-numbered block 3 of the original Evergreen addition. In 1957, Mrs. Gladys Johnston Markley developed blocks 1 and 6 of the original Evergreen addition into Riven Rock Estates. This name may have been designed to evoke the image of the many stone buildings in Casa Grande.⁴²

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The full growth and maturity of the Evergreen neighborhood was reflected in the name of a new school constructed to serve the needs of the many children that lived in the area following World War Two. On March 4, 1958, representatives of the Casa Grande Elementary School District No. 4 dedicated the Evergreen Elementary School. Observers noted that the 20-acre campus was located "at the extreme north-eastern corner of Casa Grande."⁴³

Today, growth and change has surrounded the Evergreen Elementary School and the Evergreen neighborhood. It is very much a part of the heart of old Casa Grande. The landscaping, architecture, and history of Evergreen set it apart. Yet, those same characteristics make it a part of Casa Grande's future as community leaders work towards its preservation.

Historical Context: Community Planning and Development of Casa Grande 1879-1950

The Evergreen Addition typifies subdivision development in Arizona in the first half of the twentieth century. Its history and form encapsulate trends that were being played out throughout Arizona during this period: It began as part of a homestead adjacent to a railroad townsite, underwent speculative subdivision prior to the Depression, and experienced a post WWII construction boom.

Casa Grande was established in 1879 as a railroad town. Typical of towns like Flagstaff, Holbrook, and Winslow, the townsite was laid out with a street system parallel to the railroad tracks. The most important street in town, initially, was Main Street, along the railroad line. Like these other towns, as the town grew in size away from the railroad its influence was felt less and less. The greater influences became the other transportation corridors, first for wagons, and later for automobiles and trucks.

After the water reclamation projects of the early teens Casa Grande's importance as an agricultural area grew. The areas around the town were homesteaded for farms. One homestead, the 640 acre William B. Reid homestead of 1891, included all the land that would eventually become the Evergreen Addition. Mr. Reid's homestead contained portions of three sections to the east, and northeast of the original townsite section that was platted in 1879 and 1892. Not surprisingly, his land, adjacent to the townsite and straddling the section line road that would become Florence Boulevard, was developed early.

The first major addition to the townsite in 1913 immediately broke from the railroad orientation in favor of one to the cadastral survey system of townships, ranges, and sections, avoiding the un-economical odd-shaped parcels that resulted from the older system. Similar additions in 1914, 1920, and 1924 soon bordered the original townsite on the north, south, and east.

Evergreen was platted in 1928 by the Pinal County Title and Trust Company, as trustee, for owners that included members of the Bradley and Gilbert families. At the time, the subdivision was considered to be a suburb of Casa Grande and was marketed as a country place for Casa Grande's upper class. Many of these planning ideals were set forth as deed restrictions that required a certain value home to be built and that forbade certain activities.

No other subdivision in Casa Grande had ever been so restrictive. The deed restrictions virtually acted as zoning restrictions for the district. Commercial properties could only be placed within 2 blocks of Florence Boulevard. Homes were required to be more expensive the closer they were to Florence Boulevard. Poultry or livestock could

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only be allowed on the northern and eastern edges of the subdivision, furthest away from town and adjacent to open agricultural land. The rural character of the subdivision was to be reinforced with Citrus trees. The effect of most of these restrictions are visible today, although the northern part of the "commercial district" was actually developed with residences and apartments, and the Citrus trees are not as prominent as one might expect.

The platted pattern of lots, streets and alleys follows the precedent of earlier subdivisions in Casa Grande, and indeed, was typical of subdivision practices across Arizona. Streets are arranged in a rectilinear grid oriented to the cardinal points, and numbered or named as per the convention established in the original townsite. Blocks are typically ten lots, or 600 feet long, with alley access to the rear of all lots. Primary access to lots within the addition was via named North-South streets which intersect with Florence Boulevard. This East-west lot orientation was less common in Casa Grande than a north-south orientation, but had been done before, for example, in the Myers Additions immediately to the south of Evergreen. Most residential lots were 60 feet by 140 feet with the short side facing the street. This lot size is a little wider than the typical 50-foot wide "city" lot, probably reflecting the "rural" intentions of the developer. Still, this pattern contrasts with the ranch house neighborhoods platted during the 1950s, which endeavored to maximize the street frontage of each lot.

The Great Depression hit not long after the subdivision opened, and it developed slowly. Economic activity did not really return to Arizona until the 1930s, when more lots began to be developed. World War II intervened, setting back lot sales once again, but Evergreen was perfectly situated to absorb the post-war housing boom. Zoning maps established by the City of Casa Grande in 1948 reveal that the originally planned zoning of the parcels never really took root. The City zoned the southern 3 blocks and the eastern edge as "Class 'A' Residence". The remaining two interior blocks then open were zoned for "Class 'B' Residence". The rest of the interior of the subdivision was undeveloped, and later made a part of the High School as athletic fields.

The subdivision continued to fill through the 1950s, and was mostly developed by the 1960s. As popular styles had turned to Ranch style homes, which tend to present their long side to the street, the 60 or 70-foot street frontages available on a typical Evergreen lot were apparently found to be too narrow. As a result, the neighborhood today is full of homes occupying multiple lots, or adjacent homes sharing a split lot. Thus a subdivision was planned around typical Period Revival homes adapted to the needs of the Casa Grande housing boom of the 1950s and the change in architectural styles that accompanied it.

Historical Context: Residential Architecture in Casa Grande, 1900-1967

Residential architectural styles in Casa Grande, as in most of Arizona, generally followed national trends in popularity responding to a wide variety of cultural influences. Architectural development in the Casa Grande after 1900 and until 1963 can be divided into three major periods. The first era, the Early Modern houses such as Prairie, Craftsman, and International Style dated from about 1905 through 1930. The second era, the Eclectic House Era, is represented by the various Period Revival style houses, predominantly built between 1918 and 1941. The third era is represented by housing types developed since 1940 as represented predominantly by the modern Ranch house. Modern houses in the Evergreen Addition include Transitional Ranch (1935-1950), Ranch style (1950-1960), and Contemporary (1935-1950). The three eras are evident to varying degrees, as growth was slow in the early years of the Evergreen addition, and then had sporadic booms in development in the late 1930s and again in the late 1940s and early 1950s; therefore, in the Evergreen Addition, the number of houses that employ styles representative of certain eras exist in proportion to periods of growth in Casa Grande.

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The Bungalow/Craftsman Style, 1905-1930

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, 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. 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. The typical plan-book (bungalow) or craftsman house is a one-story house with gently pitched broad gables, usually front-gabled or side-gabled. The principles that governed these designs included expression of structure; 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. Other characteristics include the use of exposed natural materials such as cobblestones or wood shingles; a horizontal and informal emphasis in massing with large, shaded porches; The eaves are typically wide overhangs that serve to emphasize the feeling of shelter; often these overhangs have exposed rafter tails and eave brackets, and an emphasis on a high level of individual craftsmanship reflected in joinery, stained glass, or other special hand-made features.

Quite a few intact examples of Arts-and-Crafts era design remain in the historic residential districts of Casa Grande; however, this style is uncommon in the Evergreen Addition. Only 4 of the residences in the district are classified as Bungalows. These Bungalows are compact, simple examples with little detail.

The Eclectic House Era 1880-1940

Nationally, the Eclectic movement began at the end of the 19th century with period house designs. However, the emergence of these period styles at the end of the 19th century began primarily with large estates near major U.S. cities. These were primarily houses for a wealthy clientele, and their European -trained architects utilized the period styles found abroad. The influence of these styles became more pervasive after the Chicago's Columbian Exposition of 1893, which provided broad exposure to historical styles and stressed historical accuracy in their revival.

However, the momentum of these revival styles abruptly ended with the turn of the century as architectural modernism, represented by the Craftsman and Prairie styles, was introduced. After World War I, architectural style preferences for domestic architecture shifted once again back to Period Revival. However, the difference in the use of Period Revival styles at this time was that now, instead of these styles being utilized on primarily large architect-designed landmark buildings for wealthy clients, they were now being employed on more modest dwellings. In Arizona, the most common examples of include the Tudor Revival style, the English Cottage Revival style, and the Spanish Colonial Revival style. There are relatively few Period Revival residential buildings in the Evergreen Addition, most probably because development in Casa Grande in the period from the beginning of the Great Depression in 1929 until the beginning of World War II in 1941 was relatively quiet. Much of the Evergreen Addition was not developed until the 1940s and 1950s by which time the use of Period Revival styles was in decline.

About one tenth of the historic housing stock in the Evergreen Addition represents the Period Revival era. Some homes continued to be built for several years after the stock market crash into the early 1930s, but this activity soon died out. In the late 1930s, America began to pull out of the Depression, partly in response to the New Deal

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policies of the Federal Government. Slowly at first, house construction resumed in the late 1930s and launched into full production upon the return of GIs from the war looking to start families. In the mid 1930s, a second era of modernism began with the introduction of the International Style and Modernistic Styles in the United States. These movements were considered extremely avant-garde and had a limited popularity in the United States. However, the styles that were later derived from these styles following World War II, such as the Ranch and the Contemporary, would dominate American domestic architecture.

The Tudor Revival style is the only style of the Anglo-American, English, and French Provincial Revival influence evidenced in the Evergreen Addition. The Tudor Revival was an extremely popular style nationally for use in domestic architecture in the early 20th-century; only the Colonial Revival rivaled it in popularity across the country. However, in Casa Grande, as elsewhere in Arizona, the preference was for Spanish-style architecture that summoned the region's past. Like the other revival styles of the period, the Tudor Revival style was a romanticization and only loosely based on English precedents ranging from thatch roofed folk cottages to palaces. The façades of Tudor Revival houses are usually dominated by one or more prominent steeply pitched cross-gables. In the Evergreen Addition, one of the two examples of English Tudor Revival in the area, located at 928 N. Kadota Avenue (EA-123), exhibits much of the architectural vocabulary typical of the style. It is of the stucco subtype, with a steep cross-gabled roof and has elements such as decorative half timbering, multi-light windows arranged in groupings, and a massive chimney with decorative chimney pots at the top.

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. 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 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 Spanish Colonial Revival details, and many others that have tile roofs or stucco finishes.

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 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 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.

About half of all of the homes that reflect the Period Revival styles in Evergreen are Spanish Colonial Revival. Several are particularly well-articulated architectural expressions of the style. One of the most fully realized examples is located at 929 N. Lehmborg Avenue (EA-154). It features the typical red-tiled gabled roof, stucco finish, and loggia. This example also employs the form of the symbolic bell tower on its façade.

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Pueblo Revival style architecture has deep roots in the indigenous building traditions of Mexico and the American Southwest, which accounts for its popularity in the Southwest. 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. The style remained confined largely to California and the Southwest. 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.

There is only one example of the Pueblo Revival style in the Evergreen Addition, located at 904 N. Lehmburg Avenue (EA-180). This example is a well articulated, but not fully realized, example of the style. It has an earth-colored stucco exterior, different roof levels, and simple ornamentation such as decorative wood posts and canales on the façade.

814 N. Lehmburg (EA-179) is the only known building in Casa Grande that could be classified as an Octagon House. The original Octagon style had a limited popularity after the publication in 1849 of a book entitled, The Octagon House, A Home For All. The book was written by Orson S. Fowler, who advocated the use of this style of house based on several different claims: reduction of building costs and heat loss through walls based on the fact that an octagon encloses more floor space per linear foot of exterior wall than a square or rectangular building; that octagonal forms had increased sunlight and ventilation; and that dark and useless corners were eliminated. However, these claims proved unfounded, and Octagon house quickly faded in popularity. It appears that 814 Lehmburg, built in the 1930s is a rare and unusual revival of this original movement.

The Modern Era (1935-1967)

Beginning just prior to World War II, popular architectural styles once again began to shift. A variety of influences dictated a change in the popular styles, including the need for inexpensive, mass-produced housing, the rise of a massive middle-class interested in a suburban lifestyle, Federal policies for VA and FHA financing of home ownership, and a general architectural trend away from romantic revivalism and toward Modern-movement architecture and the machine aesthetic. 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." (Kostof, p.60) The vast majority of the homes in the Evergreen Addition Historic District are Modern houses.

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The Contemporary style utilizes architectural vocabulary of the earlier Prairie and International styles, and was widely used in architect-designed houses built from about 1950-1970. The Contemporary Style is divided into two subtypes based on which of the two referenced styles it follows more closely, the Prairie or the International. The Contemporary Style of both subtypes has a horizontal emphasis in both expression of materials as well as form, and most houses of this style are one-story in height. The subtype that utilizes the International style vocabulary is often referred to as American International, as it has the same flat roof and lack of decorative detailing. It differs from the International style in that the walls are not stark white stucco wall surfaces, but are instead various combinations of wood, brick or stone. The most fully realized example of a Contemporary Style house in the Evergreen Addition is located at 414 E. Ninth Street. Its stark geometry, flat roof, and overhanging porch cover with light supports and are reminiscent of the International Style. However, the Permastone façade is clearly indicative of the attempt to make this Contemporary house integral with the landscape.

The other subtype of the Contemporary style makes more use of the architectural vocabulary of the Prairie style with elements such as overhanging eaves, exposed roof beams, and heavy piers supporting gables. Again, as in the other subtype, the emphasis is on combinations of natural materials such as wood, brick, and stone wall cladding. Roofs in Prairie Style influenced Contemporary architecture are usually low-pitched and hipped, with wide overhanging eaves to convey a feeling of shelter. Often, massive, square porch supports are used to create the effect of the house melding with the ground plane, and to create a feeling of solidity. The Prairie style architecture from which this Contemporary subtype draws its inspiration was conceived to be integral with and to reflect the natural landscape of the American Midwest; thus, an emphasis is placed on achieving horizontal emphasis visually. Elements such as cornices and façade detailing are utilized in a manner to re-emphasize the horizontality created with the building's massing. As in the international style influenced contemporary subtype, there is an absence of decorative detailing; rather, decoration is achieved through the use of materials and the expression of structure. The house located at 800 N. Kadota Avenue shows some of this Contemporary detailing and massing. It too, utilizes Permastone to convey horizontality and integration with the landscape. The square bay window projection, the recessed porch entry, and raised exterior porch further emphasize the horizontal geometry of the building's massing.

The Transitional Ranch period represents a midpoint between the earlier Period Revival homes and the fully developed Ranch style. Transitional Ranch homes, built between about 1935 and 1945, typically employ Ranch style construction techniques or forms, but retain qualities of the Period Revival. Often in Transitional Ranch houses, there is interplay between materials held over from earlier types of construction and newer materials, such as steel casement windows. Eclectic house forms or details are also often incorporated, such as exposed rafter tails. In established neighborhoods such as the Evergreen Addition, modern style houses were used as infill homes despite the narrow lots typical of early 20th century subdivisions. The dwelling located at 1101 N. Kadota Avenue is a typical Transitional/Early Ranch house. It is one story, and L-shaped in plan with a small, boxlike form. The roof is a low-pitched hipped roof (roofs can also be gabled or double gabled, and it is common for the gable ends to be sheathed in horizontal siding.) Typical of materials on this style of house, the walls are of brick and the roofing is of asphalt shingle. Stucco is also a common material for wall surfaces, but none is present on this example. Also typical of this style of house, there here is a small, wood columned porch over the entry at the juncture of the two wings of the house. The fenestration is simple with square divided light, metal-framed casement and fixed windows placed centered on walls.

The Ranch style emphasizes horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger

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(hence the "rambling Ranch"). The Ranch Style, like the Craftsman style of the preceding era, responded to the demands of a shifting American lifestyle; Americans desired an environment that was more convenient, efficient and flexible than houses of the past. The Ranch style answered to these demands with an open floor plan. The lack of stairs in these typically one-story houses also lent an air of ease to movement between the interior environment of the house and the exterior environment without. As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. The Ranch style also became synonymous with modern materials and construction methods, which were not used during the Eclectic House era, including concrete, block, concrete slab-on-grade floor construction, and steel casement windows. Ceiling heights became standardized at eight feet. Ranch houses were economical, suburban, and mass-produced. After World War II, the Ranch style became better defined as a style and purer examples were built. The gable-front-and-wing form of this home became the hallmark of Ranch style tract housing in the fifties and early sixties.

Several sub-types of Ranch houses were developed by combining the basic Ranch form and construction details with other stylistic influences. The Evergreen Addition features a full range of Ranch house design. The French Provincial, the American Colonial Ranch, the Spanish Colonial Revival Ranch, the Prairie Style Ranch, and the California Ranch are all present to varying degrees in the Evergreen Addition.

The most common subtype found across the country is the French Provincial Ranch. The French Provincial Ranch is identified primarily by references to detailing from French domestic architecture; however, like stylistic references made in preceding eras of architecture, many of these stylistic references are loosely based and interpretive. At the same time, the use of this architectural vocabulary is stylistically cohesive in its use during this era and easily recognizable. The predominant feature is a multiple hipped roof form, often medium-pitched, and with shallow or no overhangs. Fenestration patterns include shuttered, small multi-paned picture windows; flat or segmental-arched windows; square or slanted bay windows with small square or diagonal glass panes; and pairs of tall casement windows. Sometimes window dormers penetrate the eaves, and louvered shutters on windows are also common. Other detailing includes small front porches with fancy wood posts or wrought iron columns, and detailing is often more lavish on expensive houses to evoke the French Regency Style. The French Provincial Ranch located at 919 N. Lehmsberg Avenue is very restrained in its use of the style; most of the reference to the style is in the proportions and form of the building. The style is evidenced its roof, which is steeper than that of the typical ranch, hipped in shape, and with little overhang.

The American Colonial Ranch applied American Colonial Revival ornamentation to a low, linear, symmetrical Ranch style massing. Characteristics of the American Colonial Ranch include detailing such as roof forms trimmed with classical moldings and accentuated entries such as porches or doorways with Federal or Greek Revival surrounds and classical doors. This style of building is usually clad in horizontal siding, shingles or painted brick and color schemes are light to evoke the Colonial architecture of New England to which this style of ranch house refers. The fenestration on this style of building is designed to be evocative of American Colonial architecture, as well, with small-paned casement windows and dark-colored louvered shutters. Classically inspired moldings adorn cornices, window and door openings. Chimneys are usually of masonry and are very simply detailed.

The Spanish Colonial Revival Ranch House took its inspiration from earlier periods. Like other ranch revivals, this style borrows decorative elements of the Spanish Colonial Revival of the preceding era and blends them with the ranch style. The Spanish Colonial Ranch added Spanish tile roofs, exposed brick construction, and details such as rejas (grilles) over the windows. Identifying characteristics of the style are low, linear, asymmetrical facades with white-stuccoed walls and red tiled, low pitched gable roofs. Roman arches or flat-topped openings often

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proliferate on facades and small porches and massive white-stuccoed or painted brick chimneys are common. Exposed rafter tails are found on some examples. The house at 922 N. Lehmburg Avenue is an architecturally well-articulated example of the Spanish Colonial Ranch style. It has the long, broad form and shallow roof of the typical ranch. However, rather than the L-shaped plan of the typical ranch, the house is U-shaped to form a courtyard entry as is more typical of Spanish style

The style of the California Ranch house was evocative of low, linear nineteenth century, western ranch prototypes. The style repeated the basic shape, roof type and materials of these earlier models with a low, very horizontal orientation and low-pitched gable or hip roof, often covered with wood shakes. Sunset magazine, which publishes house plans particularly suited to the western lifestyle and climate, promoted the style for more than two decades as it published California Ranch House plan books annually. However, the style was popular not only in the west, but nationwide. The most historically intact example of the California Ranch Style is located at 1016 N. Brown Avenue. It has a low-pitched gabled roof covered in wood shakes. This house also features a combination of exterior materials, as was so common of houses of this style; the front façade has vertical board and batten combined with a brick facing. Wood siding covers the gable ends, as is also typical.

Folk Revival Ranch

Folk Revival Ranch houses differ in several respects from the folk tradition to which it refers. One of the main characteristics of a folk house is the absence of direct reference to any sort of style. In the United States, these folk traditions have generally evolved from old-world vernacular houses or from construction technologies generally available in historic times, and now classified as "National Folk". House form further classifies National Folk houses; one of the most common house forms nationally is the "hall-and-parlor" house, where a two-room home presents its broad side to the street covered with a side-gabled roof. Other forms also related to room arrangement or roof shape include the gable-front (or shotgun), the massed-plan side gable, and the pyramidal or hipped roofed house. There is one Folk Revival Ranch building in the Evergreen Addition, in particular, that is very self-consciously referential of the folk tradition; it references the folk tradition of log cabins and is located at 913 N. Kadota Avenue (EA-101). While the log cabin and other folk buildings were a result of building with materials readily on hand, the log-shaped wood siding on the building self-consciously refers to the log cabin as a style. That this house is a romanticized version of national folk as a style rather than as a typology is further exemplified by its reference to a simple hall-and-parlor form with side gable massing and an entry centered on the broad front of the house.

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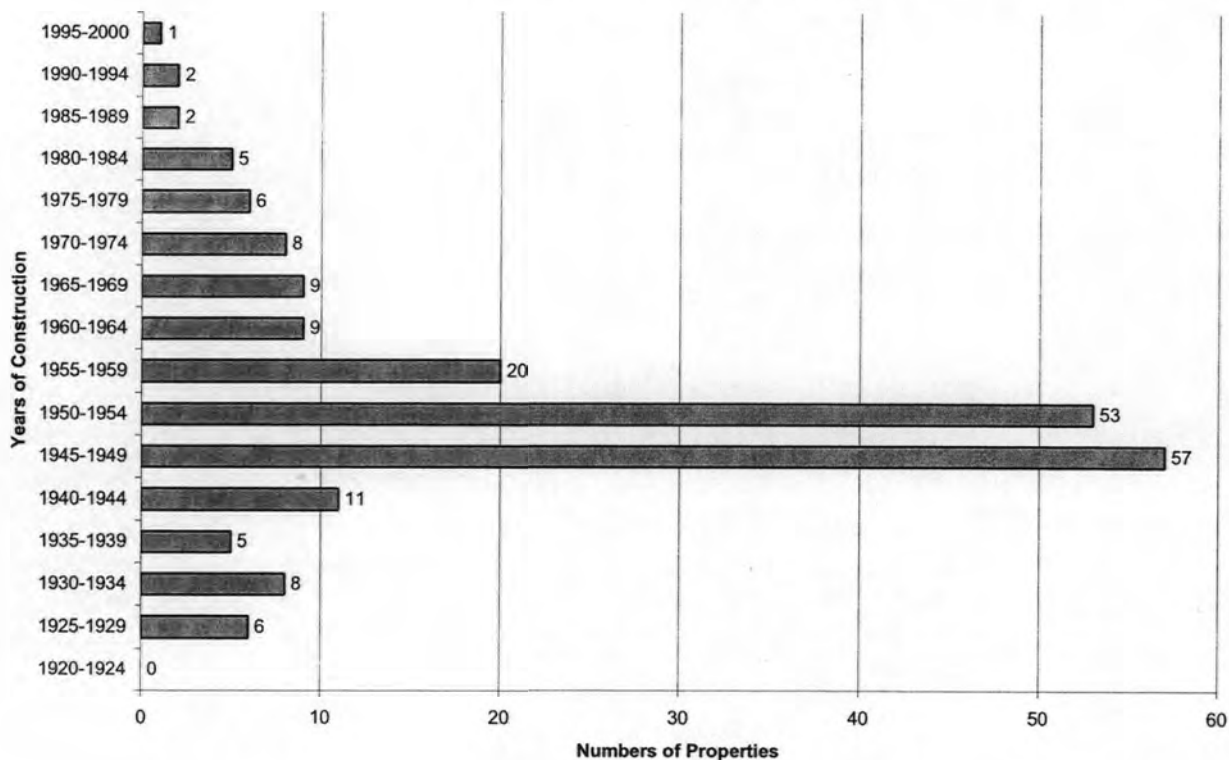
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PERIOD OF SIGNIFICANCE

The period of significance for the Evergreen Addition Historic District begins in 1928, with the platting of the subdivision, and ends in 1963, coinciding with the end of the development arc as well as changes in the architecture of the homes. The construction build-out period of the neighborhood is illustrated by the following graph. It places building construction dates into five-year aggregates.

Properties by Year of Construction



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ENDNOTES:

- ¹ Alan Dart, Prehistoric Irrigation in Arizona: A Context for Canals and Related Cultural Resources (Tucson: Center for Desert Archaeology, 1989), p. 3.
- ² Janus Associates, Railroading in Arizona, pp. 7-8.
- ³ An excellent recent examination of Casa Grande history is Mark E. Pry and Kris Darnall, Historic Resource Survey of Casa Grande, Arizona (Phoenix: State Historic Preservation Office, 1998). For early history, see pp. 15-16.
- ⁴ *Ibid.*, p. 15.
- ⁵ Pinal County Superior Court townsite files, microfilm file #88.12A.1, Arizona State Library, Archives, and Public Records agency (ASLAPR), Phoenix. For the Casa Grande Townsite Patent, see land entry Certificate #961, on file with the Bureau of Land Management, Phoenix.
- ⁶ Serial land entry case file PHX 086548, on file with the Bureau of Land Management, Phoenix.
- ⁷ Pry and Darnall, Historic Resource Survey, p. 15. For a list of platted subdivision in Casa Grande, see Appendix A.
- ⁸ See Appendix B for a list of homestead entries in the Casa Grande area, based on records at the Bureau of Land Management, Phoenix.
- ⁹ Pry and Darnall, Historic Resource Survey, p. 16.
- ¹⁰ Pry and Darnall, Historic Resource Survey, p. 17.
- ¹¹ Appendix A shows subdivisions platted in Casa Grande; Appendix C shows areas annexed to the town (City of Casa Grande in 1915). For a discussion of the growth of Casa Grande in the teens and early twenties, see Pry and Darnall, Historic Resource Survey, pp. 18-20.
- ¹² Appendix A and C.
- ¹³ Pry and Darnall, Historic Resource Survey, pp. 20-21.
- ¹⁴ *Ibid.*, pp. 21-22.
- ¹⁵ *Ibid.*, p. 23.
- ¹⁶ *Ibid.*, p. 24; Appendix A and C.
- ¹⁷ Most of the biographical information on the early years of the Gilbert family is taken from Frank Gilbert's obituary, published in the Casa Grande Dispatch, June 12, 1930. Some additional information provided by the Mercer County Historical Society, Celina, Ohio.
- ¹⁸ Frank Gilbert obituary, Casa Grande Dispatch, June 12, 1930.

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¹⁹ For the Ever Green Gardens and its produce, see Casa Grande Dispatch, August 9, 1924; September 20, 1924; November 8, 1924, and November 15, 1924. For fig cultivation in the Casa Grande Valley, the definitive history is Mickey Carlton, "Optimists in a Desert Paradise," Casa Grande Valley Historical Society Bicentennial Monograph No. 3, 1977. See also Jim Garner, "Great Fig Caper a Near Miss in 1930s," Pinal Ways (Summer, 1986), pp. 1-2; and Melissa Keane, "Cotton and Figs: The Great Depression in the Casa Grande Valley," Journal of Arizona History 32: 3 (Autumn, 1991): 267-90.

²⁰ Garner, "Great Fig Caper," p. 2

²¹ Carlton, "Optimists," pp. 28-29.

²² Casa Grande Dispatch, April 6, 1928.

²³ Map of Evergreen Addition to Casa Grande, Book 2 of Maps, page 36, Pinal County Recorder, filed September 8, 1928; Casa Grande Dispatch, September 21, 1928. Details of the financial arrangements with Pinal County Title and Trust are found in a suit to quit title to the Reid homestead portion of the property. See Pinal County Title and Trust Company v. William B. Reid, et. al., Pinal County Superior Court Civil Case No. 4888, filed July 19, 1930.

²⁴ Map of Evergreen Addition. The two un-numbered Bradley blocks, if numbered, would have been Block 3 and Block 4.

²⁵ Casa Grande Dispatch, September 21, 1928; October 4, 1928; December 7, 1928; December 21, 1928, and January 18, 1929.

²⁶ Casa Grande Dispatch, January 25, 1929; March 22, 1929; May 10, 1929, June 13, 1929, and December 5, 1929.

²⁷ For the office, see Casa Grande Dispatch, November 14, 1929. For the number of homes constructed, see Pry and Darnall, Historic Resource Survey, p. 25.

²⁸ Frank Gilbert obituary, Casa Grande Dispatch, June 12, 1930.

²⁹ For the Bradley re-acquisition of the unsold lots, see Book 52 of Deeds, page 99, Pinal County Recorder's Office. The uncertain status of the subdivision is described by a petition filed In The Matter of the Application of C.D. Bradley and Ida May Bradley for Appointment of Trustee, Pinal County Superior Court Case no. 6390, filed October 20, 1939.

³⁰ Jay Edward Niebur, "The Social and Economic Effects of the Great Depression on Phoenix, Arizona, 1929-1934," Master's thesis, Arizona State University, Tempe, 1967.

³¹ For the sale of the Gilbert house, see Casa Grande Dispatch, March 22, 1929.

³² For subdivisions and annexations, see Appendix A and C.

³³ For the resolution of the Board of Supervisors, see Book 21 of Miscellaneous Records, page 352, Pinal County Recorder's Office. The vacated blocks in question were 7, 8, 11, 12, 13, and 14.

³⁴ Collins, New Deal in Arizona, p. 357.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 31

Evergreen Addition Historic District
Pinal County, Arizona

- ³⁵ See Appendix A for subdivision plats.
- ³⁶ See Appendix A and C for subdivisions and annexations.
- ³⁷ Only one early book of building permits has survived at the Casa Grande City Hall. It contains records of approximately 50 building permits issued in the second half of 1947.
- ³⁸ Casa Grande Dispatch, March 8, 1946.
- ³⁹ Pry and Darnall, Historic Resource Survey, p. 39; Book 6 of Maps, page 48, Pinal County Recorder's Office.
- ⁴⁰ Thode biographical file, CGVHSM; Book 7 of Maps, page 23, Pinal County Recorder's Office.
- ⁴¹ Book 7 of Maps. Page 26, Pinal County Recorder's Office, Arizona Republic, February 16, 1963.
- ⁴² Book 7 of Maps, page 28; Book 8 of Maps, page 21, Pinal County Recorder's Office.
- ⁴³ Place file, Casa Grande Schools, Elementary, Evergreen, CGVHSM.

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National Park Service

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Evergreen Addition Historic District
Pinal County Arizona

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Evergreen Addition Historic District
Pinal County Arizona

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Evergreen Addition Historic District
Pinal County Arizona

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Casa Grande Valley Dispatch / Casa Grande Dispatch. September 1913 to present.

10. Geographical Data

Acreage of Property 32

UTM References

(Place additional UTM References on a continuation sheet.)

1	<u>12</u> Zone	<u>429986</u> Easting	<u>3638210</u> Northing	3	<u>12</u> Zone	<u>430777</u> Easting	<u>3638998</u> Northing
2	<u>12</u> Zone	<u>429986</u> Easting	<u>3638998</u> Northing	4	<u>12</u> Zone	<u>430777</u> Easting	<u>3638210</u> Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

SEE CONTINUATION SHEET

Boundary Justification

(Explain why the boundaries were selected.)

SEE CONTINUATION SHEET

11. Form Prepared By

name/title Robert G. Graham, AIA/Douglas Kupel, Ph.D.
 organization Motley Design Group LLC date December 26, 2007
 street & number P. O. Box 13287 telephone 602.254.5599
 city or town Phoenix state AZ zip code 85002

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 _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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 the 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 instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form the 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, D.C. 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10

Page 35

Evergreen Addition Historic District
Pinal County, Arizona

Verbal Boundary Description:

Beginning at the corner of McMurray Blvd and Brown Avenue, proceed east along the south side of McMurray Blvd to Gilbert Avenue. Then proceed south along the west side of Gilbert Avenue to Florence Avenue. Proceed west along the back lot line of 911 East 8th Street, and north along the west lot line to the center of 8th Street. Proceed west along the center of 8th Street to the east lot line of 801 8th Street. Proceed south along this lot line, and then west along the rear lot line. Continue west along subsequent rear lot lines, to the east side of Morrison Avenue. Proceed north along the east side of Morrison Avenue to 9th Street. Proceed west along the north side of 9th Street to Casa Grande Avenue. Proceed north along the east side of Casa Grande Avenue to 10th Street. Proceed east along the south side of 10th Street to Brown Avenue. Proceed north along the east side of Brown Avenue to McMurray Blvd.

Boundaries of the district are shown as a heavy dashed line on the attached map.

Boundary Justification:

Boundaries correspond to the limits of the original Evergreen subdivision, with the following exceptions:

The area at the northwest corner of the original subdivision, as bounded by Brown Avenue to the East, 10th Street to the South, Casa Grande Avenue to the West, and McMurray Boulevard to the North remained undeveloped, and was made part of the High School's athletic fields in the 1940's. This had the effect of cutting these parcels and the parcels to the west of the fields off of the Evergreen Addition's development patterns. In recognition of this, these parcels are not included in the district, despite having been in the original subdivision.

Modern commercial development has taken place along the southernmost edge of the district, along the north side of Florence Blvd. These commercial properties are not in keeping with the historic use or character of the district, and have been excluded from its boundaries.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 36

Evergreen Addition Historic District
Pinal County, Arizona

PHOTOGRAPH LISTING:

GENERAL INFORMATION:

Name of District: Evergreen Addition Historic District
County and State: Pinal County Arizona
Name of Photographer: Roberta Graham
Date of Photos: November 5, 2005
Location of Original Negatives: Metropolis Design Group LLC
2601 North Third Street #308
Phoenix, Arizona 85004

PHOTO KEY:

Photo #	Description	View direction
1	8th St. Streetscape, 8 th St. & Gilbert Ave	WNW
2	Gilbert St. Streetscape, 8 th St. & Gilbert Ave	NNW
3	Lehmborg Ave. Streetscape, North of 8 th Street	NNE
4	800 N. Kadota Ave.	NE
5	8th St. Streetscape, 8 th St. & Morrison Ave	ESE
6	Lehmborg Ave. Streetscape, North of 9 th St.	NNW
7	Casa Grande Ave. Streetscape, North of 9 th St.	NNE
8	10 th St. Streetscape, East of Casa Grande Ave.	ESE
9	Kadota Ave. Streetscape, 10 th St. & Kadota Ave.	SSE
10	Kadota Ave. Streetscape, 11 th St. & Kadota Ave.	NNW
11	Brown Ave. Streetscape, North of 1036 Brown Ave.	NNE
12	Gilbert Ave. Streetscape, South of McMurray Blvd.	SSW
13	814 N. Lehmborg Ave.	SE



LEGEND

- Inventory Number
- Property Line
- Building Footprint
- Address
- Non-Contributing
- National Register Eligible
- Individually Listed
- Proposed National Register District



**EVERGREEN ADDITION
HISTORIC SURVEY**
Casa Grande, Arizona
for the City of Casa Grande
February, 2002



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 1



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 2



EVERGREEN ADDITION HISTORIC DISTRICT
PINAL COUNTY, AZ
PHOTO # 3



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 4



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 5



EVERGREEN ADDITION HISTORIC DISTRICT
PINAL COUNTY, AZ
PHOTO #6



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 7



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 8



EVERGREEN ADDITION Historic District

PINAL COUNTY, AZ

PHOTO # 9



EVERGREEN ADDITION Historic District

PINAL COUNTY, AZ

Photo # 10



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

PHOTO # 11



EVERGREEN ADDITION HISTORIC DISTRICT

PINAL COUNTY, AZ

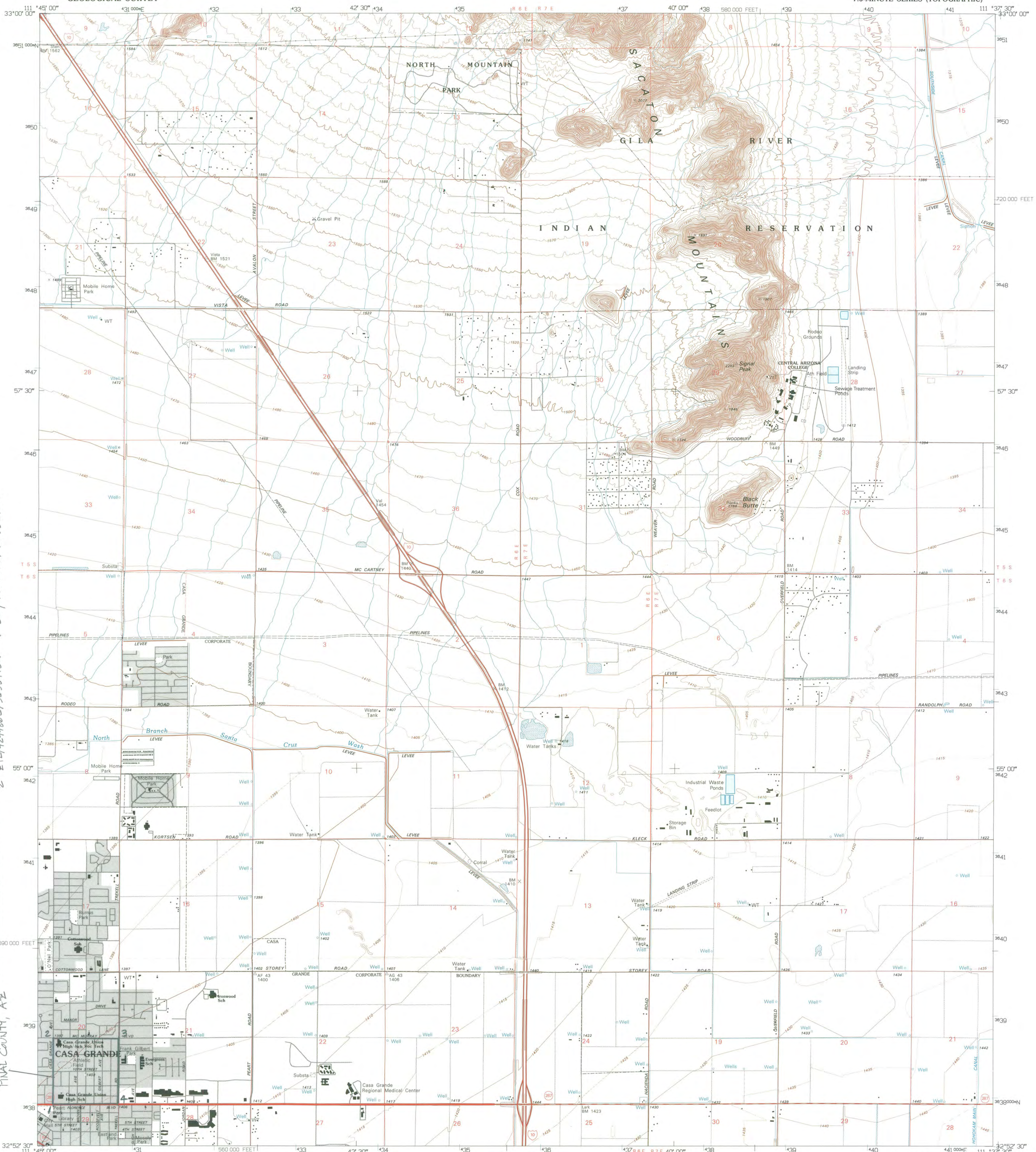
PHOTO # 12



EVERGREEN ADDITION HISTORIC DISTRICT

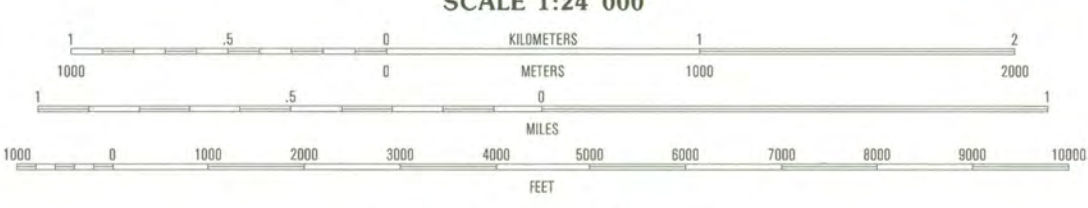
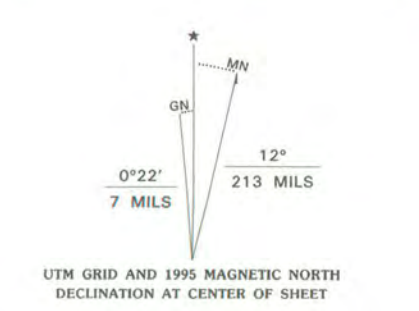
PINAL COUNTY, AZ

PHOTO # 13



EVERGREEN ADDITION HISTORIC DISTRICT
 PINAL COUNTY, AZ
 UTM: 1 212/429866E/3038210N 2 212/429866E/3038210N 3 212/430777E/3038990N 4 212/430777E/3038210N

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from imagery dated 1963. Revised from imagery dated 1990
PLSS and survey control current as of 1992. Field checked 1992
Map edited 1995. Contours and land elevations have not been
revised and may conflict with other content
North American Datum of 1927 (NAD 27). Projection and
blue 1000-meter ticks: Universal Transverse Mercator, zone 12
10 000-foot ticks: Arizona Coordinate System, central zone
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27
and NAD 83 for 7.5-minute intersections are obtainable from
National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
This map covers an active subsidence area



CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FEET TO METERS MULTIPLY BY 0.3048
TO CONVERT METERS TO FEET MULTIPLY BY 3.2808

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard or
improved surface
Unimproved road

Interstate Route U.S. Route State Route

1	2	3	1 Gila Butte SE
4	5	4 Casa Grande West	2 Sacaton
6	7	7 Casa Grande Mountains	3 Blackwater
8	8	8 Eloy North	5 Coolidge
			6 Chukcha

CASA GRANDE EAST, AZ
32111-H6-TF-024
1992

DMA 3649 1 NW-SERIES V898



National Register of Historic Places

Note to the record

Additional Documentation: 2017

United States Department of the Interior
National Park Service

AD 08001346

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Evergreen Addition Historic District (Amendment)

Other names/site number: _____

Name of related multiple property listing:
N/A

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

2. Location

Street & number: _____

City or town: Casa Grande State: AZ County: Pinal

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<u>Karen Reesed SHPO</u>	<u>6 July 2017</u>
Signature of certifying official/Title:	Date
<u>Arizona State Parks</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Evergreen Addition Historic District (Amendment)
Name of Property

Pinal, AZ
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)



Signature of the Keeper

8/21/17

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Evergreen Addition Historic District (Amendment)
Name of Property

Pinal, AZ
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>137</u>	<u>57</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>137</u>	<u>57</u>	Total

Number of contributing resources previously listed in the National Register 137

Evergreen Addition Historic District (Amendment)
Name of Property

Pinal, AZ
County and State

The Evergreen Addition Historic District was listed in the National Register of Historic Places on January 22, 2009. The district's period of significance ranges from 1928 to 1963.

This amendment reclassifies one property from noncontributing to contributing. It also removes a recently demolished property from contributing status.

CONTRIBUTING PROPERTY

ADDRESS	SURVEY SITE NO.
916 North Brown Avenue	EA-48

The house at 916 N. Brown Ave., Casa Grande, is currently classified as a noncontributor because at the time of listing the property was believed to have been altered by the replacement of historic windows and the stuccoing of the exterior façade. Information recently provided by the City of Casa Grande's historic preservation planner indicates that the original survey was in error and that the house was stuccoed originally and that it retains historic steel casement windows.

The Arizona State Historic Preservation Office requests the Keeper of the National Register of Historic Places to accept this property as a contributor to the district.



House at 916 N. Brown Ave., Casa Grande (Google, 2016). View facing East (left) and Southeast (right).

Evergreen Addition Historic District (Amendment)
Name of Property

Pinal, AZ
County and State

FORMERLY CONTRIBUTING PROPERTY

ADDRESS SURVEY SITE NO.

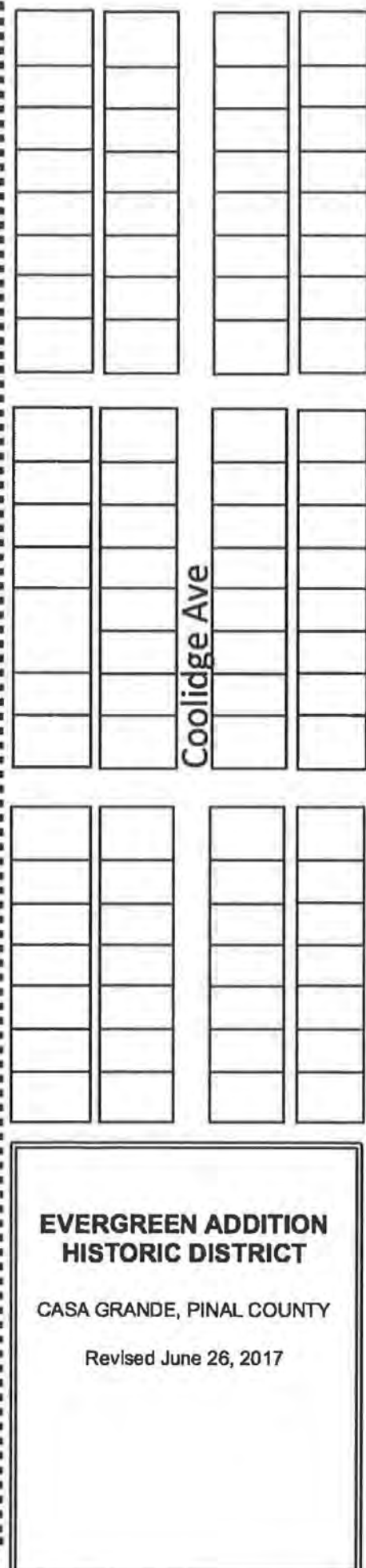
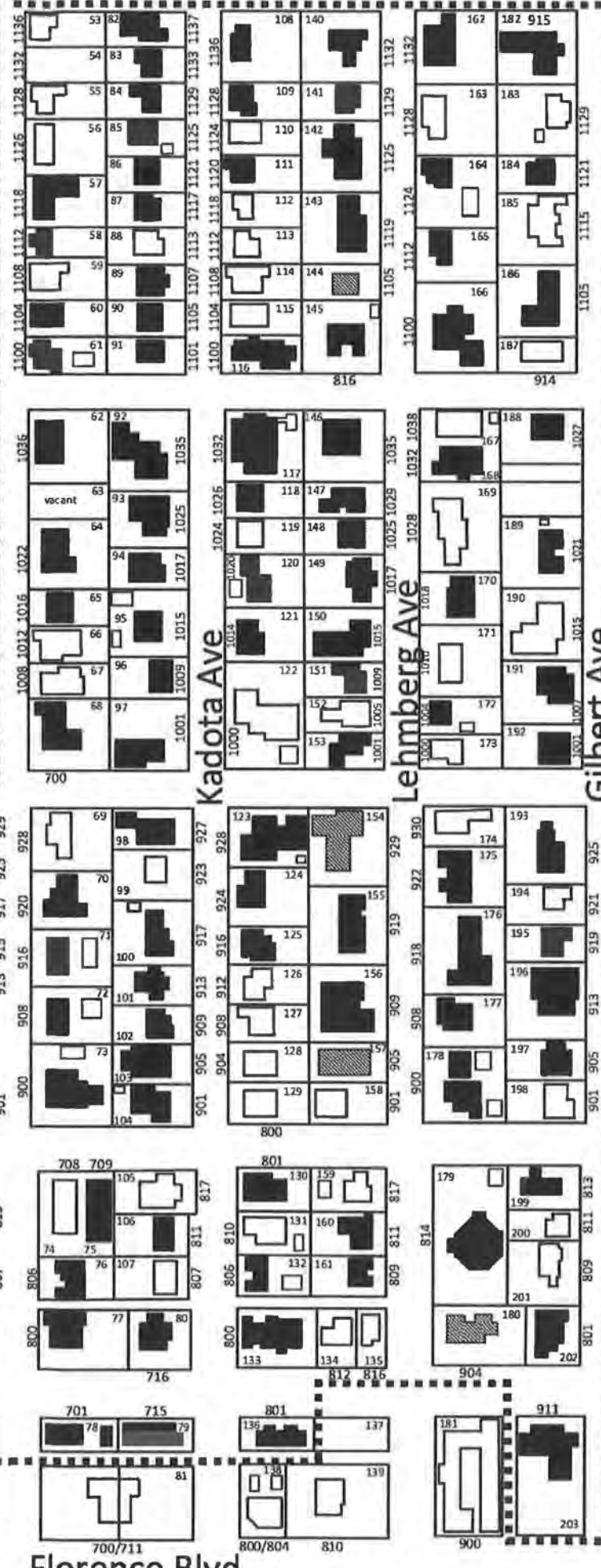
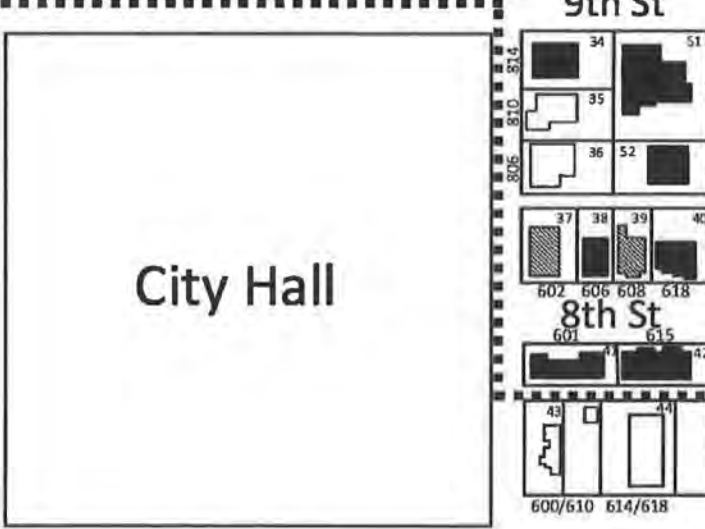
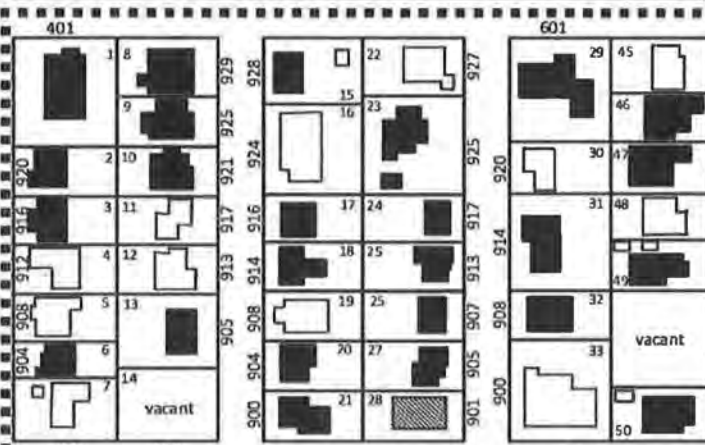
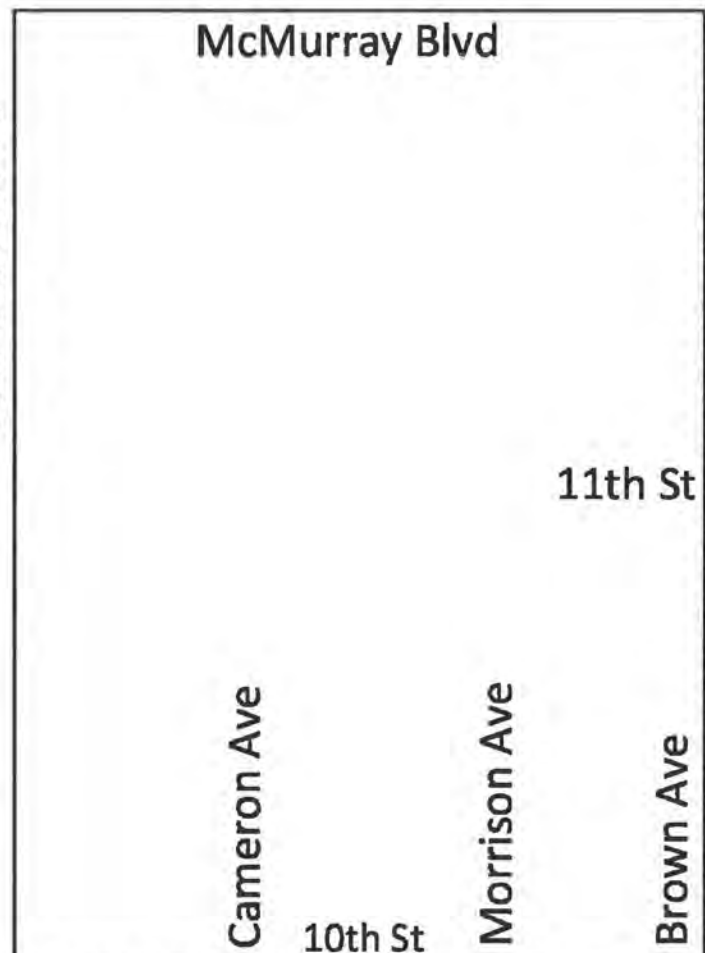
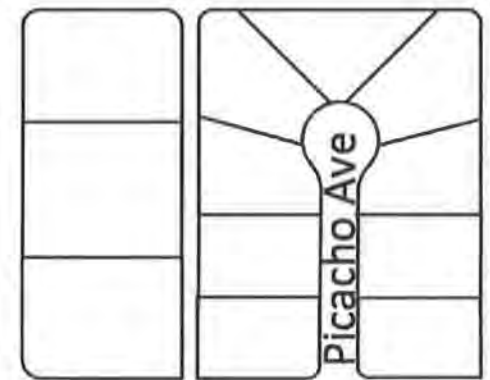
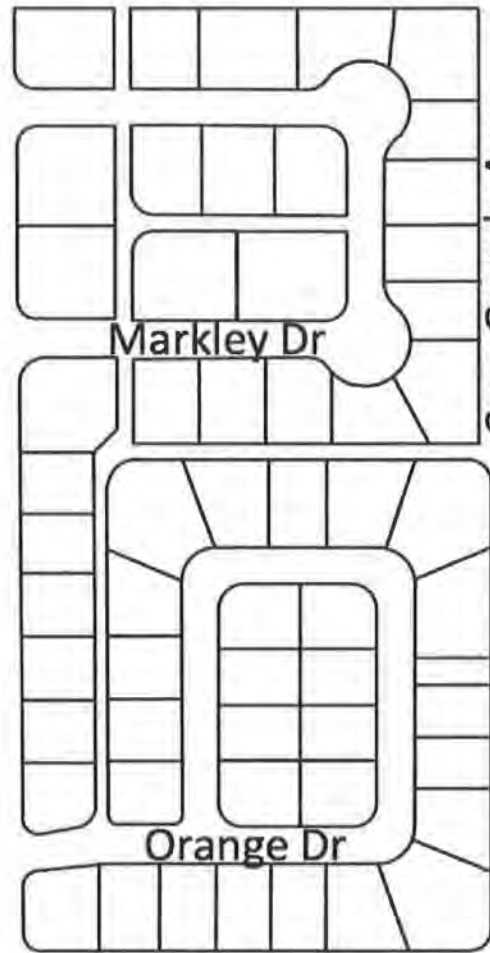
414 East 9th Street EA-14

The house at 414 E. 9th St., Casa Grande, is currently classified as a contributor. Information recently provided by the City of Casa Grande's historic preservation planner indicates that the property has been demolished.

The Arizona State Historic Preservation Office requests the Keeper of the National Register of Historic Places remove this property as a contributor to the district. As the parcel is currently vacant, it reduces the count of contributors by one, but does not affect the count of noncontributors.



Property at 414 E. 9th St., Casa Grande in 2011 (left, Google 2011) and in 2016 (right, Google 2016).



LEGEND

- Inventory Number
- Property Line
- Building Footprint
- Address

- Contributing
- Noncontributing
- Individually Listed
- District Boundary

Scale: 0 100

N

**EVERGREEN ADDITION
HISTORIC DISTRICT**

CASA GRANDE, PINAL COUNTY

Revised June 26, 2017

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Evergreen Addition Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pinal

DATE RECEIVED: 12/09/08 DATE OF PENDING LIST: 12/31/08
DATE OF 16TH DAY: 1/15/09 DATE OF 45TH DAY: 1/22/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08001346

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Residential neighborhood distinctive for its palm-lined streets and collection of domestic design (most dating to mid-twentieth century). Developed between 1928^(date of plat) and 1963, district was intended for Casa Grande's well-to-do residents. It reflects planning ideals of the era and a sequence of housing styles and types including prairie styles in Ranch & Contemporary styles.

RECOM./CRITERIA Accept A+C

REVIEWER RM McClelland

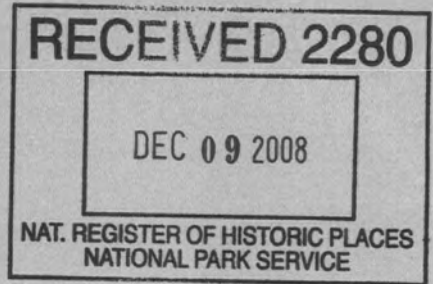
DISCIPLINE History

TELEPHONE _____

DATE 1-16-09

DOCUMENTATION see attached comments Y (N) see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



December 4, 2008

Janet Matthews
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor
Washington, D.C. 20005

Janet Napolitano
Governor

**State Parks
Board Members**

Chair
William C. Scalzo
Phoenix

Arlan Colton
Tucson

Reese Woodling
Tucson

Tracey Westerhausen
Phoenix

William C. Cordasco
Flagstaff

Larry Landry
Phoenix

Mark Winkleman
State Land
Commissioner

Kenneth E. Travous
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
www.azstateparks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

Dear Ms. Matthews:

It is my pleasure to submit the enclosed National Register of Historic Places nomination for the **Evergreen Historic District** located in Pinal County, Arizona.

The Evergreen Historic District is recommended eligible for inclusion in the National Register of Historic Places under Criterion A at the "local" level of significance for its association with community planning and development of Casa Grande, Arizona. It is also recommended eligible for inclusion in the Register under Criterion C, as its contributing properties provide excellent examples of architectural types common during the district's period of significance.

Please feel free to call me at (602) 542-7136 or email me at kleonard@azstateparks.gov if you have any questions.

Sincerely,

Kathryn Leonard
National Register Coordinator
Arizona State Historic Preservation Office

Arizona®
State Parks



Linda McClelland
01/30/2009 09:35 AM
EST

To: wcollins@azstateparks.gov
cc:
Subject: New disks needed for recent NR listings

Hi Bill--

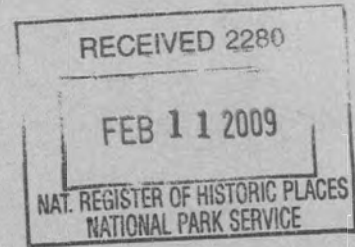
I know that Kathryn has moved on to a new job, and for the time being you are my contact in Arizona. Our technical staff reviewed the CD with the photographic images and discovered that the images for the Evergreen Addition H.D. were in the JPEG rather than TIFF format. I wondered if you could send me a replacement disk with TIFF files at least 300 dpi in resolution. The photos themselves are fine and appear to meet NR requirements. I have gone ahead and listed the district. Please let me know roughly when you might be able to send a replacement disk.

Thanks--Linda

Linda McClelland
Historian
National Register of Historic Places
202-354-2258
202-371-6447 (FAX)
linda_mcclelland@nps.gov

"Managing and conserving Arizona's natural, cultural and recreational resources"

February 10, 2009



Linda McClelland
National Register of Historic Places
National Park Service
1201 Eye St., NW
Washington, DC 20005-5905

RE: Arizona, Pinal County, Evergreen Addition Historic District

Dear Ms. McClelland:

In response to your request, you will find attached a replacement archival CD with the photos of the Evergreen Addition Historic District in tiff format.

If you have any other questions or concerns you may contact me at wcollins@azstateparks.gov.

Sincerely,

A handwritten signature in cursive script that reads "William S. Collins".

William S. Collins, Ph.D.
Deputy State Historic Preservation Officer
State Historic Preservation Office

encl.



Janice K. Brewer
Governor

**State Parks
Board Members**

**Chair
Reese Woodling**
Tucson

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William C. Scalzo
Phoenix

Mark Winkleman
State Land
Commissioner

Kenneth E. Travous
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

A large, light-colored watermark of the Arizona State Parks logo is centered on the page. It features the stylized cactus and water graphic above the text "Arizona State Parks".

Arizona®
State Parks



Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: AZ County Name Pinal Resource Name Evergreen Addition HN

Reference No. 08 1346 Multiple Name _____

Solution:

Problem:

JPEGS on Disc < 50 yrs ← OK "G" not needed

Resolution:

SLR: Yes No

Database Change:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: Evergreen Addition Historic District (Additional Documentation)

Multiple Name:

State & County: ARIZONA, Pinal

Date Received:
7/7/2017

Date of Pending List:
8/2/2017

Date of 16th Day:
8/17/2017

Date of 45th Day:
8/21/2017

Date of Weekly List:

Reference number: AD08001346

Nominator: State

Reason For Review:

Accept

Return

Reject

Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 8/21/17

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
FEDERAL EXPRESS**



DATE: July 7, 2017

TO:

**Edson Beall
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington D.C. 20240**

FROM:

**William Collins
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

National Register Nomination:

**Evergreen Addition Historic District (Amendment)
Casa Grande, Pinal County, Arizona**

Accompanying documentation for this National Register nomination amendment is enclosed, as required. Should you have any questions or concerns please contact me at wcollins@azstateparks.gov or 602.542.7159.