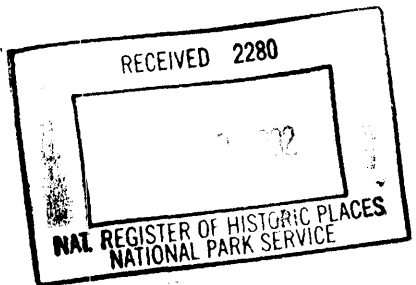


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name V.W. Kilcrease Building

other name/site number N/A

2. Location

street & number: 139 West First Street N/A not for publication
city/town: Casa Grande N/A vicinity
state: Arizona code: AZ county: Pinal code: 021 zip code: 85222

3. State/Federal Agency Certification

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

James W. Gowan AZSMPD 23 MAY 2002
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): _____

Signature of the Keeper

Date of Action

Sarah D. Pope 11/20/02

V.W. Kilcrease Building

Name of Property

Pinal County, Arizona

County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

(Check only one box)

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

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

Number of Resources within Property

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

Contributing	Noncontributing	
one	none	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
one	none	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

Historic and Architectural Resources of Casa Grande, Arizona

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

HEALTHCARE/ office _____

COMMERCE/ specialty store _____

COMMERCE _____

Current Functions

(Enter categories from instructions)

COMMERCE/ specialty store _____

7. Description

Architectural Classification

Commercial Style _____

Materials

(Enter categories from instructions)

foundation CONCRETE _____

walls CONCRETE BLOCK _____

STUCCO _____

roof ASPHALT _____

other WOOD _____

Narrative Description

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

V.W. Kilcrease Building

Name of Property

Pinal County, Arizona

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY DEVELOPMENT AND PLANNING
ARCHITECTURE

Period of Significance

1948-1951

Significant Dates

1948

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

Name of Repository:

V.W. Kilcrease Building

Name of Property

Pinal County, Arizona

County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	12	429420	3637670	3	---	---
2	---	---	---	4	---	---

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Gabrielle Harlan

organization Metropolis Design Group date August 30, 2001

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

city or town Phoenix state: AZ zip code 85004

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name N/A

street & number N/A telephone N/A

city or town N/A state N/A zip code N/A

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

V. W. Kilcrease Building
Pinal County, AZ

NARRATIVE DESCRIPTION

The V.W. Kilcrease Building is located on a mixed-use, low-density street on the edge of the central business district. Typical of buildings of this era, there are no setbacks so that the building has a direct relationship with the adjoining sidewalk and street. There is not a lot of streetscape or traffic, as this now seems to be part of the commercial district more oriented towards light industry. However, the block is very mixed in regards to use as well as to developmental eras, as there is also a residence sharing the block that probably dates from at least as early as 1920.

The V.W. Kilcrease building is a Commercial type building executed in the Commercial Style, and is built of rusticated concrete block. The building appears to be on a 100 x 100 lot; the first story utilizes the lot to its full extent, while the second story is only half the depth of the lot with full frontage on the front façade. One of its most significant features is the height of the building, as there are not many existing 2-story commercial buildings in Casa Grande. The different façade treatment of the two floors emphasizes their different intended usages. Other significant features of the building are its large display windows on the first floor, the pedimental treatment of the windows on the second floor, and the rusticated concrete that gives the building the integral ornamentation typical of its type and style. The current condition of the property is good, as it appears to be very well maintained. The historic integrity of the building is good despite the fact that it appears that some of the original storefront windows have been replaced. In terms of location, setting, feeling and association, the integrity is very good, as it remains in the heart of the central business district of Casa Grande. It is located only a few blocks away from the train tracks around which this part of Casa Grande's first development centered. It retains its character and association as an early commercial development of early 20th century Main Street, with its large display windows on the first floor oriented to a pedestrian passerby or vehicle. The surrounding streetscape remains small in scale, as well, with a street no wider in width than will allow for the passage of two lanes of traffic with one lane in each direction.

The building is rectangular in plan and it is two stories. There are two storefront bays on the first floor; however this is not strongly reflected in the treatment of the façade. The façade reads as a single, unified façade and the only suggestion of two bays is two adjacent entry doors. The building is constructed of rusticated concrete block on a concrete foundation. Typical of buildings of its type, it has a flat roof with parapet walls. The walls are load bearing and probably support a wood joist system. The building does not have any porches, or the canopies more typical of its type. The windows on the first floor are typical single-light fixed pane storefront windows. These windows are flush with the façade, dropping to kick space height and extending to the height of the transom above the entry door. The second floor windows are steel casement windows, each with 1/4 divided lights. There are two entry doors adjacent to each other in the center of the front facade. As the entry configuration appears to be original, it is an indication that the building was planned for two businesses on the bottom floor from its conception, and divided into two bays with each business having its own entry to the street. The doors are slightly recessed from the façade and have an integral transom above. Each door contains a large glass panel framed in wood with larger framing at the bottom serving as a kick guard. There is also a single hardboard door offset to the left of the façade. Important decorative elements consist of the integral ornament of the rusticated concrete, simulating the look of rough hewn stone, recessed triangular pediments over the second floor windows, and stepped parapets on the side facades. There are no outbuildings on the property. The building adjoins the sidewalk as there are no setbacks to the property, and it is located on a low-density, mixed-use street in the central business district. Exterior alterations appear to be the utilization of tinted glass and some newer aluminum muntins in the display windows. There are no dates available for these changes, nor any available documentation. The building itself constitutes the only contributing element; there are no non-contributing elements.

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National Register of Historic Places Continuation Sheet

Section Number 8 Page 2

V.W. Kilcrease Building
Pinal County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The V. W. Kilcrease Building is eligible under Criterion A as an intact example of the Central Business District Commercial Building property type, related to the context of Planning and Development of Casa Grande, 1879-1951. It is also eligible under Criterion C as an intact example of the Commercial Style related to the context of Architecture in Casa Grande, 1900-1950. The period of the building's significance begins with its date of construction in 1949, and ends with the date of 1951, which coincides with the fifty-year cutoff date for eligibility. Its construction date coincides with the postwar boom in development in Casa Grande. The building demonstrates the growth and maturation of the downtown area in the 1940s, with development spreading away from the main arterials of Main Street and Florence Street. This building was built within not only a transitional period in the development of downtown Casa Grande, but within a stylistic transitional period in commercial architecture, as well. The building is a typical example of the Commercial Style, and one of only a handful of 2-story commercial block buildings in Casa Grande's downtown. Architecturally, it represents the fundamental modernist design shift after 1940 when features that used to adorn even the simplest commercial building were disappearing. Less imposing facades and simpler entries that often were flush with the facade replaced these features. The property also has good integrity, as it is in its original location with little alterations. The building possesses the characteristics of the Central Business District Commercial Building property type with the façade resting on the front property line in a streetscape of similarly sited buildings. The utilitarian appearance of the building is typical of the property type. This is one of forty Commercial Style buildings still remaining in the area considered by the Historic Resource Survey- Casa Grande, Arizona (Pry 1998). Nineteen of those forty Commercial Style buildings are of concrete block construction, as is this one. The building was used for the delivery of goods and services to local residents, and contributes to the general understanding of development patterns in downtown Casa Grande in the early part of the 20th Century.

HISTORICAL OVERVIEW

Dr. V.W. Kilcrease, a local physician, built the building in 1948. The ground floor was first occupied by Complete Auto and Home Supply and a pool hall, while Dr. Kilcrease used the second floor for his offices. He continued in business at that location through the date of 1951.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9, 10 Page 3

V. W. Kilcrease Building
Pinal County, AZ

BIBLIOGRAPHY

See *Section I: Major Bibliographical References* of the Multiple Property Nomination form for Historic and Architectural Resources of Casa Grande, Arizona.

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The boundary of the V.W. Kilcrease property is a lot located on the south side of Block 13 in the Casa Grande Townsite Plat of Casa Grande, Arizona.

BOUNDARY JUSTIFICATION

The boundary of the nominated property corresponds with the current ownership of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number PHOTOS Page 4

V.W. Kilcrease Building
Pinal County, AZ

Photo # 1 View: Southwest

Photographer:	Bob Graham
Date:	September 4, 2001
Location of Original Negatives:	Metropolis Design Group 2601 N. Third Street, Suite 308 Phoenix, Arizona 85004

Photo # 2 View: Southeast

Photographer:	Bob Graham
Date:	December 7, 2000
Location of Original Negatives:	Metropolis Design Group 2601 N. Third Street, Suite 308 Phoenix, Arizona 85004