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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 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 Fraser Fields Historic District

Other names/site number None

2. Location

street & number Fraser Dr. West to Fraser Dr. East (West & East); Third Place to Pepper not for publication
Place (North and 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. Garrison,
Signature of certifying official

21 JUNE 2010
Date

State Historic Preservation Officer
Title

Arizona State Parks
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	
	107	21	buildings
	0	0	sites
	0	0	structures
	0	0	objects
	0	0	buildings
	107	21	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 dwelling, Multiple dwelling

DOMESTIC: Single dwelling, Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Post-Historic Movement: Ranch Style

Other: Contemporary, Minimal Traditional,
National Folk

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Concrete masonry units, brick, wood

frame, wood siding, stucco on masonry

roof: Asphalt shingles, wood shakes

other: Ashlar stone

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

Fraser Fields Historic District is an excellent example of post-World War II suburban development of farmland outside the Mesa townsite. It is as an upper-income residential neighborhood characterized by the Ranch Style homes so popular nationally after the war. The evolution of the changes to the original subdivision plan is of significance within the context of community planning and development. The subdivision was originally established as an exclusive residential neighborhood with 2/3-acre lots and a mix of multi-family dwellings as a buffer against the perimeter commercial parcels and traffic of the major arterial streets. The internalized loop street layout enhanced the exclusive character of the neighborhood and has helped the area retain its streetscape integrity. The flood irrigation system has also contributed to the growth of mature trees and broad green lawns that create a lush setting for the rambling Ranch Style houses.

PHYSICAL DESCRIPTION

Location

The Fraser Fields residential neighborhood is located in Mesa, Arizona on the broad ridge overlooking the Salt River to the north. At about 1,240 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 indigenous Hohokam culture between about A.D. 700 and 1450. Using similar irrigation techniques as the prehistoric Indians, Mormon settlers established farming communities of Lehi and Mesa in the late 19th century. The townsite of Mesa was founded in 1878. This small agricultural town has grown into the third largest city in Arizona today through the suburbanization of farmland.

The Fraser Fields neighborhood is located in central Mesa, one-half-mile east of the original mile-square town site which is centered upon Main Street and Center Street. Fraser Fields lies within an area bounded by University Drive (formerly Fourth Street) on the north, East Main Street (formerly Apache Trail) on the south, Miller Drive on the east, and Horne Drive on the west. See Figure 1.

Streetscape

The simple loop and grid layout of streets with only two points of access gives the Fraser Fields streetscape a feeling of exclusivity and privacy. Yet, in contrast to the sense of neighborhood privacy, there is also a feeling of openness and order. The broad and straight streets allow an unobstructed view of the entire length or breadth of the district. The three north-south streets are 60 feet wide. The three east-west streets are 50 feet wide. Sixteen-foot-wide alleys serve most of the lots in the neighborhood. The twenty-foot-wide Miller Alley (on the alignment of Miller Road) serves the large lots on the east side of Fraser Drive East south of East Second Street. The visual clutter of overhead power lines are confined to the alleys. The 100-foot lot frontages and uniform 25-foot-deep front setbacks of the one-story houses create a regular rhythm of streetscape as one drives through the neighborhood. The broad facades of the Ranch Style houses emphasize the depth of one-point perspective as one looks straight down a street.

The house facades are set parallel to the straight streets with orientations to the four points of the compass. The asphalt-paved streets are edged with squared concrete curbs without sidewalks.

Landscape

The flood-irrigated lots are planted with mature deciduous shade trees, Aleppo pines, palms, large oleander hedges, dense evergreen shrubbery, and broad Bermuda grass lawns. Retaining its original, lush park-like character, the neighborhood has not seen conversions of individual properties to the currently popular xeriscape (low-water-use) landscaping with sustainable native trees, shrubs, cactus and gravel ground cover.

The flood-irrigated landscaping is an important character-defining feature of the district's streetscapes. Its intact presence may help to mitigate changes to facades of individual properties by virtue of a significant landscaped setting. Adjacent front yards blend together in a nearly continuous field of green lawns, interrupted only by concrete driveways and walkways from curb to front porch. Very few fences or hedges at the side property lines break the continuous open space of front yards. These "good neighbor yards" contribute to the suburban character and scale of the streetscapes. Because the distant mountains on the horizon are unseen from street level, the sky seems very broad having a skyline defined only by the backyard treetops. As is the case throughout most of Mesa, the land surface of Fraser Fields has a nearly flat topography. The flat land also contributes to the feeling of large-scale openness.

The collective landscaping of the individual front yards contributes to the integrity of setting for the neighborhood's streetscapes. The views down the length of the broad, straight streets are framed by the lush green lawns, mature shrubs and towering trees. No formal street tree plan was ever part of the streetscape character of Fraser Fields. The informality of the individual front yard landscaping gives the streetscapes their visual continuity. Furthermore, the deep, uniform setbacks of the house facades create a visual "wall" for the streetscapes which convey a feeling of openness. The looped layout of the street plan provides closure to the vista of the streets. The view of landscaped yards at the terminus of each street enhances the feeling of exclusivity by screening the neighborhood from the commercial clutter of the surrounding arterial streets and its traffic.

Architectural Styles

The majority of the historic district's homes reflect several varieties of the Ranch Style, the nationally predominant residential style of the Post-Historic Movement from 1935 to 1975 (McAlester 1985). Because of the neighborhood's rapid build out in the seventeen years following World War II, Fraser Fields is fully characterized by the Ranch Style. Four varieties of the Ranch Style are found in the neighborhood, including Early Ranch, Classic Ranch, California Ranch, and Spanish Colonial Ranch. Of special note are the elongated "rambling Ranch Houses" that have a floor plan with a wing bent at an angle to the façade parallel to the street.

In contrast to the traditionalist Ranch Style houses, the few Contemporary Style houses have more modernist characteristics such as flat roofs and large planes of glass rather than small windows cut into walls. In addition, two of the apartments are of such simple box-like massing and lack of ornamental detailing that they may be considered as being Minimal Traditional Style rather than the Ranch Style.

<u>Architectural Style</u>	<u>No. of Properties</u>
The Ranch Style	
Classic Ranch	107
California Ranch	13
Spanish Colonial Ranch	1
Contemporary	4
Minimal Traditional	3
Total	128

The following style descriptions list the characteristics common to the examples found in the greater Phoenix metropolitan area, including Mesa (Soliday 2001):

Classic Ranch

- 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

California Ranch

- One story
- Elongated L-shaped plan with broad side facing the street; or irregular rambling plan
- Low-pitched cross-gabled roof with overhanging eaves and wood shakes or asphalt shingles
- Minimal porch, usually an extended eave, with or without posts, over the entry at the junction of the two wings
- Usually built of concrete block masonry
- Steel casement windows, occasionally with wood trim or diamond panes
- Attached carport or garage
- Houses have several decorative elements, including wood shutters, scalloped or scroll-cut barge boards at gables, exposed rafter tails, jigsaw-cut brackets, bay windows, diamond-paned windows, entry doors with nine lights over a cross-buck panel
- Houses show a great range of decorative finishes and materials, including brick or ashlar sandstone, used brick or weeping mortar wainscoting, board-and-batten siding

Spanish Colonial Ranch

- 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

Contemporary Style

- One story
- Rectangular plan or elongated L-shaped plan with a streetfacing broad side; 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

Minimum Traditional

- One story, occasionally two stories
- 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 gables; some eaves are finished with cornice moldings
- 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 of 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 the Tudor Revival Style
- Attached or detached garage

Materials

The presence of the following 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.

Concrete

Concrete is used throughout the neighborhood for walkways, driveways and porches. It is also found in the form of foundation stem walls and floor slabs.

Exterior Walls

Houses are constructed of materials such as concrete masonry units (CMU), brick, and wood frame with shiplap or board-and-batten siding. The earlier Ranch Style houses were typically built of clay brick masonry, either painted or natural and laid in patterns of common bond or Flemish bond. California Ranch Style is often expressed with "two-toned" exterior walls consisting of used brick wainscoting surmounted with board-and-batten siding. Often wainscots are articulated with weeping mortar extruded from the joints of four-inch-high concrete blocks. The Classic Ranch Style houses are most often built of painted concrete block (8"x4"x16" units). 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 very few original examples of stucco-veneered exteriors, stucco usually being an indicator of remodeling or of a building dating from at least the mid-1960s.

Roofing

Roofing of asphalt or composition shingles is far more prevalent than the wood shakes synonymous with California Ranch Style. A Spanish influence for Ranch Style houses is expressed, in part, with red clay barrel tiles. 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.

Windows

Steel casement windows are virtually the universal window type of choice for the residences built prior to 1959 when 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. Nonetheless, the steel casement window has a few important variations in the form of diamond panes and broad picture windows. They may also be found in bay windows. Glass blocks are sometimes used for small accent windows or in strips to illuminate kitchen counters. Very seldom were wood windows used in this period of residential architecture.

Ornamentation

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.

SUBDIVISION LAYOUT

Properties at the Subdivision Interior

The immediate impression of Fraser Fields is that of a well-maintained, upper-middle-class neighborhood of custom-designed Ranch Style houses of the late 1940s and the 1950s. The suburban historic district is composed solely of residential properties, primarily single-family houses, but also duplexes and apartments at the south side of Pepper Place. One of the most notable developments in the design of Mesa's houses, as allowed by the 100-foot-wide parcels of Fraser Fields, is the appearance of the attached carport or garage that transformed the narrow Early Ranch houses having detached garages in the backyard into the wider Classic Ranch houses displaying automobiles prominently at one end of the facade.

Most of the residences in Fraser Fields are one-story, broad Ranch Style houses set at the front and center of their lots with a single- or double-carport at one end. Garages also are common, being either original features or the enclosure of a carport. In only a few cases have carports or garages been converted into livable spaces such as a family room or a bedroom. This pattern of retaining and up-grading carports rather than converting them for living space is in sharp contrast to the customs seen in the smaller Ranch Style tract subdivisions. The Fraser Fields homes have retained their character because of the generous sizes of the original houses, the availability of backyard space for expansion, the means for building complete additions, and the owners' desire to retain sheltered space for their automobiles.

An important aspect of the development of Fraser Fields was the construction of multi-family housing, duplexes and apartments, in response to the post-war housing shortage. At the south end of the subdivision on Pepper Place numerous duplexes and apartments were constructed in 1955 during the second building boom of the neighborhood. These buildings are designed in the Simple Ranch and Minimum Traditional styles.

Properties at the Subdivision Perimeter

The original intent of the Fraser Fields developer was to create a subdivision of mixed uses to buffer (apartments) and support (commercial) the single-family residences at the interior of the subdivision. Here, the developer foresaw the extension of the commercial uses already on Main Street. As a buffer between the commercial and single-family residences, multi-family housing was planned and constructed early in the development of the neighborhood.

The original site plan provided large suburban lots throughout the subdivision. The re-platting split extended Fraser Drive through the subdivision at the original alley alignment and split the large interior lots in half.

The outer lots on the east and west sides of the subdivision retained their frontages not only on Fraser Drives East and West, but also on Horne Drive and on Miller Drive north of Second Street. These outer lots reportedly were maintained full size until the 1960s and 1970s when each property was individually split and sold. On Horne Drive most of the new development was for apartments. On Miller Drive north of Second Street single-family homes were built. The lots on Fraser Drive East have retained their original size because they back up against Miller Alley and Stewart's East Mesa Addition to the east. (Davis 2007)

Miller Drive and Horne Drive Frontages

Facing east on Miller Drive several single-family houses have been constructed, most of which date from after the period of significance. Although most of these houses are in the late Ranch Style, they look markedly different from their predecessors, by the use of concrete slump block, arches, and wood shake roofs. The first perimeter lot split was in 1962 with the property at 326 N. Miller Street. (Davis 2007)

Along the west side of the subdivision on Horne is a series of one-story apartments built after the historic period of significance. Their stylistic character and materials also differ markedly from those of the contributing houses.

University Drive Frontage

Several houses facing University Drive date from the period of significance and are similar to their contemporaries at the subdivision's interior. These large Ranch Style houses, however, were adapted in recent years for professional and business uses while retaining some of their façades' original character. On University Drive at Horne Drive there are two post-historic-era medical office buildings and at Miller Road stands the Church of the Nazarene, one of which may have been built after the period of significance. Immediately south of the medical offices on Horne is a City of Mesa electrical substation that is a non-contributing property.

Main Street Frontage

The subdivision properties fronting Main Street were planned for commercial uses. Today Apache Lanes bowling alley, constructed in 1961, stands at the corner of Main and Horne. Retail stores and restaurants complete the commercial parcels on Main Street.

CONSTRUCTION DEVELOPMENT

Development Chronology

The development of Fraser Fields got off to a rapid start in 1946 and 1947 (6 house and 10 apartment starts), but by 1948 drastically slowed (1 house start) due primarily to the scarcity of skilled craftsman and building materials. Also, the large-sized lots of the original subdivision were not affordable for the returning servicemen and women

hoping to start a new family. In order to increase lot sales, in 1950 the developers re-platted the subdivision to cut in half the lot sizes and to double the number of home sites. House completions had two peaks during the build-out of the neighborhood; the first in 1950 with 34 and the second in 1955 with 23. The residential neighborhood was substantially built out by 1960 and finally completed in 1986. The houses constructed between 1947 and 1960 are of the same Ranch Style character. The houses built after 1960 can also be considered as being of Ranch Style, but their character differs because of the use of later materials (especially slump block) and architectural forms that represent transitions to post-Ranch Style characteristics (e.g., arches, flat roofs).

Development Patterns

The pattern of single-family home construction within the Fraser Fields Historic District has been spread evenly throughout the subdivision as buyers chose their favorite lots. Construction of apartments in the neighborhood span the period from 1947 when by subdivision developer William Passey brought in surplus military barracks (now gone) through the 1970s. Commercial development on Main Street proceeded at a separate pace from the houses. The apartments on Horne and the houses on Miller were constructed beginning in 1962 after the period of significance.

INTEGRITY

The Fraser Fields historic district is a visually cohesive custom-residential area, densely and completely developed, retaining a historic streetscape appearance with few altered or post-historic-period buildings. The placement of houses on lots creates a consistent pattern of front setbacks and a regular rhythm of the structures within each block. The mature landscape of the neighborhood is typical of Mesa's historic-era residential neighborhoods – lush, flood-irrigated lawns with shrubs and large trees.

The homes and streetscapes of the neighborhood retain sufficient integrity to convey the significance of the historic district. The seven aspects of integrity are evaluated below in order of their importance for this neighborhood.

Association / Age

The contributing properties of the Fraser Fields neighborhood are associated with two important local contexts:

1. Post-WWII Subdivisions in Mesa, Arizona, 1945-1965, and
2. Residential Architectural Styles in Mesa, Arizona, 1935-1965.

(Refer to Historic Homes of Mesa: An Architectural and Preservation Guide, revised 7/2001, by Ryden Architects, Inc.)

The neighborhood's historic period of significance spans from 1945 to 1962. The developmental and architectural history begins in 1945 with the platting and opening of Fraser Fields and the construction of the first houses. The era ends in 1962 with the substantial completion of the original home sites as visually indicated by the later sub-styles of Ranch Style houses.

Although that date is less than the customary 50-year cut-off date (presently 1959) for defining the close of the historic era, the continuity of development and architectural styles beyond the 50-year cut-off is indistinguishable from previous development. As of 1962 very little of the neighborhood remained vacant and undeveloped. Those post-1959 houses share the same styles and character as the historic contributors and can hardly be discerned as being younger. The period of significance of the Fraser Fields slightly overlaps the National Register's fifty-year cut-off. Thus, in keeping with the policy of the Keeper of the National Register, houses less than fifty years of age may be considered contributors of a historic district if they meet two additional criteria of evaluation:

- 1) that they are associated with the initial build-out of the neighborhood,
and
- 2) that they are indistinguishable in style with houses only a few years older.

Design

Architectural styles of the district are decidedly of a Western flavor – local examples of the nationally popular Ranch Style. Almost all of these custom-designed houses have retained the individual historic character of their original facades. Some exterior masonry walls have been sheathed with post-historic-era textured stucco. Few front porches have been in-filled or modified. Few additions to fronts or sides of houses can be found. Only several single-family properties have sustained a second floor addition. Those homes with second floor additions must be considered non-contributing properties for being out of character with the one-story facades of the original Ranch Style houses of the neighborhood. Also, a property is considered non-contributing if its façade can not be seen from the street due to high walls or dense landscaping.

Materials

The limited palette of materials utilized in a wide variety of ways gives the neighborhood a pleasing character manifested simultaneously through unity and diversity. Painted concrete block and rustic wall sheathing of bricks and boards are very typical of the Ranch Style. These materials are still very much intact and evident as character-defining features of the district.

Workmanship

The quality of historic masonry and carpentry work in the houses has been retained and contributes significantly to the character of the district. The variety of masonry details and bonding patterns is still in evidence throughout the district.

Setting

The large-scaled, custom-designed Ranch Style houses set in broad green front yards distinguish Fraser Fields from earlier residential neighborhoods of smaller Early or Transitional Ranch Style houses with detached garages. The attached carports and garages of the houses mark the neighborhood as a product of mid-twentieth-century, automobile-centered America.

As a character-defining feature of the streetscape and individual property, building setbacks from the street must be uniform and conform to the norm for the neighborhood.

The lush, mature landscaping of the flood-irrigated yards contributes significantly to the character of the neighborhood and frames each house. The presence of an intact landscape may serve to mitigate some of the architectural integrity shortcomings of the associated house in determining eligibility. The introduction of front yard fences interrupting the "good neighbor yard" continuity of the streetscape, however, may detract from the integrity of the larger scale of setting.

Feeling

The historic character and spirit of the neighborhood is retained through the careful maintenance of the individual properties. The feeling evoked by the general visual character of the neighborhood is almost identical to that experienced here at the height of development in the mid-1960s. The general integrity of the Ranch Style houses, the quality craftsmanship, the openness and rhythm of the streetscapes, and the lush green landscaping give the district a feeling of being in one of Mesa's finer Ranch Style post-WWII suburban neighborhoods.

Location

The district boundaries are located within the limits of the original 1945 plat of the subdivision. The boundaries are generally defined by the outer limits of properties that retain their architectural and historic integrity. Although multi-family and commercial uses were originally planned for the south end of the subdivision, the edges of the original plat have been encroached upon by post-historic-era development. Single-family residences have been built on the east side and multi-family apartments on the west side of the subdivision. Historic-era apartments and commercial buildings on the south side have been replaced with post-historic-era buildings. To our understanding no loss of original buildings within the subdivision through demolition or relocation has occurred.

ADVERSE EFFECTS OF NON-CONTRIBUTORS

The Fraser Fields Historic District has a remarkably high level of integrity sustaining few adverse effects from post-historic intrusions and non-contributing properties. A few typical alterations to historic buildings have made them non-contributors, including façade screening by high walls and alterations of facades by veneering masonry walls with stucco plus replacing the original windows with inappropriate types. The several historic-period houses on University Drive have sustained inappropriate remodeling in conversion to commercial uses. The few historic-period commercial buildings on Main Street have suffered extensive inappropriate façade alterations that eliminate them from National Register eligibility.

By contrast, most of the private home preservation projects undertaken in the neighborhood have served incrementally to strengthen the over all design integrity of the historic district.

POTENTIAL ARCHAEOLOGICAL RESOURCES

The survey conducted in preparing the National Register nomination did not identify the potential for any prehistoric or historic archaeological resources. The neighborhood was developed on land which had previously been plowed farmland claimed from the desert during the nineteenth century.

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

1946-1962

Significant Dates

1946-platting of original subdivision

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 1946 when Fraser Fields Addition was platted and ends in 1962 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 Fraser Fields Historic District is located east of the center of downtown Mesa, Arizona, in proximity to the 1927 Arizona Temple of the Church of Jesus Christ of Latter Day Saints (LDS). The district consists of a single subdivision first platted in 1946. The district takes its name from John J. "Jack" Fraser, an early Mesa pioneer that owned the roughly 80-acre farm that was subdivided for residential homes after WWII. **The Fraser Fields Historic District is eligible for listing on the National Register at a local level of significance under Criterion "A" for its association with "Post-World War II Residential Development in Mesa, 1945-1965."** The Fraser Fields Historic District is also important locally for post-World War II architectural styles. Although the neighborhood is an excellent representative of post-war architectural styles dominant in Mesa, the association with community planning and development is more significant. Because only one Criterion is needed to justify eligibility, we have chosen the broad patterns of local history as the primary significance. **The period of significance for the Fraser Fields Historic District begins in 1946 when the subdivision was established and ends in 1962 when the original subdivision was substantially built-out.**

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

COMMUNITY PLANNING AND DEVELOPMENT

The Fraser Fields Historic District stands as an excellent example of the phenomenal suburban growth of Mesa after World War II. Fraser Fields is one of the first neighborhoods established immediately following the war that employed planning, financing, and marketing methods for higher-value custom homes. This real estate development project followed the established pattern in Mesa for suburban growth through subdivision of the irrigated agricultural land on the outskirts of the town site and early additions. Furthermore, Fraser Fields is one of the first subdivisions in Mesa to be developed exclusively using the Ranch Styles so popular, both nationally and locally, after World War II. Platted on 8 April 1946, the residential heart of Fraser Fields was substantially built out within fifteen years.

As a result of improved methods of producing munitions, vehicles, and shelter for World War II, industrial mass production principles were applied to the building material and construction trades at the war's end. With scarce materials such as steel, copper, aluminum, and petroleum available once more to the private citizen and with the tremendous need for housing for returning servicemen and women, the housing construction industry entered a new era of accelerated development. War industry plants which had been established all over the nation, were now converted to peacetime production. The interstate defense highway program which began during the war continued to construct more highways during the Cold War. These highways eventually surpassed the railroads in the volume of goods and materials delivered to cities, towns, and villages all over the country. The availability of federal home financing through the G.I. Bill greatly increased the opportunities for affording a new home. Tract subdivisions of look-alike Ranch Style houses were constructed in an assembly line method to meet the need for immediate new housing.

ARCHITECTURE

By contrast to mass-produced, low-income housing, the homes of Fraser Fields Historic District are excellent examples of custom-designed and individually built Ranch Style residences for prominent citizens of Mesa. The unique residential designs were enhanced by natural and industrial materials and by skilled workmanship that once again became available with the outbreak of world peace, tide of domestic tranquility and escalation of economic prosperity.

The homes of the Fraser Fields Historic District reflect the Ranch Style, nationally popular from 1935 through 1975 (McAlester 1985). Because of the neighborhood's rapid build out in the fifteen years following World War II, Fraser Fields is fully characterized by the Ranch Style. Four sub-styles of the Ranch Style are found in the neighborhood, including Early, Classic, California, and Spanish Colonial. Of special note are the elongated "rambling Ranch Houses" that have a floor plan with a wing bent at an angle to the façade parallel to the street.

Developmental history/additional historic context information (if appropriate)

THE 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.

This second group of LDS immigrants, comprised of Charles Crismon, George W. Surrine, Francis Martin Pomeroy and Charles I. Robson, selected a location for settlement on a flat tableland above Lehi and the Salt River to the south. Because of the table top appearance of the high ridge seen from the river, the name of "Mesa" (Spanish for "table") was adopted for the new community and its founding group, the "Mesa Company".

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. Another group of pioneers constructed a canal to serve the land in and around the Mesa townsite. Known as the Mesa Canal, this irrigation canal took water from the Salt River. [McClintock 1921]

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. [Laird 1989]

POST-WWII GROWTH OF MESA

Mesa's population quadrupled in the twenty years after the beginning of World War II, due in part to annexation of surrounding subdivisions. The city's pace and character during the fast-growing second half of the twentieth century was markedly different from that of the slow-growth period before the war. From 1940 to 1950 the population grew from 7,224 to 16,790 and then jumped by 1960 to 33,772. 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 were located near Mesa, Falcon Field to the northeast and 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)

The construction of the two military facilities near Mesa resulted in improvements to the economy and 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 & 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-WWII era is reflected in its population figures as well as the extended boundaries of the city limits. 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 2000 census ranks Mesa as the third largest city in Arizona. 2008 figures show Mesa to be th 38th largest city in the United States.

HISTORICAL CONTEXT:

Post-WWII Subdivisions 1946-1965

The end of World War II ushered in the "baby boom" generation. During the Depression, the birth rate had declined and with it the need for new housing. The Depression also curtailed the ability of consumers to purchase goods. During World War Two, Americans suddenly had the ability to purchase consumer goods due to war-time jobs and income, but restrictions and rationing meant that few goods were available. Following the war, marriage and birth rates increased dramatically. A new generation of families needed housing, and the savings they had accumulated during the war fueled a flurry of home construction. The Federal government assisted the effort by authorizing the Federal Housing Administration to create a veteran's mortgage program.

The demand and the means to satisfy it led to the creation of the mass-produced, large-scale subdivision. Mesa, with plenty of agricultural land surrounding the central city, was a prime location for the post-war suburban boom in these large-scale housing developments. Developers platted nearly one hundred subdivisions in the area surrounding Mesa in the ten years from 1946 to 1955.

These new subdivisions abandoned the rectangular pattern used before the war. While curvilinear subdivisions had gained popularity with urban planners during the 1930s, an absence of housing demand for new housing limited its application to a few visionary communities such as Levittown. Following the war, developers put the curvilinear plan into common use. In Mesa, the subdivisions of "Sierra Vista Park" (platted 1945) and "El May Villa" (platted 1948) show the use of new designs

THE DEVELOPMENT HISTORY OF FRASER FIELDS

Subdivisions such as Fraser Fields were an integral part of the phenomenal post-war growth of Mesa. Fraser Fields is representative of significant trends in community planning and development in Mesa during the post-war years. To meet the tremendous demands for housing in this era, developers platted many subdivisions in what had once been prime agricultural land. Fraser Fields is an example of this type of development. The historic district is also representative of planning trends as an example of a subdivision planned and marketed for higher-value custom homes.

The Fraser Fields subdivision was platted on April 8, 1946, by the Arizona Title Guarantee and Trust Company. This real estate firm was acting as an agent for property owner William H. Passey. The subdivision took its name from its prior owner, long-time Mesa farmer and rancher John J. (Jack) Fraser. Joining Passey in the Passey Investment Company to develop Fraser Fields were Samuel R. Maxcy and Ernest D. MacDonald. (Maricopa County Recorder, deeds)

Jack Fraser was born in Nova Scotia and came to the United States with his parents at age sixteen. The family first settled in Nevada. Jack Fraser lived there for twelve years before coming to Arizona in 1883. He worked first at the Silver King mine located about two miles north of Superior, Arizona. While at the Silver King, Fraser made the acquaintance of a young mining engineer named Herbert Hoover. The engineer later went on to become President Hoover, and Fraser remained a friend and booster throughout Hoover's political career. Fraser established the Fish Creek stage station on the Apache Trail to Roosevelt Dam around 1904. Fraser later promoted the Reavis Ranch in the Superstition Mountains. He developed the land as a cattle ranch, and also as a summer destination resort called Pineair. About 1910 he sold his Reavis Ranch interests to the Clemens Cattle Company and moved to Mesa.

The land that now encompasses the Fraser Fields Historic District was part of a homestead patented by Hyrum S. Phelps, an early pioneer of Mesa. On October 16, 1897, Phelps received a patent to the west half of the northeast quarter of Section 23, Township one north, range 5 east. On April 2, 1913, J.J. Fraser acquired this farming land in Mesa from Hyrum and Clarinda Phelps. This 80-acre parcel would later be subdivided as Fraser Fields. The property transfer included three shares of the capital stock of the Mesa Canal Company to provide water to the land. The water rights and money from the capital stock were used to develop the utilities infrastructure for the subdivision (water, sewer, gas, electricity and irrigation).

Over the next thirty years Fraser matured into what a contemporary described as "one of the leading public spirited citizens of Mesa." He invested heavily in farmland, citrus groves, and business ventures. One of his more noteworthy investments was as part owner of Everybody's Drug Company in Mesa. It was here that Fraser frequently held court over the soda fountain and magazine rack, joking with the youngsters of Mesa and advising the citizens of the town as trade flowed in and out. Mr. Fraser never married. At the time of his death on March 3, 1943, he was 88 years old.

Mesa native William H. Passey acquired the Fraser Farm soon after the death of Jack Fraser. Passey was a prominent Mesa civic leader, and grandson of George Passey, who served as the third mayor of Mesa from 1886 to 1888. George Passey was born in England in 1844 and after arriving in Mesa helped to found and manage the Zenos Cooperative Mercantile and Manufacturing Institution. George Passey also served as a postmaster for Mesa.

Grandson William H. Passey founded Passey Realty & Investment Company, and the Passey-Bond Company (an insurance firm). William H. Passey got his start by taking a two-year course in commerce at Mesa High School. He then joined First National Bank while still a teenager. He later purchased the bank's insurance department and expanded into real estate in 1936. He served as president of the Mesa Chamber of Commerce, the Lions Club, and the Rotary Club. Passey was director of the Southside Hospital for more than thirty years, and on the Mesa School Board for sixteen years. Passey helped to establish the city parks & recreation board and the Arizona Boys Ranch. William H. Passey was selected as Mesa's Man of the Year for the year 1945. Mr. Passey died in 1979.

Partners with Passey in the Fraser Farms development were Ernest D. "Mac" MacDonald and Samuel R. Maxcy. MacDonald was a native of Creswell, Oregon, who came to Mesa in 1916 to open a Dodge dealership with W. H. Peterson. MacDonald moved to Yuma for two years starting in 1940. He then returned to Mesa where he worked as a real estate agent. MacDonald died in 1957.

Samuel R. Maxcy was a Colonel in the United States Air Corps. After World War II he worked for 28 years with the Maricopa Farm Bureau. He had an agricultural news program on KOY radio for thirteen years. Maxcy served as spokesperson and salesman for the Fraser Farms development.

Shortly after acquiring the Fraser Farm in 1945, William H. Passey began making plans to subdivide the property. He entered into a contract with the Arizona Title Guarantee and Trust Company to serve as trustee for the subdivision. The title company would be responsible for preparing the title reports and the deeds. Passey engaged the services of surveyor Harry E. Jones to prepare a subdivision plat for the land. Jones completed his survey in March of 1946. On April 2, 1946, Maricopa County approved the subdivision plat. Arizona Title filed the completed plat map with the Maricopa County Recorder on May 23, 1946.

Passey Investment Company launched Fraser Fields with a full-page advertisement in the *Mesa Journal Tribune* on May 2, 1946. The marketing slogan used in the ad called Fraser Fields "a distinctive neighborhood for those who want the best." Sam R. Maxcy, spokesman for the Passey Investment Company, stated: "Our firm has carefully planned Fraser Fields so that it will be one of the best residential tracts in the Mesa area. The subdivision more than meets zoning requirements of the City. Exceptionally large lots have been platted in keeping with the plan for a suburban home area, with plenty of elbow-room for its residents." [Mesa Journal Tribune 1946] His reference to exceeding the zoning requirements of Mesa may have been intended to assure prospective buyers that there would be no problem in the future annexation of the subdivision into the city.

Fraser Fields was annexed to the City of Mesa along with many other subdivisions under City Ordinance No. 228, adopted on December 21, 1948, and becoming effective on January 21, 1949. This ordinance annexed some 2,480 acres of land which completely surrounded the original townsite. It increased the land area of Mesa by almost 400%.

Originally platted as a subdivision within the unincorporated portion Maricopa County, Fraser Fields consisted of 112 lots. Of these, eighty-six were residential lots, with ten units for duplex homes and sixteen lots for commercial use. The main entrance to the subdivision came from the south off Apache Trail (later east Main Street). This main road (Fraser Drive) led north 300 feet into the subdivision where it then branched off into Fraser Drive West and Fraser Drive East. After Mesa's annexation of Fraser Fields, the name of the portion of the Apache Trail within the city was changed to East Main Street. See Figures 2 to 5.

Fraser Drives East and West met at the north end of the subdivision where they rejoined to form Fraser Drive. The north exit to the subdivision came out on what was originally called Transmission Road. Upon annexation of the area in 1949, the street's name was changed to East 4th Street. In the 1960s the State Legislature changed the name to University Drive. (Davis 2007) An extension of East 2nd Street divided the subdivision at the center. These streets were sixty feet wide. As originally planned, there was an alley extending north from Fraser Drive that was twenty feet in width. The original residential lots were quite large, with 100 feet of frontage on the street. Lots depths ranged from 285 to 287 feet. This made the residential lots approximately 2/3 of an acre in size. (Maricopa County Recorder, maps)

A declaration of restrictive covenants spelled out the types of buildings that could be constructed on each category of lot. Arizona Title and Guarantee filed the covenants with the Maricopa County Recorder on May 23, 1946. In addition to specifying particular uses for specific lots, the covenants also established minimum sizes and values for residential dwellings. Sizes ranged from a minimum of 900 square feet of ground floor area for houses of more than one story, to 1,000 ground floor square feet for single story houses. According to deeds at the Maricopa County Recorder Office, the minimum house values at Fraser Fields were higher than most other previous subdivisions. Minimum house values ranged from \$4,000 for single-family homes to \$6,000 for duplexes. As was common at the time, the covenants also restricted the type of person that could buy property in the subdivision. People that were not of the "Caucasian race" were excluded from purchasing lots. (Maricopa County Recorder, deeds)

To help speed sales in the subdivision, Passey established a "tract office" on east Apache Trail near the development. He encouraged buyers by asking a rhetorical question: "Why not build the home you want? Pick a beautiful site in Fraser Fields and you'll always be glad you did! Our salesman will be at the tract office (east Apache Trail) every day. Or, if you prefer, drop by our main office and we will gladly help you with your plans and financing." Passey's main office was located at 48 West Main. Donald MacQueen joined the firm as the principal salesman for the firm at the tract office in 1947.

It soon became apparent that the residential lots were simply too large for the average buyer. In order to improve sales, Passey and his partners decided to reduce the depths of the lots while maintaining the 100 feet of street frontage. To facilitate access to these lots, the alley shown on the original plat was widened to 60 feet. This extended Fraser Drive through the middle of the subdivision where the alley had been. This essentially doubled the number of lots for the inner portion of the subdivision, making most of these lots 128 feet deep. William H. Passey and wife Gertrude B. Passey formally deeded the former alley land for the expansion of Fraser Drive to the City of Mesa on September 13, 1950. Along with the modification, a 16-foot-wide alley was dedicated between the center lots. (Maricopa County Recorder, deeds)

Despite the demand for housing in post-war Mesa, lots in the neighborhood sold gradually. Once the lots were sold, shortages of building supplies delayed the start of construction. Competition for skilled contractors and workers meant that new residents had to wait. It also took some time for the Passey Investment Co. to develop the infrastructure for the subdivision. This included city water, gas, and 60-cycle electricity. Because of the acute housing shortage in post-war Mesa, Passey first concentrated his efforts at apartment construction. By December of 1947 he completed a twenty-unit apartment complex on the north side of East Main Street. (Mesa Journal Tribune, Dec. 18, 1947)

According to long-time resident, Doug Davis, William Passey developed the Fraser Apartments at 950 East Main Street (commercial lots 86 and 87) by relocating and renovating former military barracks. These surplus barracks were obtained either from Falcon Field or the Papago Park National Guard Armory. These buildings were again dismantled and removed in 1977 for the construction of Bill Johnson's restaurant which still stands on the property. (Davis 2007) See Figure 6.

The remaining homes were built individually by owners that purchased lots. In an advertisement in January of 1948, Passey advised the "home seeker and investor" that "if you prefer to build you own home, before deciding on a location, be sure and let us tell you of the advantages of building in beautiful Fraser Field, where your investment is fully protected and you have city water, gas, electricity, and underground irrigation with no open ditches."

To drum up interest in the subdivision, Passey teamed up with the Junior Chamber of Commerce to raffle off a "Dream House" in Fraser Fields. The raffle was a fundraiser for the Jaycees as part of their annual "Rawhide Roundup" event in April. Draftsman Paul Pomeroy prepared the plans and specifications for the house. Jaycee president Dwight "Pat" Patterson presided over the groundbreaking in November of 1947. Geddes White served as contractor for the project. The five-room, concrete-block house soon began to rise on Fraser Fields Lot 92 (103 N. Fraser Drive East, F-17). See Photo 9.

As the date for the raffle drew closer, the Jaycees stepped up publicity about the house. Mesa artist Steve Hubert prepared an artist's "vision" of the house that the editors of the *Mesa Journal Tribune* published on January 15, 1948. At the time, the value of the house was estimated at \$10,000. On March 4, the newspaper published interior photos of the "Dream House." A reporter for the paper described the rooms as "attractively furnished." While sale of raffle tickets benefited the Jaycees, the publicity proved useful to the W.H. Passey Investment Company. Passey's advertising trumpeted: "Jaycees choose Mesa leading subdivision for their dream house." As a further incentive, Passey offered a book of 25 raffle tickets to each buyer that purchased a lot in Fraser Fields. [Mesa Journal Tribune, Jan. 15, 1948]

The annual Rawhide Roundup began at 6 p.m. on April 1, 1948, with a parade down Main Street in Mesa. The drawing for the dream house was the very last activity of the three-day event. It took place at 10:00 p.m. on Saturday night, April 3. Additional photos appeared in the newspaper on April 1, showing the dining room and "appliance-stocked kitchen." The *Journal Tribune* noted, "one of the big features of the kitchen is a dishwasher." On April 3, Scottsdale resident Mrs. Irene Van Kirk won the house. A widow with two daughters, Mrs. Van Kirk owned the La Ranchera dress shop in Scottsdale. [Mesa Journal Tribune, Apr. 8, 1948]

Events such as the raffle increased interest in Fraser Fields, but a shortage of construction materials and workers still hampered home building for the next three years. Early Fraser Fields resident Elma Allen Milano recalled in a 1997 memoir how long it took to get buildings completed in the busy post-war era. After living for a time at 540 W. Clark Street, the Milanos moved to a temporary home at 150 N. Spencer while their home in Fraser Fields was being constructed. Mrs. Milano noted: "We expected to live in this little place for only three months and guess how long we were there? Two-and-one-half years! This is how long it took to get: 1) the plans done, 2) permission to build, and 3) construction completed." Mrs. Milano designed the home herself. William S. Porter was the construction contractor. The Milanos moved into the home on the east half of Lot 47 in January of 1951 (855 W. 2nd Street, F-114). They paid \$750 for the lot; later the Milanos purchased the east half of Lot 46 for \$1,000. [Milano 1997] [Note that this is the only house in the neighborhood with frontage and an address on West 2nd Street. Furthermore, properties with frontages on West pepper Place and West 3rd Place are considered to be on either Fraser Drive West or East.]

When it was platted, Fraser Fields was one-quarter mile east of the Mesa city limits. Mrs. Milano observed: "We felt like pioneers when we first moved here; we were literally out in the country. Hank [her husband] objected to this lot because he said it was so far out that there wasn't even bus service. I was more visionary and assured him that we would eventually be part of a big town . . . At the time we began construction, there were two other houses bordering the

subdivision: 1) the red brick one at the entrance from University [Main St.], and 2) a small, white one on Fraser Drive East which was built by the Jaycees." [Milano 1997]

A second early resident also recalled that it took some time to get homes completed. The experience of Guy Gardner was typical. Gardner purchased the west 128 feet of Lot 42 on November 8, 1949 (67 N. Fraser Drive West, F-74). Gardner paid \$1,000 for the lot. Salesman Donald MacQueen brokered the sale. Gardner engaged the services of his wife's uncle, Arly Peterson, to build the home. Gardner, a plaster contractor, plastered the home himself. It took more than a year to complete the home, but on April 1, 1951, Gardner and his wife moved into their new home. Gardner went on to plaster 26 more homes in the Fraser Fields Historic District. [Gardner 2005] The use of traditional lath and plaster, rather than the less expensive "gyp-lath" or drywall, is considered an indication of the high standards of quality in materials and workmanship that was typical of fine homes of Fraser Fields. See Photo 10.

The completion of paving and the addition of concrete curbs helped give a finished look to the subdivision. Prior to that time, Mrs. Milano said residents "slithered around in mud, mud, mud" when it rained. According to Doug Davis the existing curbs and paving was installed in 1954 through Street Improvement District No. 70. The plans were designed and signed in August 1953 and construction was completed in 1954. Tom Nesbit was the city Engineer at the time and approved the plans. The plans show all the existing features within and adjacent to the right-of-way. Two 1952 photographs found in the Mesa Southwest Museum [Photos 98-455.44, 98-455.45] show views of the graded-gravel character of Fraser Drive prior to paving. [Davis 2007] See Photos 11 to 13.

By 1952, approximately 67 homes had been erected in Fraser Fields. The shortage of men and materials that had plagued the immediate post-war era was over, and Fraser Fields boomed as a prime location for Mesa residents during the fifties.

SUBDIVISION PLAN OF FRASER FIELDS

The Original Subdivision Plan

At the time of its establishment, the 80-acre Fraser Fields subdivision was a half-mile away from the original Mesa townsite and removed from urban development. The project followed the typical pattern of suburban development in Mesa and the metropolitan Phoenix area. The agricultural fields of the Fraser Farm were transformed into a suburban residential neighborhood with rows of home sites, utilities and paved streets.

Land Development Method

Land development for residential neighborhoods in Mesa has been accomplished through three methods. In the first method of land development, the original city blocks within the mile-square town site were developed through a series of lot splits creating various-sized parcels one at a time (e.g., West Second Street Historic District). In the second method, an entire town site block would be subdivided into rows of small, equal-sized parcels all at once (e.g., Wilbur Historic District). In the third method, agricultural land outside of the town site was subdivided and developed as residential neighborhoods (e.g., Evergreen Historic District). After World War II these new additions were primarily created for the development of modest-sized, mass-produced tract houses. By contrast Fraser Fields was envisioned as a neighborhood of up-scaled, custom-built Ranch Style homes. The original plat of Fraser Fields was laid out with exclusivity and privacy in mind having an arrangement of roads and parcels that fostered a feeling of luxury and openness. The subdivision layout was the realization of the ideal setting for the up-scaled Ranch Style house of the 1950s.

Lot Sizes

The width of the lots were of sufficient dimension to accommodate the proportions and scale of the newly popularized, broad-faced Classic and California Ranch style house with an attached carport or garage. The original plat design envisioned an exclusive enclave of large suburban lots approximately 2/3-acre each, 100' wide x 287' deep. This neighborhood layout anticipated the post-war concept of neighborhoods based upon automobiles rather than on pedestrians, for the broad, straight streets have no sidewalks. The scale of the neighborhood was luxurious, for the size of the original lots was more than two times larger than those commonly laid out for mass-production housing of the same period.

Street Pattern

The street pattern of Fraser Fields follows a formal, bi-axially symmetrical street plan based on the existing orthogonal street layouts of turn-of-the-century Mesa additions. Although considered an upper-income neighborhood, the plat did not provide design characteristics such as the earlier picturesque curving street layouts of exclusive neighborhoods in Phoenix such as found in the Encanto-Palmcroft Historic District (period of significance: 1927-1960). However, it did create a feeling of privacy through the use of an internalized street layout with only two entrances to the neighborhood on Fraser Drive at Main and Fourth Streets. Three hundred feet into the neighborhood, each entrance road splits to create a loop within the subdivision with lots double-loaded along Fraser Drive East and Fraser Drive West. East Second Street connected the paired streets across the center of the subdivision.

Infrastructure

The utilities for Fraser Fields were installed immediately upon the platting of the subdivision but paving and curbs were not completed until 1954. Having no sidewalks for pedestrians, the neighborhood was designed for the suburban automobile lifestyle. When the curbs were finally installed, they were squared with curb cuts to allow driveways. Advertising of the times proudly proclaimed that there were no open ditches in the new subdivision - a consideration for safety and aesthetics. The irrigation system inherited from the Fraser Farms was modified to serve the residential lots in creating a lush, green oasis in the desert featuring large deciduous and evergreen shade trees, shrubbery, and lawns. This park-like character has been maintained to this day by retaining the flood-irrigated front lawns that blend together with only occasional delineation by low fences at the side property lines.

Mixed Land Uses

The original subdivision plat of 112 lots envisioned a mix of uses that responded to the local patterns of suburban development. Typically single-family residential subdivisions were planned with commercial uses clustered at major intersections of arterial streets. Occasionally a buffer of multi-family parcels would also be planned as frontage to the arterial streets (e.g., Encanto-Palmcroft Historic District in Phoenix). The original Fraser Fields plat provided for ten multi-family parcels as a buffer between the sixteen commercial parcels on Main Street and the single-family homes at the center. In 1947 developer William Passey created an apartment complex using relocated, surplus military barracks on two large commercial lots on East Main Street. (Davis 2007)

The Revised Subdivision Plan

The original plat, filed with the Maricopa County Recorder on May 23, 1946, anticipated that large suburban estate lots would be a marketable product in the post-war era, but home site sales were slow because the lots were too big to be affordable for most middle-class buyers or for returning servicemen and women. Thus, in September of 1950, the plat was revised and re-filed to extend Fraser Drive straight through and to split in half the large estate lots at the interior blocks, doubling their numbers. The outer ring of lots remained full size until split on an individual basis in the 1960s and 1970s. This provision of smaller, more affordable lots was just the incentive needed to spark interest in the new neighborhood and to spur sales. [Compare the original plat map to the survey map to see the revised street pattern and the lot splits.]

PROMINENT RESIDENTS OF FRASER FIELDS

Because William Passey was a prominent member of the LDS church, and because the Fraser Fields subdivision was in fairly close proximity to the Arizona Temple, a number of Mormon families settled in the neighborhood. The Milanos and Gardners were two of these. An example of other prominent Mormon families included that of Dilworth C. Brinton. Mr. Brinton was a church and civic leader of Mesa. In 1954, he was selected as Mesa Man of the Year. An insurance agent by trade, Brinton was active as a Boy Scout leader. In 1958 he was appointed Church High Councilman, and in 1964 was ordained bishop of the Mesa 21st Ward. The Brinton home was located on 125 N. Fraser Drive East (F-16). (Brinton 1967) See Photo 14

Another prominent LDS church leader that lived in Fraser Fields was J. Darwin Gunnell. A resident at 216 N. Fraser Drive West (F-41), Gunnell operated a tire shop that became Big O Tires. He was active in the community, serving on the Mesa School Board, the Boy Scout Council, the YMCA, the Chamber of Commerce, and the Mesa United Way. In 1968, Gunnell was selected as Mesa's Man of the Year. He was a bishop's counselor in the LDS church and was later a bishop. He also served as director of information at the Arizona Temple. (Norton 2004) See Photo 15.

A third LDS bishop that lived in Fraser Fields was Oscar Virgil Crismon, who owned the home at 236 N. Fraser Drive West (F-43). Crismon and wife Helen owned Crismon's Flower Shop in Mesa. Mr. Crismon served as bishop of the

10th Ward of the LDS Church. In 1937, Crismon was selected as Mesa's Man of the Year. In addition to being a religious leader, Crismon was also a political leader. As was the case with a number of other Fraser Fields residents, Crismon served Mesa citizens as one of the city's elected officials. Crismon was Mesa's 28th mayor, serving from 1950 to 1952. (Norton 2005) See Photo 16.

Another mayor of Mesa that lived in Fraser Fields was Jerald Jackson "Jack" Taylor who lived at 38 N. Fraser Drive (F-107). Mr. Taylor was a retail grocer that owned Taylor's Market Basket. A native of Texas, Taylor served as mayor from 1966 until 1972 when he was elected to the state legislature. He served in the Arizona House of Representatives from 1972 to 1974, when he was elected to the Arizona Senate. Taylor served in the Senate until 1988. (Norton 2005) See Photo 17.

Other politicians that lived in Fraser Fields included John Cummard, who lived at 135 N. Fraser Drive (F-99). An insurance and real estate agent, Cummard served several terms in the state legislature.

Elizabeth Nell Evans was the first woman to serve on Mesa's City Council. Nell Evans and husband R.R. "Bob" Evans lived at 136 N. Fraser Drive East (F-63). Nell Evans received Mesa's Woman of the Year award in 1976; husband Bob was selected Man of the Year in 1993. (Norton 2004) See Photo 18.

The association of Fraser Fields developer William H. Passey with the Southside Hospital resulted in a number of medical professionals settling in the neighborhood. Passey was a director of the Southside Hospital for more than thirty years. One of the more noteworthy of these professionals was doctor Victor Eugene Frazier. A native of Kansas City, Frazier was a veteran of the US Army in World War II. He settled in Mesa after the war and purchased property at 116 N. Fraser Drive West (F-35). There is no relation between Dr. Frazier and the Jack Fraser who once owned Fraser Farm. See Photo 19

Another prominent physician was Fred Egerton Ewart, who lived with his wife Marla at 57 North Fraser Drive East (F-19). Ewart came to Mesa in 1950 to specialize in pediatrics. He established a practice across from Southside Hospital and tended to the needs of Mesa's children for nearly forty years, until he retired in 1988. Ewart also served the community as a volunteer Deputy Sheriff for the Mounted Sheriff's Posse of Maricopa County. In addition, he played a prominent role in writing the Mesa city charter. See Photo 20.

Dr. Lloyd C. French and his wife Helen moved to Mesa and Fraser Fields in order for him to take the position of director of the Mesa Hospital. He held that position from 1948 until his death in 1951. (Davis 2007)

Other members of the medical profession that lived in Fraser Fields included:

Judson J. Calhoun, dentist
F-075, 105 N. Fraser Dr. W.,
Andrew Silva, dentist
F-119 244 N. Fraser Dr. and
F-098, 145 N. Fraser Dr.,
Hallie Gavette, nurse
F-055, 306 N. Fraser Dr. E.,
Ray Jacquet, optometrist
F-008, 245 N. Fraser Dr. E.,
J. Edwin Keppel, doctor
F-012, 205 N. Fraser Dr. E.,
Franklin Laneback, doctor
F-042, 226 N. Fraser Dr. W.,
Clair Troutman, doctor
F-010, 225 N. Fraser Dr. E.,
Rex Weaver, doctor
F-005, 315 N. Fraser Dr. E.,
M. Bruce Crow, radiologist
F-007, 255 N. Fraser Dr. E.,
Marion Peterson, doctor
F-052, 350 N. Fraser Dr. W.,
Salvatore, Anthony, doctor
F-020, 47 N. Fraser Dr. E.
and
Lyal Millett, chiropractor
F-066, 106 N. Fraser Dr. E.

A number of other professions were represented, including many insurance agents, merchants, educators, business owners, contractors, ranchers, farmers, journalists and auto dealers. See Photo 21.

By 1960, nearly all of the lots in Fraser Fields had been filled with homes, duplexes, and apartments. By this time the neighborhood was essentially "built out." Residential development of Fraser Fields was completed by 1960 so that year is used as the ending date for the period of significance for the historic district. There were one or two exceptions, but most vacant lots had disappeared in Fraser Fields by 1960. One notable exception was the east half of Lot 16 (156 N. Fraser Drive West, -39). This lot remained vacant until approximately 1986, when real estate agent Robert Lawther built the last home constructed in Fraser Fields. However, this home is clearly a unique exception to the period of significance.

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: _____

Interviews:

Guy Gardner; August 13, 2005, September 8, 2005
Nancy Dana Norton; September 13, 2005.

Primary Sources and Archival Collections

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Assessor's parcel maps.
Property assessment records.

Maricopa County Recorder, Phoenix
Book of Deeds:
41, p. 83
102, p. 479.

Book of Maps:
34, p. 35.

Book of Miscellaneous
74, p. 153.

Book of Water Right Certificates:
6, p. 117.

Dockets:
620, p. 238.

Mesa Historical Museum, Mesa
History of the Mayors of Mesa File, prepared by Nancy Dana Norton.
Map of Property Ownership in Mesa, January 1, 1932.
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Mesa Room, Mesa Public Library
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March 1, 1943.

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"The Rise of the Southeastern Salt River Valley." Ph.D. Dissertation, Arizona State University, Tempe, 1989.

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Zarbin, Earl A.

Roosevelt Dam: A History to 1911. Phoenix: Salt River Project, 1984.

REFERENCES CITED

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"The Rise of the Southeastern Salt River Valley." Ph.D. Dissertation, Arizona State University,
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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 53
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>424418</u>	<u>3698108</u>	3	<u>12</u>	<u>424681</u>	<u>3697518</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>424687</u>	<u>3698106</u>	4	<u>12</u>	<u>424477</u>	<u>3697524</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary of the historic district encompasses all those properties with formal frontage on the six streets within the center of the historic re-platted Fraser Fields subdivision. These included interior streets include:

Fraser Drive West
Fraser Drive
Fraser Drive East
Pepper Place
Second Street
Third Street

The properties with formal frontage on the four perimeter streets are excluded. These excluded perimeter streets include:

East Main Street
East University Drive
Horne Drive
Miller Drive

The boundary line follows the rear and side property lines of the parcels as indicated on the attached map.

Boundary Justification (explain why the boundaries were selected)

The boundary includes those residential properties at the interior of the historic Fraser Fields subdivision that were, in virtually all cases, constructed during the fifteen-year era of significance. This period and this area include virtually all the houses and apartments from the substantial completion of the subdivision. The boundary excludes those commercial, residential, religious, and industrial properties at the perimeter of the subdivision that were developed after the substantial completion of the residential heart of the district or that have lost their original architectural integrity.

11. Form Prepared By

name/title Don W. Ryden, AIA; Doug Kupel, Ph.D.
organization Ryden Architects Inc. date 6-30-2005
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.

- **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.

Inventory List

Survey Area: Fraser Fields Historic District 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
F-001	House	355 N. Fraser Dr. E.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-002	House	345 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-003	House	335 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-004	House	325 N. Fraser Dr. E	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-005	House	315 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-006	House	305 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5' CMU Wall around	Ranch
F-007	House	255 N. Fraser Dr. E	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-008	House	245 N. Fraser Dr. E	1953	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projecting carport addition	Ranch
F-009	House	235 N. Fraser Dr. E	1959	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-010	House	227 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-011	House	215 N. Fraser Dr. E	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Contemporary
F-012	House	205 N. Fraser Dr. E	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-013	House	155 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-014	House	143 N. Fraser Dr. E	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-015	House	133 N. Fraser Dr. E	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-016	Dilworth C. Brinton Ho	125 N. Fraser Dr. E	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-017	Mrs. Irene Van Kirk H	103 N. Fraser Dr. E	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-018	House	67 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16' hedge of arbovitae.	Ranch
F-019	Fred Egerton Ewart H	57 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-020	House	48 N. Fraser Dr. E	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-021.1	House	35 N. Fraser Dr. E	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-021.2	House	35 N. Fraser Dr. E.	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-021.3	House	35 N. Fraser Dr. E	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-021.4	Duplex	35 N. Fraser Dr. E	c. 1970	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Ranch Style
F-022	House	17-19 N. Fraser Dr. E	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-023	House	9 N. Fraser Dr. E	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
F-024	House	3 N. Fraser Dr. E	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-025	House	8 N. Fraser Dr.	c. 1964	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Ranch
F-026	House	856 Pepper Place	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sheathed; wdws replaced;	Ranch
F-027	House	36 N. Fraser Dr.	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sheathed; wdws replaced;	Ranch
F-028.1	House	18 N. Fraser Dr.	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sheathed; wdws replaced;	Ranch
F-028.2	House	18 N. Fraser Dr.	c. 1964	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Contemporary

Eligibility

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-029.1	House	36 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
F-029.2	House	36 N. Fraser Dr. W.	1964	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Contemporary
F-030	House	38 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-031	House	48 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	porch addn; wdfs	Ranch
F-032	House	58 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Minimal Traditio
F-033	House	68 N. Fraser Dr. W	1960	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Spanish Colonia
F-034	House	106 N. Fraser Dr. W	1946	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2-story addn conflicts	Ranch
F-035	Victor Eugene Frazier	116 N. Fraser Dr. W	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-036	House	126 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-037	House	140 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-038	House	146 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-039	Robert Lawther House	156 N. Fraser Dr. W	1962	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-040	House	206 N. Fraser Dr. W	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-041	J. Darwin Gunnell Hou	216 N. Fraser Dr. W	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-042	House	226 N. Fraser Dr. W	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-043	Oscar Virgil Crismon	236 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-044	House	246 N. Fraser Dr. W	1962	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Ranch

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-045	House	256 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-046	House	306 N. Fraser Dr. W	1957	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Porch in-fill & addn; wdw	Tranch w/Prarie
F-047	House	316 N. Fraser Dr. W	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-048	House	326 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roofline alt.; crprt in-	Ranch
F-049	House	330 N. Fraser Dr. W	1970	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age	Ranch
F-050	House	336 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-051	House	346 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-052	House	350 N. Fraser Dr. W	1947	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-053	House	326 N. Fraser Dr. E	1956	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-054	House	316 N. Fraser Dr. E	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-055	House	306 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-056	House	254 N. Fraser Dr. E	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-057	House	244 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	sheathed; major front garage	Ranch
F-058	House	234 N. Fraser Dr. E	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-059	House	224 N. Fraser Dr. E	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-060	House	214 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-061	House	204 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

Eligibility

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-062	Howard Millett Reside	146 N. Fraser Dr. E	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-063	R.R. Evans House	136 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-064	House	126 N. Fraser Dr. E	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-065	House	116 N. Fraser Dr. E	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-066	House	106 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-067	House	68 N. Fraser Dr. E	1952	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2-story addn conflicts	Ranch
F-068	House	58 N. Fraser Dr. E	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-069	House	48 N. Fraser Dr. E	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-070	House	18 N. Fraser Dr. E	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-071	House	37 N. Fraser Dr. W	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-072	House	47 N. Fraser Dr. W	1958	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Design alterations	Ranch
F-073	House	57 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-074	Guy Gardner House	67 N Fraser Dr. W	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-075	House	105 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-076	House	115 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-077	House	125 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-078	House	135 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

Eligibility

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Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-079	House	145 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-080	House	840 E. 2nd St.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-081	House	213 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-082	House	223 N. Fraser Dr. W	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-083	Hosue	233 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-084	House	243 N. Fraser Dr. W	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-085	House	253 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-086	House	305 N. Fraser Dr. W	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-087	House	315 N. Fraser Dr. W	1954	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-088	House	325 N. Fraser Dr. W	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-089	House	325 N. Fraser Dr.	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-090	House	315 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-091	House	305 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-092	House	253 N. Fraser Dr.	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-093	House	243 N. Fraser Dr.	1959	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-094	House	233 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		California Ranc
F-095	House	225 N. Fraser Dr.	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

Eligibility

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

Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-096	House	217 N. Fraser Dr.	1959	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	roofline changed; porch	Ranch
F-097	House	209 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-098	House	145 N. Fraser Dr.	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-099	John Cumnard House	135 N. Fraser Dr.	1953	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco sheathing and	Ranch
F-100	House	125 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-101	House	117 N. Fraser Dr.	1970	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Age	Ranch
F-102	House	105 N. Fraser Dr.	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-103	House	65 N. Fraser Dr.	1953	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheathed; windows replaced;	Ranch\Contemp
F-104	House	57 N. Fraser Dr.	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-105	House	47 N. Fraser Dr.	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-106	House	6 N. Fraser Dr.	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-107	Jerald Jackson Taylor	38 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-108	House	50 N. Fraser Dr.	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-109	House	60 N. Fraser Dr.	1946	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-110	House	68 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-111	House	106 N. Fraser Dr.	1960	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-112	House	118 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

Eligibility

IE=Ind. Elig. C=Contributor

NC=Non-Cont Rev=Reversable

Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
F-113	House	126 N. Fraser Dr.	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-114	Hank and Elma Milano	855 E. 2nd St.	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Contemporary
F-115	House	860 E. 2nd St.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-116	Hosue	214 N. Fraser Dr.	1951	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-117	House	224 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-118	House	234 N. Fraser Dr.	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-119	House	244 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-120	House	254 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-121	House	306 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-122	House	316 N. Fraser Dr.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch
F-123	House	328 N. Fraser Dr.	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch

FOR ALL PHOTOGRAPHS (unless otherwise noted):

Name of Property: Fraser Fields Historic District
 County: Maricopa County
 State: Arizona
 Photographer: D. Parmiter
 Date: June 2006
 Location of Original Negatives: Ryden Architects, Inc., 902 W. McDowell Rd., Phoenix, AZ 85007

Photo No.	Direction	Negative No.	Description
1	S	B1	Overall view of Fraser Drive East looking south
2	SE	A32	Non-eligible property due to block wall in front yard
3	W	C6	Overall view of 2 nd Street looking west
4	N	C5	Overall view of Fraser Drive East looking north
5	SE	C4	Non-eligible property due to major remodel
6	S	C3	Overall view of Fraser Drive West looking south
7	NW	C2	Non-eligible property due to Age
8	S	C7	Overall view of Fraser Drive looking south
9	E	A23	<i>Van Kirk House - 103 N. Fraser Drive East, F-017</i>
10	E	B15	<i>Gardner House 67 N. Fraser Drive West, F-074</i>
11	na	98-455.45	<i>Fraser Drive 1952, Mesa, Arizona</i>
12	na	98-455.44	<i>Fraser Drive 1952, Mesa, Arizona</i>
13	na	98-455.86	<i>Construction of curbs in Fraser Fields, 1954</i>
14	E	A24	<i>Brinton House - 125 N. Fraser Drive East, F-016</i>
15	W	A5	<i>Gunnell House - 216 N. Fraser Drive West, F-041</i>
16	W	A3	<i>Crismon House - 236 N. Fraser Drive West</i>
17	W	C24	<i>Taylor House - 38 N. Fraser Drive</i>
18	W	C29	<i>Evans House - 136 N. Fraser Drive</i>
19	W	A10	<i>Frazier House - 116 N. Fraser Drive West</i>
20	E	A22	<i>Ewart House - 57 N. Fraser Drive East, F-019</i>
21	W	B25	<i>Millett House - 146 N. Fraser Drive East, F-062</i>



The wide streets and continuous, broad front yards of Fraser Fields contribute to the openness of the Ranch Style streetscape favoring the post-WWII popularity of the automobile. Thirty foot tall street lights are in the scale of the automobile rather than the pedestrian. View toward South on Fraser Drive East.

Photo 1



The façade of the Ranch Style house at 305 Fraser Drive East (F-006) is obscured by a solid five-foot-high wall and dense vegetation. The visual barrier not only prevents the house from conveying its architectural significance, but also interrupts the open feeling of the continuous front yards. This condition is rare in this neighborhood. View toward southeast.

Photo 2



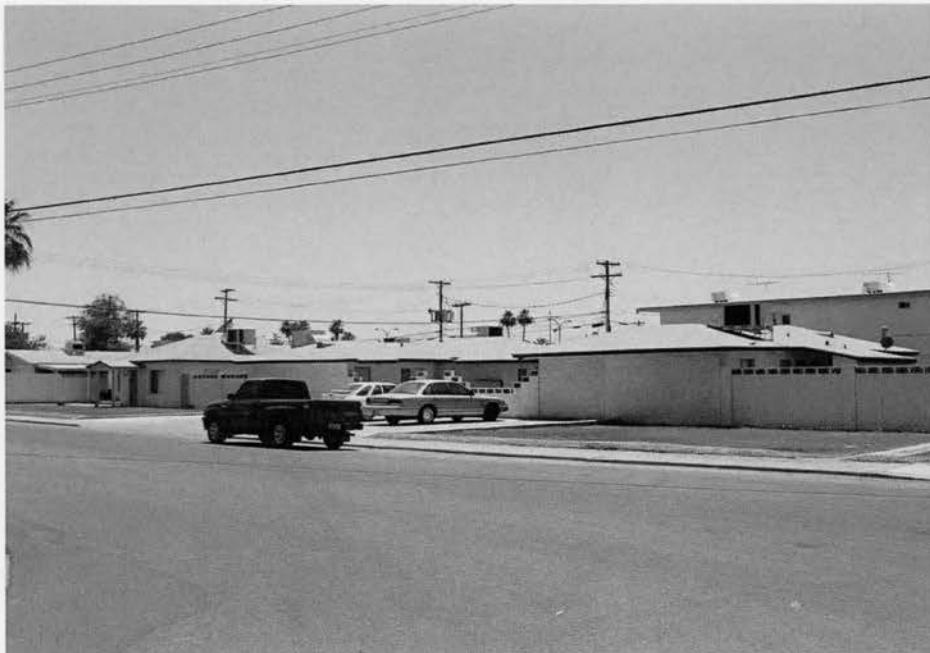
The sideyard walls that define the bounds of lateral Second Street are a dramatic contrast to the open front yards of Fraser Drives East and West. View toward the west.

Photo 3



The integration of sidewalks with curbs and gutters are often characteristic of neighborhoods planned with automobiles in mind rather than pedestrians. Earlier (pre-WWII) neighborhoods often had landscaped tree lawns or parkways to buffer the walkways from the streets. View toward the north on Fraser Drive East.

Photo 4



At the South end of the neighborhood on Pepper Place, apartments were planned and constructed as a buffer between the single family homes and the commercial businesses facing Main Street. View toward the southeast facing the matching apartments at 18 and 36 Fraser Drive West (F-028 and F-027). Two-story apartments are seen at the rear yard.

Photo 5



The continuity of the long, low façade of Ranch Style homes is further enhanced by irrigated lawns and mature landscaping. View toward southeast on Fraser Drive West south of Second Street.

Photo 6



Several of the post-historic-era homes have been sensitively designed in the Ranch Style using more modern such as slump block. The 1970 house at 326 Fraser Drive West (F-049) complements the streetscape with its massing and landscaping. View toward the northwest.

Photo 7



Fraser Drive, the central longitudinal street of the subdivision is characterized by the broad roadway and layers of overlapping tree canopies. View toward the south.

Photo 8



Van Kirk House
103 N. Fraser Drive East, F-017
(*Ryden Architects, 2005*)

Photo 9



Gardner House
67 N. Fraser Drive West, F-074
(Ryden Architects, 2005)

Photo 10



Fraser Drive 1952, Mesa, Arizona
(Mesa Southwest Museum, Photo 98-455.45)

Photo 11



*Fraser Drive 1952, Mesa, Arizona
(Mesa Southwest Museum, Photo 98-455.44)*

Photo 12



*Construction of curbs in Fraser Fields,
1954 (Mesa Southwest Museum,
Photo 98-455.86)*

Photo 13



Brinton House
125 N. Fraser Drive East, F-016
(Ryden Architects, 2005)

Photo 14



Gunnell House
216 N. Fraser Drive West, F-041
(Ryden Architects, 2005)

Photo 15



Crismon House
236 N. Fraser Drive West
(Ryden Architects, 2005)

Photo 16



Taylor House
38 N. Fraser Drive
(Ryden Architects, 2005)

Photo 17



Evans House
136 N. Fraser Drive
(Ryden Architects, 2005)

Photo 18



Frazier House
116 N. Fraser Drive West
(Ryden Architects, 2005)

Photo 19



Ewart House
57 N. Fraser Drive East, F-019
(Ryden Architects, 2005)

Photo 20



Millett House
146 N. Fraser Drive East, F-062
(Ryden Architects, 2005)

Photo 21

Figure No.	Description
1	Location Map of Fraser Fields Historic District
2	ORIGINAL PLAT MAP April 8, 1946
3	1949 Aerial Photo
4	1959 Aerial Photo
5	2006 Aerial Photo

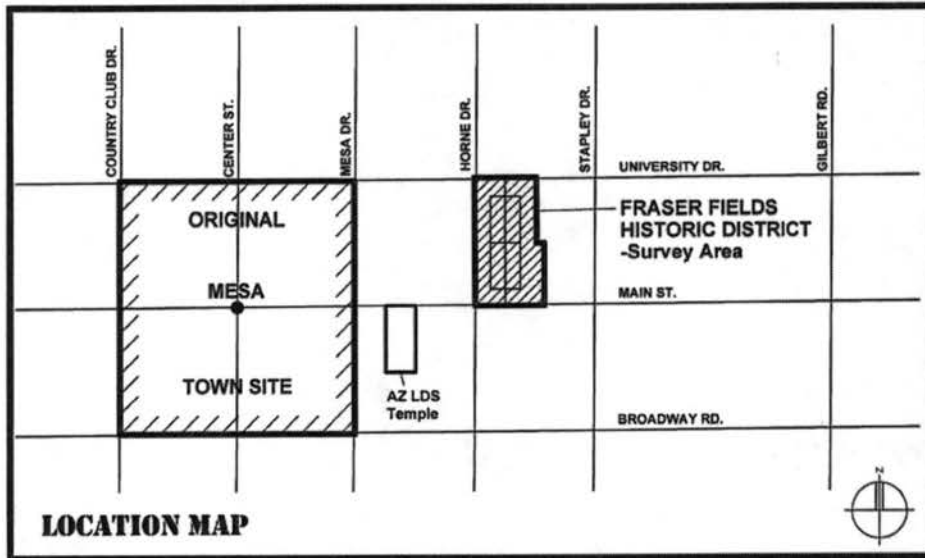


Figure 1

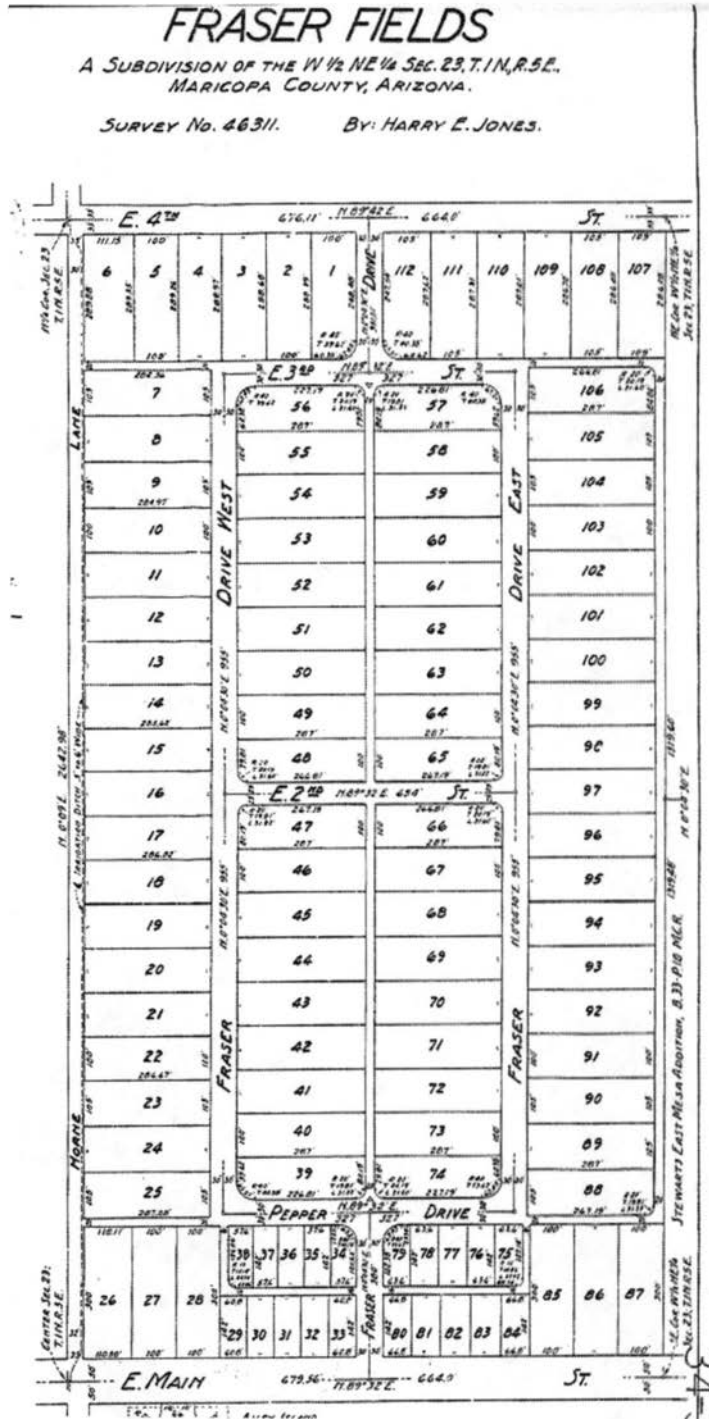


Figure 2.
ORIGINAL PLAT MAP
April 8, 1946
(Maricopa County Records)

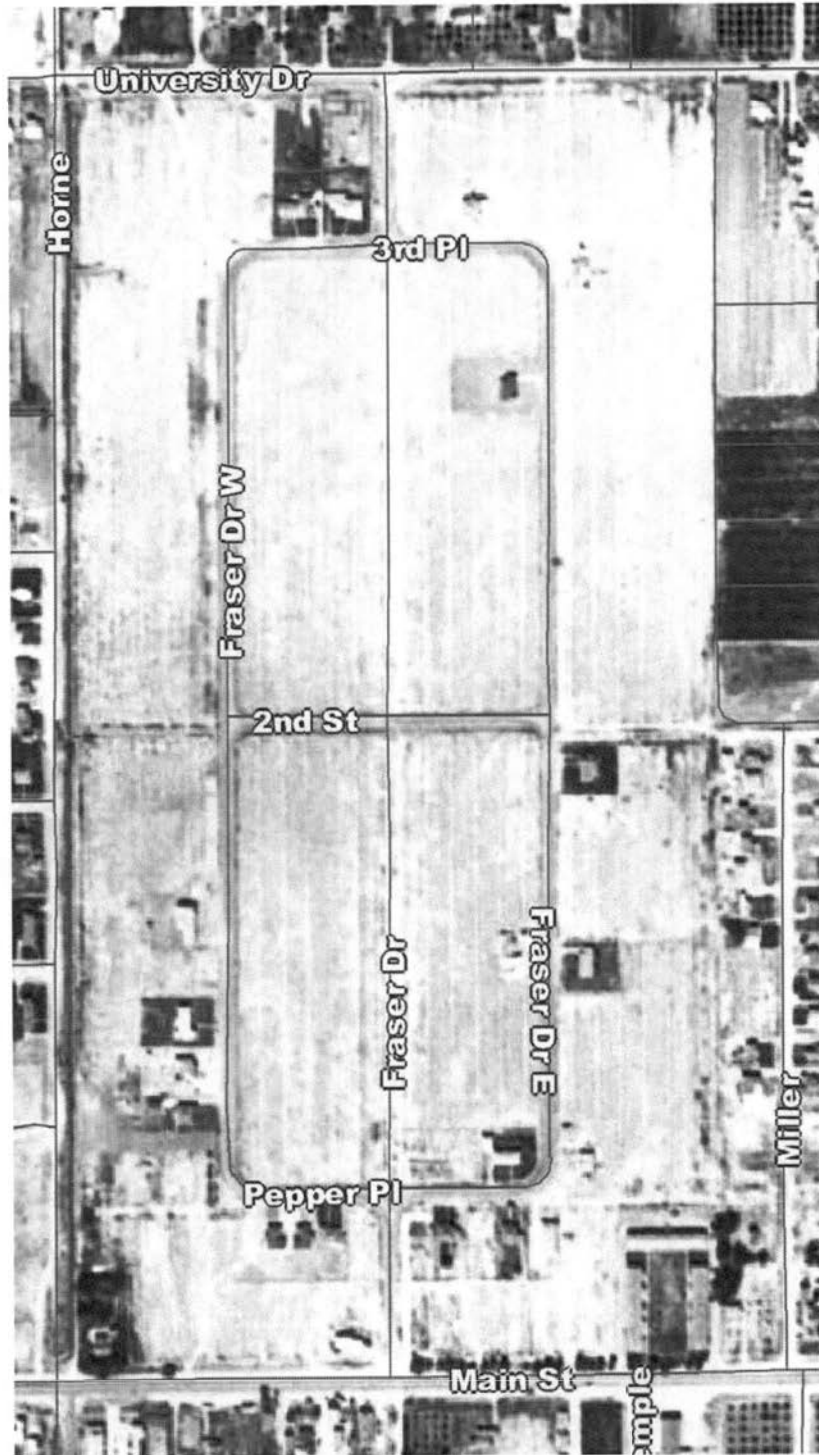


Figure 3
1949 Aerial Photo
(Maricopa County Records)



Figure 4
1959 Aerial Photo
(Maricopa County Records)



Figure 5
2006 Aerial Photo
(Maricopa County Records)

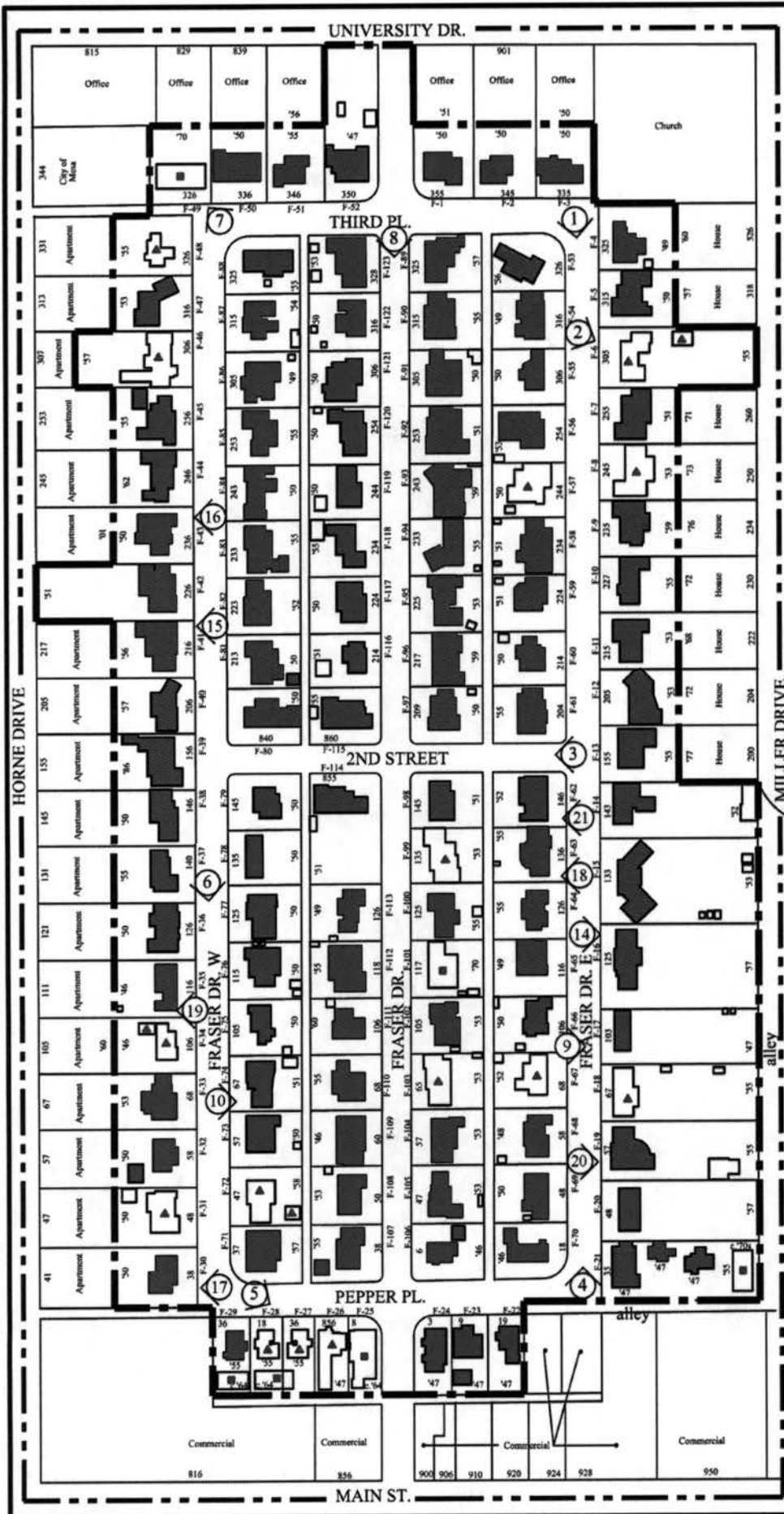
Residential Construction Starts by Year








Year	Number of Houses Started
1946	5
1947	8
1948	1
1949	5
1950	32
1951	9
1952	4
1953	14
1954	1
1955	27
1956	2
1957	6
1958	1
1959	3
1960	2
1962	2
1964	3
1970	3
TOTAL	128

Figure 6 Annual Rate of Home Construction in the Fraser Fields Historic District

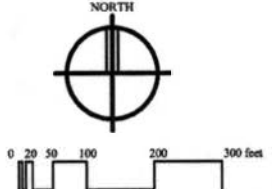
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.



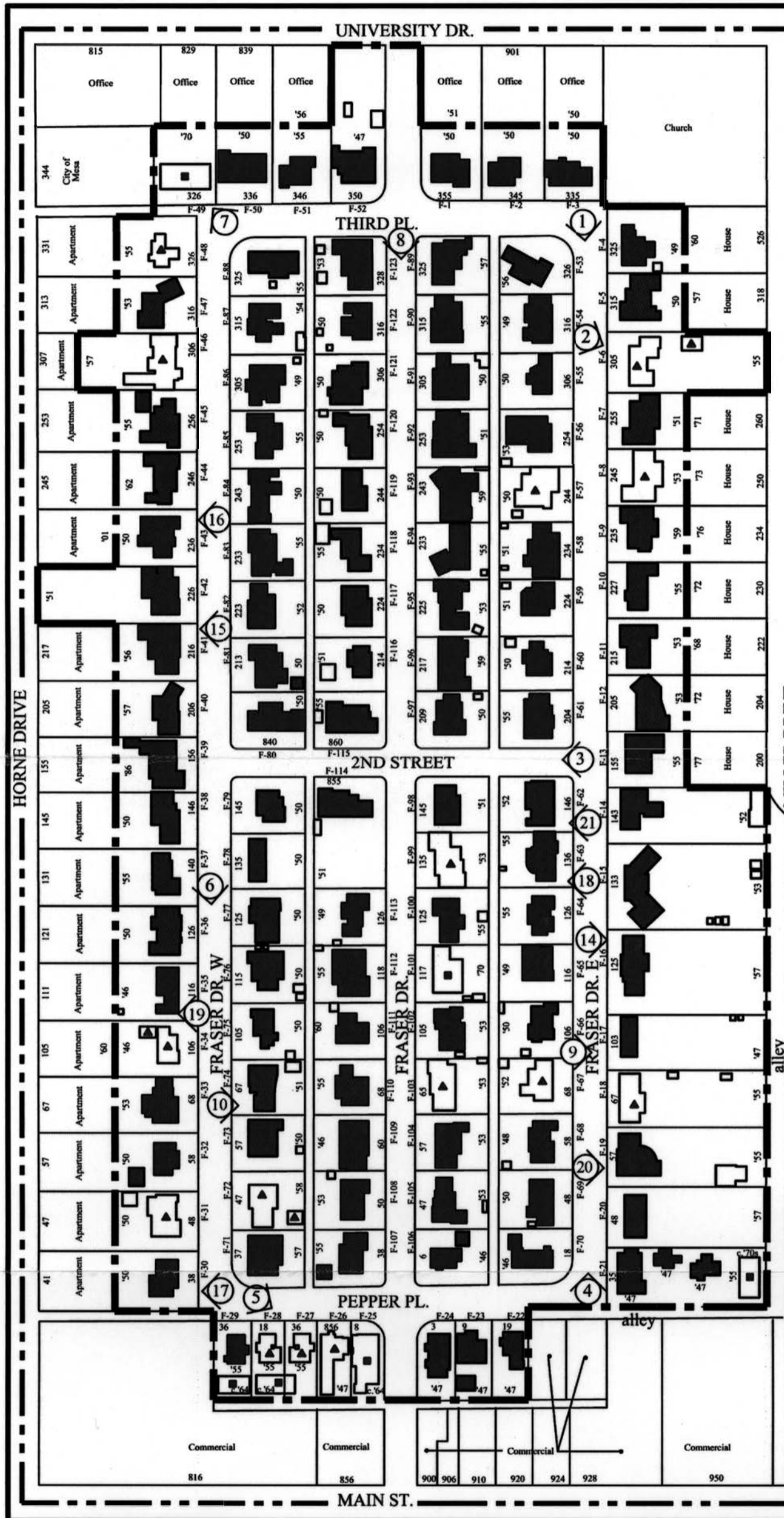
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-  Contributing Building to the District
-  Non-Eligible Building due to insufficient age
-  Non-Eligible Building due to loss of integrity
-  National Register District Boundary
-  Study Area Boundary
-  Photo Key








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



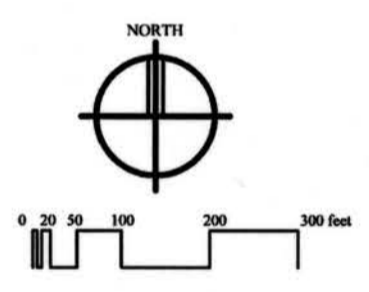
National Register
Historic District
**FRASER FIELDS
HISTORIC DISTRICT**
Mesa, Arizona
31 October 2009

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



-  Individually Eligible Building
-  Contributing Building to the District
-  Non-Eligible Building due to insufficient age
-  Non-Eligible Building due to loss of integrity
-  National Register District Boundary
-  Study Area Boundary
-  Photo Key

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



National Register
Historic District
**FRASER FIELDS
HISTORIC DISTRICT**
Mesa, Arizona
31 October 2009

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



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Mesa Southwest Museum 98-455.44

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EXCEPT
AS SHOWN
ON THIS SIGN

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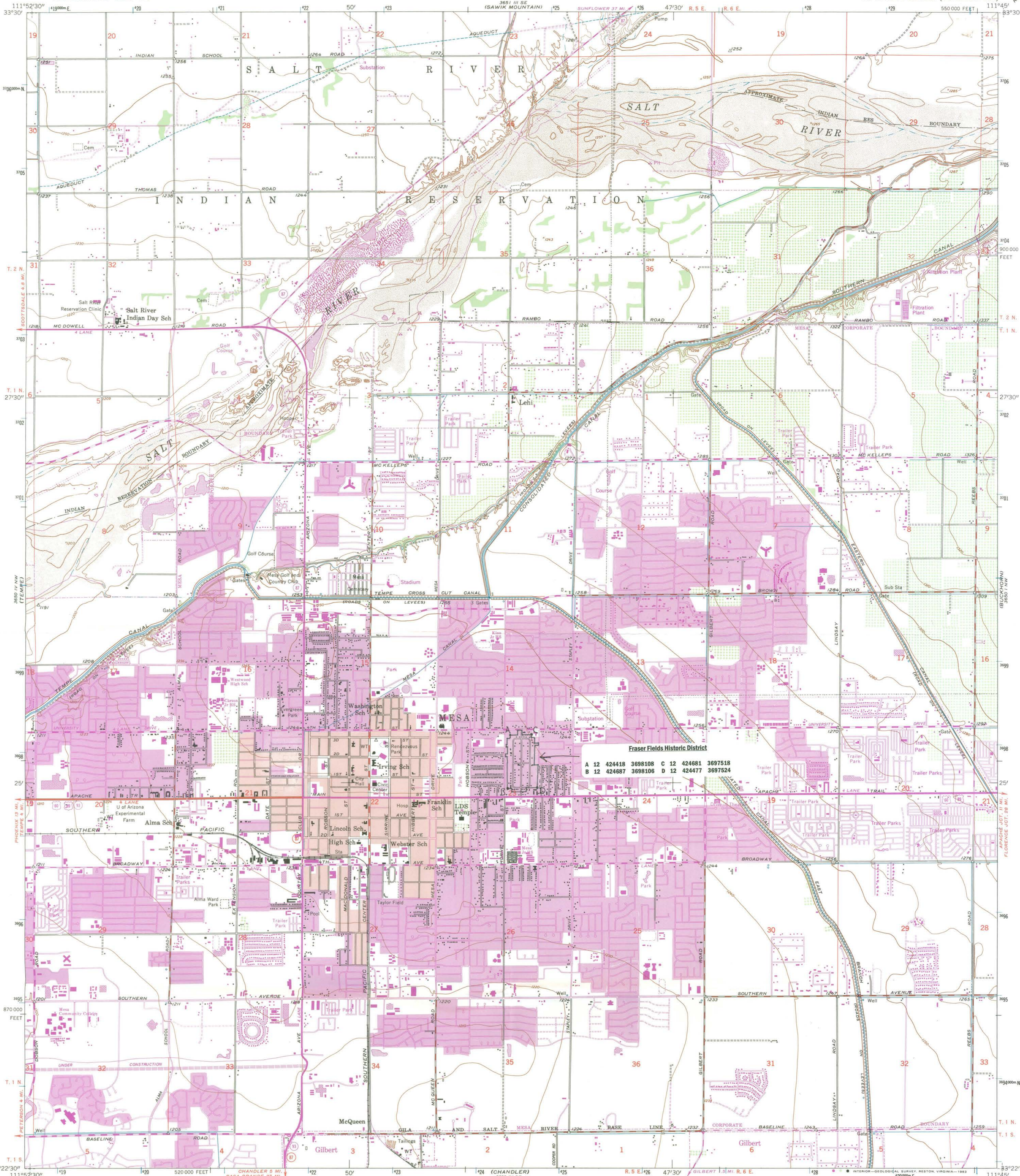
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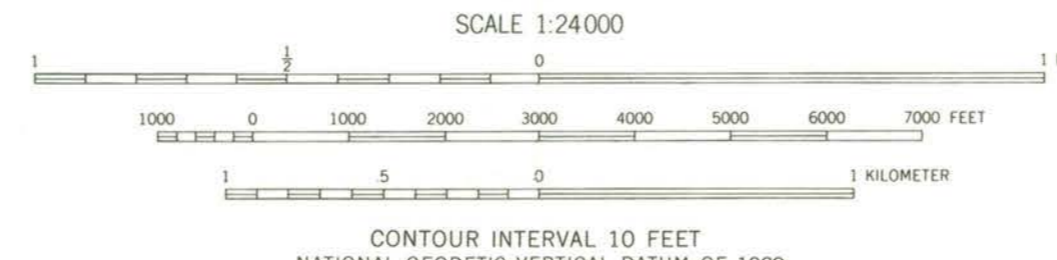
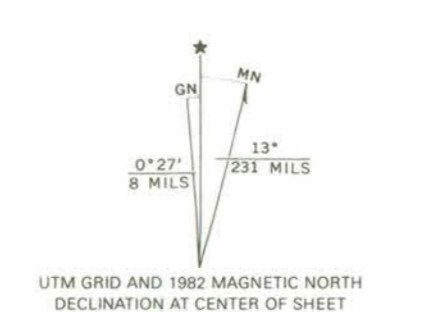
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FILM



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 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

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

QUADRANGLE LOCATION

MESA, ARIZ.
N3322.5-W11145.7.5
1952
PHOTOREVISED 1982
DMA 3650 IV NE-SERIES V988

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

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

568

National Register of Historic Places

Note to the record

Additional Documentation: 2016

RECEIVED 2280

APR 08 2016

Nat. Register of Historic Places
National Park Service

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 Amendment to Fraser Fields Historic District

other names/site number 106 N. Fraser Dr. W.

2. Location

street & number 106 N. Fraser Dr. W. not for publication
city or town Mesa vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (_____ See continuation sheet for additional comments.)

James W. Garrison AZSHPO 30 MARCH 2016
Signature of certifying official Date

AZ 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

106 N. Fraser Dr. W.
name of property
Maricopa, AZ
county and State

name of multiple property listing

=====
Correction to the Fraser Fields Historic District, listed in the National Register of Historic Places on 8/5/2010.

CONTRIBUTING PROPERTY

ADDRESS: 106 M. Fraser Dr. W.
Mesa, Maricopa, AZ 85201

This property was classified as a non-contributor because of the 2nd story addition. The owner contacted SHPO and requested a review of their property. They were able to produce aerial photos that clearly showed the 2nd floor addition was original to the house.

The Arizona SHPO requests that the Keeper add the property listed above to the "contributor" list in the nomination, as it does, in fact, contribute to the historic fabric of the Frasier Fields Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Fraser Fields Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 4/08/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/24/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000535

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 _____DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 5.24.16

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.

National Register of Historic Places
Memo to File

Correspondence

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fraser Fields Historic District
NAME:

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: 10000535

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.

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 resubmit 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,

A handwritten signature in cursive script that reads "Vivia Strang".

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

VS:vs

Enclosures

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

RECEIVED 2280

APR 08 2016

Nat. Register of Historic Places
National Park Service

DATE: 3/30/16

TO:

**J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905**

FROM:

**Vivia Strang, CPM
AZ State Parks
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

The following ten corrections/amendments to National Register Nomination properties are included in this package:

- **Medlock Place - 510 West Colter - delisting**
- **Jerome Historic District - 744 East Avenue - delisting**
- **Cottonwood MRA - Thompson Ranch - delisting**
- **Cottonwood MRA - Strahan House - delisting**
- **Fraser Fields - 106 N. Fraser Dr. W. - amendment**
- **Colonia Solana HD - 3351 E. Camino Campestre - amendment**
- **Menlo Park - 208 N. Palomas - amendment**
- **Willo HD - 121 W. Palm Lane - amendment**
- **Willo HD - 27 W. Lewis - amendment**
- **Feldman's HD - 516 E. Mabel - amendment**

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