



United States Department of the Interior
National Park Service

534

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. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name West Side - Clark Addition Historic District
Other names/site number None

2. Location

street & number Date Street to Country Club Drive (West to East); 2nd Place to Clark not for publication
Street (North to South)
city of town Mesa vicinity
State Arizona code _____ county Maricopa code _____ 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 at the following level(s) of significance:

national statewide local

James W. Grawien 21 JUNE 2010
Signature of certifying official Date
State Historic Preservation Officer Arizona State Parks
Title State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency and bureau

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
Edson H. Beall

Date of Action
 8-5-10

5. Classification

Ownership of Property
 (Check as many boxes as apply)

Category of Property
 (Check only one box)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal
- private

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

Contributing	Noncontributing	
87	39	buildings
0	0	sites
0	0	structures
0	0	objects
0	0	buildings
87	39	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Current Functions
 (Enter categories from instructions)

DOMESTIC: Single- & Multi-family Dwelling

DOMESTIC: Single- & Multi-family Dwelling

7. Description

Inventory List

Survey Area: West Side-Clark Addition HD City or Town: Mesa, Arizona Date: 10/31/2009

Eligibility

IE=Ind. Elig. C=Contributor
NC=Non-Cont Rev=Reversable

Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
WS-001	House	552 W. 2nd Place	1940	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wdws rplcd; shthd; frt porch addn.;	Southwest
WS-002	Thompson House	550 W. 2nd Place	1923	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Major remodel; sheathed.	Contemporary
WS-003	Langford House	544 W. 2nd Place	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-004	Fluhr House	538 W. 2nd Place	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
WS-005	Hay House	536 W. 2nd Place	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-006	Shields House	520 W. 2nd Place	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-007	Peterson House	510 W. 2nd Place	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-008	Smith House	506 W. 2nd Place	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-009	Cooper House	504 W. 2nd Place	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-010	Hines House	460 W. 2nd Place	1935	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tudor
WS-011	House	450 W. 2nd Place	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-012	Saxon House	448 W. 2nd Place	1930	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wdws replaced; prch infill;	Minimum Traditi
WS-013	Brown House	440 W. 2nd Place	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Bungalow
WS-014	Hawkins House	434 W. 2nd Place	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-015	Shaver House	426 W. 2nd Place	1935	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Bungalow
WS-016	House	416 W. 2nd Place	c. 1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
WS-017	Wolf House	427 W. 2nd Place	1935	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-018	Johnson House	433 W. 2nd Place	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-019	House	449 W. 2nd Place	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-020	House	453 W. 2nd Place	1941	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sandblasted brick; major addn. At	Early Ranch
WS-021	Morrison House	459 W. 2nd Place	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-022	vacant land	N/A W. 2nd Place	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	vacant land	N/A
WS-023	Brown House	505 W. 2nd Place	1935	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Bungalow
WS-024	Johnson House	509 W. 2nd Place	1935	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-025	Shultz House	515 W. 2nd Place	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-026	Shelton House	529 W. 2nd Place	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-027	Bishop House	539 W. 2nd Place	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-028	Bushman House	545 W. 2nd Place	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-029	House	551 W. 2nd Place	1953	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheathed w/T1-11; windows	Ranch
WS-030	Lund House	227 N. Date Drive	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-031	Debuf House	554 W. Clark Street	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-032	Merrill House	546 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Spanish Colonia
WS-033	Crismon House	540 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
WS-034	Tripp House	538 W. Clark Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-035	Bonerman House	530 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-036.	House	520 W. Clark Street	c. 1960	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Ranch
WS-036.	House	520 W. Clark Street	c.1970	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Contemporary
WS-036.	House	520 W. Clark Street	c.1970	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Contemporary
WS-037	Kleinman House	518 W. Clark Street	c. 1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-038	Brimhall House	508 W. Clark Street	1936	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tudor
WS-039	Miller House	502 W. Clark Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-040	Burr House	470 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-041	Fuller House	458 W. Clark Street	1935	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Spanish Colonia
WS-042	Bond House	446 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-043	House	446 W. Clark Street	c. 1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Foam roofing on shingles; in-filled	Southwest Style
WS-044	House	440 W. Clark Street	c. 1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-045	House	436 W. Clark Street	post-1960	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Early Ranch
WS-046	Richens House	430 W. Clark Street	1942	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tudor
WS-047	House	420 W. Clark Street	c. 1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-048	Wilson House	416 W. Clark Street	1940	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clay roof tile, Stucco sheathing	Early Ranch

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WS-049	Skousen House	417 W. Clark Street	1930	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tudor
WS-050	Huber House	421 W. Clark Street	1937	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tudor
WS-051	Wood House	431 W. Clark Street	1940	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	incompatible side room addn. &	Tudor
WS-052	House	437 W. Clark Street	1937	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mjr. add. at 2nd floor; wdws	Tudor
WS-053	Cornforth House	447 W. Clark Street	1930	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tudor
WS-054	House	451 W. Clark Street	c. 1970	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Ranch
WS-055	House	457 W. Clark Street	1935	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sheathed; major addn.; windows	Early Ranch
WS-056	Goodman House	461 W. Clark Street	c. 1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Spanish Colonia
WS-057	House	509 W. Clark Street	1935	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	aluminum siding; windows	Minimum Traditi
WS-058	Beckett House	515 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-059	Minson House	523 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-060	Adair House	531 W. Clark Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-061	Jones House	541 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-062	Montieth House	545 W. Clark Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-063	Flannery House	553 W. Clark Street	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-064	Shaw House	567 W. Clark Street	1938	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
WS-065	House	141 N. Dale Drive	1974	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Age	Contemporary

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WS-066	Watkins House	558 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-067	Feldman House	552 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-068	House	546 W. 1st Street	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheathed; wdws replaced;	Ranch
WS-069	Leggs House	540 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-070	Sanera House	534 W. 1st Street	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-071	Dobson House	530 W. 1st Street	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-072	Clark House	516 W. 1st Street	1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-073	Conant House	514 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-074	Roberge House	512 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-075	House	504 W. 1st Street	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheathed; windows replaced;	Early Ranch
WS-076	Cummard House	456 W. 1st Street	1943	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-077	Jones House	452 W. 1st Street	1943	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-078	Baker House	448 W. 1st Street	1943	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-079	Millet House	440 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-080	Leavitt House	432 W. 1st Street	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-081	Bork House	428 W. 1st Street	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
WS-082	House	422 W. 1st Street	1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheathed; porch in-fill; wdws	Early Ranch

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WS-083	House	418 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
WS-084	Murray House	419 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-085	Boe House	425 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-086	House	429 W. 1st Street	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sheathed; windows replaced; pop-	Early Ranch
WS-087	Hubert House	437 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-088	Thompson House	445 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-089	House	451 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-090	House	55 N. Meadow Lane	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-091	Yim House	503 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Early Ranch
WS-092	Leavitt House	511 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-093	House	513 W. 1st Street	c. 1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sheathed; wdws replaced;	Early Ranch
WS-094	House	521 W. 1st Street	1969	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Chalet Ranch
WS-095	Ash House	527 W. 1st Street	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-096	Jenkins House	533 W. 1st Street	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-097	Brenner House	539 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-098	Johnson House	545 W. 1st Street	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-099	House	549 W. 1st Street	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sheathed; wdws replaced;	Early Ranch

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WS-100	Bodkin House	553 W. 1st Street	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-101	Gibbons House	558 W. Pepper Place	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-102	House	552 W. Pepper Place	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-103	House	546 W. Pepper Place	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
WS-104	House	540 W. Pepper Place	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-105	Zeller House	534 W. Pepper Place	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-106	House	528 W. Pepper Place	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheathed; windows replaced;	Ranch
WS-107	Petrie House	522 W. Pepper Place	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-108	Frank House	516 W. Pepper Place	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-109	Rose House	510 W. Pepper Place	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
WS-110	Lipton House	504 W. Pepper Place	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-111	DeWitt House	456 W. Pepper Place	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-112	Allen House	448 W. Pepper Place	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-113	Merrill House	440 W. Pepper Place	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-114.	West House	432 W. Pepper Place	c. 1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-114.	West House	432 W. Pepper Place	c.1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-115	House	424 W. Pepper Place	c. 1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

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WS-116	Dillman House	515 W. Pepper Place	c. 1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-117	Fuller House	521 W. Pepper Place	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-118	House	529 W. Pepper Place	1982	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Age	Ranch
WS-119	Coffey House	533 W. Pepper Place	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-120	Zeller House	539 W. Pepper Place	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-121	Burns House	545 W. Pepper Place	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
WS-122	House	551 W. Pepper Place	1976	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Age	Contemporary
WS-123	House	557 W. Pepper Place	1945	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	wdws replaced; sheathed;	Early Ranch
WS-124	Lovitt House	563 W. Pepper Place	1945	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American

Movements: Bungalow

Late 19th & 20th Century Revivals:

Tudor Revival, Spanish Colonial Revival

Modern Movement: Ranch Style

Other: Southwest Style, Contemporary Style,

National Folk, Minimal Traditional

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick, Stucco on brick

roof: Asphalt Shingles

other: Steel casement and wood windows

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The West Side – Clark Addition Historic District, the first residential area to be developed outside the western boundary of Mesa’s original townsite, reflects the suburban planning approaches and architectural styles common in the Salt River Valley from the 1930s through the late 1950s for middle-income, single-family housing. Three quarters of the (approximately 130) houses are Ranch Style with only a few Period Revival and other styles scattered within the older two subdivisions in the north half of the district. Although developed on farmland originally claimed from the desert by Mormon settlers, no flood irrigation systems were provided for the residential parcels. Thus, this neighborhood is somewhat less verdant than irrigated areas, but nonetheless still retains the 1958 suburban setting of mature trees, palms, hedges, shrubs and front lawns. The increasing importance of the automobile during the thirty-year build-out period is reflected in the transition from detached backyard garages to attached carports.

The four subdivisions composing the district are laid out with long, narrow blocks on straight streets oriented to the points of the compass. The streetscapes are formed by regularly spaced, small, one-story houses on equal-sized lots with narrow frontage. Three of the subdivisions have parkways buffering sidewalks from the streets but no formal street tree plan was ever implemented. The historic district looks much as it did when the subdivisions reached substantial completion in 1958. Some post-historic-period in-fill has occurred that is fairly compatible in size and scale. Although numerous houses have been remodeled, the great majority of the houses have facades and yards that reflect the character and meaning of the mid-century suburban neighborhood.

Narrative Description

Location

The West Side – Clark Addition residential neighbourhood is located in Mesa, Arizona on the broad plateau overlooking the Salt River to the north. At about 1,500 feet above sea level, the city is surrounded by three mountain ranges. The early town and its surrounding agricultural fields were reclaimed from the Sonoran Desert through an irrigation system based upon the remnants of a similar system first established by the Native American Hohokam culture between about A.D. 700 and 1450.

The West Side – Clark Addition is located in central Mesa, immediately adjacent to the west boundary of the original mile-square townsite which is centered upon Main Street and Center Street. The West Side –Clark Addition is generally bounded by University Drive (formerly Fouth Street) on the north, East Main Street on the south, Country Club Drive (formerly Mesa Drive) on the east, and Date Street on the west. See Figure 1.

Historic Appearance of the District

At the close of the period of significance in 1958 the neighbourhood appeared very much as it does today except for the few scattered vacant homesites and the large vacant parcel at the center of the area. This large parcel was a remnant of the process of lot splitting of agricultural land surrounding the original townsite. Many of the commercial properties along Country Club Drive had been developed.

The long, narrow blocks on straight streets were nearly filled with small, one-story homes regularly spaced on equal-sized lots. The placement of the houses followed a uniform setback that created a feeling of open space between facades on opposite sides of the streets. The green lawns of the front yards were open to one another having no fences delineating side property lines. Trees and shrubs complemented and framed the house facades softening the massing of the box-like houses and creating a cooler, shady environment.

Of high significance to the context of community development is the variety of curb and sidewalk details that differentiate the historic subdivisions. The three subdivisions established by the Clark family have tree lawns or parkways with sidewalks buffered from the street. The parkways are landscaped by individual homeowners. There is no overall tree planting plan. Moreover, the parkways are used for the placement of utility poles for the subdivisions have no alleys.

The 1945 Clark Addition and 1947 Clark Addition No. 2 each have sidewalks separated from rolled concrete curbs by narrow parkways or tree lawns (1st Avenue, Meadow Lane, and Pepper Lane). The 1930 West Side Addition has sidewalks separated from square concrete curbs by parkways (Clark Street). The 1931 Monte Vista Addition, platted by the Shavers, has a sidewalk with integrated rolled curb and gutter. It is unusual for post-World War II street improvements of the automobile era to utilize the Bungalow Period feature of pedestrian-friendly parkways. This feature evidently was favoured by Mr. Clark and used as a signature on his residential developments within this district.

General Character of the District

The character of the historic district today is very similar to its appearance at the close of the period of significance in 1958. The landscaping in the front yards has matured nicely. In some cases the plants are a little overgrown, and in others a little neglected. A few homeowners have replaced their green landscaping and lawns with low-water-use plants and gravel yards, impacting the historic character of the streetscape. A notable change to the streetscapes is the introduction of low fences around a few of the front yards interrupting the open space feeling of the continuous lawns that originally were only broken at the ground plane by concrete walkways and driveways.

There are several properties where driveways have been doubled in width to accommodate more on-site car parking. In at least one case the entire front yard of a home has been paved with concrete.

The introduction of the post-historic-period townhouses has done little to affect the streetscape character of the historic subdivisions. These two rows of one-story, multi-family dwellings occupy the space that historically was vacant farm land during the historic district's period of significance. This large parcel can only be seen from the west as one passes on Date Street.

General Condition of Buildings

Taken as a whole, the homes of the neighbourhood have received good maintenance. The condition of individual houses may vary from fair to excellent. The integrity of the buildings, i.e., the authenticity of the original design, also varies from good to excellent. There are, however, notable exceptions where post-historic-period additions and alterations have removed or obscured the original fabric of the buildings. Some houses have been determined as non-contributors due to extensive alterations combining both wall veneering and window replacements.

Development Patterns

The development of pre-World War II subdivisions at the north end of the district got off to a slow start. The few initial houses of the early 1930s are the Bungalow and Period Revival Style homes found scattered along Clark Street and 2nd Street. This area was developed fairly slowly and steadily from 1935 through 1945. The nearly complete development of the south portion of the district occurred almost entirely during the decade from 1940 to 1950. The final build-out of both portions was completed by 1958 with the few in-fill houses being completed since 1950. There were three building booms within the neighbourhood in 1940, 1945, and 1950.

PHYSICAL CHARACTERISTICS OF THE SUBDIVISIONS

The West Side – Clark Addition Historic District is composed of four historic and one post-historic-era subdivisions that are “additions to the townsite.” The two subdivisions in the north portion of the district were platted at the beginning of the Great Depression, West Side Addition (1930) and Monte Vista Addition (1931). The pair of subdivisions in the south portion was platted immediately after the end of World War II, Clark Addition (1945) and Clark Addition No. 2 (1947). At the center of the district is the post-historic townhouse subdivision, Palm Fountains Addition (1973). A series of aerial photos from 1937, 1949, and 1959 verify that Palm Fountains was developed from fallow farm land just as had the four adjacent historic-period subdivisions (Maricopa County Recorder).

The Original Subdivision Plans

Each of the five subdivisions was created from farm land that had previously been split from a larger parcel of agricultural property adjacent to the west side of the Mesa townsite. Evidence of this pattern of development is shown by the long, narrow strip of land that separates the West Side Addition from the Monte Vista Addition. Historic aerial photos verify that it is a surviving remnant of former agricultural land. Likewise, the city growth strategy of suburbanizing surrounding farmland is revealed by the presence of the large, post-historic commercial property excluded from the center portion of the district. This warehouse property was the eastern half of the same small farm from which the Palm Fountains townhouse project also has been developed (Maricopa County Recorder).

Lot Sizes

The homesite lots of the four historic-period subdivisions, as amended, are similar in scale and proportion, thus accommodating modest-sized houses. Monte Vista's lots originally were large parcels 132 feet by 140 feet, but poor sales forced the developers to replat and offer half-sized lots of 66 feet wide by 140 feet deep. West Side Addition lots were generally 50 feet wide by 130 feet deep. Clark Addition offered lots 60 feet wide by 122 feet deep. And the Clark Addition No. 2 was laid out with lots 72 feet wide by 122 feet deep and 62 feet wide by 122 feet deep. These similar sizes help to maintain a regular rhythm and pattern of streetscape. Along Country Club Drive, larger parcels of irregular sizes and shapes were provided at the east end of the four subdivisions for commercial uses.

Street Layout

The pattern of street layout of the four subdivisions uniformly follows the orthogonal (compass-point) orientation of Mesa's streets. All the streets within the district are oriented east-west, with the exception of the short cross-street of Meadow Lane connecting 1st Street and Pepper Place. The east-west streets, 2nd Place, Clark Street, 1st Street, and Pepper Place, each connect Country Club Drive to Date Street.

The driveways of the townhouse development create a loop around the perimeter of the complex to allow access to the covered parking structures behind each building.

Utility Infrastructure

The four subdivisions provided utility services to property buyers in the form of electricity, water, power, gas, telephone. These utilities were distributed from the street rights-of-way for no alleys were included in the subdivision design.

Landscaping

Although the former agricultural land from which the subdivisions were formed originally had a flood irrigation system, a residential water distribution system was not developed with the other land improvements. It may have been that the developers opted to sell the water rights attached to the land title or that the farmland sellers chose to retain the water rights for a consideration of reduced sales price. Without inexpensive flood irrigation, homeowners were forced to water their yards with more expensive city-provided water. This situation throughout the Salt River Valley often results in a subtle difference in the character of neighborhood landscaping in its density and lushness. For example, the landscaping of the flood-irrigated West Second Street Historic District is noticeably more verdant than that of the West Side – Clark Addition.

Nonetheless, the majority of homesites in the West Side – Clark Addition have retained mature evergreen and deciduous trees and palms as well as large hedges, shrubs and lawns. In a neighborhood of this age, it is expected to find second and third (or more) generations of plantings. For the most part the plants here are either of species available during the era of significance or of species visually compatible with the historic plant palette. The density of landscape materials and the health of the plants and lawns vary throughout the district as a reflection of the resources available to the homeowners to water and maintain their yards. Well maintained, lush landscaping and openness of the front yard may be mitigating factors of eligibility for houses of marginal integrity.

The open space of "good neighbor" front yards has been retained to a great degree on all the streetscapes of the district. Few properties have been affected by three-foot-high front yard perimeter fences or hedges along side yard property lines. This openness is an important character-defining feature at the scale of house and of street. Contiguous open front yards reflect the historic sense of community of a neighborhood.

Mixed Land Uses

The developers, recognizing the business opportunities along the arterial street of Country Club Drive, created commercial parcels as part of original residential subdivision plats. These properties have been developed and redeveloped several times since they were first built upon. No consideration was given for buffering the single-family houses behind the commercial lots. See Figure 2.

ARCHITECTURAL STYLES

The West Side – Clark Historic District is a remarkable living textbook of community growth as portrayed by the contrasting architectural styles of the north and south portions. It is this stylistic comparison that is the most significant aspect of the character of the district as a whole. Furthermore, the presence of the interstitial post-historic townhouse project serves to emphasize the similarities and differences of the two historic portions of the district. It demonstrates how recent urban in-fill development is merely an up-dated variation of the earlier suburbanization approach to community development.

The distribution of the district's architectural styles reveals its chronology and pattern of growth during the period of significance. The numbers of various stylistic examples mark the rate of growth of the district. Within the pre-World War II northern portion of the district are found numerous Early Ranch Style houses with a few Period Revival Style and Classic Ranch Style houses mixed in. By contrast, the post-World War II southern portion displays a virtually exclusive collection of Early Ranch and Classic Ranch Style houses. It is this stylistic contrast that is the most significant aspect of the architectural character of the district as a whole. The eight distinct architectural styles found in the district have been described by the typical characteristics shown below. [McAlester 1985, Solliday 2001]

The West Side – Clark Addition Historic District is primarily characterized by the Early Ranch Style (36%) and Classic Ranch Style (39%) houses. The architectural mixture is given variety by the few Bungalow, Minimal Traditional and Period Revival Style houses found in the north portion.

<u>Architectural Style</u>	<u>No. of Properties</u>
Bungalow	3
Tudor Revival	8
Spanish Colonial Revival	3
Early Ranch	45
Classic Ranch	49
Southwest	2
Minimal Traditional	9
Contemporary	6
Chalet Ranch	<u>1</u>
Total	126

Late 19th & Early 20th Century

American Movements

Bungalow, 1905-1935 locally

- One story
- Rectangular or square plan
- Simple, small box-like shape with a symmetrical façade
- Large porch across the entire front façade
- Hipped or gabled roof; if hipped, sometimes a single, small dormer on the front roof
- Stone or concrete block foundations with brick, wood, or stucco upper walls and shingled gable ends
- Segmental-arched or flat-topped window and door openings
- Tall, double-hung windows; front picture windows; simple wood doors
- Modest trim, usually a combination of simplified Victorian and early bungalow elements like exposed rafter tails and wall brackets
- "Broadside" versions have the long side of gabled roof facing the front, extending over a four-columned porch

Late 19th & 20th Century Revivals

Tudor Revival, 1915-1940 locally

- One or one-and-one-half stories
- Rectangular or "L" shaped plans; irregular plans on larger houses
- Imposing, complex forms with vertical shapes and asymmetrical facades
- Multiple gables with very steep roofs; wood or slate shingles
- Occasional shed or gabled dormers
- High and/or massive chimneys, sometimes tapered with protruding flues or pots
- Portals or vestibules rather than open porches
- Brick, stone or plastered walls; half-timbering in gable walls in Elizabethan examples
- Flat-topped, Tudor, Gothic or round-arched window and door openings
- Leaded glass casement windows, often with diamond-shaped panes

Spanish Colonial Revival, 1915-present locally

- One or two stories but one story the most common
- Elongated plan, roughly rectangular
- Horizontal asymmetrical façade with a variety of low, simple forms
- Combination of low-pitched gable, shed and flat roofs; red tiles on the gabled sections and parapet walls on the flat roofs
- Small porches; occasional pergolas or portes cochere
- Plastered walls and chimneys with smooth or minimal texturing
- Roman or semi-circular-arched arcades and door and window openings; flat openings commonly occur
- Tall, double-hung windows, sometimes with small panes in the upper sashes; picture windows; canvas awnings
- Modest detailing from any of several eras of Spanish and Mexican architecture, including applied terra cotta, tile or cast concrete ornament
- Decorative iron trim; sconces, grillwork, brackets, railings and fences, balconets

Modern Movement

Early Ranch, 1935-1950 locally

- One story
- Small box-like massing with an L-shaped plan
- Low-pitched gable or hipped roof
- Small porch over the entry at the junction of the two wings
- May have a raised wood floor over a crawlspace or may have a slab-on-grade floor
- Usually of brick masonry construction, natural finish or painted
- Small-paned steel casement windows
- Gable ends are usually of horizontal wood siding
- Detached garage matching house materials or of less expensive materials

Classic Ranch, 1945-1960 locally

- One story
- Elongated rectangular or L-shaped plan with the broad side facing the street
- Variety of roof types including gable, hip, or intersecting gables and/or hips; all roof types are low-pitched with overhanging eaves
- Minimal porch, usually in the form of an extended eave, with or without posts
- Attached carport or garage, early examples have detached garage
- Typically of concrete block masonry construction; some early examples were of brick or frame with stucco
- Steel casement windows with no trim; fixed and sliding aluminum-framed windows were introduced in 1959
- Houses built before 1958 have few or no decorative elements; wood shutters and weeping mortar are occasionally seen
- Houses built in the late 1950s show a greater range of decorative elements, including brick or ashlar sandstone wainscoting, board-and-batten siding

Spanish Colonial Ranch, 1950-1965 locally

- One story
- Elongated rectangular or L-shaped plan with the broad side facing the street
- Low-pitched gable or cross-gabled roof with red clay tile and exposed heavy rafter tails
- Masonry walls may be of painted or natural brick or may be veneered with stucco, usually painted white or may be rose or tan
- Arched openings
- Occasionally decorative quatrefoil windows and niches
- Short, massive chimneys
- Steel casement windows
- Attached carport or garage

Other Styles

Southwest Style, 1915-1940 locally

- One story
- Basically rectangular plan with some variations
- Low, horizontal, asymmetrical façade emphasis with combination of simple square and gabled forms; some are symmetrical
- A combination of flat and low-pitched gable roofs with red roof tiles Front porches, portal, or vestibules Flat, stuccoed wall in light or earth tone colors
- Square, flat-topped openings; round-arched accent openings
- Tall, one-over-one double-hung windows; picture windows
- Water scuppers (canales), usually of clay tile; exposed log roof beams (vigas)
- Sparse or no ornamentation

Contemporary Style, 1955-1965 locally

- One story
- Rectangular plan or elongated L-shaped plan with broad side facing the street; or irregular rambling plan
- Low-pitched gables or intersecting gables with deep overhanging eaves; some examples with a broadside rectangular plan have a large gable roof spanning the long dimension of the house
- Often the gable roofs have heavy exposed beams projecting beyond the fascia at the ridge and side walls
- Heavy masonry piers or wood posts may support roof beams to create a porch
- Concrete block, especially stack bond pattern (8"x8"x16" units) or common bond (8"x4"x16" units); tabular field stone veneer is often found; horizontal wood siding is common
- Steel casement windows without muntins or large fixed windows trimmed in wood
- Windows may be treated as voids between wall planes rather than as rectangular holes cut into walls; they also may be the triangular gable ends of a vaulted roof; this approach to windows blurs the difference between interior and exterior spaces
- Absence of traditional detailing and ornamentation; pierced ornamental concrete "breeze blocks" are commonly found
- Attached carports are more common than garages

National Folk, 1870-1940

- One story, occasionally two stories
- Rectangular plan with box-like massing
- Gable, hip, or pyramid roof
- Stoop without porch roof; minimal porch with posts in the form of shed, gable or an extended eave
- Typically of wood frame with siding, but may also be of masonry
- Wood double-hung or steel casement windows
- Detached garage, if any; or a shed carport addition at the side

Minimal Traditional

- One story
- Elongated rectangular or L-shaped plan with the broad side facing the street
- Usually a gable roof, but hip or intersecting gables or hips may occur; all roof types are low-pitched with shallow overhanging eaves and gable rakes; some eaves are finished with cornice mouldings
- Minimal porch, usually in the form of an extended eave, with or without posts
- Typically of concrete block masonry construction; some early examples were of brick or frame with stucco or were of frame with wood siding
- Steel casement or double-hung windows or wood double-hung windows
- On larger and later houses details may be found referring to Tudor Revival
- Detached garage

MATERIALS

Concrete is used throughout the neighborhood for walkways, driveways and porches. The older homes have concrete ribbon driveways rather than the later slab driveways. Concrete is also found in the form of foundation stem walls and floor slabs.

Houses are constructed of materials such as concrete masonry units (CMU), brick, and wood frame with shiplap or board-and-batten siding. The Early Ranch Style houses were typically built of clay brick masonry, either painted or natural and laid in patterns of common bond or Flemish bond. The Classic Ranch Style houses are most often built of painted concrete block (8"x4"x16" units). There are a handful of Ranch Style houses which have concrete blocks with gently curved bullnose corners. Ashlar sandstone is occasionally seen as a masonry veneer accent or raised planter popular during the late-1940s and 1950s for Ranch Style houses. There are a few original examples of stucco-veneered exteriors either on wood frame or brick. Stucco on a historic period house may indicate low-cost frame construction, a Spanish Colonial Revival influence, or the remodeling of a historic building.

Roofing of asphalt or composition shingles is far more prevalent on the Ranch Style houses than the wood shingles of the pre-World War II Tudor Revival and Minimum Traditional houses. Shiplap or vertical tongue-and-groove wood sidings are the typical materials for gable ends. Occasionally rectangular asbestos shingles trimmed with red clay roof tiles on the ridges are found. Flat roofs and very low-pitched roofs are sheathed with built-up roofing.

Most of the district's pre-World War II houses have wooden windows. Following the war, when building materials were no longer strictly rationed, steel casement windows became virtually the universal window type of choice for the Ranch Style residences. In 1959 mill-finished, silver-gray aluminum sliding sash windows became available locally. The significant visual characteristic of the steel casement window is the scale and horizontal continuity expressed by the twelve-inch vertical spacing of the muntins. Residential steel casement window lights (panes) were manufactured in several different widths, but they were always twelve inches high. The continuity of foot-high window lights projects a subtle horizontal pattern across the diverse Ranch Style facades to unify the streetscape. The steel casement window is the signature character-defining feature shared by the pre-1960 Ranch Style houses.

Ornamentation of the Ranch Style houses consists primarily of wood shutters. These shutters are obviously decorative rather than functional, for they seldom are wide enough to actually cover the window they adorn. Although simple square posts usually support porch roofs, cast iron and ornamental steel columns are also seen.

The presence of these materials is an important measure of integrity and the ability of each property to convey the significance of its architectural style, especially of the later, more sophisticated varieties of the Ranch Style.

INTEGRITY

Association/Age

The contributing properties of the West Side – Clark Addition Historic District are associated with two important local contexts (Ryden Architects, Inc., 2001):

1. Residential Subdivisions in Mesa, Arizona, 1930-1958, and
2. Residential Architectural Styles in Mesa, Arizona, 1930-1958.

The neighborhood's historic period of significance spans from 1930 with the platting of the first constituent subdivision to 1958 with the substantial build-out of the homesites.

Design

The architectural styles of the district are typical of those popular in Mesa during the period of significance. The designs of most of the houses appear to be the result of pattern book plans or builders' drafting rather than of architects. These modest homes have retained the individual historic character of their original facades. Some exterior masonry walls have been veneered with heavily textured stucco. Occasionally original steel casement windows have been replaced within the full dimension of their openings.

Materials

The limited palette of materials used by both the Period Revival Styles and the Ranch Styles gives the neighborhood a comfortable character and visual continuity.

Workmanship

The quality of historic masonry and carpentry work in the houses has been retained and contributes to the district's character.

Setting

The modest Ranch Style houses with uniform setbacks and spacing set in landscaped front yards distinguish the neighborhood as having been developed mainly during the post-World War II period.

Feeling

The historic character of the neighbourhood is retained through the good level of integrity of the house facades, the regular rhythm of the houses' placement and the lush green landscaping of the front yards. The area retains its feeling of being a middle-income, Classic Ranch Style neighbourhood developed shortly after World War II. However, the growing presence of automobiles and lack of adequate parking places is just beginning to cause visual clutter and crowding of streets, driveways and front yards, especially in the south portion of the district.

The presence of the 1973 townhouse subdivision at the center of the district does not adversely affect the feeling of the historic portions because it is not visible from the streetscapes that contribute to the historic character of the neighborhood.

Location

The district retains its boundaries from the platting of the original four historic-period subdivisions. On the commercial-zoned Country Club Drive frontage, it has suffered from the inappropriate remodelling of historic commercial buildings and the introduction of incompatible commercial/industrial buildings during the post-historic period.

IDENTIFYING CONTRIBUTING AND NONCONTRIBUTING PROPERTIES

Types of Change

Those properties that are generally considered eligible have retained their original footprints, roof forms, windows and doors – as seen from the street. As is expected, throughout the historic and post-historic periods homeowners have made changes to their properties. These modifications are evaluated against *The National Register Bulletin* (formerly 16A) and, if necessary, *The Secretary of the Interior's Standards for Rehabilitation*. The modifications may range from being

- 1) a minor change having *no effect*,
to being
- 2) a moderate change having *no adverse effect*,
to being
- 3) a major change, or an accumulation of moderate changes, having an *adverse effect* on the character of the property.

Minor Changes

- Repairs/replacement of features and finishes in kind
- Roofing material replacement of historic pattern if not necessarily in kind (e.g., asphalt shingles replace asbestos shingles)
- Window replacement of historic pattern

Moderate Changes

- Door replacement
- Window replacement of new pattern
- Roofing material replacement of new pattern
- Painting natural masonry
- Carport in-fill that retains expression of carport
- Adding landscaping that does not obscure facade

Major Changes

- Application of new exterior finishes sheathing the original finishes (e.g., stucco or vinyl siding over masonry, stucco over wood)
- Altering window openings by making them larger or smaller
- Altering window openings by adding stucco "pop-out" frames
- Making an addition on the front or side of the house that obscures the façade or changes the massing inappropriately
- Making a second-story addition on a one-story house
- Adding dormers or skylights on the front of the house
- Installing solar collectors on the front of the house
- Adding landscaping, privacy walls, or structures that partially or totally obscure the façade of the house
- Enclosure of carports (rather than reversible in-fill) in a manner that obscures its original function, especially when a door is added that may be confused with the original main entry
- Enclosure of entry porches (rather than reversible in-fill) in a manner that obscures its original function

To guide preservation agencies and neighborhood residents in assessing the integrity of properties, the following eligibility requirements have been developed. When combined with the discussion of architectural styles and character-defining features, they will also help owners and residents undertake sensitive remodeling and rehabilitation projects that will not compromise the historic integrity of their houses.

As a general rule, in assessing "moderate changes," their effects are considered to be cumulative. If two of these changes have been made, the building is considered as being ineligible (noncontributing) for National Register listing. (The most common eliminators locally tend to be the combination of wall veneers and window replacements.) However, in some cases properties may still be considered eligible (contributing) if they meet certain "mitigating" requirements, as described below.

Paint colors are usually considered reversible, especially on wood and stucco surfaces. While non-historic paint on brick exteriors is generally not considered a major blow to integrity, any attempts to remove the paint should be

undertaken with great care using the gentlest effective methods to avoid damaging the masonry surfaces. No particle blasting or high-pressure water blasting should be done.

Requirements for Contributing Properties

1. Footprint intact, especially on the front
2. Roof form intact, especially on the roof planes or skyline as seen from the public right-of-way
3. Original exterior wall materials (not colors) and roof cladding materials retained
4. Original windows retained or replaced with compatible patterns and materials
5. Porches, entry stoops or verandahs intact
6. Landscape elements and site infrastructure conform to the period of significance (i.e., no xeriscaping replacing lush plantings, no inappropriate change or expansion of driveways and walkways)

Determinants of Noncontributing Status

1. Front addition obscuring part of the original façade and/or extending into the historic setback
2. Porch enclosure (as opposed to reversible porch in-fill)
3. Side addition without sensitive design (e.g., insufficient setback, size of addition disproportionately large to the original façade, incompatible cladding (visually complementary material preferable to exact match of historic material))
4. Window and door replacement that change size or eliminate the opening
5. Perimeter walls and gates blocking all views of primary façade from the street
6. Vegetation obscuring the view of the primary façade

Mitigating Factors to Eligibility

In cases where it is difficult to determine whether a property is contributing or noncontributing, the following mitigating factors should be considered. Marginal properties that meet some or all of these factors may be considered contributors to the district:

1. Substantial original landscape character intact
2. Substantial documented original, major plantings present (e.g., large trees)
3. Extremely rare example of building style, materials, or construction method
4. "Rip Van Winkle Test" – would a historic occupant still recognize the property?
5. Are the majority of the character-defining features intact?
6. Would the removal of the property be an irreplaceable loss to the historic district?

ADVERSE EFFECTS OF NON-CONTRIBUTORS

The West Side – Clark Addition Historic District has a high level of integrity having sustained very few cases of inappropriately remodelled homes and modern in-fill houses. Although the commercial properties fronting Country Club Drive are non-contributors due to loss of integrity or insufficient age, they do not adversely affect the residential character of the district's streetscapes.

The visual isolation of the 1973 Palm Fountain Townhouses at the center of the district does not present an adverse affect to the district in its setting or feeling. The post-historic in-fill project is unseen from the historic-period streetscapes.

POTENTIAL ARCHAEOLOGICAL RESOURCES

The survey conducted in preparing the National Register nomination did not identify the potential for any prehistoric or historic archaeological resources.

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

1930 to 1958

Significant Dates

1930 West Side Addition platted

1935 Monte Vista Addition Amendment platted

1946 Clark Addition Amendment platted

1947 Clark Addition No. 2 platted

1958 Substantial Completion

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance begins in 1930 with the platting of the West Side Addition, the first subdivision in the historic district and ends in 1958 when nearly all the lots had been developed and residential construction of the Ranch Style period was substantially complete.

Criteria Considerations (explanation, if necessary)

None.

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The West Side - Clark Addition Historic District is located immediately west of the original townsite of Mesa, Arizona. (See the location map below.) The district consists of four contributing single-family residential subdivisions platted between 1930 and 1947, and a single post-historic, non-contributing townhouse subdivision platted in 1973. The district takes its name from the West Side Addition, the earliest subdivision platted in the neighborhood, and from the Clark family that was associated with the establishment of the three of the four subdivisions. **The West Side – Clark Addition Historic District is eligible for listing on the National Register at a local level under Criterion “A” for its association with community planning and development in Mesa.** The significance of community development is associated with the historic context “Community Planning and Development of Mesa, 1930-1958.”

The historic district is also of interest as being representative of architectural styles dominant in Mesa between 1930 and 1958. Architectural significance is described by the historic context “Residential Architectural Styles in Mesa, 1930-1958.”

The West Side – Clark Addition Historic District is an early example of the process of suburbanization that changed Mesa from an early twentieth-century agricultural settlement to one of Arizona's larger, sprawling twenty-first-century cities. The establishment of the earliest components of the district is especially notable as being a part of the initial growth on the west side of Mesa at a time when the original townsite was built-out for the first time.

Specific development trends in these four historic subdivisions govern the appearance of the West Side – Clark Addition Historic District. The pre-World War II subdivisions in the northern part of the district contain the oldest houses. These represent the first westward leap beyond the edge of the Mesa townsite. The two later subdivisions, platted after the end of the World War II, represents the era of rapid construction and population expansion that characterized Mesa's west side after the war. And, to project Mesa's growth patterns into the post-historic period, even the 1973 townhouse subdivision reflects the in-filling of vacant land remaining within the expanded city limits.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

COMMUNITY PLANNING AND DEVELOPMENT OF MESA

The West Side – Clark Addition Historic District is an example of the community planning and development methods used in Mesa, Arizona during the middle of the twentieth century to create middle-income residential neighborhoods from agricultural land beyond the boundary of the original townsite. A close examination of the distribution of the district's architectural styles reveals its pattern of growth during the period of significance.

The West Side – Clark Addition Historic District is importantly associated with three of Mesa's residential growth eras: 1927 to 1931, 1935 to 1940, and the post-WWII period. The neighborhood is significant for its relationship to broad patterns of community development in Mesa during these time periods. Growth in the West Side – Clark Addition Historic District provides an example of how residential development in Mesa's west side first grew outside the area of the original townsite. The West Side – Clark Addition Historic District consists of subdivisions that were platted beyond the original townsite of Mesa. This process of subdivision outside the original townsite was an important factor in the expansion of Mesa. This was a significant change in the community development of Mesa and the West Side – Clark Addition Historic District is importantly associated with this process. The West Side – Clark Addition Historic District is significant for its association with the development of a cohesive neighborhood of middle class families in Mesa from 1930 to 1958.

Land Development Methods in Mesa

The development of land in and around the original townsite of Mesa has been accomplished in four methods during the community's historic period of significance, 1883 through 1960. Ryden Architects, Inc. described these four

methods in the 1999 publication *"An Historic Resource Reconnaissance Survey of Pre-1955 Development in the City of Mesa, Arizona"* (Ryden 1999).

Establishment of the Townsite

The formal geometric layout of the original townsite of Mesa was prescribed by the Church of the Latter-day Saints whose missionaries founded the settlement in 1883. In the era when conflicts with Indians were no longer feared, the "City of Zion" town plan was the template throughout the West for surveying and dividing townsite land for distribution to the Mormon settlers. Remnants of the City of Zion plan also may be seen in Eagar and Snowflake, Arizona. The formulated grid plan of square blocks and broad streets replaced the earlier Mormon settlement pattern of walled forts. The precursor settlement of Mesa was the 1877 community of Lehi centered on the adobe-walled Fort Utah. This area is now within the city limits of Mesa.

Each irrigated city block of the geometric town plan was divided into eight rectangular one-and-one-quarter acre parcels that were meant for subsistence farming to sustain one family assigned to the property. These blocks were further subdivided and passed on to the children of the original pioneers. Soon these plots could no longer support the growing extended families and desert land adjacent to the townsite was developed for expansion of the farm families.

Replatting the Townsite

Denser development of the townsite transformed the original parcels through lot splits that created properties of irregular shapes and sizes. The West Second Street Historic District is an example of this turn-of-the-twentieth-century method of land development in Mesa. The broad streets were enhanced with landscaped medians to create paired one-way streets with a park-like pedestrian character.

Another method of changing the City of Zion plan was the regular subdivision and replatting of an entire block with smaller residential parcels and additional narrow streets. The Wilbur Historic District within the original Mesa townsite demonstrates this approach to suburban characterization of the land.

Additions to the Townsite

By the 1910s development of the original townsite had reached a practical limit of density for the times, so that more land was needed to accommodate newcomers to the town. These first additions subdivided farm land immediately adjacent to the townsite into long, narrow blocks containing deep lots of narrow frontage for bungalows with shady porches and detached garages in the back yards. Tree-lined parkways buffered pedestrians from the automobiles.

In the 1940s the layout of subdivisions responded to the popularity of the automobile with lots having wide frontage and shallow depths to accommodate the rambling floor plans of Ranch Style houses with attached carports. Sidewalks were integrated with the rolled curb and gutter. Parkways disappeared when automobiles inhabited the front yards and residents retreated to the backyards. The Evergreen Historic District, containing the first addition to the Mesa townsite, has examples of contrasting subdivisions of both the Bungalow period and the Ranch Style period.

Subdivisions Beyond the Townsite

After World War II real estate speculators imagined a population boom for Mesa that would require the development of land far beyond the boundaries of the original townsite and its immediate additions. In order to take advantage of less expensive farmland far from the then-current town limits, they engaged in a "leapfrog" method of subdivision development that relied upon other developers to fill the gap between their land and the city. Their remote subdivisions avoided city taxes for services and utilities, at least initially, giving the investors a pricing advantage over competitors within the city. Most of these developments leaped east of Mesa along the state highway (Main Street). Fraser Fields Historic District is an excellent example of the post-World War II leapfrog subdivisions.

PERIOD OF DEVELOPMENT IN MESA

Development of Mesa prior to World War II 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 I. The Great Depression also limited new construction in Mesa, as did restrictions brought on by shortages during World War II.

Mesa grew tremendously in the years following World War II, making the second half of the twentieth century starting after 1945 separate and distinct. Massive military spending by the Federal government during World War II 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.

Early History Of Mesa

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. 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. Surrine, 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. Surrine 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. Surrine, 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 took water from the Salt River.

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 signaled the beginning of a fifteen-year boom period for Mesa. This period is punctuated by the completion of Roosevelt Dam in 1911 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 would 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 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 townsite blocks which remained substantially underdeveloped 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. LaBaron 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. From 1908 through 1921, seventeen residential subdivisions had been platted within the townsite limits of Section 22 and thirteen additional subdivisions had been platted closely adjacent to the townsite. The year 1908 marks the first subdivision platted in Mesa after the original 1882 townsite.

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 1922.

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.

Post-WWI Slump, 1922-1926

The 1920s are generally characterized on the national scene as the "Roaring Twenties" because of the tremendous economic expansion that occurred during that decade. However, in the mining and agricultural sectors of the economy, the twenties were anything but roaring. The end of World War I brought with it a reduction in demand for the mineral and agricultural products of Arizona. 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 farmers 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 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 nine new subdivisions were platted in the Mesa area.

Growth In The Late Twenties, 1927-1931

In 1925 the "Main Line" railroad arrived in Mesa, signaling a break in the tough years following World War I. 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 new 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.

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.

The Great Depression, 1932-1934

Both the West Side Addition and the Monte Vista Addition suffered from the economic conditions of the early thirties. 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 economics historian Jay Niebur who studied the social and economic effects of the Great 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 (Niebur 1967).

While this conclusion seems to be supported by the case of Mesa, the Great 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 space rather than construct new buildings. President Herbert Hoover held a White House Conference on Home Building and Home Ownership in 1931 to address these common problems on a national scale. As a result of the conference The Federal Home Loan Bank System was established in 1932 but the scale of the program was not adequate to solve the problem.

A lack of confidence in the leadership of President Hoover contributed to the severity of the problem. Hoover had been inaccurately and unfairly accused by the Democrats as having done nothing to solve the economic woes of the country. Nonetheless, his efforts were not effective in ending the downward spiral into deep economic depression. He lost

the respect of the citizens due, in part, to his lack of charisma with voters, poor skills in working with politicians, support of prohibition and avoidance of creating make-work and welfare programs at federal expense.

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.

In order to assure an adequate level of construction quality, the FHA financing program required that minimum design criteria be met for new housing projects. The published standards for builders addressed design, materials, mechanical and electrical systems, and construction methods. Even the layout of subdivisions, the size and placement of houses and garages, and landscaping were addressed by the standards. As the standards were revised and expanded through the next twenty years, they eventually became so detailed as to provide suggestions for floor plan layout down to the efficient and comfortable arrangement of furniture. This comprehensive, nation-wide standard of development had a tremendous effect on the character of neighborhoods and architecture throughout the country. These standards were applied to homes in the communities of the Salt River Valley and served to bring a level of continuity of home design among and within subdivisions whether for custom-built homes or production housing tracts.

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 that 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 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 benefited 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.

The up-turn in the economic climate resulting from Federal public works spending and loan guarantee programs led to new construction on Mesa's west side. However, this increase was gradual and not dramatic. As a result, lot patterns in the West Side – Clark Addition Historic District show some variation. There are properties constructed on double lots, a reminder that many of the lots remained vacant for some time. As the years passed, property owners incorporated the extra lot into single ownership.

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 that had a population of 7,800. Phoenix, the state capitol, had a population of 65,000 in 1940.

Post-WWII Growth In Mesa

Mesa's population quadrupled in the fifteen years following World War II, making the second half of the twentieth century, starting after 1945, separate and distinct. Massive military spending by the Federal government during World War II led to dramatic changes in Mesa. The government selected Arizona for the location of several training bases for pilots. The clear weather, good visibility, low population, protected inland location, and preponderance of open space made Arizona an ideal site for air training.

Two such air training bases, both established in 1941, were located near Mesa, Falcon Field to the northeast and Williams Air Field (later Williams Air Force Base) to the southeast. With its own funds, the City of Mesa purchased the land for Falcon Field and leased the land to Britain's Royal Air Force for the training of hundreds of pilots. After the war the lease was terminated and the City of Mesa developed the property as its own municipal airport. In support of the war effort, the City of Mesa also purchased land for another air base. They donated the property to the federal government for the construction of a major training facility called Williams Air Field, later known as Williams Air Force Base (Mead 1978, Davis 2007).

With the construction of the two military facilities near Mesa, the economy in the area improved and led to an increase in population. The advent of World War II 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 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 (Mahoney 1976).

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 (Maricopa County Assessor).

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 or to return 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 (Luckingham 1989).

The spectacular growth of Mesa in the post-World War II 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 (Simkins 1989). The 200 census ranks Mesa as the third largest city in Arizona.

While these statistics give the big picture, they represent hundreds of individual families struggling to make new homes in the post-war era. Mesa's west side lured many returning vets and their families. The area was also attractive to war workers and others that came to Mesa as the economy boomed. One example was the family of Captain Grant E. Naegle. Captain Naegle took out an ad in the *Mesa Journal Tribune* captioned "Dear Mesa." It read, in part: "My sister and her husband, a veteran . . . are coming to our fair city about the middle of March. Please, please, please help me find a furnished apartment for them. Let's show them the traditional, friendly helpful spirit for which Mesa is so well known" (Mesa Journal Tribune 1946).

Ads such as this one were common in Mesa newspapers in the early post-war years. To help with the housing situation, civic leaders established the Mesa Hospitality House. This served as a clearinghouse for families of service men and women. A newspaper reporter for the *Mesa Journal Tribune* described the housing situation in January of 1946: "There is still an acute need for housing facilities of all kinds for military personnel and veterans of Maricopa County. Several couples expecting babies within a few weeks have no place to care for them properly. Wives and children arrive daily to join their husbands and fathers with no place to stay" (Mesa Journal Tribune 1946).

The housing shortage soon resulted in a new real estate boom for Mesa. In 1945 alone, nine new subdivisions were platted in Mesa outside the boundaries of the original townsite. Between 1946 and 1955, ninety-nine more subdivisions followed. Mesa's west side got its share of these subdivisions. Its location close to downtown made it an attractive destination for home seekers (Ryden 1999).

Developmental history/additional historic context information (if appropriate)

**DEVELOPMENTAL HISTORY OF
THE WEST SIDE – CLARK ADDITION**

The four subdivisions of the West Side – Clark Addition Historic District follow the pattern of community expansion by addition to the townsite method. These subdivisions are significant for being the first neighborhoods to be added to the west side of the original townsite. Expansion of the townsite had previously been on the north and east of the townsite.

Platted in 1910, the Evergreen Acres Addition was the first subdivision outside the original Mesa townsite. It is located on the northern border of the townsite. Many other subdivisions followed on the north and east sides of the townsite. For example, on the north side were established the North Evergreen Addition of 1912, and the Escobedo neighborhood including Verde Vista Addition of 1916 and the Mitchell Addition of 1920. Expansion to the east was encouraged by the recording of the LDS Arizona Temple plat of 1921 and the completion of that house of worship in 1927. Between the townsite on the west and the Temple on the east side, the several subdivisions of the Temple Historic District followed in succession – are Stapley Acres in 1924, Burk Addition in 1940, Butler Tract in 1941, and the Hewart Tract in 1942.

West Side Addition

The West Side Addition was among the first subdivisions established on the west side of the original townsite. This subdivision is one of two subdivisions in the West Side – Clark Addition Historic District platted in the 1930s. Joseph W. Clark and Mary A. Clark first made plans to develop the area in the spring of 1930. In April they contracted with S.M. Morse of the Morse Engineering Company to prepare the subdivision plat. Morse finished the plat of the West Side Addition in May of 1930. On June 7, 1930, attorney Elijah Allen filed the subdivision plat with the Maricopa County Recorder.

Joseph W. Clark was an Arizona pioneer and prominent Mesa leader. He was born November 14, 1864, in Salt Lake City and came to Arizona in 1881. He developed a large ranch in the Salt River Valley between Mesa and Tempe. He returned to Utah in 1884 and remained there for eight years. While in Utah he married Mary Adeline Noble, a native of Bountiful. The couple came to Mesa in 1892. Mr. Clark founded a brick factory and later engaged in cattle ranching and farming. Subsequently, he organized the Mesa Dairy and Ice Company. He served as a trustee for the high school, as a deputy sheriff, as a first lieutenant in the Arizona National Guard, and as a bishop of the third ward of the Mesa LDS church. Mrs. Clark was president of the Third Ward Relief Society for twenty years, and was a leader in the Young Ladies Mutual Improvement Association. She was a consistent worker at the Arizona Temple. Mrs. Clark died in 1943. Mr. Clark died in 1948.

The West Side Addition is an early example of community growth patterns through the suburbanization of agricultural land bordering the original townsite. The earliest aerial photograph available of the area, taken in 1939, indicates farm land surrounding the first two subdivisions of the West Side – Clark Addition. The 1949 aerial photo clearly shows a fallow field and farm house on the land immediately to the south (Maricopa County Records).

The original plat shows that the addition consisted of a single street, named Clark Street. Rows of houses flanked Clark Street to the north and south, with each lot measuring 50 feet in width on its Clark Street frontage and 130 feet in depth. This made for a total of 42 residential lots. In addition, the Clarks platted four commercial lots 65 feet wide and 150 feet in depth. These four lots were located on the east end of Clark Street facing Mesa Boulevard (today's Country Club Road).

While the Clarks' business decisions and real estate hunches were normally sound, in this instance they were the victims of bad timing. The Clarks platted the West Side Addition less than a year after the stock market crash set off the Great Depression. Although the worst effects of the depression were slow in arriving to Arizona, the real estate economy suffered a setback almost immediately. Initial sales of lots in the West Side Addition were slow.

By 1936, the Clarks decided that strong sales incentives were needed. By that time, the economy had started to improve and the market was better. See Figure 3.

To encourage sales, on June 18, 1936 Joseph W. Clark filed a set of covenants and restrictions with the Maricopa County Recorder. These restrictions established that the residential lots were to be used for "dwelling house purposes only," although garages and other buildings incidental to the residences were allowed. In addition, the restrictions established a minimum cost of \$1,800 for each house constructed in the subdivision. The restrictions also created setbacks of thirty feet to the front boundary of the property and five feet to the side of the lot. As was common at the time, the deed restrictions also limited the type of person that Persons of several races considered non-Caucasian races, e.g., "Negroes, Mexicans, Indians, Chinese," were excluded from purchasing property.

These deed restrictions served two purposes. First, they protected investment in the subdivision. This was designed to encourage sales. Second, the restrictions were designed to make the subdivision compatible with Mesa building requirements so the subdivision could be more easily annexed to the City. Mesa residents and officials questioned the quality of some of the houses being constructed outside the town limits, calling them substandard. There were periodic campaigns to take the outlying subdivisions into the city. By ensuring that houses built in the West Side Addition would meet Mesa building codes, the Clarks improved the value of their subdivision. The City of Mesa Annexed the West Side Addition on October 15, 1940.

Monte Vista Addition

The second subdivision platted as part of the 1927-1931 boom in the West Side – Clark Addition Historic District was the Monte Vista Addition. Like the West Side Addition, Monte Vista was planned during better economic times but executed after the stock market crash. Another similarity with the West Side Addition was that the S.M. Morse also surveyed the Monte Vista Addition, located just to the north of the West Side Addition. Morse completed his survey of the Monte Vista Addition in January of 1931. Herman and Hazel Shaver platted the Monte Vista Addition in February of 1931. They recorded the plat with the County Recorder on March 25, 1931.

Herman Shaver was born in Walker County, Georgia in 1895. He came to Mesa in 1923 where he started the Arctic Ice Company. He soon married wife Hazel, a native of Tennessee that had previously moved to Arizona in 1919. In addition to the ice business, Mr. Shaver was heavily invested in real estate development. Shaver's most noteworthy developments besides the Monte Vista Addition were the Desert Sage Tract and Desert Sage 2, rural agricultural subdivisions developed in 1947 and 1948. These two subdivisions are located ten miles east of the Mesa townsite, between Main Street and Broadway Road and generally between Sossaman Road and Hawes Road. Herman Shaver died in 1957; Hazel Shaver died in 1969. See Figure 4.

The Monte Vista Addition was created from an agricultural field as is implied by the 1937 aerial photograph that shows this subdivision and the West Side Addition as surrounded by farm land (Maricopa County Records). As platted in 1931, the Monte Vista Addition consisted of sixteen large residential lots, and one elongated business lot along Mesa Boulevard (now Country Club). These residential lots measured about 132 feet in width fronting on West Second Place and about 140 feet in depth. Two residential lots in close proximity to Mesa Boulevard were a bit wider, measuring 148 feet in width.

The Shavers included deed restrictions for the Monte Vista Addition as part of their subdivision plat. These restrictions specified that the minimum expenditure for a residence in the subdivision would be \$1,500. In addition, no building could be erected closer than 30 feet from the front property line. As was common practice at the time, the Shavers excluded a number of nationalities from purchasing property in the Monte Vista Addition. These included "African, Mexican, Chinese, Japanese, Italian, Slavonian, Assyrian, Greek, and Hindu."

As with the earlier West Side Addition, lots sold slowly in Monte Vista during the tough economic times of the depression. The large size of the lots in Monte Vista contributed to slow sales. The lots proved too large for the average buyer. To meet the needs of customers, the Shavers began to split the lots. They offered half lots to match the pattern of smaller lots in the West Side Addition to the south. As another way to recoup their investment, in May of 1931 the Shavers sold a large block of the property to Grant H. and Elizabeth Spillsbury Rogers.

Grant H. Rogers was a native of Mesa, born in 1902. He married Elizabeth Spillsbury "Jerry" Rogers, who was born in Colonia Juarez, Mexico. Mr. Rogers was a farm supplies salesman. Mrs. Rogers was a Mesa civic leader who worked for many years as the office manager and bookkeeper at Stradling's Building Center. In later years she worked at

J.C. Penny Co. She was active in the Mesa Soroptimist Club, the Arizona Girls Ranch and as an advisor to the S Club at Westwood High School and the Sigma Society at Mesa Community College. Elizabeth Rogers died in 1968. Grant Rogers died in 1992.

Despite these changes, the economic climate of the depression curtailed sales. Few lots were sold, and only a small number of houses rose along West Second Place in the Monte Vista Addition in the early thirties. There was little the two couples could do about their investment other than wait out the economic doldrums.

After a few years, as the economic climate improved, the Shavers and the Rogers joined forces to re-subdivide the property. In November of 1935, the two families re-platted the subdivision as the Amended Monte Vista Addition. There was very little change in the two plats. The only notable difference was the creation of a new lot, called Lot 1-A, carved out of a portion of property that had been excluded from the original subdivision. This created an additional lot near the east end of the subdivision.

Clark Addition

The first of two post war subdivisions in the West Side – Clark Addition Historic District was the Clark Addition. Family patriarch Joseph W. Clark began the subdivision process even before the war ended. In August of 1945 he contracted with surveyor Harold W. Yost of Yost and Gardner Engineers to prepare the subdivision plat. By now a widower, Mr. Clark was looking to the future when he filed the subdivision plat on September 14, 1945. He filed the plat on behalf of his son Leigh W. Clark and daughter-in-law Sadie O. Clark. Leigh Clark, a veteran, would soon return from the war to take up real estate development much like his father had.

However, because of a legal issue regarding Joseph Clark serving as attorney-in-fact for his son, the subdivision was re-platted in January of 1946. The subdivision was re-platted as Clark Addition Amended. By now, Leigh had returned from the war and was able to file the subdivision with the original signatures of Leigh W. Clark and Sadie Ollorton Clark.

Leigh W. Clark is the son of Joseph W. Clark, who was a prominent Arizona pioneer. Leigh Clark was born in Lehi on October 21, 1900. He married Sadie Ollorton on June 5, 1924. Sadie was born in Parowan, Utah, on January 20, 1901.

There were no changes made to the property lines and lots between the original Clark Addition and Clark Addition Amended. The subdivision consisted of three streets. West First Street went east and west between North Mesa Boulevard (now Country Club) and Date Street. To the south, King Street originated at Date Street and traveled west (now Pepper Place) See Figure 5.

A short north-south street, Meadow Lane, connected First Street with King Street. Joseph Clark named King Street for his daughter, Mrs. Thomas King.

Most lot sizes in the residential portion of the subdivision were sixty feet in width, with depths ranging from 111 to 122 feet. There were some larger lots located along the south side of First Street and along Meadow Lane. All of these residential lots were oriented north-south. There were three commercial lots oriented east-west that fronted on what is now Country Club.

The Clark family filed building restrictions with the County Recorder on September 20, 1945. The restrictions established a minimum cost for dwellings in the Clark Addition at \$3,800. In keeping with Mesa building codes, the setback from the front property line was twenty-five feet and five feet from the side of the lots. The restrictions also specified "no garage or outbuilding shall be built on the rear of any lot until a dwelling house has been started on the front." As was common practice at the time, the restrictions limited the purchasers of lots in the subdivision by excluding persons of several named racial categories, e.g., African, Mexican, Chinese, Japanese, and Hindu.

Clark Addition No. 2

Joseph W. Clark prepared a second subdivision in the post-war years. Called Clark Addition No. 2, work began in October of 1947 when Clark again engaged the services of surveyor Harold W. Yost of Yost and Gardner Engineers to prepare a subdivision plat for the land at the east end of King Street that had been excluded from the original subdivision. However, by this time Joseph Clark's health had begun to fail. Prior to the subdivision plat being filed, he made plans to sell the subdivision to members of the West family who could then take over the sale of subdivision lots. Although the agreement was made in October, it was not finalized until November 15, 1947. Joseph Clark died September 1, 1948.

Clark had first made plans to sell the property to Karl B. West and his wife, Irma H. West. However, shortly before the plans were finished, Karl's brother E.J. West acquired the property instead. The Clark Addition No. 2 subdivision was platted during October of 1947 by E.J. West and his wife Veralda West. E.J. West filed the plat with the Maricopa County Recorder on November 19, 1947.

Karl B. West was born in Snowflake, Arizona, in 1891. He was the son of Samuel Ezra and Julia Ellsworth West. He attended the Snowflake Academy and later taught at Lakeside High School. Karl and wife Irma Hansen West resided in Lakeside for the first 21 years of their marriage, and then moved first to Phoenix and later to Mesa. The couple moved to Gilbert in 1963. Irma Hansen West was also born in Snowflake. Mr. West was a dairy farmer, rancher, and builder. He and Mrs. West owned and operated a hotel in Lakeside, and a café and service station in Show Low. They also owned and operated motels, apartments, trailer parks, and office buildings in Phoenix, Mesa, and Gilbert. Karl West died in 1974. Irma West died in 1993. See Figure 6.

Ezra Joseph West, brother to Karl B. West, was born in Snowflake in 1889. Married to wife Veralda, the couple came to Phoenix in 1920 before moving on to a career in San Diego and later in Laveen, where they operated a dairy farm. They built the first motel in Show Low, as well as the Blue Moon Dance Hall and Café there in 1936. Mr. West established the first water works for Show Low in the early forties. During World War Two, Mr. West served as a foreman at the shipyard in Wilmington, California. After the war Mr. West returned to Mesa and erected more than 200 custom built homes in the valley. He established an insurance company in 1955. Mr. West died in 1968.

Clark Addition No. 2 was a small subdivision. It consisted of just nine residential lots along King Street (now Pepper Place). These were 72 feet wide on the north side of the street and 62 feet wide on the south side of the street. The depth of the lots averaged 122 feet on either side of King Street. The subdivision also contained two large business lots that fronted on Mesa Boulevard (now Country Club), and a long rectangular lot behind the residential lots on the north side of King Street.

On December 5, 1947, E.J. and Veralda West filed an extensive set of building restrictions for Clark Addition No. 2 with the County Recorder. These were prepared with the assistance of prominent Mesa attorney Elijah Allen. Among the many restrictions were those that established a minimum size for houses in the subdivision. Minimum sizes were set at 1,000 square feet for single-family homes and 1,200 SF for duplexes. Other features of the restrictions included minimum set backs, a prohibition on temporary housing units, an exclusion of livestock, and a provision that outbuildings match the architectural style of the main house. Like other restrictions of this era, certain named racial groups, e.g., "African, Mexican Chinese, Japanese, and Hindu," were not allowed to purchase lots in the subdivision.

Development of the West Side – Clark Addition

The West Side – Clark Addition Historic District is composed of four historic and one post-historic-era subdivisions that are “additions to the townsite.” The two subdivisions in the north portion of the district were platted at the beginning of the Great Depression, West Side Addition (1930) and Monte Vista Addition (1931). The pair of subdivisions in the south portion was platted immediately after the end of World War II, Clark Addition (1945) and Clark Addition No. 2 (1947). At the center of the district is the post-historic townhouse subdivision, Palm Fountains Addition (1973). A series of aerial photos from 1937, 1949, and 1959 verify that Palm Fountains was developed from fallow farm land just as had the four adjacent historic-period subdivisions. (Maricopa County Recorder)

The Original Subdivision Plans

Each of the five subdivisions was created from farm land that had previously been split from a larger parcel of agricultural property adjacent to the west side of the Mesa townsite. Evidence of this pattern of development is shown by the long, narrow strip of land that separates the West Side Addition from the Monte Vista Addition. Historic aerial photos verify that it is a surviving remnant of former agricultural land. Likewise, the city growth strategy of suburbanizing surrounding farmland is revealed by the presence of the large, post-historic commercial property excluded from the center portion of the district. This warehouse property was the eastern half of the same small farm from which the Palm Fountains townhouse project also has been developed. (Maricopa County Recorder)

Lot Sizes

The homesite lots of the four historic-period subdivisions, as amended, are similar in scale and proportion, thus accommodating modest-sized houses. Monte Vista’s lots originally were large parcels 132 feet by 140 feet, but poor sales forced the developers to replat and offer half-sized lots of 66 feet wide by 140 feet deep. West Side Addition lots were generally 50 feet wide by 130 feet deep. Clark Addition offered lots 60 feet wide by 122 feet deep. And the Clark Addition No. 2 was laid out with lots 72 feet wide by 122 feet deep and 62 feet wide by 122 feet deep. These similar sizes help to maintain a regular rhythm and pattern of streetscape. Along Country Club Drive, larger parcels of irregular sizes and shapes were provided at the east end of the four subdivisions for commercial uses.

Street Pattern

The pattern of street layout of the four subdivisions uniformly follows the orthogonal (compass-point) orientation of Mesa’s streets. All the streets within the district are oriented east-west, with the exception of the short cross-street of Meadow Lane connecting 1st Street and Pepper Place. The east-west streets, 2nd Place, Clark Street, 1st Street, and Pepper Place, each connect Country Club Drive to Date Street.

The driveways of the townhouse development create a loop around the perimeter of the complex to allow access to the covered parking structures behind each building.

Infrastructure

The four subdivisions provided utility services to property buyers in the form of electricity, water, power, gas, telephone. These utilities were distributed from the street rights-of-way for no alleys were included in the subdivision design.

Although the former agricultural land from which the subdivisions were formed originally had a flood irrigation system, a residential water distribution system was not developed with the other land improvements. It may have been that the developers opted to sell the water rights attached to the land title or that the farmland sellers chose to retain the water rights for a consideration of reduced sales price. Without inexpensive flood irrigation, homeowners were forced to water their yards with more expensive city-provided water. This situation throughout the Salt River Valley often results in a subtle difference in the character of neighborhood landscaping in its density and lushness. For example, the landscaping of the flood-irrigated West Second Street Historic District is noticeably more verdant than that of the West Side – Clark Addition.

Mixed Land Uses

The developers, recognizing the business opportunities along the arterial street of Country Club Drive, created commercial parcels as part of original residential subdivision plats. These properties have been developed and

redeveloped several times since they were first built upon. No consideration was given for buffering the single-family houses behind the commercial lots.

NOTABLE RESIDENTS OF THE WEST SIDE – CLARK ADDITION

The West Side – Clark Addition Historic District was predominantly middle class. Homes were comparatively small, and some were rentals or speculative housing. Many residents of Mesa got their start here on the west side in these middle class homes. As their families grew and they become more prosperous, the residents moved to neighborhoods with larger and more expensive homes. Examples of the realization of the "American dream" are the Milano and Crismon families who began in the West Side – Clark Addition and later moved to the more affluent Mesa neighborhood of Fraser Fields. See Photo 10.

Herman and Hazel Shaver, the developers of the West Side Addition, lived in the subdivision at 426 W. Second Place (WS-15). E.J. and Veralda West, developers of the later subdivision of Clark Addition No. 2, lived at 432 W. Pepper Place (WS-114). While purchasers of lots in the area constructed some of the homes, many others were built by the subdividers themselves on a speculative basis. These homes were then rented or sold as market conditions permitted. See Photo 11.

Long-time Mesa resident Elma Allen Milano provided a snapshot of conditions in the West Side – Clark Addition Historic District in her 1997 memoir. She wrote about her home at 540 W. Clark Street (WS-33): "I became pregnant again, so we decided to rent a larger place. The woman who owned this home was out-of-state part of the year. It was a two-bedroom house that could be classified as three because of a large screened room attached to the north side. Because the living room faced south, I loved to sit and bask in the winter sun. This area was paved and I enjoyed walking mornings and evenings as I pushed Frank in the baby buggy." See Photo 12.

The Milano family later moved on to the more up-scale Fraser Fields subdivision of Mesa. A prior owner of this home at 540 W. Clark was O. Virgil and Helen Crismon, who became neighbors of the Milanos in Fraser Fields. Mr. Crismon was the owner of Crismon's Flower Shop. He was selected as Mesa's Man of the Year and later served as mayor from 1950 to 1952.

Many of the residents of the West Side – Clark Addition Historic District went on to prominence after they moved from the neighborhood. One example is the family of Frank and Margaret DeWitt. Married in 1934, the couple owned the Sunshine Laundry and Dry Cleaners. In addition, Margaret DeWitt worked as a bookkeeper for Wright's Market, which was owned by her parents Lo and Theresa Wright. The Sunshine Laundry developed into a large and successful business. The DeWitts lived at 456 W. Pepper Place (WS-111). See Photo 13.

Other noteworthy residents of the West Side – Clark Addition Historic District included Christian Fluhr (WS-4), a newspaperman who drew a cartoon character for the Mesa Journal Tribune called "Cactus Pete." Rivers Scarborough (WS-8) was an early partner with Pedro Guerrero in a restaurant business that emerged as Mexican food giant Rosarita Brands. Hubert Lenhart (WS-69) owned a paint store that is now known today as Lenhart's Ace Hardware. Jack Cumnard (WS-76) was a real estate agent and later served several terms in the state legislature. See Photos 14 to 17.

By 1958, all the lots in the two post-war subdivisions were filled with houses. There were still a few lots open in the two earlier subdivisions of West Side and Monte Vista, but by now these were simply relics of the pattern of development. The West Side – Clark Addition Historic District was essentially built up by 1958 so this date is used for the end of the district's period of significance.

Over the years there has been some erosion of the residential character of the area on the district's east side fronting on Country Club. This street is now a major thoroughfare. However, most lots along what was once called Mesa Boulevard were always intended for commercial use. As such, they are naturally excluded from the district boundary. In 1973 a multi-unit townhouse complex called Palm Fountain was constructed in the neighborhood. Although this property is non-contributing due to age, it is included within the district boundary because its residential nature is in keeping with the area.

West Side - Clark Addition Historic District
Name of Property

Maricopa, Arizona
County and State

West Side - Clark Addition Historic District
Name of Property

Maricopa, Arizona
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets) See continuation sheet 28

Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 78
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>421535</u>	<u>3698183</u>	3	<u>12</u>	<u>421877</u>	<u>3697566</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>421906</u>	<u>3697980</u>	4	<u>12</u>	<u>421599</u>	<u>3697568</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The West Side - Clark Addition Historic District in Mesa, Arizona lies within an area generally bounded on the north by the alley north of Second Place, on the east by the rear property lines of commercial properties fronting on Country Club Drive, on the south by the rear property lines of the parcels on the south side of Pepper Place, and on the west by Date Drive.

The irregular boundary line of the historic district encompasses all custom-built residential properties within the four subdivisions developed within the period of significance, 1930-1958 (including West Side Addition Amended, Monte Vista Addition, Clark Addition Amended, and Clark Addition No. 2), and all mass-produced townhouses within the one subdivision developed after 1973 (Palm Fountain Townhouses). Excluded from the district are the *commercial* properties of the four historic period subdivisions with frontage on Country Club Drive. Refer to the attached map of the historic district.

Boundary Justification (explain why the boundaries were selected)

The boundary encompasses those single-family residential properties within the four subdivisions that were developed during the period of significance and those townhouses (all non-contributors) within the one subdivision built after 1973.

West Side - Clark Addition Historic District
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This period and area include virtually all the houses from the substantial completion of the subdivision. The boundary excludes those commercial properties at the eastern boundary of the subdivision because they were developed after the substantial completion of the residential heart of the district or that have lost their original architectural integrity.

Whether developed during or after the historic period of significance, each of the included five subdivisions demonstrates the same historic method of development whereby farm land was subdivided to create residential additions to the original Mesa townsite. Although of recent vintage, materials and style, the one-story townhouses are visually compatible with the size, scale, and massing of the historic houses. Furthermore, because the townhouses are isolated on their own land surrounded by a wall and a loop driveway, they are not visually intrusive to the character of the contributing historic streetscapes. Only two townhouses are readily seen from Date Drive.

11. Form Prepared By

name/title Don W. Ryden, AIA; Doug Kupel, Ph.D.
organization Ryden Architects Inc. date 05-04-2007
street & number 902 W. McDowell Road telephone 602-253-5381
city or town Phoenix state AZ zip code 85007
e-mail thefrontdoor@rydenarchitects.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

FOR ALL PHOTOGRAPHS (unless otherwise noted):

Name of Property: West Side – Clark Addition Historic District
State: Arizona
County: Maricopa County
Photographer: D. Parmiter
Date: June 2005
Location of Original Negatives: Ryden Architects, Inc. – 902 W. McDowell Rd., Phoenix, AZ 85007

Photo No.	Direction	Negative No.	Description
1	E	F4	Overall view of 2 nd Place looking East
2	NE	F5	Non-eligible property due to major remodel
3	E	F6	Overall view of Clark Street looking East
4	SE	F7	Non-eligible property due to Age
5	E	F8	Non-eligible property due to Age
6	E	F33	Overall view of 1 st Street looking East
7	SE	F11	Non-eligible property due to major remodel
8	NE	F10	Non-eligible property due to major remodel
9	W	F12	Overall view of Pepper Place looking West
10	N	D16	Shaver House - 426 W. Second Place (WS-15)
11	N	F13	West House - 432 W. Pepper Place (WS-114)
12	N	D3	Milano House - 540 W. Clark Street (WS-33)
13	N	F16	<i>Dewitt House - 456 W. Pepper Place (WS-111)</i>
14	N	D26	Fluhr House - 538 W. 2 nd Place. (WS-4)
15	N	D22	<i>Scarborough House - 506 W. 2nd Place (WS-8)</i>
16	N	E22	<i>Lenhart House - 540 W. Clark Street (WS-69)</i>
17	N	E16	<i>Cummard House - 456 W. Clark Street (WS-76)</i>



The typical streetscapes of the West Side – Clark Addition consist of fairly narrow streets separated from the sidewalks with a slim parkway. The parkways are generally landscaped only with grass. In some areas they are filled with concrete slabs. View toward east on West 2nd Place from Date Drive.

Photo 1



An extreme example of integrity loss is seen at 544 West 2nd Place (WS-3). Within the past two years the Southwest Style house has had its stucco exterior sheathed with vertical vinyl siding. The removal of the sheathing may allow this non-contributing property to be eligible for listing. View toward northeast.

Photo 2

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Name of Property

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County and State



The properties along Clark Street are primarily modest Period Revival homes with shallow front yards. View toward east on Clark Street from Date Drive.

Photo 3



The 1974 Palm Fountains Townhouses (WS-65) have a loop drive with shade canopies over the parking spaces. View to east from Date Drive.

Photo 4



Because the 1974 Palm Fountain Townhouses (WS-65) face Date Drive and cannot be seen from the historic streetscapes, this modern-era property does not visually intrude upon the district that flanks it. View toward east.

Photo 5



West 1st Street consists mainly of post-WWII Ranch Style houses. View to east from Date Drive.

Photo 6



The house at 429 West 1st St. (WS-86) has been sheathed with stucco and had its original steel casement windows replaced with aluminum sliders. These changes make it a non-contributor to the district. View toward southeast.
Photo 7

Photo 7



Similarly, the house at 422 West 1st St. has been sheathed and ornamented in a manner that makes it ineligible for listing as a contributor. View toward northeast.

Photo 8

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On Pepper Place are good examples of Ranch Style and Minimum Traditional homes. This streetscape, as a whole, has retained its historic integrity. View toward east.

Photo 9



Shaver House
426 W. Second Place (WS-15)

Photo 10

West Side - Clark Addition Historic District
Name of Property

Maricopa, Arizona
County and State



West House
432 W. Pepper Place (WS-114)

Photo 11



Milano House
540 W. Clark Street (WS-33)

Photo 12



Dewitt House
456 W. Pepper Place (WS-111)

Photo 13



Fluhr House
538 W. 2nd Place. (WS-4)

Photo 14

West Side - Clark Addition Historic District
Name of Property

Maricopa, Arizona
County and State



Scarborough House
506 W. 2nd Place (WS-8)

Photo 15



Lenhart House
540 W. Clark Street (WS-69)

Photo 16



Cumard House
456 W. Clark Street (WS-76)

Photo 17

Figure No.	Description
1	Location Map of Westside Clark Addition Historic District
2	Subdivisions within the Historic District of Westside Clark Addition
3	Westside Addition Plat Map (legal text not included)
4	Monte Vista Addition Plat Map (legal text not included)
5	Clark Addition Map (legal text not shown)
6	Clark Addition No.2 Plat Map (legal text not shown)
7	Aerial photos of Westside Clark Addition from 1937 to 2006
8	Table of Annual Rate of Home Construction in the West Side - Clark Addition Historic District

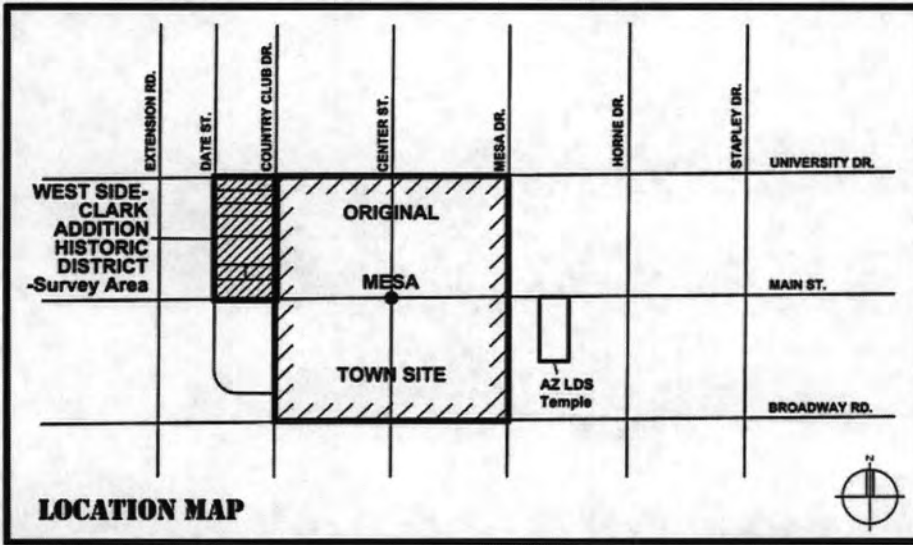


Figure 1

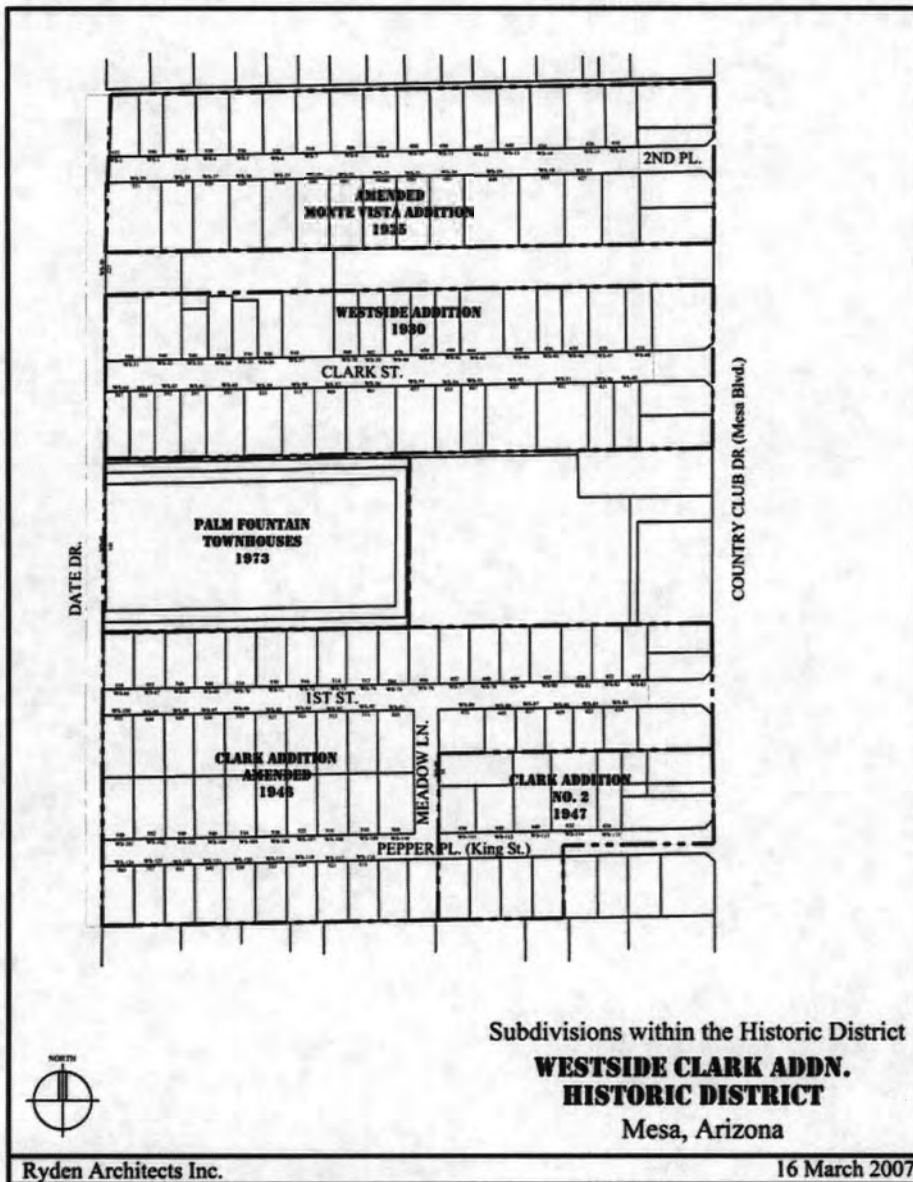


Figure 2

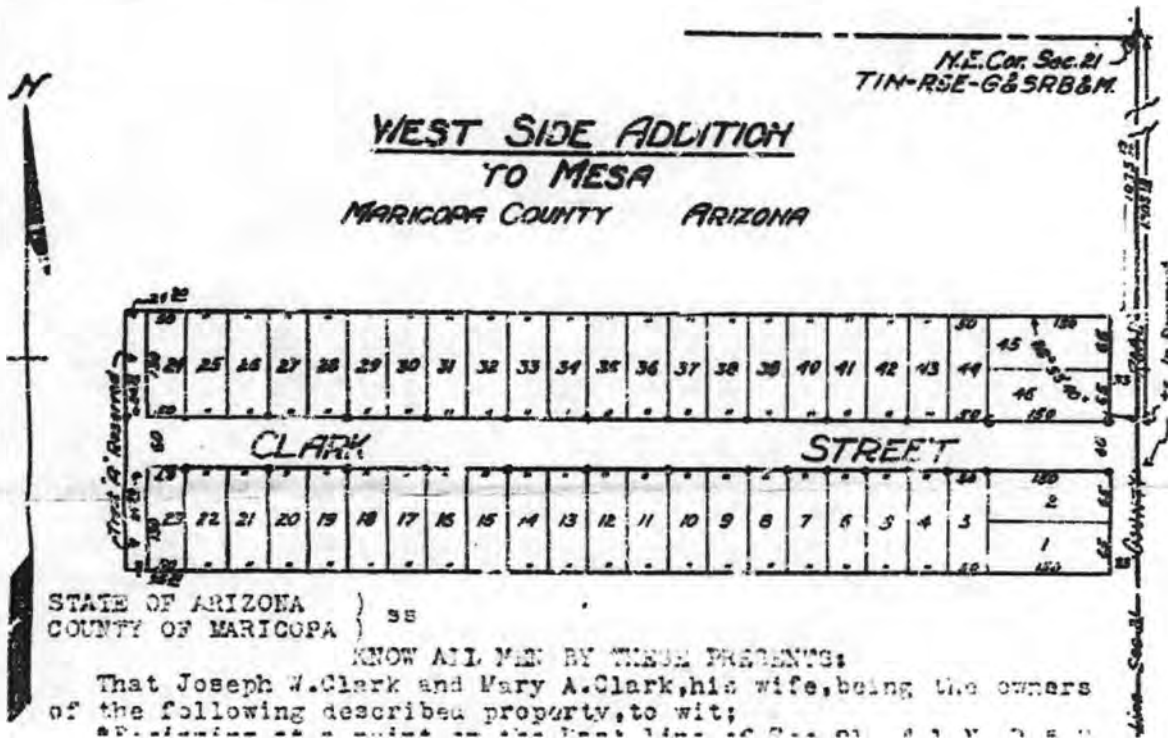


Figure 3

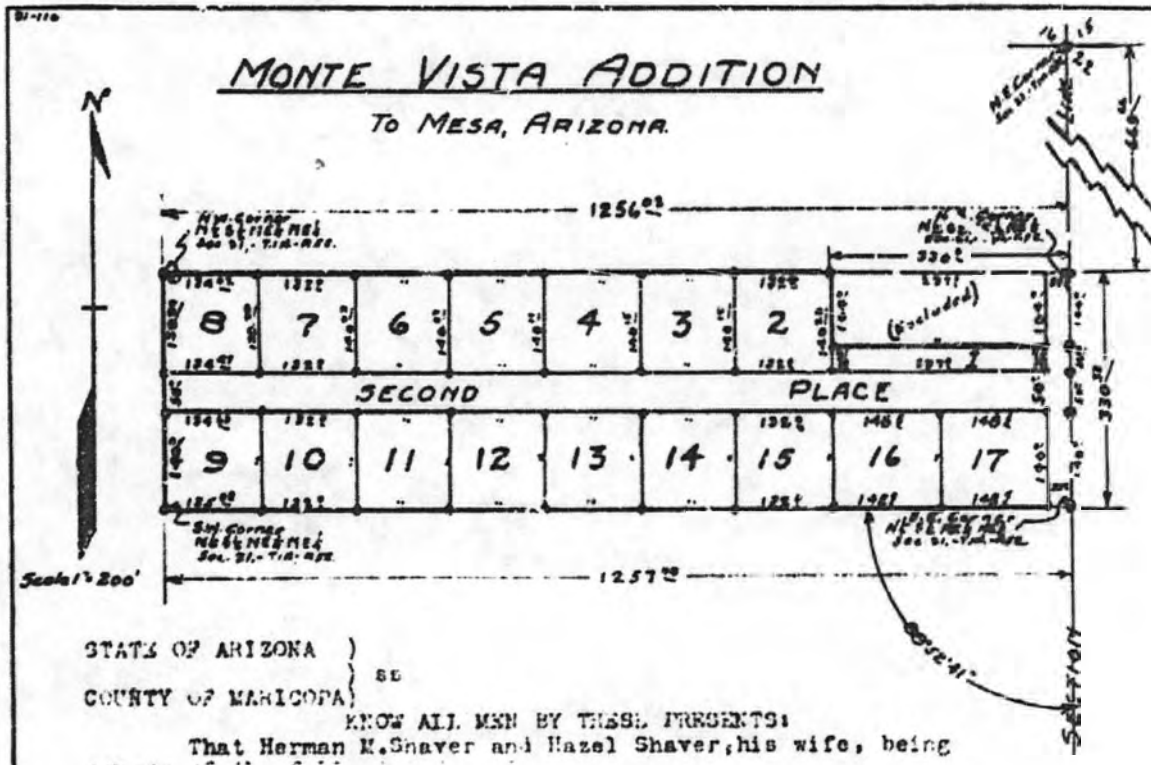


Figure 4

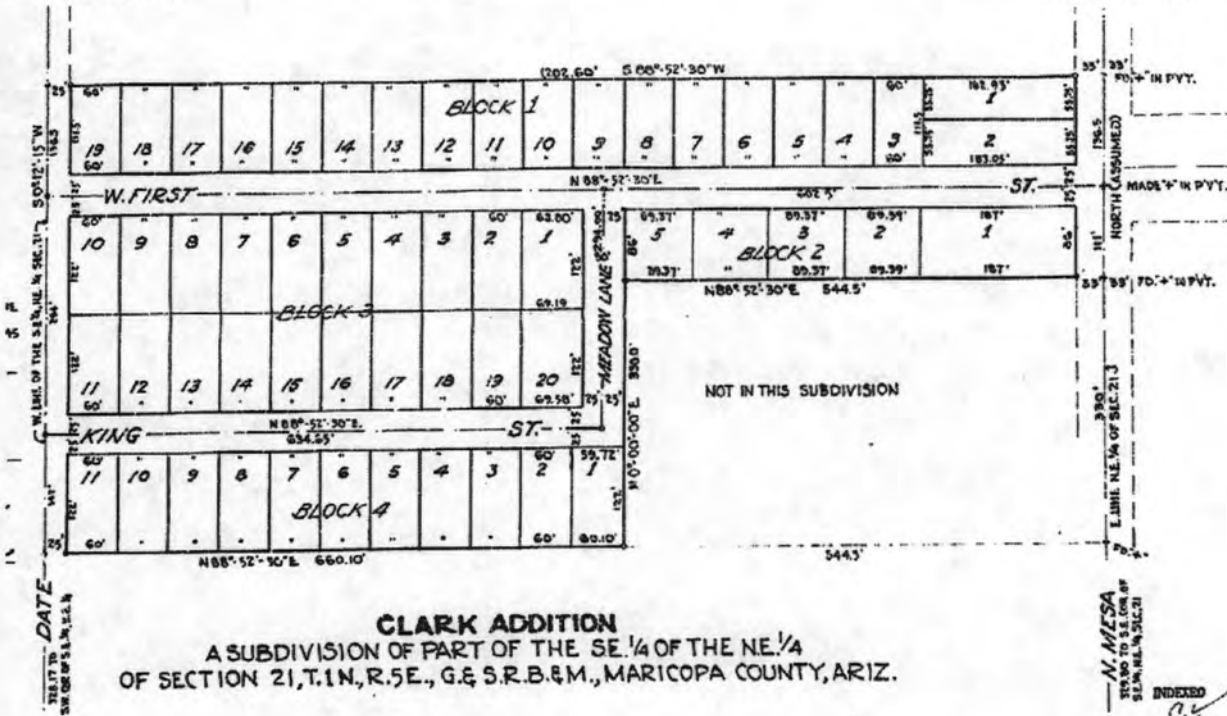


Figure 5

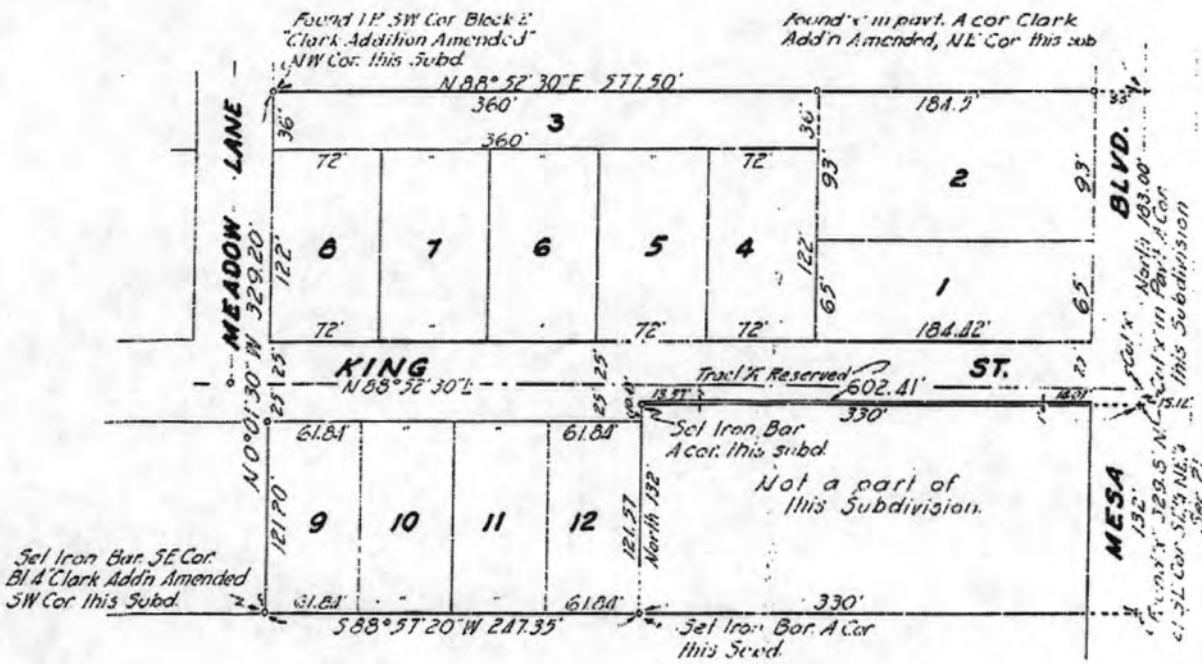
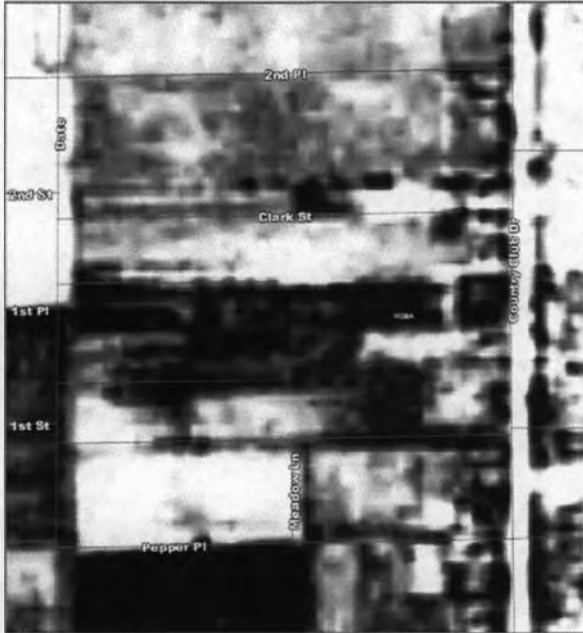


Figure 6

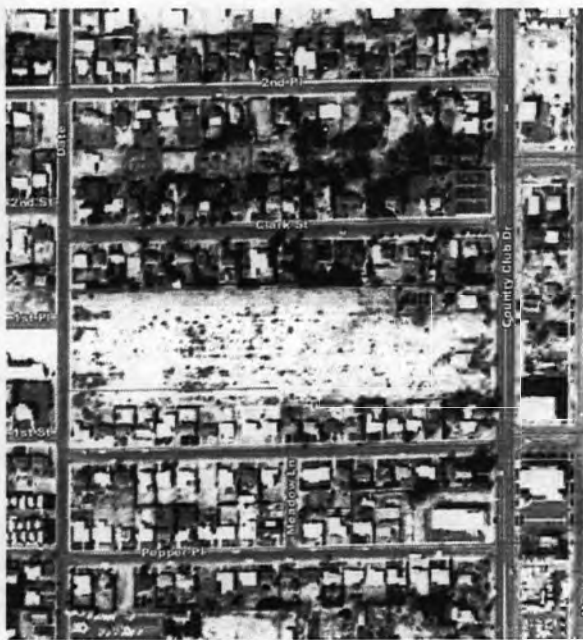
Figure 7



1937 Aerial Photo
(Maricopa County Records)
Although resolution is poor, agricultural fields are evident.



1949 Aerial Photo
(Maricopa County Records)



1959 Aerial Photo
(Maricopa County Records)



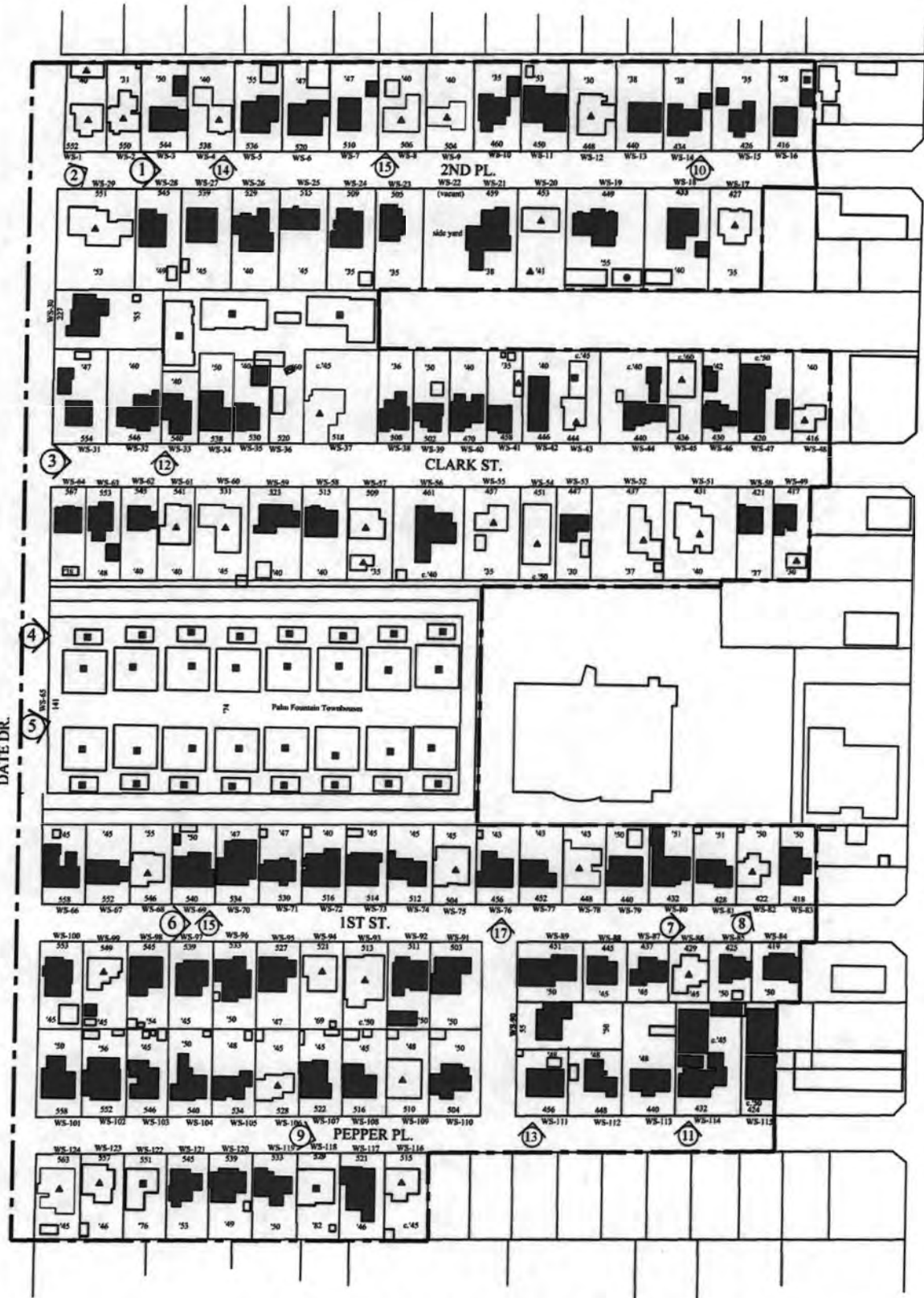
2006 Aerial Photo
(Maricopa County Records)

YEAR	HOUSES BUILT
1930	3
1931	1
1935	8
1936	1
1937	2
1938	4
1940	18
c. 1940	3
1941	1
1942	1
1943	3
1945	20
c. 1945	4
1946	1
1947	6
1948	6
1949	2
1950	18
c. 1950	4
1951	2
1953	3
1954	1
1955	4
1956	1
c. 1960	1
post-1960	1
1969	1
c. 1970	3
1974	1
1976	1
1982	1

Figure 8. Annual Rate of Home Construction in the West Side – Clark Addition Historic District. (The terms "C." and "post-1960" indicate properties whose dates of construction was not available in archival sources or could not be verified through the City Directories.)







Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



DATE DR.

COUNTRY CLUB DR.

-  Individually Eligible Building
-  Contributing Building to the District
-  Non-Eligible Building due to insufficient age
-  Non-Eligible Building due to loss of integrity
-  Non-Eligible Building due to lack of significance
-  National Register District Boundary

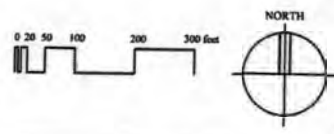
WEST SIDE - CLARK ADDITION HISTORIC DISTRICT

Mesa, Arizona
31 October 2009

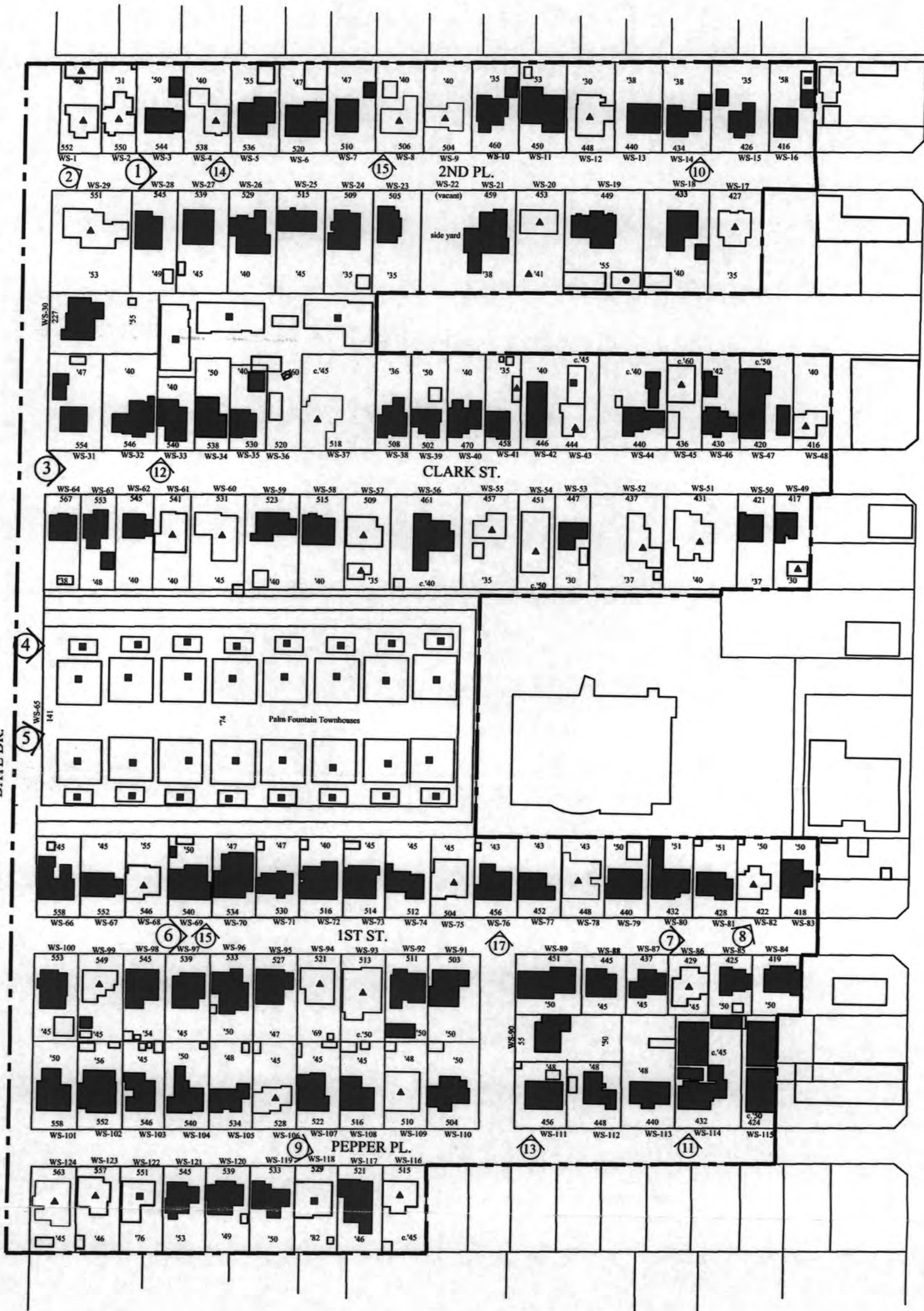
Ryden Architects Inc.
902 W. McDowell Road
Phoenix, AZ 85007
602-253-5381

Note: All out-buildings are Non-Eligible Properties due to insufficient age unless otherwise noted

Photo Key






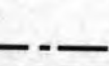


6



DATE DR.

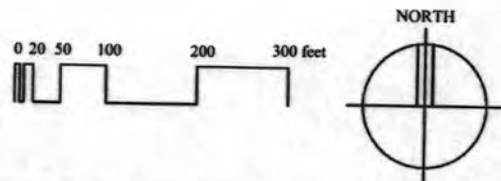
COUNTRY CLUB DR.

-  Individually Eligible Building
-  Contributing Building to the District
-  Non-Eligible Building due to insufficient age
-  Non-Eligible Building due to loss of integrity
-  Non-Eligible Building due to lack of significance
-  National Register District Boundary

WEST SIDE - CLARK ADDITION HISTORIC DISTRICT

Mesa, Arizona
31 October 2009

Ryden Architects Inc.
902 W. McDowell Road
Phoenix, AZ 85007
602-253-5381



Note: All out-buildings are Non-Eligible Properties due to insufficient age unless otherwise noted

Photo Key

6

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West Side--Clark Addition Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 6/23/10 DATE OF PENDING LIST: 7/21/10
DATE OF 16TH DAY: 8/05/10 DATE OF 45TH DAY: 8/07/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000534

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.5.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



AZ - Maricopa County - West Side - Clark HD - 0001

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AZ - Maricopa County - West Side - Clark HD - 0005

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AZ - Maricopa County - West Side Clark HD. 0007

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AZ - Maricopa County - West Side Clark HD - 0009

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FUJIFILM



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Crystal Archive

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AZ - Maricopa County - West Side - Clark - 0012

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AZ_Maricopa County - West Side Clark HD - 0013

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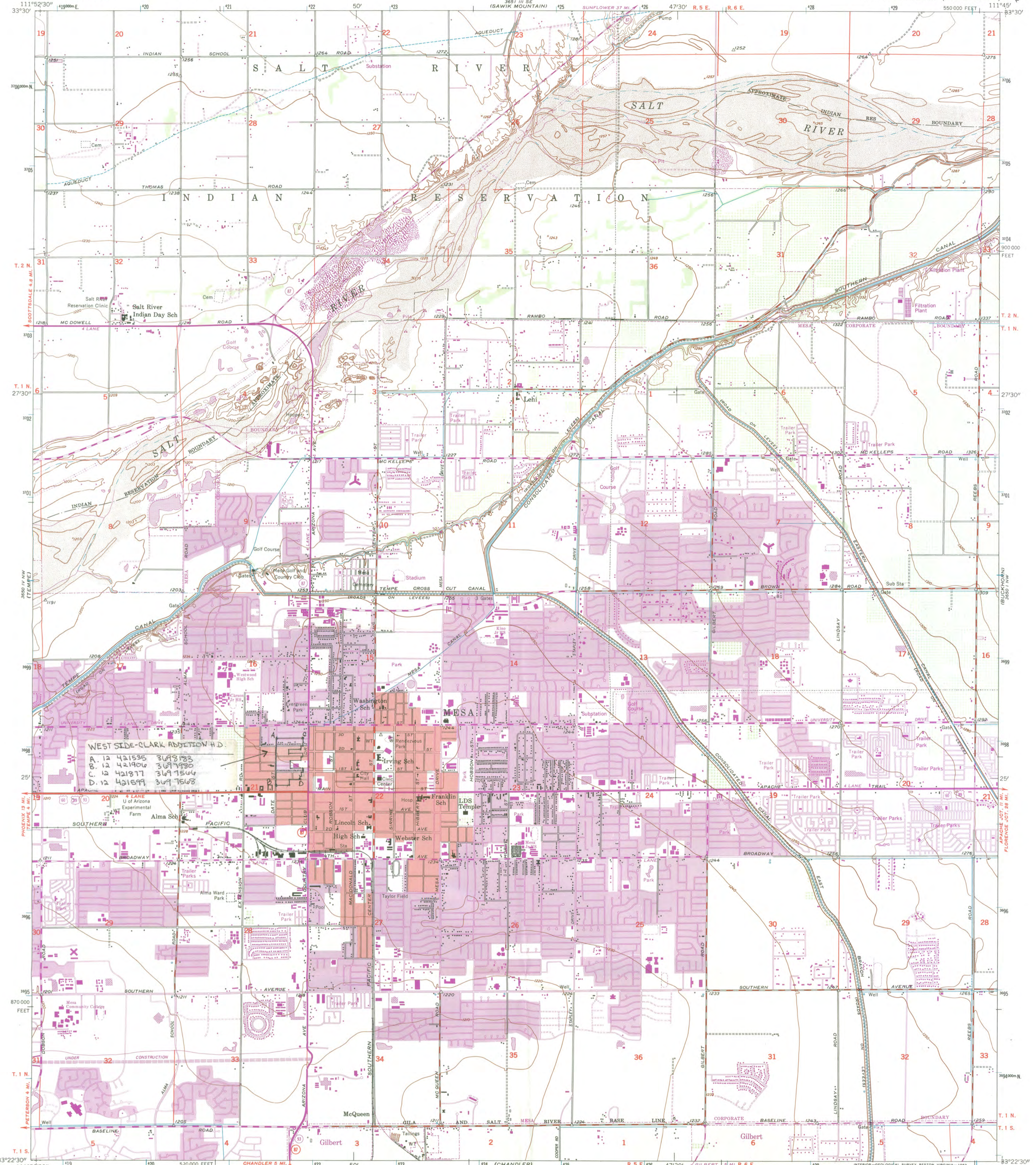
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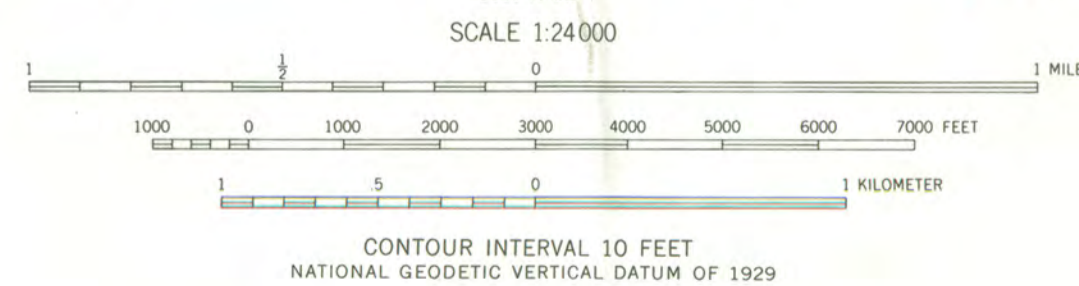
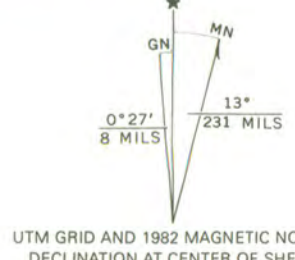


Mapped by the Army Map Service Published for civil use by the Geological Survey Control by USGS, NOS/NOAA, and USCE

Topography by photogrammetric methods from aerial photographs taken 1951. Field checked 1952

Polyconic projection, 10,000-foot grid ticks based on Arizona coordinate system, central zone 1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue, 1927 North American Datum To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 64 meters east as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown There may be private inholdings within the boundaries of the National or State reservations shown on this map



ROAD CLASSIFICATION table with categories: Heavy-duty, Medium-duty, Light-duty, Unimproved dirt, U.S. Route, State Route



Revisions shown in purple and woodland compiled by the Geological Survey from aerial photographs taken 1978 and other sources. This information not field checked Map edited 1982 Purple tint indicates extension of urban areas

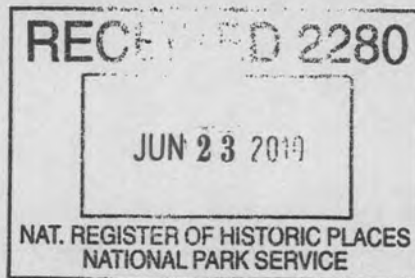
MESA, ARIZ. N3322.5-W1145/7.5

1952 PHOTOREVISED 1982 DMA 3650 IV NE-SERIES V898





June 23, 2010



Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS2280)
Washington, D.C. 2005-5905

**RE: Fraser Fields and West Side – Clark Addition Historic Districts
Maricopa County, AZ**

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places nomination forms for the properties referenced above.

The Fraser Fields Historic District – Mesa – Maricopa - AZ contains 107 contributing properties and 21 noncontributing properties.

The West Side – Clark Addition Historic District – Mesa – Maricopa – AZ contains 87 contributing properties and 39 noncontributing properties.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

VS:vs

Enclosures

Arizona®
State Parks

Janice K. Brewer
Governor

State Parks
Board Members

Chair
Reese Woodling
Tucson

Tracey Westerhausen
Phoenix

Larry Landry
Phoenix

Walter D. Armer, Jr.
Vail

Alan Everett
Sedona

William C. Scalzo
Phoenix

Maria Baier
State Land
Commissioner

Renée E. Bahl
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

February 28, 2011

Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS2280)
Washington, D.C. 2005-5905

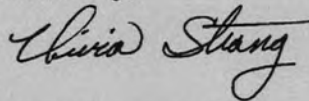
RE: WEST SIDE CLARK ADDITION HISTORIC DISTRICT

Dear Ms. Shull:

I am pleased to submit an amendment to the National Register of Historic Places Registration Form for the property referenced above.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,



Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

Arizona®
State Parks



Janice K. Brewer
Governor

State Parks
Board Members

Chair
Reese Woodling
Tucson

Tracey Westerhausen
Phoenix

Larry Landry
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Vail

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Tucson

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Phoenix

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State Land
Commissioner

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Arizona State Parks
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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



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 Correction to West Side - Clark Addition Historic District

other names/site number _____

2. Location

street & number _____ not for publication _____
city or 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 of 1986, 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 _____ nationally _____ statewide X locally. (X See continuation sheet for additional comments.)

James W. Gunn AZSHAPO 28 FEBRUARY 2011
Signature of certifying official Date

Arizona State Parks/State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1

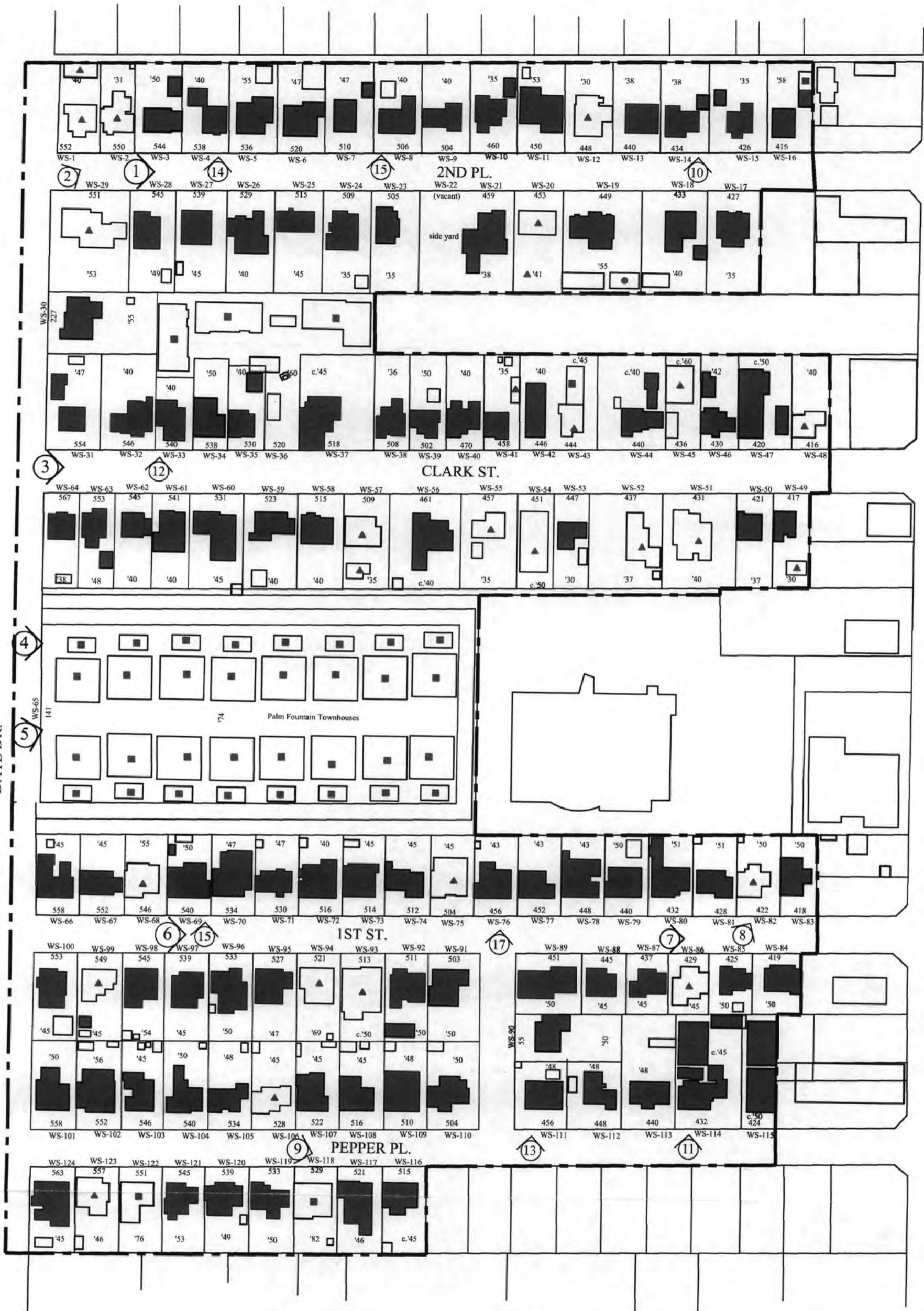
West Side - Clark Addition Historic District
name of property
Maricopa, AZ
county and State
West Side - Clark Addition Historic District
name of multiple property listing

=====

Corrections to the West Side - Clark Addition Historic District National Register Nomination listed in the National Register on 8/5/10:




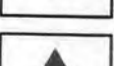


1. Location street & number should read: Date Drive to Country Club Drive (West to East); 2nd Place to Pepper Street (North to South). The original paperwork only read: Date Street to Country Club Drive (West to East); 2nd Place to Clark Street (North to South). The additional area is included within the NRN.
2. Number of Resources within Property: 98 Contributing and 28 Non-contributing
After verification with the inventory forms and the preparer it has been established that these are the correct counts. Revised District Map enclosed.

The Arizona SHPO requests the Keeper to amend the West Side - Clark Addition Historic District nomination to reflect these amendments.



DATE DR.

COUNTRY CLUB DR.

-  Individually Eligible Building
-  Contributing Building to the District
-  Non-Eligible Building due to insufficient age
-  Non-Eligible Building due to loss of integrity
-  Non-Eligible Building due to lack of significance
-  National Register District Boundary

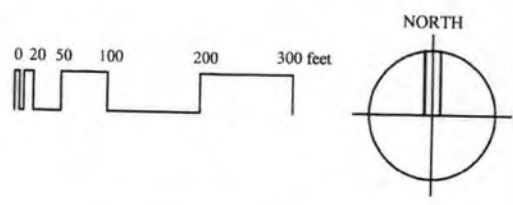
WEST SIDE - CLARK ADDITION HISTORIC DISTRICT

Mesa, Arizona
31 October 2009

Note: All out-buildings are Non-Eligible Properties due to insufficient age unless otherwise noted

Ryden Architects Inc.
902 W. McDowell Road
Phoenix, AZ 85007
602-253-5381

Photo Key



6

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: West Side--Clark Addition Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/01/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/16/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000534

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.6.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Edon Beall DISCIPLINE History
TELEPHONE _____ DATE 4.6.11

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.