

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99000708

Date Listed: 6/24/99

Wilbur Street Historic District
Property Name

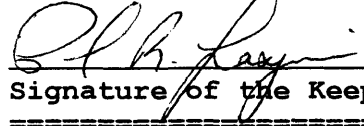
Maricopa
County

AZ
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

6/24/99
Date of Action

Amended Items in Nomination:

Functions:

The correct function term is: Domestic--single dwelling.
[For consistency, the selected terms must be taken from the list in NR Bulletin 16A.]

Resource Count:

The resource count is revised to read: *41 contributing buildings and 10 noncontributing buildings*, as identified in the district inventory and on the district map.

Description/Building Inventory:

The address for property #599 is changed from *248 East 2nd Street* to *248 East 1st Street*.

The non-contributing property at *138 N. Pomeroy* is deleted from the inventory list since it is located outside the district boundaries.

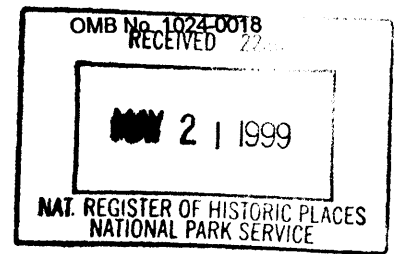
Period of Significance:

The period of significance is: *1892-1948*. Level: *local*
[This corrects a discrepancy between the narrative and the cover form.]

This information was confirmed with John Akers of the Arizona SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)



708

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 an item does not apply to the property being nominated, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic Name Wilbur Street Historic District
Other name/site number none

2. Location

Portion of 3-1/2 blocks, w. of Pasadena St., E. to Pomeroy St., N. of 1st St., S. of 2nd not for publication
city/town: Mesa vicinity
state Arizona code: AZ county: Maricopa code: 013 zip code: 85201

3. State/Federal Agency Certification

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

James W. Gamlin AZSHPO 5 MAY 1999
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other(explain): _____

Cal R. Fung 6/24/99
Signature of the Keeper Date of Action

Property Name

Wilbur Street Historic District

County, State

Maricopa, Arizona

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 include previously listed resources in the count.)

Contributing	Noncontributing	
45.....	10.....	buildings
.....	.....	sites
.....	.....	structures
.....	.....	objects
45.....	10.....	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

N/A.....
.....

6. Function or Use

Historic Functions

(Enter categories from instructions)

Residence.....
.....
.....
.....
.....

Current Functions

(Enter categories from instructions)

Residence.....
Not in use/Vacant.....
.....
.....
.....

7. Description

Architectural Classification

National Folk/Vernacular.....	Colonial Revival.....
Bungalow.....	
Tudor Revival.....	
Pueblo Revival.....	
Transitional/Early Ranch (Minimal Traditional).....	
Spanish Eclectic.....	
Ranch.....	

Materials

(Enter categories from instructions)

foundation Concrete.....

walls Brick, wood frame, (adobe?).....

roof Asphalt shingles, tile, wood shingles.....

other sheathing of stucco and wood siding.....

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with descriptions of property significance.

Criteria Considerations

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

Property is:

- Criteria A-G for property considerations.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architectural Styles

Period of Significance

1883 - 1948

Significant Dates

1883 - townsite established
1911 - subdivision platted
1919 & 1922 - subdivisions platted & recorded

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Checkboxes for previous documentation on file (NPS).

Primary location of Additional Data:

- Checkboxes for primary location of additional data.

Name of Repository:

.....

Property Name

Wilbur Street Historic District

County, State

Maricopa, Arizona

10. Geographical Data

Acreage of Property 21.5 acres.....

UTM References

(UTM References are located on continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	C	.....	.....	.....
B	D	.....	.....	.....

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See Continuation 10-28

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet 10-28

11. Form Prepared By

name/title Don W. Ryden, AIA, Debora M. Parmiter, AIT, Doug Kupel, Ph.D. - historian.....

organization Ryden Architects..... date June 1998.....

street & number 902 W. McDowell Rd...... telephone 602/253-5381.....

city or town Phoenix, AZ 85007.....

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 FHPO for any additional items)

Property Owner

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

name

street & number telephone

city & town state zip code

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Wilbur Street Historic District
Mesa, Maricopa County, AZ

NARRATIVE DESCRIPTION

SUMMARY

The Wilbur Street Historic District is found within the original Mesa Townsite limits and is composed of three residential subdivisions platted between 1919 and 1922. These subdivisions were created from existing blocks within the original Townsite plat. The district encompasses four north-south streets---Pasadena Street, Hibbert Street, Wilbur Street, and Pomeroy Street, and is bounded on the north and south by Second Street and First Street. The district is composed of residential buildings of various styles reflecting the different periods of growth in Mesa. Although the original neighborhood has suffered from some modern intrusions, it retains its original "residential" character. The land surrounding this district is either vacant or has undergone large-scale modern development. West of this district stands the Mesa Conference Center, a large hotel, arts, and convention center for the City of Mesa.

DESCRIPTION

The original Mesa townsite was laid out in the typical "City of Zion" pattern as followed by many Mormon-settled communities with large square blocks and wide streets that form a north/south and east/west grid. Of this original townsite, two full blocks, 1 and 33, were subdivided to create three separate subdivisions---Wilbur Subdivision, Glenwood Tract, and W.R. Stewart Subdivision. These subdivisions comprise the Wilbur Street Historic District.

Although composed entirely of residential buildings, this district contains two separate characters based upon the width of the streets within the district. The wider streets of Hibbert and Pomeroy, developed as part of the original

townsite, provides a more rural feeling, while the narrower streets of Pasadena and Wilbur provide a more urban feeling. The size of the lots within district is fairly uniform.

The architectural styles within the district reflect the different periods of development characteristic of the City of Mesa. The Bungalow is the most dominant architectural style in the neighborhood which reflects the date of the subdivision plats between 1919-1922 in the height of this style of architecture. A few Revival style houses, Tudor and Pueblo, appear within the district as well. The last style of architecture represented in this district is the Ranch style. The Ranch style houses responded to the need for more housing following World War II.

The development of the neighborhood follows the trends of the entire City. The majority of homes were constructed between 1920 and 1930. The New Deal, in 1935, sparked residential construction in Mesa, and thus in the Wilbur Street neighborhood. This period of development is represented by the Ranch-style homes in the neighborhood.

The integrity of most of the contributing properties within the district is high. Alterations of the houses, if any, can be characterized as home-owner repairs or additions for enlarging families. Original roofing has been replaced with asphalt shingles. Some windows have been replaced with modern aluminum units. Additions, have been constructed on the rear of various homes. Today, many homes are being restored and rehabilitated within the neighborhood and an appreciation of its significance is evidenced by the formation of this proposed district. Non-contributing properties within the district include both modern residences (post 1948) and altered historic properties. There are a few vacant lots on Hibbert Street which do not detract from the character of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 7 Page 2

neighborhood. Very few properties within the proposed boundaries are non-contributing properties. The non-contributing properties, thus do not detract from the historic character of the district.

CHARACTER OF THE HISTORIC DISTRICT

The character, and thus the historic significance, of the Wilbur Historic District is visually demonstrated by the differences in its three major streetscapes and by the evolution of its architectural styles.

The Streetscapes

The dramatic contrast between the original, wide township roads (North Hibbert and Pomeroy Streets) and the later, narrow subdivision roads (North Pasadena and Wilbur Streets) marks the transformation of approach to community planning and development in Mesa from its founding by Mormon farmers to its exploitation by early twentieth-century real estate speculators. It also signals a shift in the demographics of Mesa's population and a response to the need for greater housing density. While the character of the architecture and landscaping is virtually identical on each street of the district, the contrasting spatial character of the wide and narrow streets gives the visitor a feeling that the district is split in the middle at Hibbert Street.

In reality the spatial relations of streets and blocks demonstrate quite a different pattern in history. Local tradition in Arizona's Mormon-founded towns explains that the wide streets in original townsites allowed large, ox-drawn wagons to turn around at mid-block without having to go to the edge of town. The wide streets which once defined square blocks are now remnants of the original "City of Zion" plan. The later, narrow residential streets split each original garden block into two smaller,

rectangular residential blocks, thus changing the townsite's character from nineteenth-century rural to twentieth-century suburban.

Today in other parts of the Mesa townsite, such as in the West Second Street Historic District, the scale of the original, wide streets was diminished by the introduction of landscaped medians. These flood-irrigated medians serve as streetscape amenities which dramatically enhance the character of the neighborhood by replacing broad expanses of asphalt pavement with lawns, shrubs, and trees. The medians also visually unite the landscaped front yards of the distant, opposite-facing streetscapes.

In historic subdivisions outside the Mesa townsite, such as in the Evergreen Historic District, the "City of Zion" plan was completely abandoned in favor of more efficient (and profitable) patterns of residential subdivision of land. Long rectangular blocks with narrow streets permitted land speculators and housing developers to derive greater density and more profit from the sale of lots and houses. During this century's interbellum period residential lots in the Mesa were designed typically as narrow and deep, creating neighborhoods with houses close beside one another and with detached garages in the backyards. The replacement of wagons by automobiles in the early twentieth century eliminated the need for wide streets within residential areas. By comparison to the square blocks and wide streets of the "City of Zion" plan, the long rectangular blocks and narrow streets of the automobile-suburban plans, increased the amount of land area available for housing by decreasing the size and width of public rights-of-way.

The introduction of concrete curbs, gutters, and sidewalks in the Wilbur Street Historic District during the historic era also contributed to the transformation of its character from rural to suburban. Parkway lawns separate the sidewalks

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 3

Wilbur Street Historic District
Mesa, Maricopa County, AZ

from the curbs on all streets in the district. Naturally the parkways are much narrower on the later suburban streets than on the original townsite streets. Presently there is no evidence that a community street tree plan was ever intended or established on the parkways of Wilbur Street Historic District. Today there are several species of trees found in the parkways in no particular pattern or spacing, indicating that each homeowner could choose the landscaping (or no landscaping) between the sidewalk and the street.

The landscaping in the Wilbur Street Historic District is not as dense or mature as that in some other townsite neighborhoods (such as West Second Street Historic District) because it is no longer served by the community's flood irrigation system. Its streetscapes do however retain a sense of continuity and unity because of the trees and shrubs which create a setting around and behind the houses. The deciduous and palm trees form an important soft-edged skyline which mitigates the presence of modern mid-rise buildings surrounding the district.

The skyline is further effected by the power and telephone poles and lines which follow easements within the parkways. Without rear alleys all the public utilities here have always run along the streets. These utility lines cannot necessarily be considered visually intrusive in that this historic suburban neighborhood has always been served by a system similar, yet likely simpler, to the existing one. The late 1990s have seen the introduction of a new system of street lights which, although vehicular in height and scale, attempt to be sympathetic to the historic pedestrian character of the neighborhood. No records or photographs have been found to date which indicate the presence or character of street lights during the historic period.

The Architectural Styles

The distribution of architectural styles throughout the Wilbur Street Historic District indicates that the residential lots were developed relatively evenly through the almost forty years of its period of significance. Examples of nationally popular styles during that time are found mixed throughout the district demonstrating that the three subdivisions there grew simultaneously rather than consecutively.

The earliest surviving house in the district, reportedly dating from about 1892, is a simple National Folk style dwelling at 126 N. Hibbert Street (Inv. No. 307). It reflects the nineteenth-century rural character of the townsite. The pre-World War I bungalows, such as those at 128 N. Wilbur Street and 138 N. Wilbur Street (Inv. Nos. 295 and 296), mark the beginning of the suburban redevelopment of the Mesa townsite. The era of development between World War I and the Great Depression is reflected by bungalows and period revival style homes. Few houses were built during the Depression and the war. After World War II, Ranch houses were the popular style built in the Wilbur Street neighborhood.

The materials and ornamentation of the district's houses reveal the residents' differing levels of income and sophistication. While working and middle-class people generally shared the same tastes in popular residential styles throughout their neighborhood's period of development and significance, their ability to pay for high-style architecture differed. The use of certain materials and the detailing of their houses reflected the amount of money they had to spend on their homes. Today we can see both expensive brick Craftsman Bungalows as well as modest stucco-on-frame National Folk style houses standing together in the Wilbur Street Historic District indicating the integration of two socio-economic groups. Archival research into the occupations of the neighborhood's early residents verifies that workers,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 4

Wilbur Street Historic District
Mesa, Maricopa County, AZ

managers, and professionals lived together in the same neighborhood. It appears that during the historic period, the Wilbur Street neighborhood attracted residents of both the working and middle-classes without particular discrimination due to income level.

INTEGRITY

The Wilbur Street Historic District retains sufficient architectural integrity to convey its historic character. Its urban plan and street features, residential architecture, and landscaping still appear essentially as they did during the early twentieth century.

The setting for the houses along the wide and narrow streets has changed little since 1948. Small houses were built on single parcels and on lot-and-a-half parcels. Thus the rhythm of the house facades along the streets varies little. Only three vacant lots are found within the boundaries of the district. Few modern era houses are found within the district boundaries. Development of modern buildings on the edges of the three-and-a-half blocks which encompass the district have intruded upon the margins of the original townsite blocks. Most of these modern structures, however, are in keeping with the scale and massing of the residential houses. One exception is a multi-story parking garage on the west side of the district which is screened, to a degree, by closely planted street trees in the historic parkway.

Only one house has been moved into the district to replace one which had been demolished. This Queen Anne Cottage, at 150 North Wilbur Street, pre-dates the main era of architectural development of the district (1911-1948), but does represent the style of architecture which existed during the Mormon founding years in the nineteenth century. The house, threatened with demolition, was moved here in the mid-1990s from an

older neighborhood which was being cleared for redevelopment. This Victorian Era survivor, while not eligible as a contributor to the district because of its recent relocation, does represent the rural architectural style typical of this very area prior to its suburbanization.

The contributing houses of the district vary only slightly in their levels of individual architectural integrity. Collectively they readily convey the historic character of their period of significance. Some houses, as repaired and maintained, still look as they did in the 1940s. Many of the houses have sustained alterations and additions during both the historic and modern periods to make them more liveable. Typical minor changes involve the replacement of wood shingles with asphalt shingles, the replacement of wood windows with aluminum windows within the unaltered openings, room additions to the rear, and carport additions on the side. Such changes to individual houses do not substantially, or adversely, effect the overall character of the streetscape when addressed as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 7 Page 5

INVENTORY LIST OF CONTRIBUTING PROPERTIES

Inv.#	Common Name or Building Type	Property Address	Arch'l. Style	Const. Date
283	Moresco/Ortiz House	148 N. Pomeroy St.	Bungalow	1922
285	Molet Hawkins House	253 E. 2nd St.	Ranch	1932-40
287	Oscar Cummins House	151 N. Wilbur St.	Bungalow	1920
288	Frank E. Bendict House	141 N. Wilbur St.	Minimal Traditional	1940-46
289	George Goodman House	137 N. Wilbur St.	Tudor Revival	1933-37
291	House	117 N. Wilbur St.	Pueblo Revival	1940-46
293	W.R. Stewart Spec House	120 N. Wilbur St.	Spanish Eclectic	1927
294	David Dick House	120-1/2 N. Wilbur St.	Bungalow	1921-23
295	Roberson/Massey House	128 N. Wilbur St.	Bungalow	1911-15
296	Louis E. Holcomb House	138 N. Wilbur St.	Bungalow	1911-15
297	Albert Barrow House	144 N. Wilbur St.	Bungalow	1922
298	Anna Louvina Blackburn House	154 N. Wilbur St.	Bungalow	1928
299	Gilbert/Tullous House	143 N. Hibbert St.	Bungalow	1915-23
301	House	123 N. Hibbert St.	Minimal Traditional	1932-40
303	Leonard D. Grove House	106 N. Hibbert St.	Pueblo Revival	1937
305	C.R. Hancock House	114 N. Hibbert St.	Pueblo Revival	1929
306	Marlin McLaws House	120 N. Hibbert St.	Bungalow	c. 1920
307	Barden/Johnson House	126 N. Hibbert St.	Bungalow	1892-1900
308	House	136 N. Hibbert St.	Bungalow	1932-40
309	Richard E. Love House	140 N. Hibbert St.	Vernacular/ Bungalow	1940
310	House	160 N. Hibbert St.	Vernacular	1900-15
311	Lester/Johnson House	165 N. Pasadena St.	Bungalow	1920

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 7 Page 6

312	Elmer E. Brundage House	155 N. Pasadena St.	Tudor Revival	1929
314	Griner/Ellsworth House	145 N. Pasadena St.	Colonial Revival	1920
315	John Wells House	135 N. Pasadena St.	Minimal Traditional	1929-31
316	Chandler/Hurst House	131 N. Pasadena St.	Bungalow	1920
317	Grandy House	117 N. Pasadena St.	Bungalow	1920
318	Lewis Allison House	107 N. Pasadena St.	Bungalow	1935-39
319	Van Spankeren/Allison House	105 N. Pasadena St.	Bungalow	1922
320	William A. Mohr House	103 N. Pasadena St.	Bungalow	1926-30
321	Farnsworth Spec House	110 N. Pasadena St.	Tudor Revival	1937
322	Donald W. Strauch House	112 N. Pasadena St.	Bungalow	1926-28
323	Orrel Daley House	116 N. Pasadena St.	Bungalow	1926-29
324	Everett F. Dorsett House	120 N. Pasadena St.	Bungalow	1927
325	Farnsworth Spec House	124 N. Pasadena St.	Tudor Revival	1937
326	Dr. B. Jones House	130 N. Pasadena St.	Bungalow	1922
449	Valenzuela House	140 N. Pomeroy St.	Ranch	1947
595	Hall House	110 N. Hibbert St.	Ranch	c.1948
597	Mendoza House	261 E. 2nd St.	Transitional Ranch	1947
598	Bullock House	242 E. 1st St.	Ranch	1947
599	Chapman House	248 E. 2nd St.	Ranch	c. 1948

NON-CONTRIBUTING PROPERTIES

House	149 N. Pasadena St.
House	125 N. Pasadena St.
House	148 N. Hibbert St.
House	102 N. Hibbert St.
House	133 N. Hibbert St.
House	154 N. Hibbert St.
House	150 N. Wilbur St.
House	133 N. Wilbur St.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 7 Page 7

House	123 N. Wilbur St.
House	113 N. Wilbur St.
House	138 N. Pomeroy St.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 8

Wilbur Street Historic District
Mesa, Maricopa County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Wilbur Street Historic District in Mesa illustrates the early to mid-twentieth century growth in the northeast portion of the Mesa Townsite. This area developed into a cohesive neighborhood of middle class and working class families. The Wilbur Street Historic District is significant under National Register Criterion A in the area of Community Planning and Development for its relationship to broad patterns of community development in Mesa. The Wilbur Street Historic District illustrates important examples of architectural styles common in Arizona during the first half of the twentieth century. The Wilbur Street Historic District is considered significant under National Register Criterion C for the architectural styles and periods that it represents. The period of significance for the district starts in 1892 with the construction of the first home in the area and continues until 1948, the end of the 50-year period of significance for the National Register. The district is considered significant at the local level.

HISTORICAL OVERVIEW

The development of Mesa has generally been divided into five periods of growth. The first period encompasses the beginnings of Mormon settlement in the Salt River Valley in 1877 and the establishment of the Mesa City town plat in 1883. The second period corresponds to Mesa's first boom years from 1890 to 1898. Three periods of rapid growth characterize Mesa in the first half of the twentieth century: from 1906 to 1921, from 1927 to 1931, and from 1935 to 1940. The periods of rapid growth were interspersed with periods of static growth and depression. A drought at the turn of the century curtailed growth, as did an economic slump following World War One. The Great

Depression also limited new construction in Mesa, as did restrictions brought on by shortages during World War Two. Mesa grew tremendously in the years following World War Two, making the second half of the twentieth century starting after 1945 separate and distinct from its first five decades.

Initial Settlement, 1877 to 1883

Members of the Church of Jesus Christ of Latter Day Saints (LDS) founded an agricultural settlement in the Salt River Valley in 1877 that would grow to become part of the community of Mesa. A group of LDS settlers arrived in 1877 and founded a community close to the Salt River known first as Utahville and later as Lehi. Daniel Jones led this first group of settlers. This group started construction of the Utah Ditch from the Salt River to provide water for the agricultural enterprise.

Mesa proper got its start in January of 1878 when a second group of LDS pioneers arrived from Utah and Idaho to make the Salt River Valley their home. Known as the Mesa Company, prominent members of the second group of LDS immigrants included Charles Crismon, George W. Serrine, Francis Martin Pomeroy, and Charles I. Robson. This second group selected a location on flat table land above the river to the south of Lehi, thus the name "Mesa." In May of 1878 T.C. Serrine located a section of land suitable for a townsite and deeded it to the community. Three men were designated to serve as trustees to distribute the land. The first trustees were C.R. Robinson, G.W. Serrine, and F.M. Pomeroy. The second group of pioneers started a canal to serve the mesa lands. Known as the Mesa Canal, this irrigation canal also took water from the Salt River.

Families received portions of the townsite based on the value of labor and materials they contributed to the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 9

Wilbur Street Historic District
Mesa, Maricopa County, AZ

construction of the Mesa Canal. On August 29, 1881, Ted Serrine received the final homestead certificate for Section 22 which contained the Mesa townsite. Residents petitioned the Maricopa County Board of Supervisors for incorporation as a town on July 5, 1883. Mesa received incorporated status as a town on July 15, 1883.

Between 1878 and 1883 a regular influx of Mormon (LDS) colonists arrived to settle near the townsite. Mormons in Utah received the news that rich farming land was available along the Salt River with anticipation. A large group of settlers arrived on January 17, 1879. This group increased the population of the town by fifty. On January 19, 1880, a third large group arrived. Other settlers arrived in smaller groups, gradually building out the community of Mesa.

William N. Standage headed the third large group, arriving on January 19, 1880. Other prominent names among this group included Chauncey F. Rogers, Hyrum W. Pew, and Henry Standage. This group felt that most of the best land in the townsite was already taken, so they went about one mile west and established a community named Stringtown. The Mesa Canal Company gave permission to extend the canal to their location. The settlement took its name for its shape as it paralleled the canal.

The early settlers realized the importance of education for their children and the establishment of a school was a priority. In 1879 Mary Pomeroy began teaching classes in a shed at what is now Serrine and First Avenue. In 1882, residents constructed a dedicated school building of adobe at the northwest corner of Second Avenue and Center Street.

The plat of the Mesa City townsite followed a plan established by LDS leader Joseph Smith in 1833. This plan was originally created for the proposed City of Zion

that was to be constructed near Independence, Missouri. With the forced migration of LDS settlers from Missouri, most of the new towns established by the pioneers in the West - including Mesa City - followed the same plat.

Smith's plan called for streets 132 feet wide on a grid one square mile wide. Each block contained eight rectangular lots one and one-quarter acre in size. While the original 1833 plan envisioned three large blocks at the town center, the plat of Mesa City contained only two public squares - one in the northern portion of the plat (Block 30) and one to the south (Block 20). To complete the plan, the entire town was ringed on all four sides with blocks only one lot deep. Two small blocks totaling about six acres were reserved north of town boundary on the north section line of Section 22 for a burying ground. An unusual feature of Smith's plan was that the frontage of the blocks faced in alternating sections - the lots on one block were oriented north and south while on the adjacent block the lots were oriented east and west.

Slow Steady Growth, 1883-1889

From 1883 to 1890 Mesa City grew slowly into a small Mormon settlement that served as the center of an agricultural community. The population grew from approximately 100 in 1878 to 400 in 1890. During this time period residents occupied themselves with establishing a town government, building houses and business enterprises, and looking after social and religious needs.

The first election authorized by the Maricopa County Board of Supervisors took place in August of 1883. Residents selected A.F. Macdonald as Mayor, Charles I. Robson as Recorder, Wellington Richens as Marshall, J.H. Carter as Treasurer, H.C. Longmore as Assessor, and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 10

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Hyrum S. Phelps as Poundmaster. Elijah Pomeroy, George W. Serrine, and William Passey served as town council members.

One of the lasting activities of the early town council was the re-naming of Mesa's streets. The 1883 plat named only five east-west streets, from First Street to Fifth Street - leaving the streets on the edge of town un-named. In a similar fashion, north-south streets were designated from "A" Street to "E" Street, again leaving two un-named streets on the edge of town.

On May 3, 1884, the town council designated the major north-south street in town as Centre (Center) Street and the major east-west thoroughfare as Main Street. Streets north of Main were designated as streets (First through Third) and streets south of Main were designated as avenues (First through Third). Center Street divided the town, with addresses on its west side listed as "west" and addresses on its east side listed as "east." The town council honored early settlers by designating other north-south streets after prominent Mesa pioneers. From the west these included Crismon (originally Maricopa and now Country Club Drive), Morris, Robson, Macdonald, Serrine, Hibbert, Pomeroy, and Hobson (now Mesa Drive). The streets on the north and south edges of town also honored early settlers: Lewis (now University Drive) on the north and Newell (now Broadway Road) on the south.

The availability of building materials limited construction of houses in early Mesa. Francis Pomeroy built the first building of cottonwood posts and arrowweed. Charles Mallory constructed the first adobe house. Other adobes soon followed. This construction material was easily available. Because adobe construction was labor intensive, the raising of houses became a community affair - from making the adobe bricks to placing the rafters made with the little lumber available. The number of

houses in Mesa reached thirty-seven in 1884, rising to seventy-eight by 1890.

The slow growth of the town necessitated some changes to the original plat. In 1893 town officials realized that the original plat was in error due to faulty surveying equipment. The old chain used to survey the town in 1883 had stretched so that it was fourteen inches too long. The council hired Dr. Alexander Trippel and his son to re-survey the town. The council recorded this as the official plat of the town with the Maricopa County Recorder on March 23, 1894. The following year, on June 10, 1895, the town council officially dedicated the streets and alleys in the town as public right-of-way. This dedication plat was recorded with the county on June 12, 1895.

In addition to homes, Mesa residents also established business enterprises. The most significant of these was the Zenos Cooperative Mercantile and Manufacturing Institution. Its establishment and construction mirrored the early growth of Mesa. The first small Zenos building was constructed by A.F. Macdonald and George Bush in May of 1883, signaling the end of Mesa's early years. A large two-story building was added in 1889, signaling the start of Mesa's late nineteenth century boom. This was a cooperative business enterprise where members donated labor. It provided a market for their agricultural goods and a location where manufactured goods could be taken in trade. Zenos was the hub of Mesa's early economy.

Although the pioneers had referred to the town as Mesa City from its first plat in 1883, the US Postal Service refused to recognize it as a name for the town. Officials believed it would cause confusion with the town of Mesaville on the San Pedro River. Accordingly, the official post office at Mesa was known as Hayden starting in 1881. Residents changed the name to Zenos in 1886. Finally, in 1889, the Mesa Post Office was officially

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 11

Wilbur Street Historic District
Mesa, Maricopa County, AZ

established, confirming the name of the town. George Passey was the first postmaster.

Mesa in the 1880s could be described as a pleasant, pastoral community. The large lots were filled with orchards, vineyards, and gardens. An extensive agricultural country surrounded the town. This early community reflected Smith's plan for a self-sufficient town based on agriculture. Mesa remained a typical Mormon settlement of large garden lots through the decade.

Although the growth of Mesa was slow during the 1880s, Phoenix, its neighbor to the east, achieved rapid growth during this period. This culminated with the re-location of the territorial capitol from Prescott to Phoenix in 1889. Investors, impressed with the business climate of Phoenix, soon began to look elsewhere in the Salt River Valley for economic ventures. Potential residents, impressed with the possibilities in the Territorial Capitol, began to expand their view of potential home sites to other areas in the Salt River Valley.

Early Boom Years, 1890-1898

Combined with the growth of the Salt River Valley as a whole during this period, specific events in Mesa over the next few years changed the appearance of the community. The discovery of a mining district in the Superstition Mountains to the east of Mesa added a new aspect to the economy. An expansion of irrigated agriculture in the area surrounding Mesa solidified the role of the community as the center of an agricultural area. These changes encouraged a large number of non-Mormons to arrive in Mesa and make the community their home. By 1898, Mesa was home to individuals with a wide range of religious beliefs.

In 1891 for prospectors from Mesa discovered gold in the Superstition mountains just east of the town. A boomtown named Goldfield quickly sprung up around the Mammoth Mine. Over the next six years, the Mammoth Mine produced more than one million dollars in gold. The discovery led to a gold rush in the eastern portion of the Salt River Valley as others came to try their luck at the diggings.

Mesa's location at the eastern end of the Salt River Valley made it a natural location for supplying the growing mining industry in the mountainous area to its east. Mesa was the closest large town to the mountains and so served as a center of supply for the mining region. The arrival of a branch line railroad in 1895 linked Mesa with the growing economy of the Territorial Capitol at Phoenix. A subsidiary of the Maricopa and Phoenix Railroad, the Maricopa, Phoenix and Salt River Railroad was constructed to prevent an extension of the competing Santa Fe, Prescott & Phoenix Railway which had reached Phoenix in 1895. As the most eastern location on the branch railroad line, Mesa served as a point of departure for miners and as a source of mining supplies.

The reputation of the Salt River Valley as a prime agricultural region also attracted new settlers to Mesa. By 1890 the irrigation canals serving the area allowed the cultivation of 2,500 acres. A flood in 1891 heavily damaged the riverside community of Lehi and demonstrated that the Salt River could successfully irrigate additional acreage in the Mesa area if the floods could be controlled. In 1891 Dr. A.J. Chandler incorporated the Consolidated Canal Company and began to plan changes and improvements to the Mesa Canal.

The Consolidated Canal Company enlarged the headgate of the Mesa Canal to allow more water to enter. Chandler constructed a new, larger, canal to connect the headgate

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 12

Wilbur Street Historic District
Mesa, Maricopa County, AZ

with the Mesa Canal. After two miles, Chandler added a division gate to divert water into a new canal. This eastern branch of the canal was called the Consolidated Canal. The western branch, known as the Crosscut Canal, served additional lands by connecting with the Tempe and Utah Canals. The third branch was the original Mesa Canal.

This increased economic activity led to additional commercial development in Mesa. Between 1890 and 1893, entrepreneurs constructed two new hotels in Mesa, established the Mesa City Bank, and built business blocks such as the Farmers Exchange (Hunsaker Building), the Pomeroy Block, and the Passey Block. From 1894 to 1898, additional commercial buildings were added to Mesa's downtown. These included the Barnett Building, B.F. Johnson Building, and the Code & Salter Building.

The expansion of economic opportunities brought both Mormon and non-Mormon alike to Mesa. The community continued to exist as a magnet for Mormon settlement, as evidenced by the construction of the LDS Maricopa Stake Tabernacle in 1896. However, the community also welcomed persons with other religious beliefs. The establishment of the Methodist Church in 1893 and the Baptist Church in 1895 indicated to potential settlers that Mesa welcomed individuals from all denominations.

The population of Mesa reached 648 in 1894. By 1900, the number of residents climbed to 722. By all appearances, Mesa was on the verge of a boom. An established downtown business district catered to the needs of miners and residents. An expanded system of canals brought new areas into cultivation. Mesa had ample room to grow into the surrounding regions.

The Drought, 1898-1905

The dreams of Mesa residents for prosperity ended quickly when a drought descended upon the land. Weather patterns are cyclical, and in desert areas the pattern is perhaps more pronounced than elsewhere because of the importance of water to the thirsty land. Following the great flood of 1891, the years from 1892 to 1893 were very dry. Another dry year occurred in 1895.

While these short dry periods were severe, a drought which began in 1898 and continued until 1905 severely tested the staying power of Mesa residents. The normal flow of water in the Salt River was greatly-reduced. This left many acres which had previously received water from the river through canals dry. Seeds and seedlings, planted with much anticipation, withered in the dry ground. The needed rains failed to appear. Orchards and vineyards died.

Compounding the situation, a devastating fire in 1898 clouded the economic picture for Mesa. The Cosby Grocery Store and the Passey & Mets Furniture Store on the south side of Main Street burned to the ground. A lack of water for fighting the fire contributed to its severity. The conflagration led to the creation of a volunteer fire department, but the root cause - the water shortage - remained.

While many farmers continued to wait for rain, others left the Salt River Valley. The exodus and poor conditions effected merchants in town as well. Conditions in Mesa were bleak. More and more residents began to ask themselves the question: should I stay or should I go?

The hardy souls who decided to remain realized that they needed to find a way to save the water during floods that flowed down the river without being used. The saved

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 13

Wilbur Street Historic District
Mesa, Maricopa County, AZ

water, if stored behind a dam, could then be released slowly during times of drought to provide a regular water supply and even out the cycles of flood and drought. It was clear that a large dam was needed for the Salt River, but this task was beyond the capability of the small farmers in the Salt River Valley.

Starting in 1900, Valley farmers, including those in Mesa, began to lobby the Federal government for a help to build a dam. Congress obliged in 1902 when it passed the National Reclamation Act. This Federal legislation established the US Reclamation Service (now the Bureau of Reclamation) and authorized the construction of dams in the arid Western states. In March of 1903 the Reclamation Service selected the Salt River for one of its first projects. Construction of Roosevelt Dam at the junction of Tonto Creek and the Salt River, far upstream from Mesa, began in 1906.

First Twentieth Century Boom, 1906-1921

The construction of Roosevelt Dam brought many new workers into Mesa, generating an improved economy and creating a demand for housing and business services. The great drought ended in 1905, allowing a return to normal flow of water in the Salt River and a resumption of agriculture at regular levels. The start of dam construction and the end of the drought signalled the beginning of a fifteen-year boom period for Mesa. This period is punctuated by the completion of Roosevelt Dam in 1911 and World War One from 1914 to 1918. The Great War generated a tremendous demand for the agricultural products of the Salt River Valley. All of these conditions led to a rapid increase of population in Mesa.

The construction of Roosevelt Dam brought new life into Mesa's mercantile community. The location of Mesa at the eastern end of the railroad in the Salt River Valley

meant that the town served as the shipping point for all supplies to the dam site. The Federal government constructed a road to the dam, called the Apache Trail, that left Mesa and wound its way through the rugged mountains to the remote dam. Although the dam site could also be reached from Globe, nearly all the supplies for the massive construction project were off-loaded in Mesa for transport to the dam. A second railroad, the Phoenix and Eastern, was constructed from Phoenix through Mesa to Winkelman from 1902 to 1904. This second rail line improved transportation to Mesa and solidified its position as the shipping point for the dam.

In addition to the massive Roosevelt Dam far upstream on the Salt River, the Reclamation Service also constructed Granite Reef Diversion Dam on the river in the vicinity of Mesa. Granite Reef was a low dam that raised the water level of the river just enough to divert it into canals serving the north and south sides of the Salt River Valley. Completed in 1908, Granite Reef Dam was the key to the water distribution system in the valley.

The construction boom benefitted Mesa merchants who did considerable business with contractors working on the Salt River reclamation project. This, in turn, lured additional residents to Mesa to take jobs in the transportation and retail segments of the economy. The population of Mesa expanded from 722 in 1900 to 1,700 in 1910. These new residents needed houses and services. The population expansion spurred a demand for residential construction in Mesa.

During the early years of expansion in Mesa property owners merely split their large lots into smaller and smaller parcels. The land freed by the lot splits became the location for new houses within the limits of the original townsite. This informal process governed the growth of Mesa during its early years. In later years, original

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 14

Wilbur Street Historic District
Mesa, Maricopa County, AZ

townsite blocks which remained substantially undeveloped would serve as the location for regular platted subdivisions. However, the process of small, informal subdivision of the original large lots also continued.

While the construction of Roosevelt Dam starting in 1906 contributed to the resurrection of Mesa from the drought, its completion in 1911 triggered a second expansion of the economy. The dam guaranteed an adequate supply of water to valley farmers. Flood water would no longer flow unused past Mesa. It was captured behind the dam and released slowly through the dry months to nourish a growing number of agricultural acres in the Mesa area. Founded as an agricultural town, Mesa continued to be the center of agriculture in the eastern Salt River Valley during the first half of the twentieth century.

The completion of Roosevelt Dam paved the way for statehood in Arizona. In 1912, Congress and President William H. Taft finally freed Arizona from its territorial status by designating it the forty-eighth state. Arizona and Mesa had matured.

One benchmark of Mesa's development during this period was the expansion of the community beyond the limits of the original townsite. In 1910 developers Edwin M. LeBaron and James Miller, Jr., platted the North Evergreen subdivision to Mesa. This large subdivision, consisting of eight blocks containing 24 lots each, was located north of the northern boundary of the town. A second subdivision, Evergreen Acres, was also platted the same year north of North Evergreen. These subdivisions beyond the original townsite are evidence of Mesa's need for additional housing.

Mesa experienced further growth during World War One when high prices for cotton encouraged agricultural development in the Salt River Valley of central Arizona.

The World War had disrupted cotton production in its traditional areas of supply, such as Egypt and the Sudan, because Britain had imposed an embargo on the product to ensure its supply during World War One. Manufacturers in the United States faced a severe shortage of the fiber which was used for clothing and in the fabrication of tires. The discovery of a long-staple variety of Pima cotton in Arizona, combined with the long growing season and ample water supplies of the Salt River Valley, transformed Arizona into one of the world's largest producers of cotton.

The success of the reclamation project and the prosperity of the area led the municipality of Mesa to purchase its own gas and electric company. Rather than establish a competing utility, Mesa purchased the existing Southside Gas & Electric Company. This purchase resulted in a profitable city business, so much so that Mesa has never had to establish a city property tax.

By 1920 the population of Mesa reached 3,050. The fourteen-year expansion of the economy had translated into a need for more residential housing. During this time period, twenty-seven residential subdivisions had been platted within the townsite limits of Section 22 or closely adjacent to the townsite. Two additional subdivisions were platted in 1921.

These subdivisions changed the character of the town from a Mormon garden tract settlement into a densely-populated city with small lots. The large lots of the original plat were subdivided into smaller lots to accommodate the increased need for residential housing. Other subdivision encompassed entire city blocks, or portions thereof. These larger subdivisions included the Wilbur Subdivision, platted in 1911 but not recorded until 1919; the Glenwood Tract, platted and recorded in 1919; and the W.R. Stewart Subdivision of Lot 8, Block 33, platted and recorded in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 15

Wilbur Street Historic District
Mesa, Maricopa County, AZ

1922. These three subdivisions form the heart of the Wilbur Street Historic District.

Other subdivisions catered to the needs of a diverse population. In 1916, the City Bank of Mesa platted the Verde Vista subdivision. This subdivision featured Spanish street names and was designed to appeal to Hispanic residents, many of whom were now working in the Mesa area. The cotton boom brought other ethnic groups as well. In 1921, the Southside Building and Loan Association filed a plat of the Tuskegee Place subdivision. This subdivision became the heart of Mesa's growing African American community, many of whom had traveled to the Salt River Valley as cotton production increased. In 1921, Mesa constructed a segregated school for African American children in Tuskegee Place, the Brooker T. Washington school.

The Post WWI Slump, 1922-1926

The 1920s are generally remembered as the "Roaring Twenties" because of the tremendous economic expansion that occurred during the decade. However, in the mining and agricultural sectors of the economy, the twenties were anything but roaring. 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 Salt River Valley, farmers such as those in Mesa had invested heavily in cotton production. A drastic fall in cotton prices starting in 1921 left many bankrupt. Cotton, when it paid to ship it to market, brought only a fraction of its war-time price.

The slump in agricultural prices had a ripple effect in the economy of Mesa. Merchants who catered to the farm trade saw a reduction in sales and profits. Bankers who had loaned money to farmers had to write off loans as

uncollectible. It took several years for farmers to diversify their crops. By switching to truck crops, melons, and grapes, farmers gradually began to pull themselves out of the slump. Prices for cotton reached pre-war levels by 1926. The slowdown in the economy also affected real estate development. From 1922 to 1926, only seven new subdivisions were platted in the Mesa area.

The one bright spot for Mesa residents during this period was the construction of the Arizona Temple of the Church of Jesus Christ of Latter Day Saints. Construction of the Temple took place from 1922 to 1927. Its construction was very important for LDS members in Arizona. Church teachings required that members be married in a Temple. The construction of the Arizona Temple meant that LDS members would no longer have to travel to the Temple in Salt Lake City to be married.

Growth in the Late Twenties, 1927-1931

In 1925 the "Main Line" railroad arrived in Mesa, signalling a break in the tough years following World War One. This line was actually a branch of the Southern Pacific Railroad that passed through Phoenix and the Salt River Valley, a long-sought goal for valley residents. By 1927, the worst effects of the post-war slump had passed and Mesa was well on its way to becoming a city. In 1931, residents capped the economic upswing with the completion of a railroad depot in Mesa.

From 1927 to 1931, eight additional subdivisions were platted within the Mesa townsite or closely adjacent to it. The arrival of the main line railroad and the resurgence of the agricultural economy brought renewed prosperity to Mesa residents. The population of Mesa reached 3,750 in 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 8 Page 16

One of the dominant new industries to emerge in the twenties was tourism. Arizona as a whole experienced an upswing in tourism during the decade. Mesa joined in the quest for tourist dollars by using public subscription to build the El Portal Hotel in 1928. Residents formed their own corporation, sold stock, and invested the money raised in construction.

Although the Great Depression begins with the stock market crash in October of 1929, it took some time for the worst effects to reach Arizona. The heavy reliance of Arizonans on the mining and agricultural sectors of the economy, which had prevented the state from sharing fully in the prosperity of the twenties, now insulated residents from the worst effects of the depression which were concentrated in the manufacturing sectors of the economy.

The growth in Mesa during the last half of the twenties resulted in pressure to expand the boundaries of the town beyond the one square mile area contained in Section 22. The erection of the Arizona Temple on a twenty-acre site at Main and Hobson streets, just outside the boundaries of the original town, generated a growing demand for residential housing outside the original townsite. Although Mesa had outlying subdivisions as early as 1910, during the late twenties Mesa entered an era of expansion through the completion of subdivisions that soon ringed the town.

During the last part of the twenties Mesa officials looked to control some of the growth that was occurring outside the official town limits. These subdivisions were free from municipal taxation, a fact that made them attractive to new residents. At the same time, the outside subdivisions paid more for water, electricity, and gas service. Residents outside the town began to question the "bargain" of the independent subdivision.

Mesa residents and officials questioned the quality of some of the houses being constructed outside the town limits, calling them substandard. Starting in 1927, the Mesa Junior Chamber of Commerce began a campaign to take the outlying subdivisions into the city. The program was complete by June of 1930. Mesa officials took the opportunity provided by the annexation to re-number the subdivided blocks of the city into tracts. A new map, showing the recently annexed areas and the new numbering system for tracts, was adopted by the city council on July 10, 1930. The addition of the newly annexed area nearly doubled the population of Mesa to 6,200.

The Great Depression, 1932-1934

The general consensus among Arizona historians is that the Great Depression which began with the stock market crash in October of 1929 left the Salt River Valley 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 of the Salt River Valley to avoid the worst effects of the depression.

While this conclusion seems to be supported by the case of Mesa, the depression curtailed 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. With many out of work during the depression, the market for speculative housing 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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 17

Wilbur Street Historic District
Mesa, Maricopa County, AZ

space rather than construct new buildings.

A lack of confidence in the leadership of President Herbert Hoover contributed to the severity of the problem. As Hoover's leadership faltered, the negative effects spared no area of the country. Soon Mesa was hit hard by the depression. In 1932 and 1933 not a single subdivision was platted in Mesa. The growth of the community was curtailed completely.

The inauguration of President Franklin D. Roosevelt in March of 1933 brought a new sense of confidence to the country. Warning Americans that they had nothing to fear except fear itself, Roosevelt guided the Federal government through a series of actions to alleviate unemployment conditions and stimulate the economy. Much of Roosevelt's program was by "trial and error," but he kept experimenting until he hit upon a successful combination of programs.

The New Deal, 1935-1940

By 1935, government-sponsored public works programs began to have an effect in many parts of the nation, including Mesa. The projects increased the amount of money in local circulation by providing work to residents and markets to merchants. In Mesa, the year 1935 was one of renewed residential construction.

Crucial to the increase in home building was the National Housing Act of 1934 that created the Federal Housing Administration (FHA). 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.

Residents of the Salt River Valley had the additional advantage of an ardent local supporter of the FHA program. Walter Bimson of Valley Bank and Trust (later Valley National Bank) quickly saw that the Federal program was a means to increase the business of his institution. Bimson actively boosted the FHA program in Mesa and spurred lending and home construction in the Valley. In March of 1934, the Valley Bank and Trust subdivided Block 36 of the original Mesa townsite. This was the first subdivision in Mesa in over three years.

The business community in Mesa suffered from the same economic conditions during the thirties as did the agricultural sector of the economy. The first few years of the depression were tough ones, with little business and few customers. In the later years of the decade, Federal government public works programs began to have an effect on business climate. Increased Federal spending, in the form of materials purchase and wages, began to stimulate the economy of Mesa.

Mesa received its fair share of Federal public works projects. As a means to combat the depression, the Federal government, under the direction of President Franklin D. Roosevelt, created a number of public works projects designed to get people back to work and increase the amount of money circulating in local economies. One of these programs, the Work Progress Administration (WPA), concentrated on the construction of public buildings and facilities. From July 1, 1935 to December, 1939, the WPA constructed more than 23,000 public buildings nation-wide. By giving the unemployed jobs on these types of public projects, the program also kept these individuals off the relief rolls and allowed them to obtain skills which would assist them in finding private employment. After 1939, the agency changed its name to the Work Projects Administration. The WPA program continued until 1941, but ceased with the entry of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 18

Wilbur Street Historic District
Mesa, Maricopa County, AZ

United States in World War II.

In Mesa, the WPA made several important contributions to the development of the community. The use of WPA funds allowed Mesa to construct a modern swimming pool in Rendezvous Park, including a high-dive, a main pool 130 feet long, and two smaller pools for younger children. Other major WPA projects included expansion of the Southside District Hospital, and the construction of a new city hall, library, and jail facility. Smaller WPA projects included the installation of sidewalks and gutters, street paving, and park irrigation systems.

A second government program that benefitted Mesa was the Public Works Administration. The Public Works Administration (PWA) differed from the WPA in that it had a greater emphasis on actual construction. Public Works Administration funds allowed Mesa residents to construct a new auditorium for the Lehi School building.

By 1940 the population of Mesa had reached 7,250 people. While much of this increase was the result of the inclusion of outlying subdivisions, the final numbers also reflected slow if steady growth in the townsite itself. Mesa was the sixth largest city in Arizona in 1940, just behind the Clifton/Morenci area which had a population of 7,800. Phoenix, the state capitol, had a population of 65,000 in 1940.

World War Two, 1941-1945

Massive military spending by the Federal government during World War Two led to dramatic changes in Mesa. 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 two important military facilities in close proximity to Mesa. In July of 1941 the government announced that it had secured land north of Mesa for the construction of Falcon Field. This small facility was used to train hundreds of British Royal Air Force flyers. South of Mesa, the government constructed a much larger facility for the training of American forces. Williams Air Field, later Williams Air Force Base, was a major training facility during World War Two.

While the construction of the two military facilities near Mesa 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 war-time increase in prices, but they were unable to spend their new-found 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 Mesa. Government housing was an exception of course, but the construction of private residential homes came to a near halt. For example, the prominent Phoenix architectural firm of Lescher and Mahoney had seven residential commissions in 1940; in 1941 the firm had nine commissions, and in 1942 just one.

Only three subdivisions were platted in Mesa during the war years. These included the Butler Tract (1941), Temple View Acres (1942), and the Heward Tract (1942). No subdivisions were platted in Mesa during 1943 or 1944. By the time the next subdivision had been platted, in April of 1945, Allied troops had crossed the Rhine and were bearing down on Berlin. Germany surrendered on May 1, 1945.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 19

Wilbur Street Historic District
Mesa, Maricopa County, AZ

The Great Post-War Boom, 1946-present

The end of World War II in 1945 ushered in a new era of prosperity for Mesa. Discharged soldiers and war workers with accumulated savings arrived in Mesa 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-war boom resulted in an increase in home construction in Mesa.

Although Falcon Field was closed and converted into a municipal airport for Mesa, Williams Field saw continued service through the Cold War era. Continued conflicts in Korea and Vietnam meant that Williams maintained a high level of activity. Many Mesa residents served as civilian workers on the base, and ranking military officers made their homes in Mesa.

The spectacular growth of Mesa in the post-WWII era is reflected in its population figures. In 1950, Mesa rose to the third largest city in Arizona by doubling its population figure to 16,800 people. Mesa trailed only Tucson (45,500) and Phoenix (106,900). In 1951, new home construction in Mesa reached the one million dollar level. One builder, Joe Farnsworth, Jr., constructed more than eighty new homes in Mesa in 1951 alone. Mesa's population doubled again and reached 33,772 in 1960, nearly doubled during the next ten years to 63,049 in 1970, and nearly tripled to 152,453 by 1980.

This rapid population growth changed forever the character of Mesa. By 1950, it had surrendered its agricultural roots to become the third largest city in the state of Arizona. Its economy had diversified, including many new commercial ventures associated with high-technology. Winter tourism became an important part of

the Mesa economy during the post-war era. The Chicago Cubs first came to Mesa in 1948 for spring training in the warm Arizona climate. In 1952 the club announced that it would permanently locate its spring training camp in Mesa, leading to the construction of Ho Ho Kam field. Spring training baseball proved a tremendous attraction for winter visitors, luring a steady stream of escapees from cold weather to spend time in Mesa. Many of these individuals decided to retire in Mesa, becoming permanent residents of the community. The construction of the Mesa Country Club and golf course in 1948 provided another attraction for winter visitors and retirees.

SIGNIFICANCE

The Wilbur Street Historic District in Mesa is significant for two reasons. First, it is considered significant under National Register Criterion A in the area of Community Planning and Development for its relationship to broad patterns of community development in Mesa. Second, the Wilbur Street Historic District illustrates important examples of architectural styles common in Arizona during the first half of the twentieth century. The Wilbur Street Historic District is considered significant under National Register Criterion C for the architectural styles and periods that it represents. The period of significance for the district starts in 1892 with the construction of the first home in the area and continues until 1948, the end of the 50-year period of significance for the National Register.

The significance of the Wilbur Street Historic District is described under two historic contexts. Context one, "Mesa's Townsite Development, 1911-1948," describes the emergence of the community from Mormon-style garden lots to urban subdivisions within the townsite. Context one describes the significance of community development in Mesa. Context two, "The Evolution of Architectural Styles in the Mesa Townsite, 1911-1948," describes the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 20

Wilbur Street Historic District
Mesa, Maricopa County, AZ

significant architectural styles and themes which influenced the stylistic treatment of buildings in Mesa as represented by the district. Context two describes the architectural significance of the district.

These historic contexts are based on previous Arizona SHPO-sponsored historic preservation survey work in Mesa. In 1993, the Woodward Architectural Group surveyed the original townsite of Mesa, developing historic contexts appropriate to Section 22 which comprised the original townsite. In 1997, The Architecture Company surveyed some of the early subdivisions outside of the original townsite. These two works built on an earlier Arizona SHPO-sponsored survey of Mesa, the 1984 Mesa Historical Survey completed by Linda Laird and Associates. However, the 1984 survey was conducted prior to the emphasis on contextual evaluation so is not as valuable as the more recent surveys.

The two historic contexts developed in the 1993 and 1997 surveys closely reflect the two contexts used in this National Register nomination. Contexts identified by Woodward are "Mesa City: From Mormon Settlement to Urban Center, 1878 to 1945" and "The Evolution of Architectural Periods in the Mesa Townsite, 1878 to 1945." Contexts identified in the 1997 survey are "Mesa's First Suburbs: From Early Townsite Extensions to Modern Neighborhoods, 1910 to 1945" and "The Evolution of Architectural Styles in the Townsite Extensions, 1910 to 1945."

HISTORIC CONTEXTS

Historic Context One: Mesa's Townsite Development, 1911-1948

The Wilbur Street Historic District consists of subdivisions that encompass portions of the original townsite of Mesa.

This process of subdivision within the original townsite was an important factor in the change of Mesa from a Mormon community consisting of large garden lots to a modern residential community of small lots. This was a significant change in the community development of Mesa and the Wilbur Street Historic District is importantly associated with this process. This evolution is based on the local and national economic trends described in the historical overview.

The Wilbur Street Historic District is significant for its association with the development of a cohesive neighborhood of middle class and working class families in Mesa from 1911 to 1948. Most of the buildings in the historic district were built between 1911 and 1948 within three subdivisions that encompass most of two of the original blocks of the Mesa townsite. These two blocks are Block 33 and Block 1. The three subdivisions are the Wilbur Subdivision, platted in 1911 but not recorded until 1919 (Block 33); the Glenwood Tract, platted and recorded in 1919 (Block 1); and the W.R. Stewart Subdivision of Lot 8, Block 33, platted and recorded in 1922.

Block 33 and Block 1 were platted as part of the original townsite of Mesa in 1883. As the community began to expand during the period from 1905 to 1921, many of the original blocks were subdivided into smaller lots to allow for more intensive residential development. Three houses remain in the Wilbur Historic District that pre-date the subdivision of the area. The Barden/Johnson house at 126 N. Hibbert was constructed ca. 1892-1900; houses at 136 and 160 N. Hibbert date to ca. 1900-1915. These houses are associated with a separate era in Mesa history, predating the subdivision boom. These houses were built on the front of lots 6 and 7 of Block 1 and are more reminiscent of the early Mormon garden plan.

In 1911, the Southside Building and Loan Association

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 8 Page 21

platted the Wilbur Subdivision in Mesa. Surveyor M.R. Brown divided lots 2 through 7 of Block 33 into thirty-nine lots, most being fifty feet wide (corner lots were 55 feet wide). Southside divided Block 33 by creating Wilbur Avenue, a north-south street 47 feet wide through the middle of the block. Although the Wilbur Subdivision of Block 33 was surveyed in 1911, it was not recorded until 1919.

The Southside Building and Loan Association was a real estate venture headed by H.L. Chandler (brother to A.J. Chandler, founder of the nearby town of Chandler). H.L. Chandler lived in the Wilbur Street Historic District from 1921 through 1925 at 131 N. Pasadena St. (#316). G.W. Silverthorne served as Southside's company secretary. Southside was responsible for another Wilbur Subdivision in 1911, the Wilbur Subdivision of Block 35 in Mesa. Southside platted five other subdivisions in Mesa through 1927. In later years, H.L. Chandler transferred his interest in the company to L.J. Barden, another real estate speculator in Mesa. The Wilbur subdivisions take their name from Dr. E.W. Wilbur, a Mesa doctor who invested in real estate. Wilbur was closely associated with Southside.

The second subdivision in the Wilbur Historic District was the Glenwood Tract, also subdivided by the Southside Building and Loan Association. This subdivision was surveyed, platted, and recorded in 1919. The Glenwood Tract utilized portions of all eight lots in Block 1, working around the existing houses. Glenwood mirrored the pattern of the Wilbur Subdivision through the creation of Pasadena Avenue, a north-south street through the center of the block. In Glenwood, Southside was a bit more generous with the width of the street, making it 60 feet wide. However, the lots in Glenwood were only 47 feet wide (48 feet for corner lots).

The final subdivision in the Wilbur Street Historic District was the W.R. Stewart Subdivision of Lot 8, Block 33. W.R. Stewart was a prolific subdivider of Mesa real estate. He created six subdivisions between 1916 and 1923. His son Jack subdivided additional real estate after 1945.

Most of W.R. Stewart's subdivisions were small, and his subdivision of Lot 8 in Block 33 is no exception. Stewart carved seven 50-foot-wide lots from one lot of the original townsite of Mesa. Stewart's subdivision of Lot 8 was surveyed, platted, and recorded in 1922.

The nature of these three subdivisions color the appearance of the Wilbur Street Historic District. Those in the original Wilbur subdivision are the oldest houses. These represent the first portion of the early twentieth century boom in Mesa. The second two subdivisions, platted after the end of the First World War, represent the latter half of the boom.

While the properties share subdivision dates, the actual construction dates of the properties continue until after World War Two. Many of the lots in the subdivisions were purchased for speculative purposes. Periods of decline in the economy rendered these investments less valuable. Some owners preferred to wait for more opportune time to sell the property. As such, the Wilbur Street Historic District contains a mix of construction dates.

The Wilbur Street Historic District provides a good example of the subdivision process that changed Mesa from large garden lots associated with the original Mormon community to smaller lots required for more intense development. By 1922, a total of twenty-seven subdivisions of the original lots and blocks had been platted. Many of these were small, as evidenced by Stewart's subdivision of Lot 8, Block 33. While many subdivisions were platted, the three remaining in the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 22

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Wilbur Street Historic District are the best examples of the early twentieth century redevelopment of the original townsite from large lots to subdivisions with smaller lots. This change was an important part of the community of Mesa as residents required more housing than the original plan could provide. The Wilbur Street Historic District is an excellent example of the process of community development which changed Mesa from a pastoral, agricultural community to more closely match the growing urban populations of Phoenix, Glendale, and Tempe.

Historic Context Two: The Evolution of Architectural Styles in the Mesa Townsite, 1911-1948

Several architectural styles are represented within the Wilbur Historic District which reflects its 37+ year period of development. The earliest architectural style found is the National Folk or Vernacular style. Although this style is primarily seen in homes construction during the initial settlement period in Mesa, it can also be found in homes constructed towards the end of World War II. Characteristics of this style include rectangular, square, or L-shaped one story buildings. The massing is usually defined as gable-front, gable-front-and-wing, hall-and-parlor, I-plan. The gabled roofs are sheathed with wood shingles, asphalt or asbestos shingles, or corrugated sheet metal. Porches integral with the gabled roof or attached as a shed roof were often part of the home. The floors were usually raised and constructed of wood. The walls were constructed of frame, stone, brick or concrete block (in later homes), and sheathed with wood siding, weatherboard, clapboard, board-and-batten, stucco, stone, brick, or painted concrete block. Tall rectangular double-hung windows and doors were commonly found in this style. The character-defining elements for the National Folk/Vernacular style is the lack of decorative ornamentation or details.

The majority of the homes in the Wilbur Street Historic District fall under the architectural style---Bungalow. This style of architecture, originating in California in the early 1900s, was popular in Mesa from 1910-1940. Characteristics of the Bungalow style include single story simple, box-like massing with medium-pitched hipped or gabled roofs. Large front porches and symmetrical facades with pairs of double-hung windows are also character-defining elements of the style. The Bungalow style is subdivided into three substyles---Classical, Craftsman, and California. Each of these substyles contains the primary characteristics, i.e., gabled roofs, deep overhangs, front porches, but differ in the detailing. The Craftsman Bungalow is far more ornate with exposed wood trim, especially heavy timber trusses, beams, brackets, and rafter tails. The porches are usually supported by massive masonry or stone piers. Front "Chicago" style windows, single picture window flanked by narrow double-hung windows, is also found in many Bungalows. The Classical Bungalow is very modest in its trim and detailing. The California Bungalow usually has an offset front porch wrapping around the house to create a porte-cochere. The windows many times will contain multiple panes in the upper lights. The Classical Bungalow is most represented within the Wilbur Historic District. The Classical Bungalow is closest to the essence of the Bungalow with its simple gable-roof massing and deep overhangs, simple double-hung windows, and many times symmetrical facade.

In the mid 1920s, a whole sequence of stylistic treatments drawing from large segments of the historical range of European housing styles, known as Period Revival styles began to crop up in the Mesa townsite. The first of these styles is the Tudor Revival style which stems from medieval English building traditions. The Tudor Revival style can be characterized by its rectangular or "L" shaped plans and very high-pitched roofs. The front facades are

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 8 Page 23

usually asymmetrical in layout. Small portals or vestibules are common rather than large front porches. The roofs are generally sheathed with wood or slate shingles. The windows can be characterized as small-paned casements in flat-topped, Tudor, Gothic, or round-arched openings.

A second Period Revival style found in the Mesa townsite is the Spanish Colonial Revival style. This style stems from an interest in the region's heritage, including its historic links to Spain, Mexico and indigenous American cultures. Characterized by its stucco walls and tile roofs, the Spanish Colonial Revival home is rectangular in plan, one to two stories in height with asymmetrical facades. The roof forms are often combinations of flat roofs with parapets and low-pitched gables. Small porches with arched openings and occasional pergolas or portecocheres can be found in this style. The tall double-hung or casement windows sometimes have small panes in the upper sashes. Occasionally the windows and doors appear within Roman or semi-circular arched openings. Typical ornamental features of the style include applied terra cotta, tile or cast concrete ornament, decorative iron trim for sconces, grillwork, brackets, railings, balconets, and fences.

The Pueblo Revival style, derived from late 18th and early 19th century Southwest Pueblos of the Rio Grande Valley, New Mexico and northern Arizona, blended aspects of both Native American pueblos and early structures built by Spanish colonists in Mexico. Although a truly regional style, Pueblo Revival buildings were first introduced in California where actual pueblos were not built. Pueblo Revival style homes were constructed in Mesa during the late 1920s through the modern-era. Characteristics of the style include one story or combination one/two story buildings with irregular or rectangular plans. The low-horizontal, asymmetrical facades with rounded forms present an overall natural or organic feeling. The second

story masses are usually stepped back from the front facade. Flat roofs are concealed behind irregular plastered parapets. Door and window openings are usually flat-topped with heavy timber lintels. The windows are small wood casements or double-hungs. The front doors are usually constructed of large wood planks. Decorative elements include exposed log roof beams (vigas), hewn timber beams, posts and lintels, and water scuppers (canales).

The last of the Revival styles found in the Wilbur Street Historic District is the Colonial Revival style. This style is typically the least popular of the Revival styles found in Mesa. As the name suggests, the decorative vocabulary of early America was used to dignify small homes. Homes of this style stem from residential architecture of New England in the seventeenth and eighteenth centuries. Characteristics of the homes found in Mesa include single story rectangular or L-shaped buildings with the long facade facing the street. The simple box-like massing has light colored walls of wood siding, stucco, wood shingles, or painted brick. The roofs are usually low-to-medium-pitched gable with the broadside facing the street. A gabled or flat shed roof porch is supported by wood posts. The door and window openings are usually rectangular in shape to receive multi-pane over multi-pane double-hung windows.

In the mid-1930s, a new style loosely based on early Spanish Colonial buildings modified somewhat from earlier Period Revival style buildings, gained popularity in California. This style, the Ranch style of housing first appeared in Mesa in the mid-to-late 1930s, but became dominant during the years following World War II. The few Ranch style homes which appear on the edges of the Wilbur Street district reflect the resurgence of residential development in Mesa following the depression years. These early Ranch style homes were called Transitional/

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 24

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Early Ranch (or Minimal Traditional). This early Ranch style architecture drew from earlier styles as well as bringing about new stylistic elements. They typically contained raised floors and wood double-hung or wood casement windows. They were also smaller in scale than the later sprawling Ranch homes. The Ranch style is characterized by one story, rectangular or L-shaped structures with low-pitched gable or hipped roofs. Small wood frame porches occur over the entry or at the juncture of the intersecting roofs. A variety of materials can be found with this style including brick masonry, painted or unpainted; stucco over wood frame; and concrete masonry units, painted or unpainted. The windows are usually steel casement or fixed with multiple lights. Occasionally, corner windows can be found. Decorative elements include horizontal wood siding at gable ends and occasionally wood shutters flanking windows.

In general, the residences found in the Wilbur Street Historic District are very modest in scale, style, and detailing. The variety of the architectural styles represented in the district reflects the sporadic development of the neighborhood from its initial platting of the subdivisions. This sporadic development is characteristic of the development of Mesa as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Section Number 9 Page 25

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 9 Page 26

Wilbur Street Historic District
Mesa, Maricopa County, AZ

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 10 Page 27

Wilbur Street Historic District
Mesa, Maricopa County, AZ

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A	12 423140E 3697895N
B	12 423490E 3697900N
C	12 423480E 3697680N
D	12 423080E 3697680N
E	12 423080E 3697785N
F	12 423140E 3697785N

VERBAL BOUNDARY DESCRIPTION

See attached boundary map

BOUNDARY JUSTIFICATION

The boundary of the Wilbur Street Historic District is largely defined by modern development to the west and south of the district as well as vacant property to the north and east of the district.

The area within the district boundaries retains the historic character of early residential development in Mesa while the development outside the boundaries does not.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section Number PHOTOS Page 28

Wilbur Street Historic District
Mesa, Maricopa County, AZ

Photographer: D. M. Parmiter
Date: March 1998
Location of Original Negatives: Ryden Architects
902 W. McDowell Rd.
Phoenix, Arizona 85007

<u>Photo #</u>	<u>View to</u>
1	View of Hibbert Street looking north
2	View of Wilbur Street looking north
3	View of property 295, 128 N. Wilbur St., looking southwest
4	View of Pasadena Street looking north
5	View of Bungalow style houses on Pasadena St., looking south
6	View of small Ranch style houses on Pomeroy St., looking north

