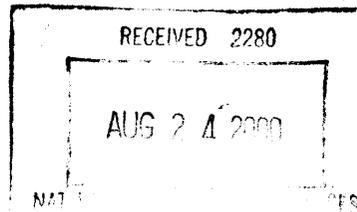


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Chandler Commercial Historic District
other name/site number N/A

2. Location

street & number: 1-63 E. Boston St., 11-95 W. Boston St., 1-98 S. San Marcos Place, 58 W. Buffalo St. N/A not for publication
city/town: Chandler N/A vicinity
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85224

3. State/Federal Agency Certification

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

James W. Gorman 17 AUGUST 2000
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature] Edson H. Beall 9/22/00
Signature of the Keeper Date of Action

Chandler Commercial Historic District

Name of Property

Maricopa County, Arizona

County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

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

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
18	1	buildings
0	0	sites
0	0	structures
0	0	objects
18	1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/ Specialty Store
 DOMESTIC/Hotel

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/Specialty Store
 DOMESTIC/Hotel

7. Description

Architectural Classification

Mission/Spanish Colonial Revival
 Commercial Style

Materials

(Enter categories from instructions)

foundation
 Concrete
 walls
 Stucco
 roof Spanish Tile
 other

Narrative Description

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

Chandler Commercial Historic District

Name of Property

Maricopa County, Arizona

County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1912-1948

Significant Dates

1912

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arthur B. Benton

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

Name of Repository:

10. Geographical Data

Acreage of Property 8.7 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	12	421630	3685000	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert G. Graham, AIA/Architect, Douglas Kupel, Ph.D./Historian

organization Alliance Architects, L.L.C. date August 20, 1998

street & number 2601 North Third Street, Suite 308 telephone (602) 274-9777

city or town Phoenix state: AZ zip code 85004

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **Black and White photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Chandler Commercial Historic District
Chandler, Maricopa County, AZ

NARRATIVE DESCRIPTION

SUMMARY

The Chandler Commercial Historic District includes portions of five city blocks facing A. J. Chandler Park, the visual center of the city from the time of its founding. The twenty buildings included in the district line the west side of San Marcos Place and the south side of Boston Street. The streetscapes are unified by continuous colonnaded pergolas that cover the pedestrian ways. The district is anchored by the San Marcos Hotel, which is the dominant visual feature of the district. The other properties and site features are, for the most part, integrated with the San Marcos Hotel through the use of similar materials and the predominant reflection of Spanish Colonial Revival and Mission Revival architectural styles. Two buildings, the San Marcos Hotel and the Suhwaro Hotel, are previously listed in the National Register. The district is remarkably intact. There are no noncontributing resources within the district boundaries. The park around which the district is placed has been altered with modern features over the years, but remains a central open space, enhancing the unified feeling of the district.

DESCRIPTION

The Chandler Commercial Historic District lies at the heart of Chandler, Arizona, a growing community in the southeast Salt River Valley near Phoenix. The central business district represented by this historic district provides the major architectural identity for Chandler. The district is centered around A. J. Chandler Park, bordering the park on the south and west sides. The park originally was the terminus of Arizona Avenue from both the north and south and formed the central square for the town. Arizona Avenue was later extended through the middle of the park. In the 1980s, several additions were made to the park, giving it a modern appearance. Although altered and excluded from the Chandler Commercial Historic District, the park still serves as a visually unifying feature for the commercial buildings of the district.

The park is bordered on the north by Buffalo Street, on the west by San Marcos Place, and on the south by Boston Street. The buildings of the historic district appear on the south side of Boston Street and the west side of San Marcos Place, with one additional building, the Suhwaro Hotel, on the north side of Buffalo Street. The facades of the buildings are further unified by a continuous colonnaded pergola that extends across the facades. The pergolas are broken only at street intersections and between the San Marcos and Suhwaro Hotels. While the wooden trellis members of the pergolas have been replaced in kind, the pre-cast concrete Tuscan columns and brick piers are original to the district.

The San Marcos Hotel is the focus of the district. It occupies a full block at the northern end of San Marcos Place. Previously listed on the National Register, the hotel was designed by California architect Arthur B. Benton in the Spanish Colonial Revival style. Notable features include arched wood windows and a castellated parapet. The concrete structure's major wall material is stucco. The San Marcos site once featured many guest bungalows and other buildings that were built at the same time, and in the same or compatible styles; these features have all been removed or irreversibly altered. The district boundary has been drawn to exclude all but the main building,

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Chandler Commercial Historic District
Chandler, Maricopa County, AZ

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which remains substantially unaltered on the exterior.

The Suhwaro Hotel anchors the north end of the district. The Suhwaro Hotel is a two-story brick structure with a stuccoed facade. Its Mission Revival details include arched second-floor window openings and a curvilinear feature at the center of the stepped parapet. The hotel is flanked by one-story commercial buildings built after 1950. While it is physically removed from the remainder of the district, the previously-listed Suhwaro Hotel's placement as the visual terminus of San Marcos Place and the continuation of the colonnade across its facade make it feel as part of the Chandler Commercial Historic District.

The remaining commercial buildings along Boston Street and San Marcos Place are relatively undistinguished on an individual basis but together form a unified streetscape with a Spanish character. Typical of historic commercial centers, each building is built out to the front property line and extends the width of its property. The individual buildings range from small, simple, unornamented commercial style buildings to larger, two-story facades with Spanish Colonial Revival detailing. The colonnades extend across all of the facades, integrating even the simplest of buildings into the streetscape.

Most of the commercial buildings of the district have had some alterations, which have mostly been confined to changes of the storefronts. Major identifying stylistic features are intact where they occurred. The colonnaded pergolas which are a part of each building have had wooden structure replaced to match the originals. The condition of the buildings ranges from fair to excellent. On the whole, the district accurately represents its appearance at the time it gained significance, prior to 1948.

The district itself is distinguished from its surroundings in all directions. Modern development abuts the north and east sides. Residential areas with both historic and modern homes are found to the west and south, except for some commercial areas along west Boston Street and South Arizona Avenue, which feature modern development or altered historic buildings.

The area within the district has not been evaluated for archaeological resources. None are known to exist.

RESOURCE LISTING

INV. #	ADDRESS	NAME or EARLY OCCUPANT	STATUS
33NE-05	58 W. Buffalo St.	Suhwaro Hotel	Previously Listed
33NE-06	1 N. San Marcos Place	San Marcos Hotel	Previously Listed
33NE-23	85-95 W. Boston St.	Chandler Post Office/Chandler Arizonan	Contributor
33NE-24	81 W. Boston St.	Menhennet/Rowena Theater	Contributor
33NE-25	71 W. Boston St.	Gilbert Building	Contributor
33NE-26	67 W. Boston St.	Friedberg Building	Contributor
33NE-27	35 W. Boston St.	First National Bank	Contributor
33NE-28	11 W. Boston St.	Reliable Hardware Co. /Arrow Pharmacy	Contributor
33NE-29	16 S. San Marcos Place	Monroe Building/Parkway Theater	Contributor

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Chandler Commercial Historic District
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33NE-30	40 S. San Marcos Place	Morrison Grocery	Contributor
33NE-31	52 S. San Marcos Place	Dobson Building	Contributor
33NE-32	58 S. San Marcos Place	Dougherty Building	Contributor
33NE-33	72 S. San Marcos Place	Anderson Building	Contributor
33NE-34	80 S. San Marcos Place	Price Building	Contributor
33NE-35	98 S. San Marcos Place	Hotel Chandler	Contributor
34NW-02	1 E. Boston St.	Sprouse-Reitz	Contributor
34NW-03	17 E. Boston St	Western Auto Supply	Contributor
34NW-04	41 E. Boston St	Serranos Popular Store	Contributor
34NW-05	51 E. Boston St	Esber Store	Contributor
34NW-06	63 E. Boston St	O. S. Stapley Hardware/Wiltex Building	Contributor

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Chandler Commercial Historic District
Chandler, Maricopa County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Chandler Commercial Historic District in Chandler, Arizona, exemplifies business development in an early planned community. The business district of Chandler was an integral part of the model town of Chandler, conceived within the City Beautiful concept. The Chandler Downtown Commercial Historic District is significant under National Register Criterion A in the area of Community Planning and Development as an example of City Beautiful planning concepts implemented in an Arizona town. The period of significance for the district starts in 1912 with the establishment of the Chandler townsite and continues until 1948, the 50-year limit for National Register eligibility.

SIGNIFICANCE

The Chandler Commercial Historic District is considered significant under National Register Criterion A in the area of Community Planning and Development for its relationship to broad patterns of community development in Arizona. The significance of the Chandler Commercial Historic District is described in the historic context "The City Beautiful Movement in Arizona, 1895-1920." This context describes the significance of Chandler's downtown commercial district in relation to the planning and development concepts of the City Beautiful movement.

HISTORIC CONTEXT:

The City Beautiful Movement in Arizona, 1895-1920

The development of towns and cities in Arizona prior to 1920 generally occurred without reference to any overall plan. Towns sprang up as trading centers or to support nearby economic enterprises, and their forms evolved as an aggregate of the narrow needs and interests of the various property holders. The few instances where urban form was a major consideration in their development were exceptions to this pattern. Chandler, a "City Beautiful," is among these few.

Doctor Alexander John Chandler, the first veterinary surgeon of the Territory of Arizona, envisioned a "City of Progress" that would be based on agriculture and tourism. In 1911 Dr. Chandler began to subdivide the 18,000 acres known as the Chandler Ranch. Unlike most Arizona cities, Dr. Chandler chose to comprehensively plan the new town of Chandler, following "City Beautiful" precedents.

First introduced at the World Columbia Exposition in 1893, middle class and upper middle class America supported an aesthetically based movement called "the City Beautiful." Focusing on public and semipublic spaces and buildings, the movement's goal was to create beauty, order and harmony in American cities. Overall, the City Beautiful Movement was to improve the urban environment through the construction of civic centers, parks and boulevard systems. The reasoning was that the urban environment influences the heart, mind and pocketbook of the citizen while improving productivity and urban economics through beautification.

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The roots of the City Beautiful Movement were the comprehensive planning methods introduced by Olmstedian landscape architecture. This approach considered the city as a whole, taking everything from growth direction and public transportation to trash receptacles into consideration. Although Frederick Law Olmsted fathered many of the ideas behind the Movement, he was not a City Beautiful figure. Olmsted did not accept its progressive values. Nevertheless, Olmsted personified three fundamental concepts adopted by the City Beautiful Movement. First was comprehensive planning, including multi-purpose parks and boulevard systems. Second was the concept that parks raised surrounding land values therefore contributing to private enterprise. Third was the practice of hiring a consultant to solve urban problems.

Through the American Civic Association, J. Horace McFarland became the national leader for the City Beautiful Movement. He led the "Crusade Against Ugliness" lecturing in 250 cities by 1911 and addressing Theodore Roosevelt's conservation conference in 1908. The City Beautiful ideology consisted of ten components. First was to solve social urban problems by transforming the city into a beautiful, rationalized entity. Second was to analyze the aesthetic and functional shortcomings of a city and to improve it in any way, including paving and/or cleaning the streets. Third, City Beautiful advocates were environmentalists attempting to preserve the environment. Fourth, was the insistence of synthesizing beauty and utility. The fifth focused on efficiency and the sixth sought expertise from consultants in the solution of urban problems. Seventh and eighth was the recognition of social classes in urban America and the effort to avoid of class conflict. Ninth was the discovery of clean, well-administered, beautiful European cities and tenth involved reviving the city's civic spirit.

The City Beautiful movement's aesthetic emphasis resulted in emerald parks, winding parkways, tree-flanked boulevards, attractive public buildings, extraordinary monuments and civic centers. However, it is true that City Beautiful failed to fulfill its promises to cities that adopted its concepts. Many cities remained ugly and unable to control or direct growth. Another difficulty was the demanded change in public thought toward urban beauty. New public institutions such as park boards were formed, and new public buildings were constructed. These types of improvements often required voter approval through bond issues or elections. Many citizens were activists on behalf of beautification; others saw the movement as superficial and costly.

The City Beautiful Movement sought to improve the environment, aesthetically, functionally and culturally. Andrew Jackson Downing, a horticulturist and landscape architect who influenced Olmsted's vision, stated that parks were "open to all classes of people, provided at public cost, maintained at public expense, and enjoyed daily and hourly by all classes of persons." He also said that parks together with libraries and galleries, "would soften and humanize the rude, educate and enlighten the ignorant, and give continual enjoyment to the educated." It was believed that the beauty of the city would reflect in the hearts and souls of the city's inhabitants.

Dr. Chandler applied many of the City Beautiful concepts to the Chandler Town site established in 1912. The town of Chandler was a planned community designed by California architect Arthur B. Benton. The central town plaza is an obvious application of a City Beautiful concept. As originally conceived, Commonwealth Avenue bisected this central space dividing the rectangular park into two squares with diagonal walkways stretching from each corner. An open irrigation canal ran between the railroad station on the east side of the park and the cornerstone of Chandler, the San Marcos Hotel on the west side of the park. Following Olmsted's

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Chandler, Maricopa County, AZ

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idea that parks enhance surrounding property values, the public and commercial buildings, along with the San Marcos and the Suhwaro hotels were placed around the plaza and connected by a colonnade. The plans for the plaza buildings were not completely executed and some of the buildings that were built no longer exist. Another obvious application of the City Beautiful Movement is the use of neighborhoods to divide the classes. Most of the working class or "blue collar" people lived to the southwest of the plaza. The wealthier class workers lived to the northeast in an area called "Silk Stocking Row," also known as the "Restricted Zone" because of its minimum residence construction cost of \$3500.00.

Many of the changes in Chandler have been indifferent to City Beautiful precepts. The changes have destroyed the original City Park and suburban Chandler has implemented "strip" development. The most severe change occurred in 1940 when Arizona Avenue was extended through the center of the plaza. This not only divided the park, it also established a significant barrier between the east and west sections of the downtown. In recent years large sections of the park have been paved for parking and landscape has been lost for an accentuated crosswalk with a pavilion on each side. A remnant of the open irrigation canal remains between the south side of the San Marcos hotel and Commonwealth Avenue; the rest has been covered.

Although many of the original elements of the City Beautiful plan have been altered in Chandler, many of the original concepts remain in the original city center. Newer portions of the city and the outskirts of the downtown area do not follow the original vision. However, continuing the City Beautiful concept, modern public buildings have been placed on the plaza alongside the historic buildings. The plaza, known today as the A.J. Chandler Park, remains a dominant element even in its altered state.

Most Arizona communities did not consider the design of the urban environment a high priority. Planning methods often consisted of a simple grid street pattern for easy development. Chandler was an exception to this rule, but City Beautiful aspects are evident in a few other Arizona towns and cities. Some parts of Phoenix reflect City Beautiful ideas. For instance, the Carnegie Library was sited in the center of a large park with pedestrian walkways. Washington Street, as a City Beautiful boulevard, terminated in front of the classically inspired State Capitol building. Phoenix's earlier neighborhoods also feature tree lawns lining the streets. Another example of the City Beautiful movements' influence in Arizona is Clarkdale, a small smelter town in central Arizona. Like Chandler, it was a planned community. The town of Clarkdale has a community park with major civic buildings surrounding the city center. Clarkdale was divided into neighborhoods for upper-class management, middle-class laborers, and segregated areas for ethnic minorities

On the other hand, most communities grew without benefit of a "master plan" to guide development to a more humane result. Planned communities, including Chandler, were the exception rather than the rule.

As such, Chandler is one of the last examples of the influence of the City Beautiful movement on town planning in Arizona. The vision of Chandler's founder remains evident in the town to this day.

HISTORICAL OVERVIEW

Location

Chandler is located in Maricopa County, Arizona, about nine miles south of the Salt River and ten miles

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Chandler, Maricopa County, AZ

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north of the Gila River. The city is situated on a broad alluvial plain at an elevation of 1,248 feet. The San Tan Mountains separate the Chandler agricultural district from Coolidge and Casa Grande to the south and east.

The central figure of the planned community of Chandler was a Spanish Colonial Revival style plaza. The business district which comprises the Chandler Commercial Historic District was laid out around a large park, with an open-trellised pergola to shade the walkways in front of the plaza buildings. Deed restrictions on the downtown business lots required owners to construct buildings in a manner which was in keeping with the community plan.

While Chandler existed for many years as the hub of a great agricultural region, in recent years its proximity to the Phoenix metropolitan area has resulted in rapid urban growth as former farm lands are converted to residential housing developments. A significant number of electronics and computer firms have located in Chandler which has provided a large number of jobs and contributed to the rapid pace of housing development. In addition, many residents of Chandler find the "small-town" atmosphere attractive and commute to jobs in other portions of the Salt River Valley. Chandler also has a close relationship with the Gila River Indian Reservation, located about six miles south of the city. Chandler, close to the northern boundary of the reservation, serves as a commercial center for residents of the Gila River Indian community. As the center of Chandler's business community, the Chandler Commercial Historic District is the heart of the historic town.

Planning and Early History, 1887-1912

Chandler was founded in 1912 when Alexander James Chandler began offering lots for sale. The history of Chandler is closely associated with its namesake. Canadian A.J. Chandler arrived in Arizona in 1887.

Chandler graduated with a doctoral degree in veterinary medicine in 1882 from Montreal Veterinary College. He subsequently took up practice in Detroit, Michigan. In 1887, the Arizona Territorial Legislature created the Live Stock and Sanitary Board of Arizona. Two of the first board members, Will C. Barnes and C.M. Bruce, traveled to the east to seek a candidate for the post of territorial veterinary surgeon. Dr. Chandler, who had a long interest in the American West, accepted the offer of the appointment. He arrived in Prescott in August of 1887 to become the first veterinary surgeon for the Territory of Arizona.

Chandler's arrival in Arizona coincided with a severe drought in the territory. As range conditions worsened, cattle died by the hundreds. This initial impression disappointed Chandler and after only thirty days at his post he resigned. He traveled to Phoenix by wagon. After his arrival, the drought broke. It rained daily for a period of nearly three weeks, turning the desert of the Salt River Valley green with new growth. Chandler paid a visit to the ranch of C.M. Bruce, where he saw the miraculous results of water in the desert. Large herds of Hereford cattle fattened on the rich grass brought forth by the rain. Bruce managed to convince Chandler to reconsider his decision to resign.

Chandler remained at his post of territorial veterinary surgeon until 1892. During this period he became even more convinced of the outstanding agricultural possibilities of Arizona and the Salt River Valley. Chandler gradually formed a vision of a vast agricultural enterprise. He enlisted the financial assistance of two Detroit associates, D.M. Ferry and C.C. Bowen. These two men provided the financial means for Chandler to achieve his dream.

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Chandler, Maricopa County, AZ

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In 1892, Chandler founded the Consolidated Canal Company. In order to obtain water for his agricultural empire, Chandler planned to consolidate several canals on the south side of the Salt River. The consolidation would conserve water by reducing waste in the older canals in the Valley, such as the Mesa Canal and Tempe Canal. Chandler could then use the conserved water to open new lands to agriculture.

Chandler quickly reached an agreement with the property owners of the Mesa Canal and began construction of his Consolidated Canal. However, farmers under the Tempe Canal were reluctant to join the enterprise. Several years of litigation followed as Chandler tried to convince the reluctant Tempe farmers to join the consolidation project. In the meantime, Chandler constructed a new diversion point on the Salt River for the Consolidated Canal and pushed the Consolidated Canal south. The canal consisted of two branches, the east branch which ran south from Mesa to the border of the Gila River Reservation, and the west branch called the Tempe Cross-Cut Canal which ran west to Tempe. Where the Tempe Cross-Cut dropped from the mesa to the valley, Chandler erected a hydroelectric plant to generate electricity.

By 1897, Chandler prevailed in litigation with the Tempe farmers. The great wooden headgate to the Tempe Cross-Cut was opened and water flowed through the power plant and on to the thirsty lands of Tempe. Water not used by farmers in Mesa and Tempe flowed south.

During the years of litigation and construction, Chandler had begun to amass a large amount of land south of Mesa and Tempe. Chandler utilized the provisions of the 1877 Desert Land Act to claim lands from the public domain. By entering into agreements with settlers, Chandler promised to clear the land and provide water if the settlers would deed 600 of each 640 acres claimed to Chandler. This arrangement worked against the intent of the law, which was to provide lands for yeoman farmers to open the West. Chandler used the law to his personal advantage. By 1904, when Chandler incorporated the Mesa Improvement Company to hold the lands, he had amassed nearly 18,000 acres of land.

Although farmers in the Salt River Valley adopted many improvements to their canals and diversion structures which allowed the expansion of agriculture, they were still limited by the yearly cycle of drought and flood on the Salt River. The farmers were at the mercy of the amount of water in the river. During times of low water, crops suffered. During floods, water wasted through the river unused. Farmers needed a means to store excess flood water so it could be used during periods of low water.

To facilitate the expansion of agriculture in the West, Congress in 1902 passed the National Reclamation Act. This Federal legislation made available funds to construct storage reservoirs and canal systems. In 1903, farmers in the Salt River Valley organized the Salt River Valley Water Users Association to lobby for construction of a dam on the Salt River. Chandler was an enthusiastic supporter of the plan.

Construction of Roosevelt Dam on the Salt River began in 1905. During construction of the main dam, the Federal government also constructed a diversion structure called Granite Reef Dam to divert water from the Salt River into the canal systems on the north and south sides of the river. The government also purchased the existing canal system in the Salt River Valley to consolidate control over storage, diversion, and delivery. In 1909, Chandler sold the Consolidated Canal to the government for \$187,000.

Former president Theodore Roosevelt dedicated the completed dam on March 18, 1911. While this was an occasion for celebration, it also brought a tremendous challenge to Dr. Chandler. The provisions of Federal

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reclamation law restricted water delivery to parcels no larger than 160 acres in individual ownership. Corporations could not contract for water. Chandler faced the prospect of dividing his vast acreage into small parcels so that it could receive water from the reclamation project.

Chandler surveyed his 18,000 acres into plots ranging from ten to 160 acres. He mounted an extensive advertising campaign to attract buyers. On part of his Chandler Ranch, he surveyed a townsite called Chandler. Centered on a point common to sections 27, 28, 33, and 34 of Township 1 South, Range 5 East, Chandler platted the town and named it after himself.

Chandler's First Decade, 1912-1920

Dr. Chandler enlisted the aid of many individuals and organizations to help him plan his town. He convinced the directors of the Arizona Eastern Railroad to construct a branch line to Chandler, extending to its terminus at Casaba five miles south of town. When the directors of the railroad unveiled plans for a small depot, Dr. Chandler persuaded his Mesa Improvement Company partners Dexter and Ferry to exert their influence for the construction of a larger and more attractive structure.

The railroad depot was a key to Dr. Chandler's plans, for it was there that guests would disembark for his second landmark: the San Marcos Hotel (33NE-06). Dr. Chandler enlisted the assistance of California architect Arthur Burnett Benton to design a magnificent Spanish Colonial Revival hotel that dominated the town. Construction began on May 14, 1912.

Benton also designed the town plan of Chandler, drawing on the design influences of the City Beautiful Movement. The principal element was a central plaza, with the San Marcos on its west side. The remaining blocks surrounding the plaza were dedicated to commercial use. Beyond the central plaza and commercial district, residential lots extended outward to fill the remaining blocks. Deed restrictions on commercial and residential lots specified minimum construction expenses of from \$1,000 to \$2,500.

Sale of lots in the Chandler townsite began on May 17, 1912. By the end of the day the Mesa Improvement Company reported sales of more than \$50,000. Deed restrictions further specified that construction should take place with "reasonable diligence."

While it is often said that in real estate speculation location is everything, Chandler had the additional benefit of good timing. The completion of Roosevelt Dam attracted a vast amount of interest to the Salt River Valley. Dr. Chandler's attention to detail in the development of the depot and the San Marcos convinced buyers that town lots would quickly appreciate in value. The development of a steady water supply, guaranteed by the completion of Roosevelt Dam, led to a massive expansion of agriculture in the Salt River Valley. Chandler quickly emerged as the center of commerce for a vast agricultural region.

By the end of 1912, the town of Chandler had quickly risen from the fertile soil of the Salt River Valley. The earliest businesses in the district were built on San Marcos Place immediately south of the San Marcos Hotel between 1912 and 1914. Here, five one-story buildings were constructed flanked by two-story buildings on each end. This pattern was in keeping with the town plan which consisted of twenty-five foot wide lots fronting the central plaza with forty-five foot wide corner lots. The San Marcos Place portion of the district varied a bit from this plan as the corner lot closest to the San Marcos was reserved by Dr. Chandler. As a

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consequence, the two-story Monroe Building / Parkway Theater, built in 1912 and the oldest commercial structure in Chandler (33NE-29), was constructed on two twenty-five foot lots. Other buildings constructed in 1912 on San Marcos Place included the Morrison Grocery (33NE-30) and the Dobson Building (33NE-31). Buildings constructed in 1914 included the Dougherty Building (33NE-32), the Anderson Building (33NE-33), the Price Building (33NE-34), and the two-story Hotel Chandler (33NE-35).

To facilitate the sale of lots and to further emphasize the identity of the town, in 1912 Dr. Chandler created the Chandler Improvement Company. All of the assets of the Mesa Improvement Company were transferred to the new corporation. As an additional lure for residents, construction of an elementary school started in January of 1912. Instruction began in September.

By March of 1913 more than forty buildings had been constructed in Chandler. Sixty-two families now called the area home. In November of 1913 the San Marcos opened for business, providing additional jobs and solidifying the reputation of Chandler as a community of growth and progress. By March of 1914, a total of 131 buildings had been constructed and more than 163 families made their home in Chandler.

An unofficial census taken in December of 1913 showed 483 people living within the townsite. Of these, 160 were described as being of Hispanic descent. The presence of the hotel and the easy availability of jobs in the agricultural area encouraged a large number of Hispanics to settle in Chandler.

Chandler quickly developed a sense of community. In 1912, farmers in the area formed the Chandler Egyptian Cotton Growers Association to improve the market for the important cotton crop. Other early associations founded by 1913 included the Chandler Farmers Union, Chandler Horse Breeders Association, and Chandler Poultry Association. The Bank of Chandler opened its doors on February 3, 1913. That same year the first cotton gin opened in town.

Religious institutions also contributed to community identity. In 1913, residents established the First Methodist Church of Chandler. They soon started construction of a church building, which was dedicated on May 10, 1914.

The aspect of timing once again contributed to the growth of the community. In 1914, World War One broke out in Europe. During World War One high prices for cotton encouraged additional 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 the War. 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. Farmers in the Chandler area benefitted from high prices for cotton.

In addition to cotton production, the war caused a heavy demand for other agricultural products. The entry of the United States into the war in 1917 led to increased demand for foodstuffs. To meet the demand, a cannery opened in Chandler in 1917. The El Verjel Cannery provided jobs to many Chandler residents.

The increased business activity in Chandler led contractor W. P. Pleasant to construct the two-story Suhwaro

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Hotel in 1916 (33NE-05). The Suhwaro Hotel catered to the business traveler in Chandler, as did the earlier Hotel Chandler. In contrast, the San Marcos served primarily resort and tourist traffic. The construction of the Suhwaro Hotel is further evidence of increased business activity in Chandler associated with World War One.

Although the war effort required increased production of all agricultural products, the need for cotton was paramount. In 1917 the Goodyear Tire and Rubber Company established a farm and town five miles south of Chandler to increase production of the fiber used in tires. First known as Cotton City, and later as Goodyear, the community now known as Ocotillo utilized pumps to develop groundwater for cotton production. The presence of the Goodyear enterprise in the Chandler area further established the Chandler region as prime agricultural land. Increased production of cotton enhanced the business community of Chandler, which served as the center of supply for the region.

The West Boston Street portion of the Chandler Commercial Historic District is associated with the war-time boom in Chandler. The buildings on this block were constructed between 1918 and 1920. These include the Chandler Post Office / Chandler Arizonan (33NE-23), the Menhennett / Rowena Theater (33NE-24), the Gilbert Building (33NE-25), the Friedberg Building (33NE-26), the First National Bank (33NE-27), and the Reliable Hardware / Arrow Pharmacy Building (33NE-28).

Following the end of the war in 1918, Chandler residents once again turned their attention to the betterment of their community. In 1919, residents approved a bond issue for the construction of Chandler High School. More than sixty town lots were purchased for construction of the school. A rising population in Chandler necessitated the construction of the high school to accommodate increasing numbers of students. In 1919, the assessed valuation of new construction in the town totaled more than \$275,000. By the end of the year more than sixty individual businesses were operating in the townsite.

Experts estimated the population of Chandler at approximately 1,600 in 1920. This estimate may have been overstated. The 1920 census enumerated Chandler in two districts, east and west, which made an accurate tabulation of those living within the townsite difficult. Analysis of the 1920 census indicates that the population within the townsite was approximately 1,250 individuals. Of these, about 216 appear to be of Hispanic descent. Other non-European ethnic groups represented in the 1920 census include three African Americans, two Native Americans, two individuals from China, and ten individuals from Korea.

The relatively large Hispanic population (17 per cent) of Chandler dates from the early years of the community as an agricultural area. The rapid development of agriculture surrounding the town lured Hispanic workers to the area. The San Marcos Hotel served as another magnet for Hispanic workers. These early arrivals later moved into businesses of their own.

Chandler in 1920 was still very much of a company town. The Chandler Improvement (CI) Company still owned a large number of lots and controlled the sale and development of much of the property in the community. With increasing numbers of residents, people living in Chandler began to consider establishing a municipal corporation. Town status would allow for construction of additional improvements beyond the means of the CI Company.

On January 21, 1920, residents of Chandler held a mass meeting to discuss the virtues of incorporation. Residents expressed strong support of the idea. Justice of the Peace Arthur Price drafted a town charter and a

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petition for presentation to the Maricopa County Board of Supervisors. On February 16, 1920, the board approved incorporation of the Town of Chandler. The board appointed an interim town council, consisting of A.J. Chandler, D.A. Jacobson, J.B. Weber, Abe Lukin, and J.L. Peterson. Chandler agreed to serve as mayor of the town until an election could be held. In May of 1920, Chandler voters elected David Jacobson, Joseph Smith, Hugh C. Gardner, George R. Armstrong, and F.S. Seaver to the town council. Prominent business owner Jacobson received the most votes was designated as mayor.

Things looked promising for Chandler residents during the first six months of 1920. Prices for agricultural goods remained strong, the high school was nearing construction, and the community had achieved town status. The optimism was short lived. In the summer of 1920 the bottom fell out of the cotton market. Prices declined from over \$1.00 per pound to only twenty-eight cents per pound.

Steady Growth, 1920-1930

The decline in cotton prices hit farmers hard. Production costs were fixed. Surface water for irrigation required an extensive network of canals and diversions that had to be maintained. Groundwater pumping was expensive. These high, fixed production costs remained despite the drop in cotton prices.

The post-war slump in cotton prices marked the beginning of a long period of difficult years for American farmers. Although the 1920s are remembered as boom years for business, farmers during this period continued to struggle with low prices. Farmers in the Chandler area tried to switch crops. Alfalfa became a big money producer. By 1925, government action to stabilize cotton prices and the expansion of alfalfa cultivation brought some measure of stability back to Chandler farmers. The remaining years of the decade, from 1925 to 1929, saw a gradual increase in farm profits.

Despite the difficulty for the agricultural sector of Chandler's economy during the 1920s, growth in the town itself continued at a steady pace. In 1921, the newly-elected town officials embarked on a road paving program. This followed improvement of the road between Mesa and Chandler. Completed in September of 1921, the new concrete streets in the downtown business district enhanced traffic flow and customer service.

In 1922, town officials started construction of a town hall and jail. These amenities further enhanced the status of Chandler as a vibrant community. Officials argued that a jail was needed for fiscal reasons, as offenders had to be sent to Mesa in its absence. Mesa charged for the service. With the addition of its own jail, Chandler town officials could save money. In addition to the town hall and jail, 1922 was marked by the completion of Chandler High School. This magnificent Neo-Classical Revival building provided strong evidence that the Town of Chandler had reached maturity.

The East Boston Street portion of the Chandler Commercial Historic District is associated with steady growth in 1920s Chandler. The buildings on this block were constructed in 1924 as improved business conditions created a demand for additional commercial structures. Buildings constructed on this block included the Sprouse-Reitz Building (33NW-02), the Western Auto Supply Building (33NW-03), the Serrano Brothers Store (33NW-04), the Esber Store (33NW-05), and the O.S. Stapley Hardware Building (33NW-06).

As a sign of the growing stature of the town, in 1925 officials adopted a zoning ordinance to regulate construction in the community. In February of 1925, city planning consultant Charles H. Cheney of Redondo

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Beach, California, surveyed existing property use in the town. Based on his findings, Cheney drafted an ordinance which assigned various uses to particular sections of town.

Also in 1925, town officials embarked on a program to improve water service in the community. At the time, Chandler residents were served by two wells located in the park plaza. With increasing numbers of residents, demand for water service had grown. Voters approved a \$100,000 bond issue to fund improvements in the water system. Engineers from the Colorado firm of the Weiland Engineering Company completed the system in December of 1926.

In 1926, Chandler residents achieved two important additions to their transportation system. Dr. Chandler convinced the Southern Pacific Railroad to route its main line cutoff constructed to serve Phoenix and the Salt River Valley through Chandler. That same year, Sacaton Dam was completed across the Gila River south of town on the Gila River Indian Reservation. A road across the top of the dam provided the best crossing of the Gila River south of Phoenix. These two transportation improvements contributed to the development of the community. The main line railroad provided easier access to Chandler's amenities, such as the San Marcos Hotel. The completion of the road across the dam increased traffic on State Route 87 through Chandler, providing a steady stream of customers for town business owners.

The activities of the mid-twenties leave us with a good picture of the community at that time. In 1924, the Sanborn Fire Insurance Company surveyed the town for fire insurance purposes and compiled a map of the buildings in May of that year. Cheney compiled a map showing structures in February of 1925, and the Weiland Company prepared a map in December of 1926.

These three maps show a strong downtown business community centered on the park plaza, with the San Marcos Hotel as its anchor on the west side. The block south of the hotel on San Marcos Place and the blocks on the south side of the plaza along east and west Boston Street each contained full frontages of business buildings. This area, essentially fully developed by 1925, now comprises the Chandler Commercial Historic District.

The Town of Chandler acquired two more important amenities during the latter part of the 1920s. In 1928, town officials started construction of a sewage system for the area. With the completion of the water system in 1926 came a greater volume of sewage, and an improvement was overdue. Anticipating a future addition to the economy of Chandler, in 1928 the Chandler Air Field opened.

By 1929, Chandler had settled into town status. Nine denominations has constructed church buildings in the town. Fraternal organizations were represented by the Masons, Odd Fellows, Rebekas, Woodsmen of the World, and the American Legion. In 1929 the Chandler Elementary School District opened Winn School south of Fairview Street (Frye Lane). This school served the needs of the Hispanic community located in the southeast portion of town. Located near the school at Fairview and Arizona Avenue was the "Methodist Mexican Church" which also served the Hispanic community.

Things looked bright for Chandler residents at the end of the decade. The community had completed nearly ten years of municipal government. The infrastructure of the town had been developed with the addition of water and sewer systems, the completion of transportation improvements, and the addition of many new community organizations. The agricultural economy had diversified so that it was no longer dependent of the

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single crop of cotton. In 1930, census records place the population of Chandler at 1,400 persons, a modest increase from the 1,250 residents estimated for 1920.

Depression Years, 1931-1939

Yet, the optimism of Chandler residents and the rest of America was shattered by the stock market crash in October of 1929. For the years from 1929 until 1933 Chandler was in the depths of the Great Depression. 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 experience of Phoenix, where a diversified economy based on agriculture with a strong underpinning of transportation and commercial activities enabled residents to avoid the worst effects of the depression.

This conclusion does not seem to be supported by the case of Chandler. Agricultural prices dropped rapidly. Prices for cotton and alfalfa reached all-time lows. These low prices hit Chandler area farmers hard, and business in town also declined as farmers had less money to spend.

The depression curtailed residential home construction in the town. 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. The Chandler Improvement Company also constructed many houses during the last years of the twenties on speculation. 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.

The impact of the depression was quickly felt in the banking industry. In 1925, the Bank of Chandler and the First National Bank had merged. In 1930, A.J. Chandler sold the bank assets to the Arizona Bank in an attempt to keep it solvent. This proved to be a poor choice, because in 1932 the Arizona Bank failed. Chandler residents received less than fifty cents for each dollar they had deposited.

The banking crisis hit Chandler in other ways. By 1933, many absentee owners of lots in the town were delinquent on their tax payments. Town officials were forced to auction 258 lots, all unimproved, for back assessments. No bidders came forward, and the town purchased every one. Officials gave owners up to one year to redeem their property, but only about twenty individuals did so.

In 1933, with the inauguration of President Franklin D. Roosevelt, the Federal government embarked on a series of actions to alleviate unemployment conditions and stimulate the economy. By 1937, government-sponsored public works programs began to have an effect in many parts of the nation, including Chandler. The projects increased the amount of money in local circulation by providing work to residents and markets to merchants.

Chandler received a small share of Federal public works projects. One of these programs, the Work Progress Administration (WPA), concentrated on the construction of public buildings and facilities. From July 1, 1935 to December, 1939, the WPA constructed more than 23,000 public buildings nation-wide. By giving the unemployed jobs on these types of public projects, the program also kept these individuals off the relief rolls and allowed them to obtain skills which would assist them in finding private employment. After 1939, the

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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.

Other contributions of the WPA were in the area of transportation. One of the most important for Chandler was the widening and paving of U.S. Highway 87. This road, widened to accommodate more traffic, provided jobs to local Chandler residents, opened a market for merchants, and helped to link the business district of Chandler to the State capitol at Phoenix. The down side of the project was that it split the park plaza with the new road. Completed in 1940, the extension of State Route 87 through the park plaza signaled an end to Dr. Chandler's City Beautiful vision for the town. To soften the blow, the WPA also funded sidewalk construction in the downtown area.

In addition to WPA projects, other Federal public works agencies had an impact on the business climate of Chandler. The Public Works Administration (PWA) differed from the WPA in that it had a greater emphasis on actual construction. Public Works Administration funds allowed Chandler school officials to improve conditions. Starting in 1937, \$30,710 in PWA grant funds allowed for the erection of a combination gymnasium and cafeteria at Winn School, and facilitated the improvement of the shop building and auditorium at Chandler High School. Chandler received an irrigation project grant and loan from PWA for \$103,650. Work on this project occurred from April 1936 to October 1937. In 1938, PWA funds were used to undertake an extensive remodeling of the town hall. Chandler also applied for an armory project but this was not approved.

Beyond the change to the main highway through town, a major change to the built environment came from the Resettlement Administration. In May of 1936, this Federal agency purchased 210 acres from the Chandler Improvement Company to construct a "Part-Time Farms" settlement. The idea was to provide both housing and subsistence farming for agricultural workers displaced by the depression. Four large buildings were constructed, each containing eight units. The project included a community house on twenty acres of land. In addition, thirty-two one-half acre garden plots were established for each family. The project no longer exists and all structures have been demolished.

By the end of the decade of the 1930s, the "pump priming" of federal public works projects began to achieve the result of improving the economic climate of the nation. This pattern was repeated in Chandler, where private business investors began to open new business ventures in the last few years of the decade.

While Federal programs began to have an impact on lessening the effects of the economic crisis by 1937, the gathering clouds of war in Europe signalled the final end of the depression. Nazi Germany invaded Poland in 1939, starting World War Two and placing the United States on a war economy once again. New orders for products began to pour into Arizona as demand for goods increased in Europe. In 1940, the population of Chandler reached 1,200 persons. This represented a reduction since 1930, and was about the same population that the town had in 1920.

World War Two and the Post-War Boom, 1940-1954

The expenditure of funds by the Federal government for defense spending dwarfed its economic recovery programs of the depression. Chandler received a major defense facility in its vicinity. In January of 1941, Federal officials announced that they were seeking land in the eastern portion of the Salt River Valley for a

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military facility. The City of Mesa assisted the effort by taking title to 2,610 acres of land eight miles east of Chandler and conveying it to the Federal government. Later named Williams Field, the facility was the location of considerable activity during the summer and autumn of 1941. In October, the air corps took control of the completed base and in April of 1942 the first class of airmen graduated.

Williams Field was an important part of the training program for pilots during world War Two. Airmen took their initial training at Thunderbird Field north of Glendale, then transferred to Williams for intermediate training, and completed training at Luke Field. During the war, thousands of pilots were trained at Williams.

The location of Williams field near Chandler had an immediate effect on the community. Starting with the construction of the facility itself, a huge demand for housing developed. By the official entry of the United States into the war following the raid on Pearl Harbor, December 7, 1941, many new homes and businesses were under construction in Chandler. The town was soon designated a defense area which allowed the release of priority materials for construction. Starting in February of 1942, the Federal Housing Administration began the construction of sixty-two homes in the northern portion of the town.

With the start of World War II, population in the town of Chandler increased rapidly. Because the main purpose of Williams Field was to train pilots, most of the support jobs at the facility were held by civilians. An influx of war workers arrived in Chandler, bringing with them their families. Many workers lived in Chandler and commuted to Williams.

The years following the war are ones of tremendous growth and change for the community of Chandler, quite different from the lean years of the depression decade. This change is epitomized by the dissolution of the Chandler Improvement Company in 1945. Dr. Chandler sold his remaining 1,500 acres in the Chandler area one year later and retired.

While the end of the C.I. Company and Dr. Chandler's retirement brought an end to one era, the end of the war initiated the start of another. World War Two caused a dramatic change in Arizona and in Chandler. Soldiers and war workers, brought to Arizona for training and to work in defense industries, found the climate and lifestyle of the desert state attractive. After the war, many returned or remained to make Arizona their home. Chandler proved to be a prime location for post-war settlement.

From 1946 to 1953, the value of building permits issued in Chandler totaled more than \$3.5 million. By 1950, the population of Chandler reached 3,800 - more than three times the number of residents just ten years earlier. In 1945 alone, more than fifty new business and residential buildings were constructed in the town.

The increased population resulted in a new wave of improvements to the basic infrastructure of the community. A road paving program began in 1946, followed by a new zoning ordinance in 1947. Sewer and water systems were improved with a \$120,000 bond issue in 1948. In 1950, State Route 87 through town was widened. In 1953, Chandler Junior High School opened.

Chandler achieved status as a city in 1954. By that time the population of the area had reached 5,200 residents. Many of the new residents were located in areas outside the original town boundaries of Hamilton, Hartford, Galveston, and Denver Streets. The boundaries of the city were extended to take in these new residential areas. By 1960, the population of Chandler reached 9,500 residents.

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The history of Chandler for the next four decades is essentially one of continued growth. The presence of Williams Field adjacent to town, a key facility during the Korean War, Cold War, and Vietnam War, provided continued jobs to area residents. Agriculture continued to be a strong part of the economy. Starting in the late sixties, Chandler became home to an increasing number of electronics manufacturing firms, creating additional jobs and fostering residential development. Those buildings and structures remaining in Chandler that were constructed before 1950 are true representatives of an earlier era in Chandler.

History of Individual Buildings

Suhwaro Hotel

33NE-05 (58 W. Buffalo), Lots 146-147 (1916)

Harry J. Collis and Will H. Robinson purchased lots 146 and 147 from the Chandler Improvement Company in 1916. Robinson was the advertising agent for the San Marcos Hotel and Collis was the resort's golf pro. Mrs. Grace Perley Robinson was the manager for the San Marcos.

Chandler contractor W.P. Pleasant built the two-story brick building in the summer of 1916 and it opened for business on October 24. In 1924, the San Marcos Hotel leased the building for staff housing. The San Marcos owned the Suhwaro until 1979. The Suhwaro Hotel was listed on the National Register June 6, 1994.

San Marcos Hotel

33NE-06 (1 N. San Marcos Place), Lots 1-127 (1912)

The San Marcos Hotel was the centerpiece of the Chandler plaza and the brainchild of Dr. A.J. Chandler. In addition to the San Marcos, Chandler's other business ventures included the Consolidated Canal Company, the Bank of Chandler, and the Chandler Improvement Company. Prominent California architect Arthur Burnett Benton of Los Angeles designed the building. It served as a destination tourist resort in Chandler for many years. The San Marcos Hotel was listed on the National Register April 29, 1982.

Chandler Post Office / Chandler Arizonan

33NE-23 (85-95 W. Boston), Lots 26 (1920)

This building is part of the Jacobson Block, developed on lots 26, 27, and 28 in 1920. David A. Jacobson was an associate of the Chandler Improvement Company. He served as the first elected Mayor of Chandler, from 1920 to 1922. Jacobson went bankrupt in the post-WWI bust in the cotton market, filing for bankruptcy in 1923. The Chandler Post Office was located in this corner building in 1920 and continued to serve Chandler residents in this location until 1954. The Chandler Arizonan newspaper occupied lot 27. R. Lynn Williams managed the newspaper at this location until 1954.

Menhennett / Rowena Theater

33NE-24 (81 W. Boston), Lot 28 (1920)

This building is named for the theater owner who leased the building from Jacobson in 1922 for the Chandler Theater. It was later called the Granada Theater. In 1932 Joe and Alice Woods purchased the

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property and opened the Rowena Theater (named for Alice's mother). The Woods operated the Rowena Theater at this location from 1932 to 1960. Mr. and Mrs. Woods operated a second theater in Chandler, the Parkway Theater (33NE-29).

Gilbert Building

33NE-25 (71 W. Boston), Lot 29 (1918)

The Gilbert Building was named for Dr. Kramer Martin Gilbert, Chandler's first physician. Gilbert arrived in 1913 and by 1915 was receiving patients in a tent. He then purchased lot 29 with the investment assistance of John H. Dobson (see 33NE-31) and constructed his own office building in 1918. He continued to treat Chandler residents at this location for more than thirty years.

Friedberg Building

33NE-26 (67 W. Boston), Lots 30-31 (c. 1918)

Dry goods merchant Joseph Friedberg started business in Chandler in a vacant storeroom near the San Marcos Hotel. He purchased lots 30 and 31 in 1918 and completed construction of this building shortly after. Friedberg called the store "The Leader" and it continued to operate under this name after his bankruptcy in 1923. In 1932 J.C. Penney moved its operations into the building and continued at this location until 1958. In 1972 Saba's Department Store moved into the building. David Saba opened his first dry goods store in Chandler in 1927.

First National Bank

33NE-27 (35 W. Boston), Lots 32-33 (1919)

John Anderson and John Dobson purchased this property in 1917. In 1919 they constructed a one-story brick building for the First National Bank. In 1925, the First National Bank merged with the Bank of Chandler, subsequently operating as the Bank of Chandler. In 1931 the Arizona Bank purchased the assets of the bank. Valley Bank took over in 1936, and it operated at this location until 1958.

Reliable Hardware, Lots 34-35 / Arrow Pharmacy, Lots 36-37

33NE-28 (11 W. Boston) (c. 1918)

The Reliable Hardware Building and Arrow Pharmacy were constructed at the same time and shared a common party wall. Alva T. Morgareidge and J.D. Thorne purchased lots 34 and 35 in 1917 and started construction of their building in 1918. Morgareidge opened his Reliable Hardware in the building and continued to operate it at this location until 1936. In addition to his business interests, Morgareidge was a member of the Chandler Town Council and the Chandler School Board. In later years, Ed Lambson owned and operated a hardware store in the building. In 1948 the building was acquired by the adjacent Arrow Pharmacy and incorporated for additional floor space for that enterprise.

David A. Jacobson constructed a building on lots 36 and 37 in 1918. Jacobson leased the space for Weber's Arrow Pharmacy. Ed Lambson and Homer Shrewsberry soon acquired the property and continued to operate as Arrow Pharmacy for many years.

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Monroe Building / Parkway Theater

33NE-29 (16 San Marcos Place), Lots 16-17 (1912)

Built in 1912 by the Chandler Improvement Company, this two-story structure is the oldest commercial building in Chandler. Contractor Joseph R. Loftus constructed the building which was soon leased to merchant E.W. Monroe who operated a hardware store on the first floor. The second floor was first occupied by the offices of the Chandler Chamber of Commerce. By 1915 the second floor of the building had been converted to a theater known as the "Monroe Hall." In addition to theatrical entertainment, the building was Chandler's first community meeting hall. In 1919 the second floor was converted into offices for noted Chandler attorney Arthur E. Price. For a time during the early twenties, the American Railway Express Company had an office in the Monroe Hardware portion of the building. In 1925 Monroe Hardware vacated the lower floor of the building and it was converted into the "Pay'n Takit" market. During World War Two the Chandler Improvement Company converted the building into a recreation center for service men. With the end of the war in 1945, the building was converted into the "Parkway Theater" by Joe and Alice Woods. At this time the arcade was added to the building. The Parkway Theater operated from 1945 to 1979.

Morrison Grocery

33NE-30 (40 San Marcos Place), Lots 18-19 (1912)

Ernest E. Morrison was the proprietor of the first commercial establishment in Chandler, opened in a wooden shack on May 17, 1912. In late 1912 Morrison constructed this building on the plaza and operated the business with his brother Leroy H. Morrison. This property was purchased by John H. Dobson in 1916 and leased back to the Morrison brothers.

The Lukin Grocery moved into the building to replace the Morrisons in 1918 and continued to operate until 1930. In 1932 Charles Payne operated the Independent Grocery in the building. Bob Andrade later operated a meat market in conjunction with the grocery. In 1937 Arthur E. Price purchased the building. John Openshaw then operated Chandler Electric in the front portion of the building, and Mrs. Miller's Sewing Supplies opened in the back of the building. In the early fifties R. Lynn Williams, former owner of the Chandler Arizonan newspaper, opened Williams Stationary in the building. In the 1970s the building housed Hall's Men's Shop.

Dobson Building

33NE-31 (52 San Marcos Place), Lot 20 (c. 1912)

John H. Dobson was a rancher in the Chandler area who invested heavily in the downtown district. He constructed the Dobson Building, and was a partner in the Gilbert Building. He was an owner of the First National Bank.

This brick and cement building was constructed in late 1912 or early 1913. It has housed a number of small businesses during the years. These included a barber shop and a cafe.

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Dougherty Building

33NE-32 (58 San Marcos Place), Lots 21-22 (1914)

This building is named for its builder, Michael F. Dougherty. He purchased lots 21 and 22 in 1914. He constructed two stores on the property at a cost of \$5,000. One was occupied by the Charles Karp Clothing Company and the second by the Chandler Electric Company. After 1956 the building was occupied by David Saba's Department Store and a Western Auto Store. Later, the partitions between the two stores was removed and the building was occupied by Chandler Stationary.

Anderson Building

33NE-33 (72 San Marcos Place), Lot 23 (1914)

John Anderson was a rancher in the Chandler area and an early business investor. He was the builder of this mercantile building and its proprietor. In 1919 he established the First National Bank and he was Vice-President of the Bank of Chandler. Anderson also served on the Chandler School Board.

Anderson purchased this lot in 1912 and a building was in place by 1914. It was occupied by Williams Grocery and Meat Market after 1917. In 1928 the building housed Sink's Pool Hall. Later, it became the location of Lonnie's Cocktails which continued to operate at his location until 1985. Recently, the building was occupied by the Boston Shoe Shop.

Price Building

33NE-34 (80 San Marcos Place), Lot 24 (c. 1914)

Arthur E. Price was a prominent attorney who served Chandler in several capacities. He was the Justice of the Peace, first Town Attorney, and a Director of the Chandler Improvement Company. Price authored town's incorporation charter in 1920. Price was a heavy investor in the downtown business district in the twenties and thirties.

This property was originally developed by David A. Jacobson and was first occupied by a feed company. In 1923 Jacobson disposed of his interest in the building to Price. It stood vacant from 1923 to 1930 when John Openshaw opened the Chandler Electric Company in the building. In 1937 Ralph E. Yontz opened the Chandler Pharmacy in the building. J. Buren and Lenore Carpenter operated the Chandler Pharmacy from 1948 to 1983.

Hotel Chandler

33NE-35 (98 San Marcos Place), Lot 25 (1914)

David A. Jacobson constructed the Hotel Chandler in 1914. The first floor was devoted to storage rooms and retail space while the second floor housed the hotel rooms. The Hotel Chandler was home to business visitors to Chandler. It also served as a boarding house for several of Chandler's prominent residents. Hugh C. Gardner opened a drug store on the ground floor in 1917. Operated first as the Gardner Drug Company and later as Gardner and Harmer, it continued in operation at this location until 1922. In 1922 Gardner and Harmer moved their business to the San Marcos Hotel when I.L. and Gale Johnson opened the White Cross Drug Company in the retail portion of the building. In 1923 Jacobson filed for bankruptcy and the Hotel Chandler was purchased by the Phoenix Bank & Savings Trust. The Hotel was

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renamed the Plaza Hotel. Dudding Pharmacy replaced White Cross Drug in 1945 and continued to operate from the ground floor until 1983.

Sprouse-Reitz

34NW-02 (1 E. Boston), Lots 38-39 (c. 1924)

The five buildings on east Boston were all constructed circa 1924 and surrounded with an arched arcade. This corner building was the original location of the Chandler Chamber of Commerce, replaced by 1940 with Western Auto Supply, an auto parts dealer. By 1946 the Sprouse-Reitz variety store moved into this location.

Western Auto Supply

34NW-03 (17 E. Boston), Lot 40 (c. 1924)

This building originally housed a bakery, and by 1940 was the location of the Dew Drop Inn. In 1946 Western Auto Supply moved to this location.

Serrano Brothers Store

34NW-04 (41 E. Boston), Lot 41 (c. 1924)

This was the location of the Serrano Brothers dry goods store, known as the Popular Store. Luis and Albert Serrano were prominent Hispanic business owners who located in Chandler as early as 1920. Albert was a member of the Chandler Chamber of Commerce. The Serrano Brothers operated their Popular Store at this location for many years.

Esber Store

34NW-05 (51 E. Boston), Lot 42 (c. 1924)

Located right next door to the Serrano Brothers, Albert Esber operated a dry goods store at this location since the building's construction. Esber differentiated his emporium from the Serrano Brothers by calling his operation the "Bargain Store."

O.S. Stapley Hardware / Willtex Building

34NW-06 (63 E. Boston), Lots 43-48 (c. 1924; 1945)

The O.S. Stapley Hardware Company was a prominent company in the Salt River Valley, with branches in Mesa, Glendale, and Phoenix. The company constructed a large building on lots 43 and 44 in 1924. The company nearly doubled the size of the building in 1945 when a large addition was added to the east. The property is now known as the Willtex Building after a recent occupant.

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VERBAL BOUNDARY DESCRIPTION

The boundary of the Chandler Commercial Historic District is shown as the dashed line on the accompanying map entitled "Chandler Commercial Historic District".

BOUNDARY JUSTIFICATION

The boundary of the Chandler Commercial Historic District encompasses the area of intact resources and intact street rights-of-way, while excluding non-historic properties, altered areas, and residential areas. The primary building facades face Boston Street and San Marcos Place. These street rights-of-way include the colonnades and form the intact context for the line of facades. On the San Marcos Street and Boston Street boundaries, A. J. Chandler Park has been excluded because of its integrity losses. The south and west boundaries abut the backs of each line of commercial structures. Areas to the west have a residential character and do not represent the same pattern of historical development. Areas to the south are partly residential and partly modern or altered commercial properties. At the north end of the district, the boundary is drawn to include the intact original portions of the San Marcos Hotel and extended to the north to include the Suhwaro Hotel. The inclusion of the Suhwaro Hotel is justified by its prominence as a terminating visual feature as seen from the rest of the district. This quality provides a sense of enclosure to the street, enhancing the sense of place.

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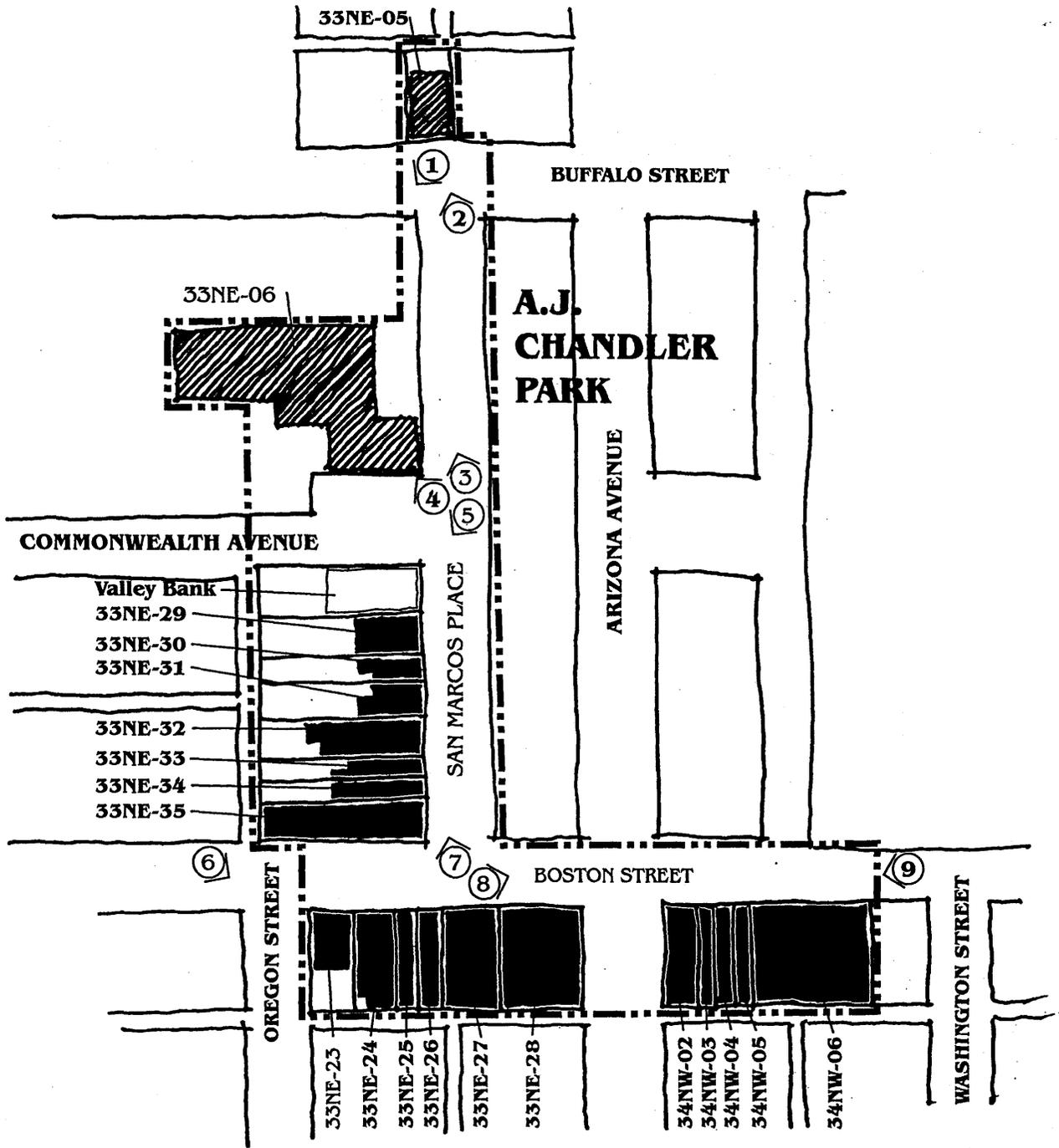
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Chandler, Maricopa County, AZ

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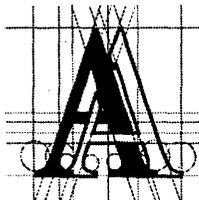
PHOTOGRAPHS

Photographer: Robert G. Graham, AIA
Date: July, 1998
Location of Original Negatives: Alliance Architects, L.L.C.
2601 North Third Street, Suite 308
Phoenix, Arizona 85004

Photo #	View to
1	SW
2	NW
3	NW
4	NW
5	SW
6	SE
7	NW
8	E
9	SW



CHANDLER COMMERCIAL HISTORIC DISTRICT



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-  CONTRIBUTING RESOURCE
-  PREVIOUSLY LISTED RESOURCE
-  NON-CONTRIBUTING RESOURCE
-  DISTRICT BOUNDARY
-  PHOTO KEY

NORTH



SCALE 1"=200'

