

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number: 00001266**

**Date Listed: 10/31/00**

**Property Name: Angulo-Hostetter House  
Multiple Name: N/A**

**County: Maricopa State: AZ**

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

*Anna D. Bpe*  
(for) **Signature of the Keeper**

10/31/00  
**Date of Action**

=====  
**Amended Items in Nomination:**

The Period of Significance is hereby amended to two separate periods of significance--1902 and 1938. The property is being listed only under Criterion C for architecture. 1902 corresponds to the construction date while 1938 corresponds to the year the house was stuccoed.

This information was confirmed with Christine Wahlstrom of the AZ SHPO.

\_\_\_\_\_  
**DISTRIBUTION:**

**National Register property file  
Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

SEP 28 2000  
1266  
NATIONAL REGISTER  
& EDUCATION  
NATIONAL PARKS

This form is for use in nominating or requesting determinations for individual properties. 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 Angulo-Hostetter House

other names/site number \_\_\_\_\_

2. Location

street & number 150 North Wilbur

not for publication

city or town Mesa

vicinity

state Arizona code AZ county Maricopa code 013 zip code 85201

3. State/Federal Agency Certification

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

James W. Garrison  
Signature of certifying official

20 SEPT 2000  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

Signature of Keeper (for)

Date of Action

I, hereby certify that this property is:

Navah D. Pope

10/31/00

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

Angulo-Hostetter House

Maricopa County, Arizona

Name of Property

County and State

5. Classification

Ownership of Property (check as many as apply)

Category of Property (check as many as apply)

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

X private
public-local
public-State
public-Federal

X building(s)
district
site
structure
object

Contributing 1
Noncontributing
building(s)
site
structure
object
Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic: Single Dwelling

Current Functions (Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Colonial Revival with Queen Anne elements

Materials (Enter categories from instructions)

foundation Concrete: Stone

walls Stucco over wood frame

roof Asphalt Shingle

other

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

See continuation sheet

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.
[X] 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.

Areas of Significance

(Enter categories from instructions)

Architecture
Architecture
Architecture
Architecture
Architecture
Architecture

Period of Significance

1902-1950
1902-1950
1902-1950

Significant Dates

1902, 1938
1902, 1938
1902, 1938

Significant Person

(Complete if Criterion B is marked above)

N/A
N/A
N/A

Cultural Affiliation

N/A
N/A
N/A

Architect/Builder

Unknown
Unknown
Unknown

Criteria Considerations

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

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- [X] State Historic Preservation Office
[X] Other State agency
Federal agency
Local government
University
Other

Name of repository:

Megacorp

Angulo-Hostetter House

Maricopa County, Arizona

Name of Property

County and State

10. Geographical Data

Acreeage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Table with 6 columns: Zone, Easting, Northing, Zone, Easting, Northing. Row 1: 12, 423360, 3697870, 3. Row 2: 2, 4, 4.

See continuation sheet.

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

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

11. Form Prepared By

Form with fields: name/title (Janice Gennovois), organization (Property Owner), date (August 2000), street & number (150 N. Wilbur), telephone (480-898-8747), city or town (Mesa), state (Arizona), zip code (85201).

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

Form with fields: name/title, street & number, telephone, city or town, state, zip code.

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

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

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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				county	<u>Maricopa</u>
				state	<u>Arizona</u>

**Narrative Description**

SUMMARY

The Angulo-Hostetter House is a one-story wood frame building covered in stucco and located in the City of Mesa, Maricopa County, Arizona. This house was built in 1902 with an addition constructed in 1938. It remains in good condition and has undergone only minor alterations. The home retains a high degree of architectural integrity. This Colonial Revival house exhibits some Queen Anne features and is currently situated in the original town center of Mesa. In 1995, it was moved from its original location to the Wilbur Street Historic District to save it from demolition.

DESCRIPTION

The Angulo-Hostetter House is a one-story building with an attic. The dimensions of this rectangular building are 35 feet by 30 feet. The new, raised foundation is constructed of concrete and stone and the house has a crawl space beneath it.

It is a wood frame building that was stuccoed around 1938. The unusual gable-on-hip roof is covered in asphalt shingles and has a shed-roof dormer in the front. The gable ends and the dormer have scalloped wood shingle cladding. The kitchen and bathroom addition have a tin roof as does the 10 foot by 30 foot open, full-front porch, which is supported by four turned-spindle posts. The porch has a shed roof, the ceiling is beadboard and the floor is made of wood.

1 The windows are plain, 1/1, double-hung wood sash. The two front windows have leaded glass at the top. Each of the bedrooms has two double-hung windows. The front entrance is a centrally located wood door with a large window and a flat, single-light transom window and plain, flat trim surrounding it. There is a pair of French doors on the north side of the main room. In the kitchen, there is one hinged window facing west and a window over the sink facing north. The bathroom has a large, single-pane window which faces west.

The original floor plan consisted of three (3) rooms: two bedrooms and a main room. Around 1938, a kitchen and bathroom were added at the rear of the house but are not visible from the street. The addition does not substantially change the massing of the house. The interior, plastered walls of the original house are ten feet high and the ceiling in the main room is coved. There is six-inch wood molding around all doors and windows and eight-inch base boards throughout. The floors inside the house are made of wood.

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In the 1938 addition are eight-foot high walls plastered in the same fashion as the original structure. There is one main room, two bedrooms and an attic on the main portion of the house, and a kitchen and a bathroom in the addition. The main room had a colonnade divider that was removed in 1938.

In 1995, the Angulo-Hostetter House was moved by the city of Mesa to save it from demolition. In its current location, it is surrounded by later period revival homes, as it was originally. Set back from the street, the house has a front lawn and central walk up to the porch. Flowers and plants are planted on either side of the house, contributing to the pleasant suburban atmosphere.

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**Statement of Significance**

The Angulo-Hostetter House, constructed in 1902, is significant under National Register Criterion C as a rare example of a wood frame, Colonial Revival house with Queen Anne elements in Mesa. In fact, this piece of transitional architecture is the oldest surviving wood frame Colonial Revival in the city. Although it has been stuccoed, this is a historic modification and the massing and Queen Anne elements remain visible. The house was constructed in 1902, the same year that the Reclamation Act was passed, allowing valley farmers to organize and begin construction of the Roosevelt Dam in 1906. Mesa continued to grow following the construction of the dam from 722 people in 1902 to more than 360,000 people today.

**Historic Context**

Mesa is located in the Eastern Salt River Valley in present day Maricopa County. For many centuries, the land was home to the Hohokam Indians who used the Salt River to irrigate their crops. The Hohokam mysteriously vanished in the fifteenth century. Following the American Civil War, the population in the Salt River Valley began to grow, and the old canals of the Hohokam were used once again to irrigate crops.

In 1875, a Mormon expedition came south from Salt Lake City, Utah and settled in the Valley. Two years later, at the urging of Brigham Young, the leader of the Church of Latter Day Saints (Mormons), the Lehi Company also settled in the east valley. A year later, in 1878, the Mesa Company followed.

The Mesa Company established their settlement 5 miles east of Lehi, the town founded by the Lehi Company. On July 12, 1878, Theodore Serrine filed for possession of Section 22, the area now known as Town Center. The town site was laid out according to the instructions the first leader of the Mormons, Joseph Smith, had declared for all Mormon settlements. The Section was divided into 10 acre plots, with wide streets measuring 132 feet across.

The high quality soil, irrigated by the Salt River, allowed the settlement to flourish. Within 10 years, the town had 300 residents and officially took the name of Mesa. Many of these new residents were non-Mormons. In 1891, gold was discovered in the Superstition Mountains to the east of the town. Over the next six (6) years, the mine produced over \$1 million in gold.<sup>1</sup> In 1895, a branch line of the railroad was

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<sup>2</sup> Ryden Architects, p. 33.



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constructed, bringing refined goods such as windows, furnishings and tools. Mesa served as the supply stop for miners heading into the mountains since it was the eastern-most town in the Valley. With the passage of the Reclamation Act in 1902, farmers in the valley organized to construct the Roosevelt Dam, making the valley a safer, more prosperous farming community. Construction of the dam was completed in 1911.

As Mesa grew and changed, so did its architecture. No longer merely a Mormon settlement, by the turn-of-the-century, Mesa had a variety of residents. From Mormon settlers to aspiring businessmen to the growing number of farmers, Mesa's architecture reflected this change. The arrival of the railroad in 1895 brought goods such as double-hung windows, leaded glass, tongue-and-groove wood, and turned posts.<sup>2</sup> The Angulo-Hostetter house exhibits all these features. It is transitional in both type and style. The form of the house is Colonial Revival with the hipped roof, full-width recessed porch, symmetrical façade, and the massing of the original portion of the house. It has Queen Anne elements such as turned posts, a dominant front porch, and shingles on the dormer and gable ends. This modest house survives as the only wood frame Colonial Revival house in Mesa.

#### **History of the Angulo-Hostetter House**

The original owner of the house, Cornelio Elías Angulo, was born in Tucson to Mercedes Elías, of the well-known Tucson pioneer family. His father immigrated to Tucson from Sonora, Mexico and ran a successful meat market in Tucson for many years. One of Cornelio's brothers, Gabriel Angulo, was a well-known cattle rancher and owned the Santa Lucia Ranch in Tucson. One of his sisters married F.B. Maldonado, and another married A.W. Townsend, both very prominent businessmen in Mesa.

Cornelio was the first owner of the Angulo-Hostetter House and one of the most popular sales clerks at the Toggery at the Town Center Department Store, according to the *Mesa Tribune*. C.E. Angulo was the head of men's clothing and hats at the Town Center. Angulo represents the new immigrants to the community that were not part of its Mormon origins.

In 1917, Angulo sold the house to Chester Hostetter, who moved in with his wife and four children. Hostetter was born in Wisconsin, moved to Colorado and finally to Mesa. Raised on a ranch, Hostetter was a gardener by trade. In 1918, Hostetter lost his 12-year-old son and his wife in the influenza epidemic within two weeks of one another.

<sup>2</sup> City of Mesa Historical Survey, 1984, p. 42.

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On April 2, 1919, Mr. Hostetter purchased the Palace of Sweets, located on Main Street. He sold confections, ice cream and summer drinks until he moved to Long Beach, California in 1936, when he sold his home to his nephew, Edd Gardner for \$2,700. Edd Gardner was a stucco and plaster worker and renovated the house and built an addition in 1938.

In 1995, the house was moved by the City of Mesa to the Wilbur neighborhood to protect it from demolition. Although the house has been moved it still has an "orientation, setting, and general environment similar to those of the historic location . . . that are compatible with the property's significance."<sup>3</sup> The Angulo-Hostetter House maintains integrity of materials, workmanship, feeling, and association. It is a rare, intact example of a wood-frame Colonial Revival house with Queen Anne elements and a significant part of the architecture of turn-of-the-century Mesa, Arizona.

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<sup>3</sup> National Register Bulletin 15 "How to Apply Criteria Considerations," Section 7.

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				state	<u>Arizona</u>

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**Bibliography**

Hawley, Chuck. Article in the *Arizona Republic/Phoenix Gazette*. Phoenix, Arizona. May 1, 1996

Kull, Randy. "Mesa will purchase, move home built in 1902." Article in *The Mesa Tribune*. Mesa, Arizona. May 19, 1995

McClintock, James H. *Mormon Settlement in Arizona*. Tucson, Arizona: University of Arizona Press, reprint 1985 (original 1921).

Mesa Public Schools. *Our Town: Mesa, Arizona, 1878-1978*, 1978.

Ryden Architects, *An Historic Resource Reconnaissance Survey of Pre-1955 Development in the City of Mesa, Arizona*. April, 1999.

Ryden, Don W., AIA; Debora M. Parmiter, AIT; Doug Kupel, Ph.D. *Wilbur Street Historic District Nomination*, May 5, 1999

Schwartz, John. "Historic Mesa property slated for auction to highest bidder." Article in *Arizona Business Journal*. October 20, 1995.

Woodward Architecture Group. *City of Mesa Original Townsite Historic Building Survey*, 1992.

Woodward Architecture Group. *Relocation Project Analysis and Cost Estimate Report*, 1994.

**Interviews**

Guy Gardner, son of Edd Gardner who bought the home from Chester Hostetter. Interviewed by Janice Gennevois, December 1996.

Nadine Gardner, Guy Gardner's sister. Interviewed by Janice Gennevois, December 1996.

Mr. MacDonald, neighbor and schoolmate of Vera Hostetter. Interviewed by Janice Gennevois, December 1995.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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name of property Angulo-Hostetter House

county Maricopa

state Arizona

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**10. Geographical Data**

**Verbal Boundary Description:**

Lot 177, Parcel #13863018, City Block 33, N/E quarter, Section 22, T1N R5E

**Boundary Justification:**

Legal description of property.



N. CENTENNIAL WAY

GLENWOOD TRACT / WILBUR SUBDIVISION

HISTORIC DISTRICT

EAST 1ST STREET

EAST 2ND STREET

EAST 3RD STREET

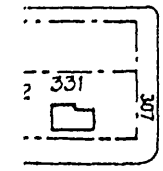
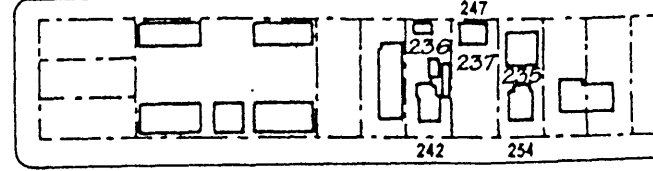
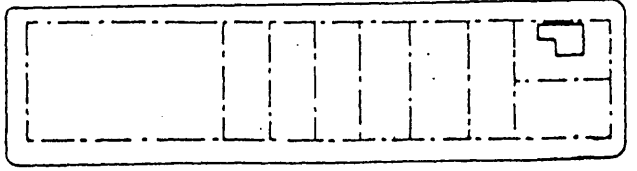
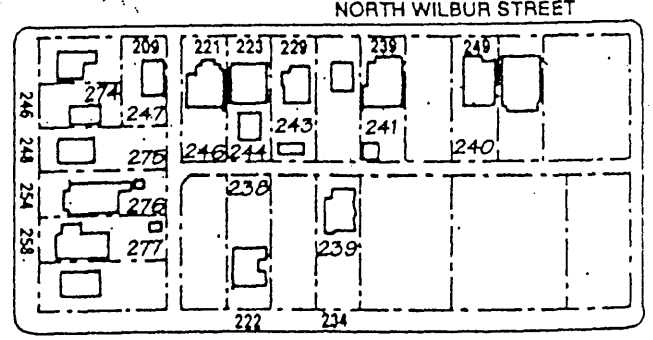
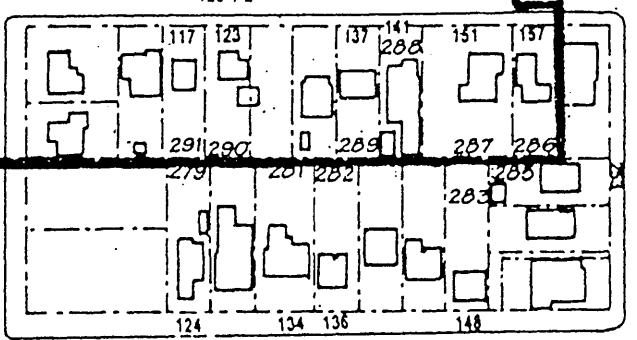
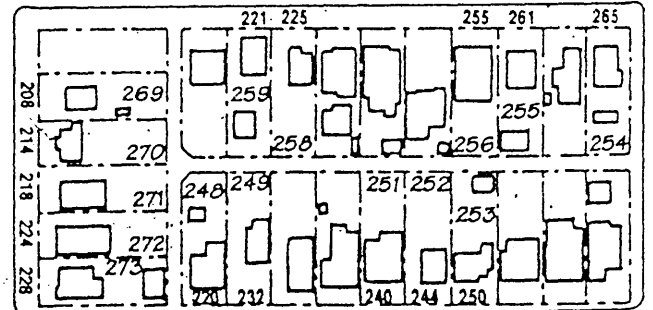
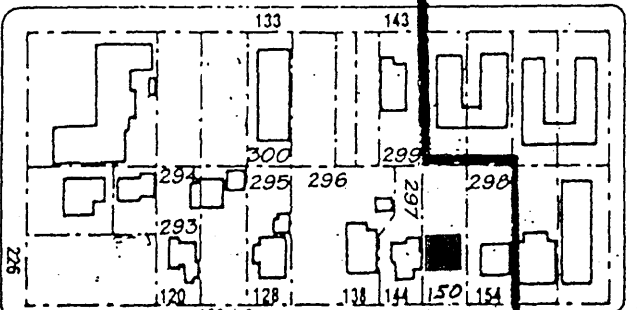
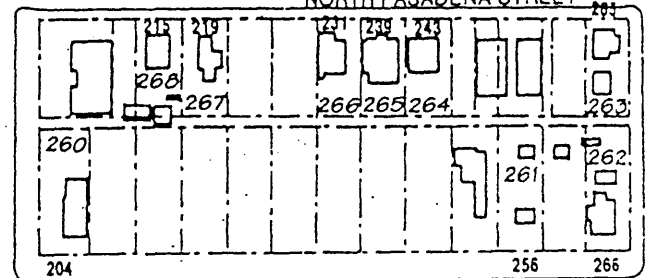
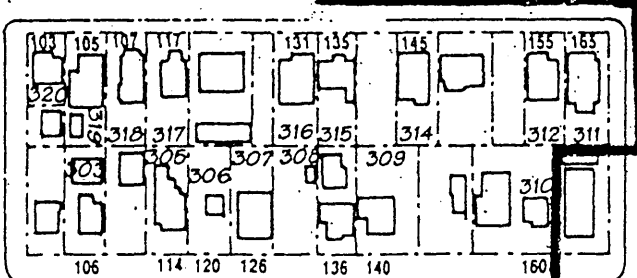
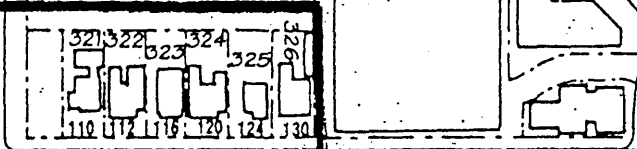
NORTH PASADENA STREET

NORTH HIBBERT STREET

NORTH WILBUR STREET

NORTH POMEROY STREET

NORTH MESA DRIVE



Angulo / Hostetter House Mesa, Maricopa County, Arizona

Angulo/Hostetter House  
Mesa, Maricopa Co., Arizona

1,000 sq. FEET

Hostetter House  
150 N. Wilbur  
Mesa AZ 85201

