

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD


NRIS Reference Number: 03000530

Property Name: Robson Historic District

County: Maricopa State: Arizona

Multiple Name: N/A

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.

 July 17, 2003
Signature of the Keeper Date of Action

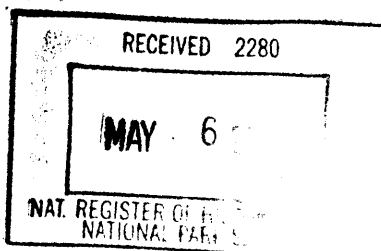
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Amended Items in Nomination:

Section 6: Function or Use: The entries are hereby revised as the following:

Historic Function: Domestic/single dwelling
Current Function: Domestic/single dwelling; Commerce/business; Commerce/specialty shop

The Arizona Historic Preservation Office was notified of this amendment.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)



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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 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 sheet(s) (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic Name Robson Historic District

Other name/site number None

2. Location

Area bounded by Country Club Drive, University Drive, Robson Street, and Second Street

Not for Publication

City/Town Mesa

vicinity

State Arizona

Code AZ

County Maricopa

Code 13

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 nationally statewide locally. (See continuation sheet for additional comments).

James W. Gaman

AZSHPO

5 MAY 2003

Signature of certifying official

Date

ARIZONA STATE PARKS

Signature of Federal agency and bureau

meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official

Date

Signature of 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

Entered in the National Register

Date of Action

6/20/03

Property Name

Robson Historic District

County, State

Maricopa Arizona

5. Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-state
- public-Federal

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Non-contributing
42	9 buildings
0	0 sites
0	0 structures
0	0 objects
42	9 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 listing in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Single dwelling

Current Functions

(Enter categories from instructions)

Residence, retail shop

7. Description (See Continuation Sheet for Additional Information beyond that shown on this page)

Architectural Classification

Bungalow, Folk, Ranch

Materials

(Enter categories from instructions)

Foundation: Concrete

Walls: Brick, frame

Roof: Wood shingles, asphalt shingles

Other-materials sheathing of stucco, exposed brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)-See Continuation Sheet 1

Property Name

Robson Historic District

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)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)-See Continuation Sheet 6

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):

- Documentation checkboxes and HABS/HAER number fields.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development, Architecture

Period of Significance

1911-1959

Significant Dates

1911 - platting of Pomeroy Place subdivision; 1959 - end of Classic Ranch style houses

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Property Name
Robson Historic District

County, State
Maricopa Arizona

10. Geographical Data

Acreage of Property:

15

UTM References

(Place additional UTM References on a continuation sheet)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A	12	422030	3698240	C	12	422300	3697940
B	12	422300	3698240	D	12	422030	3697940

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)-See Continuation Sheet 31

Verbal Boundary Description

(Explain why the boundaries were selected on a continuation sheet)-See Continuation Sheet 31

11. Form Prepared By

Name/title: Debora M. Parmiter, RA

Organization: Ryden Architects

Date Prepared

12/19/2002

Street and Number: 902 W. McDowell Rd.

Telephone

602/253-5381

City or Town: Phoenix, AZ

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 FHPO for any additional items)

Property Owner

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

Name:

Street and Number

telephone: () - 0

City:

State:

Zip code:

0

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ROBSON HISTORIC DISTRICT
Mesa, Maricopa, AZ

SUMMARY

The proposed Robson Historic District is found within the original Mesa Townsite limits. The district is roughly bound on the north by University Drive; the south by Second Street; the west by Country Club Drive; and the east by Robson Street. Within the district are two north-south streets—Morris Street and LeBaron Street. Third Place, originally Third Street, is the only other east-west street within the district. This district is composed of commercial properties on the western and northern boundaries and residential buildings throughout the rest of the district. North of the district, across University Drive is the Evergreen Historic District. To the east of the proposed district lies the West Second Street Historic District, and directly south of the district stands the City of Mesa Police Department complex. Although the original neighborhood has suffered from modern infill along its edges, in particular, along Country Club, and University Drive, it retains a high degree of integrity at its interior.

DESCRIPTION

The character, and thus the historic significance, of the proposed Robson Historic District, is visually demonstrated by its irregular lot sizes, the layout of its residential parcels, and by the evolution of its architectural styles.

The Streetscapes

The Robson Historic District demonstrates the development patterns within the original Townsite which transformed the “City of Zion” garden blocks into smaller, more densely populated suburban lots. The original townsite garden blocks were primarily divided into smaller parcels though the exercise of multiple “lot splits” rather than formal subdivisions. Block 27 of the original townsite was split down the middle by LeBaron Street to create two blocks. The western block was subdivided in 1911 by Frank T. and S. Dora Pomeroy to create Pomeroy Place. This subdivision was composed of twenty-six small lots, 50' x142', in sizes with an alley running north-south down the middle of the subdivision. The block east of Pomeroy Place nearly matches its neighbor to the west; it is only missing the alley between the lots. This block differs from its neighbor in that it was created by splitting lots from the original parcels rather than by platting a formal subdivision.

The spatial relations of the wide streets and square blocks characterize the standardized plan known as the “City of Zion” created by the Church of Latter-Day Saints. These wider streets can be found at Morris, Second, Robson and Third Place. The large square block, number 27 of the original Townsite, was split to create two narrower blocks with LeBaron Street, a narrow street between. The width of this street is more characteristic of later subdivisions platted throughout the metropolitan area. The right-of-way along Robson Street was enhanced in quality and narrowed in scale by the introduction of landscaped medians. This landscaped median creates a distinct visual and physical barrier between the two historic districts—Robson and West Second Street.

As part of the transformation from a rural community to a suburban community, concrete curbs, gutters, and sidewalks were introduced throughout the neighborhood. Tree lawns found throughout the district are typical for the neighborhoods within the historic Townsite. These tree lawns only contain grass today with few or no

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Mesa, Maricopa, AZ

trees. The tree lawn along Robson Street is twice the size of those found on the other streets.

The landscaping in the Robson Historic District is modest in character. It is reflective of the Ranch style era of housing. The front yards consist of a simple green lawn with possibly a single tree and some low shrubs at the base of the structure. It is less dense and lush as is typical in many of the older surrounding neighborhoods.

The Architectural Styles

The sixty-year history of residential development and architectural styles of Mesa is reflected at a neighborhood scale in the Robson Historic District where changes in the popularity of architectural styles coincides with the periods of development. Also, the distribution of architectural styles throughout the neighborhood reflects the development booms associated with the history of Mesa. Examples of nationally popular styles of the time are found mixed throughout the district.

Although this neighborhood dates to the original Townsite, the earliest homes still standing today date from 1915-1920. The first formal subdivision, Pomeroy Place, dates from 1911. The earliest home in the district is the W.W. Read House (no. 121) built between 1915 and 1920. This Colonial Revival home marked the beginning of Mesa's first building boom of the twentieth century (1905-1919).

After World War I an economic downturn discouraged housing construction in Mesa until 1927 when prosperity returned, if only for a short time. During this era of growth, the Bungalow style of home was constructed in the Robson Historic District. During the late 1920s and early 1930s, nearly half the homes in the neighborhood were constructed. These homes were of the Bungalow style of architecture. The scale and ornamentation of these homes was modest, unlike the homes found in the West Second Street neighborhood to the east. A typical example of the simple Bungalow in the Robson District is found in the William W. Stewart House at 235 N. LeBaron Street (no. 134).

Another popular style of architecture during 1920s and the early 1930s was Tudor Revival. A good example of this style is the William P. Noble House, 264 W. 2nd St. (no. 116).

The Great Depression significantly slowed housing development throughout the country including Mesa and the Salt River Valley. In response to the Depression, the federal government passed a variety of laws meant to stimulate the nation's economy. The National Housing Act of 1934 created the Federal Housing Administration (FHA) that was designed to revive residential construction through increased mortgage lending available through private institutions.

The FHA-financed houses conformed to the minimum standards of size, materials, and construction methods required by the agency's guidelines. These restrictions encouraged architects and builders to rethink the way houses should be designed and constructed. The Minimal Traditional and early Ranch style responded to the needs of new homeowners, builders, and bankers. These modest styles were less ornate and less expensive to

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Mesa, Maricopa, AZ

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build than were the earlier Period Revival style houses. In the Robson Historic District, the Minimal Traditional and Ranch styles make up the majority of the homes. Typical examples of the Minimal Traditional style of home can be found at 229 N. LeBaron (no. 135) and 226 N. Robson (no. 143). A few larger Ranch style homes were constructed along Robson Street. In particular, the Robson family houses located at 304 N. Robson (no. 146) and 314 N. Robson (no. 147). These larger size Ranch style houses were the exception and not the norm in this neighborhood.

INTEGRITY

The proposed Robson Historic District retains a high level of architectural integrity to convey its historic neighborhood character. Its urban plan and street features, residential architecture, and landscaping still appear essentially as they did during the mid-twentieth century.

The setting for the houses along its streets has changed only slightly since 1948. The rhythm produced by the shallower front yards and similar-sized homes can still be seen today. The landscaping, although minimal, allows this rhythm to be easily seen from the street. Very few vacant lots are found within the district. Few modern-era houses are found within the district as well. Those homes which have been built within the district boundaries, for the most part, have been sensitive in-fills, whose size and character try to match those homes already found within the district.

The contributing houses of the proposed district vary only slightly in their levels of individual architectural integrity. Collectively they readily convey the historic character of their period of significance. Some houses, as repaired and maintained, still look as they did in the 1940s. Many of the houses have received sensitive alterations and additions during both the historic and modern periods to make them more liveable. Typical minor changes involve the replacement of wood shingles with asphalt shingles, the replacement of wood windows with aluminum windows within the unaltered openings, room additions to the rear, and carport additions to the side. Such changes to individual houses, where limited in scope, do not substantially or adversely, effect the overall character of the streetscape when addressed as a whole.

INVENTORY LIST OF CONTRIBUTING PROPERTIES

<u>Inv. #</u>	<u>Common Name or Building Type</u>	<u>Property Address</u>	<u>Architectural Style</u>	<u>Constr. Date</u>
104	M. A. Miranda House	250 N. Morris St.	Ranch	1947
107	House	227 N. Morris St.	Early Ranch	1945
111	House	231 N. Morris St.	Early Ranch	1947
112	House	243 N. Morris St.	Minimal Traditional	c. 1942-45
113	House	239 N. Morris St.	Minimal Traditional	c. 1942-45
114	House	223 N. Morris St.	Minimal Traditional	c. 1940-45
115	House	217 N. Morris St.	Minimal Traditional	c. 1940-45
116	William P. Noble House	264 W. 2 nd St.	Tudor Revival	c. 1932-40

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Inv. #	Common Name or Building Type	Property Address	Architectural Style	Const. Date
117	House	260 W. 2 nd St.	Bungalow	c. 1932-40
119	Everett Childers House	248 W. 2 nd St.	Bungalow	c. 1929-30
120	Charles A. Stallings House	244(238) W. 2 nd St.	Bungalow	1924
121	W.W. Read House	206 N. LeBaron St.	Colonial Revival	c. 1915-20
122	Clyde Kelly House	208 N. LeBaron St.	Bungalow	c. 1929
123	Troy/Crandall House	210 N. LeBaron St.	Bungalow	1928
125	J.D. Clawson House	236 N. LeBaron St.	Minimal Traditional	c. 1946
126	House	238 N. LeBaron St.	Bungalow	c. 1946
127	Buster Mainer House	254 N. LeBaron St.	Minimal Traditional	c. 1945
128	William Foote House	260 N. LeBaron St.	Vernacular	c. 1945
130	Cason/Magruder House	265 N. LeBaron St.	Bungalow	c. 1924
131	House	257 N. LeBaron St.	Minimal Traditional	c. 1946
133	E.S. Johnson House	237 N. LeBaron St.	Bungalow	1928
134	William W. Stewart House	235 N. LeBaron St.	Bungalow	1928
135	Paul Kaze House	229 N. LeBaron St.	Minimal Traditional	c. 1945
136	George L. Brown House	225 N. LeBaron St.	Bungalow	1928
137	Abbie McKenzie House	215 N. LeBaron St.	Bungalow	1929
138	Robert H. Kenner House	226 W. 2 nd St.	Bungalow	c. 1930
139	Chester A. Smith House	224 W. 2 nd St.	Bungalow	1927
140	A.T. Howard House	210 N. Robson St.	Bungalow	1927
141	Pierson/Laddas House	212 N. Robson St.	Bungalow	1927
142	J.H. Lively House	264 N. LeBaron St.	Ranch	c. 1952
143	House	226 N. Robson St.	Minimal Traditional	c. 1937
144	House	232 N. Robson St.	Bungalow	c. 1932-37
145	E.D. MacDonald House	236 N. Robson St.	Bungalow	1922
146	House	304 N. Robson St.	Ranch	c. 1952
147	Innes Robson House	314 N. Robson St. (217 W. University)	Ranch	c. 1952
166	Ray Nicholson House	248 N. LeBaron St.	Ranch	1950
168	Thurber Rentals	264 N. Robson St.	Ranch	c. 1952
220	Rocquemore/Passey House	246 N. Morris St.	Bungalow	c. 1929-30
602	Serrano House	242 N. Robson St.	Transitional Ranch	1946
603	Lindsey House	248 N. Robson St.	Ranch	c. 1948
604	Dorsett House	258 N. Robson St.	Ranch	1947

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LIST OF NON-CONTRIBUTING PROPERTIES

<u>Inv. #</u>	<u>Common Name or Building Type</u>	<u>Property Address</u>	<u>Reason</u>
124	Antle/Peacock House	228 N. LeBaron St.	Windows replaced; sheathed; additions
129	House	241 W. Third Place	Age (c. 1955)
132	House	221 W. Third Place	Age (1956)
167	Apartments	232 N. LeBaron St.	Age (c. 1955)
169	House	208 W. 2 nd St.	Age (1963)
216	House	245 N. LeBaron St.	Age (c. 1955)
<u>Inv. #</u>	<u>Common Name or Building Type</u>	<u>Property Address</u>	<u>Reason</u>
219	Apartments	205 N. LeBaron St.	Age (c. 1985)
221	Offices	247 N. Morris ST.	Age (1997)
222	Offices	253 N. Morris St.	Age (c. 1975)
232	Offices	263 N. Morris St.	Age (c. 1960)
250	House	220 N. Robson St.	Age (1957)

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SUMMARY

The proposed Robson Historic District in Mesa illustrates the early to mid-twentieth century growth of the Mesa Townsite. This area developed into a cohesive neighborhood of middle class and upper class families. The proposed Robson Historic District is significant under National Register Criterion A in the area of Community Planning and Development for its relationship to broad patterns of community development in Mesa. The proposed Robson Historic District illustrates important examples of architectural styles common in Arizona during the first half of the twentieth century. The proposed Robson Historic District is considered significant under National Register Criterion C for the architectural styles and periods that it represents. The period of significance for the district starts in 1911 with the platting of the Pomeroy Place subdivision in the area and continues until 1959, the approximate time when the character of local residential styles began to change. The district is considered significant at the local level. It takes its name from the pioneer Robson family, two generations of which lived in the district and for which Robson Street is named.

HISTORICAL OVERVIEW

The development of Mesa has generally been divided into five contextual periods of growth. The first contextual 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 contextual period corresponds to Mesa's first boom years from 1890 to 1898. Three more contextual 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 One. The Great Depression also limited new construction in Mesa, as did restrictions brought on by shortages during World War Two. Mesa grew tremendously in the years following World War Two, making the second half of the twentieth century starting after 1945 separate and distinct from its first five decades.

Initial Settlement, 1877 to 1883

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. Daniel Jones led this first group of settlers. This group started construction of the Utah Ditch from the Salt River to provide water for the agricultural enterprise.

Mesa proper got its start in January of 1878 when a second group of LDS pioneers arrived from Utah and Idaho to make the Salt River Valley their home. Known as the Mesa Company, prominent members of the second group of LDS immigrants included Charles Crismon, George W. Serrine, Francis Martin Pomeroy, and Charles I. Robson. This second group selected a location on flat table land above the river to the south of Lehi, thus the

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name "Mesa." In May of 1878 T.C. Serrine 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. Serrine, and F.M. Pomeroy. The second group of pioneers started a canal to serve the mesa lands. Known as the Mesa Canal, this irrigation canal also took water from the Salt River.

Families received portions of the townsite based on the value of labor and materials they contributed to the construction of the Mesa Canal. On August 29, 1881, Ted Serrine received the final homestead certificate for Section 22 which contained the Mesa townsite. Residents petitioned the Maricopa County Board of Supervisors for incorporation as a town on July 5, 1883. Mesa received incorporated status as a town on July 15, 1883.

Between 1878 and 1883 a regular influx of Mormon (LDS) colonists arrived to settle near the townsite. Mormons in Utah received the news that rich farming land was available along the Salt River with anticipation. A large group of settlers arrived on January 17, 1879. This group increased the population of the town by fifty. On January 19, 1880, a third large group arrived. Other settlers arrived in smaller groups, gradually building out the community of Mesa.

William N. Standage headed the third large group, arriving on January 19, 1880. Other prominent names among this group included Chauncey F. Rogers, Hyrum W. Pew, and Henry Standage. This group felt that most of the best land in the townsite was already taken, so they went about one mile west and established a community named Stringtown. The Mesa Canal Company gave permission to extend the canal to their location. The settlement took its name for its shape as it paralleled the canal.

The early settlers realized the importance of education for their children and the establishment of a school was a priority. In 1879 Mary Pomeroy began teaching classes in a shed at what is now Serrine and First Avenue. In 1882, residents constructed a dedicated school building of adobe at the northwest corner of Second Avenue and Center Street.

The plat of the Mesa City townsite followed a plan established by LDS leader Joseph Smith in 1833. This plan was originally created for the proposed City of Zion that was to be constructed near Independence, Missouri. With the forced migration of LDS settlers from Missouri, most of the new towns established by the pioneers in the West -- including Mesa City -- followed the same plat.

Smith's plan called for streets 132 feet wide on a grid one square mile wide. Each block contained eight rectangular lots one and one-quarter acre in size. While the original 1833 plan envisioned three large blocks at the town center, the plat of Mesa City contained only two public squares - one in the northern portion of the plat (Block 30) and one to the south (Block 20). To complete the plan, the entire town was ringed on all four sides with blocks only one lot deep. Two small blocks totaling about six acres were reserved north of town boundary on the north section line of Section 22 for a burying ground. An unusual feature of Smith's plan was that the frontage of the blocks faced in alternating sections - the lots on one block were oriented north and south while

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on the adjacent block the lots were oriented east and west.

Slow Steady Growth, 1883-1889

From 1883 to 1890 Mesa City grew slowly into a small Mormon settlement that served as the center of an agricultural community. The population grew from approximately 100 in 1878 to 400 in 1890. During this time period residents occupied themselves with establishing a town government, building houses and business enterprises, and looking after social and religious needs.

The first election authorized by the Maricopa County Board of Supervisors took place in August of 1883. Residents selected A.F. MacDonald as Mayor, Charles I. Robson as Recorder, Wellington Richens as Marshall, J.H. Carter as Treasurer, H.C. Longmore as Assessor, and Hyrum S. Phelps as Poundmaster. Elijah Pomeroy, George W. Serrine, and William Passey served as town council members.

One of the lasting activities of the early town council was the re-naming of Mesa's streets. The 1883 plat named only five east-west streets, from First Street to Fifth Street - leaving the streets on the edge of town un-named. In a similar fashion, north-south streets were designated from "A" Street to "E" Street, again leaving two un-named streets on the edge of town.

On May 3, 1884, the town council designated the major north-south street in town as Centre (Center) Street and the major east-west thoroughfare as Main Street. Streets north of Main were designated as streets (First through Third) and streets south of Main were designated as avenues (First through Third). Center Street divided the town, with addresses on its west side listed as "west" and addresses on its east side listed as "east." The town council honored early settlers by designating other north-south streets after prominent Mesa pioneers. From the west these included Crismon (originally Maricopa and now Country Club Drive), Morris, Robson, MacDonald, Serrine, Hibbert, Pomeroy, and Hobson (now Mesa Drive). The streets on the north and south edges of town also honored early settlers: Lewis (now University Drive) on the north and Newell (now Broadway Road) on the south.

The availability of building materials limited construction of houses in early Mesa. Francis Pomeroy built the first building of cottonwood posts and arrowweed. Charles Mallory constructed the first adobe house. Other adobes soon followed. This construction material was easily available. Because adobe construction was labor intensive, the raising of houses became a community affair - from making the adobe bricks to placing the rafters made with the little lumber available. The number of houses in Mesa reached thirty-seven in 1884, rising to seventy-eight by 1890.

The slow growth of the town necessitated some changes to the original plat. In 1893 town officials realized that the original plat was in error due to faulty surveying equipment. The old chain used to survey the town in 1883 had stretched so that it was fourteen inches too long. The council hired Dr. Alexander Trippel and his son to re-

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survey the town. The council recorded this as the official plat of the town with the Maricopa County Recorder on March 23, 1894. The following year, on June 10, 1895, the town council officially dedicated the streets and alleys in the town as public right-of-way. This dedication plat was recorded with the county on June 12, 1895.

In addition to homes, Mesa residents also established business enterprises. The most significant of these was the Zenos Cooperative Mercantile and Manufacturing Institution. Its establishment and construction mirrored the early growth of Mesa. The first small Zenos building was constructed by A.F. MacDonald and George Bush in May of 1883, signaling the end of Mesa's early years. A large two-story building was added in 1889, signaling the start of Mesa's late nineteenth century boom. This was a cooperative business enterprise where members donated labor. It provided a market for their agricultural goods and a location where manufactured goods could be taken in trade. Zenos was the hub of Mesa's early economy.

Although the pioneers had referred to the town as Mesa City from its first plat in 1883, the US Postal Service refused to recognize it as a name for the town. Officials believed it would cause confusion with the town of Mesaville on the San Pedro River. Accordingly, the official post office at Mesa was known as Hayden starting in 1881. Residents changed the name to Zenos in 1886. Finally, in 1889, the Mesa Post Office was officially established, confirming the name of the town. George Passey was the first postmaster.

Mesa in the 1880s could be described as a pleasant, pastoral community. The large lots were filled with orchards, vineyards, and gardens. An extensive agricultural country surrounded the town. This early community reflected Smith's plan for a self-sufficient town based on agriculture. Mesa remained a typical Mormon settlement of large garden lots through the decade of the 1880s.

Although the growth of Mesa was slow during the 1880s, Phoenix, its neighbor to the east, achieved rapid growth during this period. This culminated with the re-location of the territorial capitol from Prescott to Phoenix in 1889. Investors, impressed with the business climate of Phoenix, soon began to look elsewhere in the Salt River Valley for economic ventures. Potential residents, impressed with the possibilities in the Territorial Capitol, began to expand their view of potential home sites to other areas in the Salt River Valley.

Early Boom Years, 1890-1898

Combined with the growth of the Salt River Valley as a whole during this period, specific events in Mesa over the next few years changed the appearance of the community. The discovery of a mining district in the Superstition Mountains to the east of Mesa added a new aspect to the economy. An expansion of irrigated agriculture in the area surrounding Mesa solidified the role of the community as the center of an agricultural area. These changes encouraged a large number of non-Mormons to arrive in Mesa and make the community their home. By 1898, Mesa was home to individuals with a wide range of religious beliefs.

In 1891 four prospectors from Mesa discovered gold in the Superstition Mountains east of the town. A

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boomtown named Goldfield quickly sprang up around the Mammoth Mine. Over the next six years, the Mammoth Mine produced more than one million dollars in gold. The discovery led to a gold rush in the eastern portion of the Salt River Valley as others came to try their luck at the diggings.

Mesa's location at the eastern end of the Salt River Valley made it a natural location for supplying the growing mining industry in the mountainous area to its east. Mesa was the closest large town to the mountains and so served as a center of supply for the mining region. The arrival of a branch line railroad in 1895 linked Mesa with the growing economy of the Territorial Capitol at Phoenix. A subsidiary of the Maricopa and Phoenix Railroad, the Maricopa, Phoenix and Salt River Railroad was constructed to prevent an extension of the competing Santa Fe, Prescott & Phoenix Railway which had reached Phoenix in 1895. As the most eastern location on the branch railroad line, Mesa served as a point of departure for miners and as a source of mining supplies.

The reputation of the Salt River Valley as a prime agricultural region also attracted new settlers to Mesa. By 1890 the irrigation canals serving the area allowed the cultivation of 2,500 acres. A flood in 1891 heavily damaged the riverside community of Lehi and demonstrated that the Salt River could successfully irrigate additional acreage in the Mesa area if the floods could be controlled. In 1891 Dr. A.J. Chandler incorporated the Consolidated Canal Company and began to plan changes and improvements to the Mesa Canal.

The Consolidated Canal Company enlarged the headgate of the Mesa Canal to allow more water to enter. Chandler constructed a new, larger, canal to connect the headgate with the Mesa Canal. After two miles, Chandler added a division gate to divert water into a new canal. This eastern branch of the canal was called the Consolidated Canal. The western branch, known as the Crosscut Canal, served additional lands by connecting with the Tempe and Utah Canals. The third branch was the original Mesa Canal.

This increased economic activity led to additional commercial development in Mesa. Between 1890 and 1893, entrepreneurs constructed two new hotels in Mesa, established the Mesa City Bank, and built business blocks such as the Farmers Exchange (Hunsaker Building), the Pomeroy Block, and the Passey Block. From 1894 to 1898, additional commercial buildings were added to Mesa's downtown. These included the Barnett Building, B.F. Johnson Building, and the Code & Salter Building.

The expansion of economic opportunities brought both Mormon and non-Mormon alike to Mesa. The community continued to exist as a magnet for Mormon settlement, as evidenced by the construction of the LDS Maricopa Stake Tabernacle in 1896. However, the community also welcomed persons with other religious beliefs. The establishment of the Methodist Church in 1893 and the Baptist Church in 1895 indicated to potential settlers that Mesa welcomed individuals from all denominations.

The population of Mesa reached 648 in 1894. By 1900, the number of residents climbed to 722. By all appearances, Mesa was on the verge of a boom. An established downtown business district catered to the needs

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of miners and residents. An expanded system of canals brought new areas into cultivation. Mesa had ample room to grow into the surrounding regions.

The Drought, 1898-1905

The dreams of Mesa residents for prosperity ended quickly when a drought descended upon the land. Climate patterns are cyclical, and in desert areas the pattern is perhaps more pronounced than elsewhere because of the importance of water to the thirsty land. Following the great flood of 1891, the years from 1892 to 1893 were very dry. Another dry year occurred in 1895.

While these short dry periods were severe, a drought which began in 1898 and continued until 1905 severely tested the staying power of Mesa residents. The normal flow of water in the Salt River was greatly reduced. This left many acres which had previously received water from the river through canals dry. Seeds and seedlings, planted with much anticipation, withered in the dry ground. The needed rains failed to appear. Orchards and vineyards died.

Compounding the situation, a devastating fire in 1898 clouded the economic picture for Mesa. The Cosby Grocery Store and the Passey & Mets Furniture Store on the south side of Main Street burned to the ground. A lack of water for fighting the fire contributed to its severity. The conflagration led to the creation of a volunteer fire department, but the root cause - the water shortage - remained.

While many farmers continued to wait for rain, others left the Salt River Valley. The exodus and poor conditions effected merchants in town as well. Conditions in Mesa were bleak. More and more residents began to ask themselves the question: should I stay or should I go?

The hardy souls who decided to remain realized that they needed to find a way to save the water during floods that flowed down the river without being used. The saved water, if stored behind a dam, could then be released slowly during times of drought to provide a regular water supply and even out the cycles of flood and drought. It was clear that a large dam was needed for the Salt River, but this task was beyond the capability of the small farmers in the Salt River Valley.

Starting in 1900, Valley farmers, including those in Mesa, began to lobby the Federal government for help to build a dam. Congress obliged in 1902 when it passed the National Reclamation Act. This Federal legislation established the US Reclamation Service (now the Bureau of Reclamation) and authorized the construction of dams in the arid Western states. In March of 1903 the Reclamation Service selected the Salt River for one of its first projects. Construction of Roosevelt Dam at the junction of Tonto Creek and the Salt River, far upstream from Mesa, began in 1906.

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First Twentieth Century Boom, 1906-1921

The construction of Roosevelt Dam brought many new workers into Mesa, generating an improved economy and creating a demand for housing and business services. The great drought ended in 1905, returning to normal volumes the flow of water in the Salt River and a resumption of agriculture at regular levels. The start of dam construction and the end of the drought signaled the beginning of a fifteen-year boom period for Mesa. This period is punctuated by the completion of Roosevelt Dam in 1911 and World War One from 1914 to 1918. The Great War generated a tremendous demand for the agricultural products of the Salt River Valley. All of these conditions led to a rapid increase of population in Mesa.

The construction of Roosevelt Dam brought new life into Mesa's mercantile community. The location of Mesa at the eastern end of the railroad in the Salt River Valley meant that the town served as the shipping point for all supplies to the dam site. The Federal government constructed a road to the dam, called the Apache Trail, that left Mesa and wound its way through the rugged mountains to the remote dam. Although the dam site could also be reached from Globe, nearly all the supplies for the massive construction project were off-loaded in Mesa for transport to the dam. A second railroad, the Phoenix and Eastern, was constructed from Phoenix through Mesa to Winkelman from 1902 to 1904. This second rail line improved transportation to Mesa and solidified its position as the shipping point for the dam.

In addition to the massive Roosevelt Dam far upstream on the Salt River, the Reclamation Service also constructed Granite Reef Diversion Dam on the river in the vicinity of Mesa. Granite Reef was a low dam that raised the water level of the river just enough to divert it into canals serving the north and south sides of the Salt River Valley. Completed in 1908, Granite Reef Dam was the key to the water distribution system in the valley and was situated just a short distance from Mesa.

The construction boom benefited Mesa merchants who did considerable business with contractors working on the Salt River reclamation project. This, in turn, lured additional residents to Mesa to take jobs in the transportation and retail segments of the economy. The population of Mesa expanded from 722 in 1900 to 1,700 in 1910. These new residents needed houses and services. The population expansion spurred a demand for residential construction in Mesa.

While the construction of Roosevelt Dam starting in 1906 contributed to the resurrection of Mesa from the drought, its completion in 1911 triggered a second expansion of the economy. The dam guaranteed an adequate supply of water to valley farmers. Floodwater would no longer flow unused past Mesa. It was captured behind the dam and released slowly through the dry months to nourish a growing number of agricultural acres in the Mesa area. Founded as an agricultural town, Mesa continued to be the center of agriculture in the eastern Salt River Valley during the first half of the twentieth century.

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The completion of Roosevelt Dam paved the way for statehood in Arizona. In 1912, Congress and President William H. Taft finally freed Arizona from its territorial status by designating it the forty-eighth state. Arizona and Mesa had matured.

One benchmark of Mesa's development during this period was the expansion of the community beyond the limits of the original townsite. In 1910, developers Edwin M. LeBaron and James Miller, Jr., platted the North Evergreen subdivision to Mesa. This large subdivision, consisting of eight blocks containing 24 lots each, was located north of the northern boundary of the town. A second subdivision, Evergreen Acres, was also platted the same year north of North Evergreen. These subdivisions beyond the original townsite are evidence of Mesa's need for additional housing.

In addition to the creation of subdivisions outside the original city limits, subdivisions were also platted within the original townsite. This was a change from the process of growth during the early years of expansion in Mesa. Those property owners merely split their large lots into smaller and smaller parcels. The land freed by the lot splits became the location for new houses within the limits of the original townsite. This informal process governed growth within the Mesa townsite during its early years. In later years, starting with the Horne subdivision in 1909 and continuing with the Pomeroy Place subdivision in 1911, the original townsite blocks that remained substantially undeveloped began to serve as the location for regular platted subdivisions. The Pomeroy Place subdivision, part of the Robson Historic District, is significantly associated with this trend.

Mesa experienced further growth during World War One when high prices for cotton encouraged agricultural development in the Salt River Valley of central Arizona. The World War had disrupted cotton production in its traditional areas of supply, such as Egypt and the Sudan, because Britain had imposed an embargo on the product to ensure its supply during World War One. Manufacturers in the United States faced a severe shortage of the fiber that was used for clothing and in the fabrication of rubber tires. The discovery of a long-staple variety of Pima cotton in Arizona, combined with the long growing season and ample water supplies of the Salt River Valley, transformed Arizona into one of the world's largest producers of cotton.

The success of the reclamation project and the prosperity of the area led the municipality of Mesa to purchase its own gas and electric company. Rather than establish a competing utility, Mesa purchased the existing Southside Gas & Electric Company. This purchase resulted in a profitable city business, so much so that Mesa has never had to establish a city property tax.

By 1920 the population of Mesa reached 3,050. The fourteen-year expansion of the economy had translated into a need for more residential housing. During this time period, twenty-seven residential subdivisions had been platted within the townsite limits of Section 22 or closely adjacent to the townsite. Two additional subdivisions were platted in 1921.

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These subdivisions changed the character of the town from a Mormon garden tract settlement into a densely-populated city with small lots. The large lots of the original plat were subdivided into smaller lots to accommodate the increased need for residential housing. While some subdivisions during this period encompassed entire city blocks, others were very small. These included the tiny seven-lot W.S. McMannon subdivision in 1919. This subdivision forms a portion of the Robson Historic District.

Other subdivisions catered to the needs of a diverse population. In 1916, the City Bank of Mesa platted the Verde Vista subdivision. This subdivision featured Spanish street names and was designed to appeal to Hispanic residents, many of whom were now working in the Mesa area. The cotton boom brought other ethnic groups as well. In 1921, the Southside Building and Loan Association filed a plat of the Tuskegee Place subdivision. This subdivision became the heart of Mesa's growing African American community, many of whom had traveled to the Salt River Valley as cotton production increased. In 1921, Mesa constructed a segregated school for African American children in Tuskegee Place, the Booker T. Washington school.

The Post WWI Slump, 1922-1926

The 1920s are generally remembered as the "Roaring Twenties" because of the tremendous economic expansion that occurred during the decade. However, in the mining and agricultural sectors of the economy, the twenties were anything but roaring. The end of World War One brought with it a reduction in demand for the mineral and agricultural products of Arizona. These years were particularly difficult ones for farmers. In the Salt River Valley, farmers such as those in Mesa had invested heavily in cotton production. A drastic fall in cotton prices starting in 1921 left many bankrupt. Cotton, when it paid to ship it to market, brought only a fraction of its wartime price.

The slump in agricultural prices had a ripple effect in the economy of Mesa. Merchants who catered to the farm trade saw a reduction in sales and profits. Bankers who had loaned money to farmers had to write off loans as non-collectible. It took several years for farmers to diversify their crops. By switching to truck crops, melons, and grapes, farmers gradually began to pull themselves out of the slump. Prices for cotton reached pre-war levels by 1926. The slowdown in the economy also affected real estate development. From 1922 to 1926, only seven new subdivisions were platted in the Mesa area. One of these was the tiny four-lot W.R. Stewart subdivision, platted in 1924.

The one bright spot for Mesa residents during this period was the construction of the Arizona Temple of the Church of Jesus Christ of Latter Day Saints. Construction of the Temple took place from 1922 to 1927. Its construction was very important for LDS members in Arizona. Church teachings required that members be married in a Temple. The construction of the Arizona Temple meant that LDS members would no longer have to travel to the Temple in St. George, Utah to be married.

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Growth in the Late Twenties, 1927-1931

In 1925 the "Main Line" railroad arrived in Mesa, signaling a break in the tough years following World War One. This line was actually a branch of the Southern Pacific Railroad that passed through Phoenix and the Salt River Valley, a long-sought goal for valley residents. By 1927, the worst effects of the post-war slump had passed and Mesa was well on its way to becoming a city. In 1931, residents capped the economic upswing with the completion of a railroad depot in Mesa.

From 1927 to 1931, eight additional subdivisions were platted within the Mesa townsite or closely adjacent to it. The arrival of the main line railroad and the resurgence of the agricultural economy brought renewed prosperity to Mesa residents. The population of Mesa reached 3,750 in 1930.

One of the dominant new industries to emerge in the twenties was tourism. Arizona as a whole experienced an upswing in tourism during the decade. Mesa joined in the quest for tourist dollars by using public subscription to build the El Portal Hotel in 1928. Residents formed their own corporation, sold stock, and invested the money raised in construction.

Although the Great Depression begins with the stock market crash in October of 1929, it took some time for the worst effects to reach Arizona. The heavy reliance of Arizonans on the mining and agricultural sectors of the economy, which had prevented the state from sharing fully in the prosperity of the twenties, now insulated residents from the worst effects of the depression that were concentrated in the manufacturing sectors of the economy.

The growth in Mesa during the last half of the twenties resulted in pressure to expand the boundaries of the town beyond the one square mile area contained in Section 22. The erection of the Arizona Temple on a twenty-acre site at Main and Hobson streets, just outside the boundaries of the original town, generated a growing demand for residential housing outside the original townsite. Although Mesa had outlying subdivisions as early as 1910, during the late twenties Mesa entered an era of expansion through the completion of subdivisions that soon ringed the town.

During the last part of the twenties Mesa officials looked to control some of the growth that was occurring outside the official town limits. These subdivisions were free from municipal taxation, a fact that made them attractive to new residents. At the same time, the outside subdivisions paid more for water, electricity, and gas service. Residents outside the town began to question the "bargain" of the independent subdivision.

Mesa residents and officials questioned the quality of some of the houses being constructed outside the town limits, calling them substandard. Starting in 1927, the Mesa Junior Chamber of Commerce began a campaign to take the outlying subdivisions into the city. The program was complete by June of 1930. Mesa officials took the opportunity provided by the annexation to re-number the subdivided blocks of the city into tracts. A new

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map, showing the recently annexed areas and the new numbering system for tracts, was adopted by the city council on July 10, 1930. From this point onward, new subdivisions within the original townsite were developed as lot splits only. The addition of the newly annexed area nearly doubled the population of Mesa to 6,200.

The Great Depression, 1932-1934

The general consensus among Arizona historians is that the Great Depression which began with the stock market crash in October of 1929 left the Salt River Valley relatively unscathed. This judgment is drawn primarily from the work of Jay Niebur who studied the effects of the depression in Phoenix. Niebur concluded that the diversified economy of the Salt River Valley, based on agriculture with a strong underpinning of transportation and commercial activities, enabled residents of the Salt River Valley to avoid the worst effects of the depression.

While this conclusion seems to be supported by the case of Mesa, the depression curtailed residential home construction in the city. Previous to the economic downturn, many property owners had constructed residences on speculation with the hope that the house could be rented or easily sold when completed. With many out of work during the depression, the market for speculative housing diminished. Property owners were content to let lots sit vacant. Families that needed additional room because of the arrival of extended families added on to existing structures for additional space rather than construct new buildings.

A lack of confidence in the leadership of President Herbert Hoover contributed to the severity of the problem. As Hoover's leadership faltered, the negative effects spared no area of the country. Soon Mesa was hit hard by the depression. In 1932 and 1933 not a single subdivision was platted in Mesa. The growth of the community was curtailed completely.

The inauguration of President Franklin D. Roosevelt in March of 1933 brought a new sense of confidence to the country. Reminding Americans that they had nothing to fear except fear itself, Roosevelt guided the Federal government through a series of actions to alleviate unemployment conditions and stimulate the economy. Much of Roosevelt's program was by "trial and error," but he kept experimenting until he hit upon a successful combination of programs.

The New Deal, 1935-1940

By 1935, government-sponsored public works programs began to have an effect in many parts of the nation, including Mesa. The projects increased the amount of money in local circulation by providing work to residents and markets to merchants. In Mesa, the year 1935 was one of renewed residential construction.

Crucial to the increase in home building was the National Housing Act of 1934 that created the Federal Housing

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Administration (FHA). This Federal agency insured private lenders against loss on new mortgage loans. FHA also encouraged better construction standards along with easier financing. The result was an upswing of residential construction nationwide.

Residents of the Salt River Valley had the additional advantage of an ardent local supporter of the FHA program. Walter Bimson of Valley Bank and Trust (later Valley National Bank) quickly saw that the Federal program was a means to increase the business of his institution. Bimson actively boosted the FHA program in Mesa and spurred lending and home construction in the Valley. In March of 1934, the Valley Bank and Trust subdivided Block 36 of the original Mesa townsite. This was the first subdivision in Mesa in over three years.

The business community in Mesa suffered from the same economic conditions during the thirties as did the agricultural sector of the economy. The first few years of the depression were tough ones, with little business and few customers. In the later years of the decade, Federal government public works programs began to have an effect on business climate. Increased Federal spending, in the form of materials purchase and wages, began to stimulate the economy of Mesa.

Mesa received its fair share of Federal public works projects. As a means to combat the depression, the Federal government, under the direction of President Franklin D. Roosevelt, created a number of public works projects designed to get people back to work and increase the amount of money circulating in local economies. One of these programs, the Work Progress Administration (WPA), concentrated on the construction of public buildings and facilities. From July 1, 1935 to December, 1939, the WPA constructed more than 23,000 public buildings nation-wide. By giving the unemployed jobs on these types of public projects, the program also kept these individuals off the relief rolls and allowed them to obtain skills which would assist them in finding private employment. After 1939, the agency changed its name to the Work Projects Administration. The WPA program continued until 1941, but ceased with the entry of the United States in World War II.

In Mesa, the WPA made several important contributions to the development of the community. The use of WPA funds allowed Mesa to construct a modern swimming pool in Rendezvous Park, including a high-dive, a main pool 130 feet long, and two smaller pools for younger children. Other major WPA projects included expansion of the Southside District Hospital, and the construction of a new city hall, library, and jail facility. Smaller WPA projects included the installation of sidewalks and gutters, street paving, and park irrigation systems.

A second government program that benefitted Mesa was the Public Works Administration. The Public Works Administration (PWA) differed from the WPA in that it had a greater emphasis on actual construction. Public Works Administration funds allowed Mesa residents to construct a new auditorium for the Lehi School building.

By 1940 the population of Mesa had reached 7,250 people. While much of this increase was the result of the

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inclusion of outlying subdivisions, the final numbers also reflected slow if steady growth in the townsite itself. Mesa was the sixth largest city in Arizona in 1940, just behind the Clifton/Morenci area which had a population of 7,800. Phoenix, the state capitol, had a population of 65,000 in 1940.

World War Two, 1941-1945

Massive military spending by the Federal government during World War Two led to dramatic changes in Mesa. The government selected Arizona for the location of several training bases for pilots. The clear weather, low population, protected inland location, and preponderance of open space made Arizona an ideal site for air training.

The Federal government constructed two important military facilities in close proximity to Mesa. In July of 1941 the government announced that it had secured land north of Mesa for the construction of Falcon Field. This small facility was used to train hundreds of British Royal Air Force flyers. South of Mesa, the government constructed a much larger facility for the training of American forces. Williams Air Field, later Williams Air Force Base, was a major training facility during World War Two.

While the construction of the two military facilities near Mesa improved the economy of the area and led to an increase in population, the advent of World War II after the bombing of Pearl Harbor on December 7, 1941, led to war-time restrictions on nearly every class of material. Businessmen profited from the war-time increase in prices, but they were unable to spend their new-found wealth due to restrictions on what they could buy.

Restrictions on building construction and materials availability due to World War II led to a drastic reduction in residential home building in Mesa. Government housing was an exception of course, but the construction of private residential homes came to a near halt. For example, the prominent Phoenix architectural firm of Lescher and Mahoney had seven residential commissions in 1940; in 1941 the firm had nine commissions, and in 1942 just one.

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.

The Great Post-War Boom, 1946-present

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 and made Arizona their new home. Between 1945 and 1960, the population of Arizona more than doubled. The

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post-war boom resulted in an increase in home construction in Mesa.

Although Falcon Field was closed and converted into a municipal airport for Mesa, Williams Field saw continued service through the Cold War era. Continued conflicts in Korea and Vietnam meant that Williams maintained a high level of activity. Many Mesa residents served as civilian workers on the base, and ranking military officers that were permitted to live off-base made their homes in Mesa.

The spectacular growth of Mesa in the post-WWII era is reflected in its population figures. In 1950, Mesa rose to the third largest city in Arizona by doubling its population figure to 16,800 people. Mesa trailed only Tucson (45,500) and Phoenix (106,900). In 1951, new home construction in Mesa reached the one million dollar level. One builder, Joe Farnsworth, Jr., constructed more than eighty new homes in Mesa in 1951 alone. Mesa's population doubled again and reached 33,772 in 1960, nearly doubled during the next ten years to 63,049 in 1970, and nearly tripled to 152,453 by 1980.

This rapid population growth changed forever the character of Mesa. By 1950, it had surrendered its agricultural roots to become the third largest city in the state of Arizona. Its economy had diversified, including many new commercial ventures associated with high-technology. Winter tourism became an important part of the Mesa economy during the post-war era. The Chicago Cubs first came to Mesa in 1948 for spring training in the warm Arizona climate. In 1952 the club announced that it would permanently locate its spring training camp in Mesa, leading to the construction of Ho Ho Kam field. Spring training baseball proved a tremendous attraction for winter visitors, luring a steady stream of escapees from cold weather to spend time in Mesa. Many of these individuals decided to retire in Mesa, becoming permanent residents of the community. The construction of the Mesa Country Club and golf course in 1948 provided another attraction for winter visitors and retirees.

SIGNIFICANCE

The Robson Historic District in Mesa is significant for two reasons. First, it is considered significant under National Register Criterion A in the area of Community Planning and Development for its relationship to broad patterns of community development in Mesa. Second, the Robson Historic District illustrates important examples of architectural styles common in Arizona during the first half of the twentieth century. The Robson Historic District is considered significant under National Register Criterion C for the architectural styles and periods that it represents. The period of significance for the district starts in 1911 with the subdivision of the Pomeroy Place subdivision and continues until 1959, the approximate time when the character of local residential styles began to change.

The significance of the Robson Historic District is described under two historic contexts. Context One, "Mesa's Townsite Development, from Statehood to 1950", describes the emergence of the community from Mormon-style garden lots at statehood to small subdivided parcels and subdivision within the townsite. Context One

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describes the significance of community development in Mesa. Context Two, "The Evolution of Architectural Styles in the Mesa Townsite, 1911-1950", describes the significant architectural styles and themes which influenced the stylistic treatment of buildings in Mesa as represented by the district. Context Two describes the architectural significance of the district.

These historic contexts are based on previous Arizona SHPO-sponsored historic preservation survey work in Mesa. In 1993, the Woodward Architectural Group surveyed the original townsite of Mesa, developing historic contexts appropriate to Section 22 which comprised the original townsite. In 1997, The Architecture Company surveyed some of the early subdivisions outside of the original townsite. These two works built on an earlier Arizona SHPO-sponsored survey of Mesa, the 1984 Mesa Historical Survey completed by Linda Laird and Associates. However, the 1984 survey was conducted prior to the emphasis on contextual evaluation so is not as valuable as the more recent surveys.

The two historic contexts developed in the 1993 and 1997 surveys closely reflect the two contexts used in this National Register nomination. Contexts identified by Woodward are "Mesa City: From Mormon Settlement to Urban Center, 1878 to 1945" and "The Evolution of Architectural Periods in the Mesa Townsite, 1878 to 1945." Contexts identified in the 1997 survey are "Mesa's First Suburbs: From Early Townsite Extensions to Modern Neighborhoods, 1910 to 1945" and "The Evolution of Architectural Styles in the Townsite Extensions, 1910 to 1945."

This nomination of the Robson Historic District also benefits from research conducted by Ryden Architects on historic subdivisions in Mesa and from four prior National Register nominations prepared by Ryden Architects. In 1998, Ryden Architects completed an exhaustive study of historic subdivisions throughout the current city limits of Mesa. This research yielded valuable insights into the development of Mesa's residential neighborhoods which will be incorporated into a nomination for the Robson Historic District. In addition, Ryden Architects has completed National Register nominations of four historic districts in Mesa: Wilbur Street, West Second Street, Evergreen, and Temple. This previous identification and research established parameters for the significance of historic residential areas in Mesa, of which the Robson Historic District is representative.

HISTORIC CONTEXTS

Historic Context One: Mesa's Townsite Development, From Statehood to 1950

The Robson Historic District consists of portions of the original townsite of Mesa that were later divided into smaller parcels and small subdivisions. This process of subdivision within the original townsite was an important factor in the change of Mesa from a Mormon community consisting of large garden lots to a modern residential community of small lots. This was a significant change in the community development of Mesa and the Robson Historic District is importantly associated with this process. This evolution is based on the local and national economic trends described in the historical overview.

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The Robson Historic District is significant for its association with the development of a cohesive neighborhood of middle class and upper class families in Mesa prior to 1950. Development continued at a smaller scale after 1950, but by this time most of the new residential development in Mesa was in areas outside the original townsite.

The Robson Historic District consists of portions of six blocks of the original townsite of Mesa. Located in the far northeast corner of the original townsite, the district includes portions of Blocks 27, 28, 50, 52, 53, and 54. Blocks 27 and 28 are full size city blocks, while the four others are small quarter blocks which were platted to fill out the edge of the original townsite. Much of the district is centered on Robson and LeBaron Streets in Block 27. The remaining portion of the district is centered on both sides of Third Place (originally Third Street) and the small quarter blocks which ring the edge of the townsite.

With three exceptions, the portions of the original blocks which encompass the Robson Historic District escaped a formal process of subdivision common in other areas of Mesa. The large garden lots of the early Mormon community were gradually split into smaller and smaller lots over the years to allow for more intensive residential development. The result of this slow, informal process is an eclectic mix of building styles and construction dates.

The three exceptions to this pattern of development are the Pomeroy Place, W.S. McMannon, and W.R. Stewart subdivisions. These three very small subdivisions represent early attempts at converting the garden blocks into residential lots. Pomeroy Place, the largest of the three subdivisions, consists of twenty-six lots each measuring roughly 50 wide by 142 feet long. It was the earliest of the three subdivisions, platted in 1911. The next subdivision platted in the district was the 1919 W.S. McMannon subdivision. This subdivision contained only seven small lots. The final official subdivision plat in the district was the W.R. Stewart subdivision, platted in 1924. This was the smallest subdivision yet, consisting of four small lots.

Despite their small size, these subdivisions represented the efforts of early Mesa pioneers to transform the community into a residential area. The Pomeroy Place subdivision was platted by Frank T. and S. Dora Pomeroy, early Mesa pioneers. When he died in 1954, Frank T. Pomeroy was one of only six remaining original pioneers that had arrived with the first Mormon immigrant group to Mesa in 1878. Frank Pomeroy had arrived with his father Frank M. Pomeroy. A patriarch in the LDS Church, the younger Pomeroy also served in the territorial legislature, served in the State Senate from 1929 to 1937, was a reading clerk in the state legislature, farmed in the Valley, and was a prominent real estate developer in Mesa.

For the Pomeroy Place subdivision, Pomeroy assembled a parcel which was owned by several other prominent Mesa residents. These included John M. and Georgia E. Vance, D. Franklin and Annie Johnson, Don M. And Julia A. LeBaron, and J. Erastus LeBaron, a single man. Don M. LeBaron was another prominent Mesa pioneer. He came to Mesa in 1879 and founded a bakery and general store in 1896. Shortly after joining the

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Mesa, Maricopa, AZ

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Pomeroy Place development, LeBaron moved with many other Mormons to Mexico. He returned to Mesa in 1926 to continue a career in real estate development. His son, Edwin M. LeBaron, had started his own real estate firm in 1905 as the Edwin M. LeBaron Real Estate and Insurance Co. Edwin also operated the Arizona Land Company in the twenties. The LeBaron name is now memorialized in the Robson Historic District with LeBaron Street, originally platted as Roland Street as part of the Pomeroy Place subdivision.

The small W.S. McMannon subdivision in the Robson Historic District is further evidence of the residential aspirations of early Mesa pioneers. McMannon, a veteran of the Spanish-American war in 1898, platted several small subdivisions in Mesa. He operated a real estate and insurance firm for many years. In addition to developing his own subdivisions, McMannon also teamed up with the “dean” of Arizona realtors, W.R. Stewart, to create the McMannon and Stewart subdivision in 1919.

W.R. Stewart had a similar career, but one even more prominent than McMannon’s. He got his start as a real estate developer in 1914 and continued to subdivide and market Mesa real estate for the next forty years. He was credited with building more than one hundred homes in Mesa. Although W.R. Stewart platted many small subdivisions in the early years of Mesa, he is usually remembered for several large subdivisions he platted after World War Two. He was called the “dean of the state’s realtors” at his death. In addition to his career in real estate, Stewart is responsible for the design of the Arizona state flag and financing of the Stewart Chapel at Mesa Methodist Church.

The impact of the LeBaron, McMannon, and Stewart developers on Mesa is shown in the following chart. These three individuals had a tremendous impact on the growth and development of the town. While the Robson Historic District contains only three of the many subdivisions developed by these three individuals, it is typical and representative of their vision for the conversion of the community from large Mormon garden lots into a number of small residential lots.

LeBaron, McMannon, and Stewart Subdivisions in Mesa

MCR Book/Pag e	Map Name	Map Date	MCR Recordin g Date	Sectio n
4/27	Le Baron Addition	3/31/1910	6/4/1910	27
4/64	Pomeroy Place	2/21/1911	3/25/1911	22
8/11	W.R. Stewart Sub. of Block 32	Sept., 1916	9/5/1916	22

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8/27	Stewart Addition to Mesa City	6/22/1918	6/28/1918	27
8/34	Extension to Stewart Addition	3/3/1919	ca. 1919	27
8/38	W.R. Stewart Sub. No. 2	4/15/1919	ca. 1919	22
8/49	W.S. McMannon sub. of lots 3-4, Block 17	12/18/1919	ca. 1919	22
8/54	W.S. McMannon sub. of lot 2, Block 57	12/18/1919	ca. 1919	22
8/55	W.S. McMannon sub. of north half lots 5-6, Block 29	12/18/1919	ca. 1919	22
8/56	McMannon & Stewart sub. of lots 7-8, Block 2	12/18/1919	ca. 1919	22
9/18	Annex to Stewart Addition	4/15/1920	5/8/1920	27
9/19	W.J. LeBaron sub. of Block 22	4/6/1920	ca. 1920	22
11/16	W.R. Stewart sub. of lot 8, Block 33	2/1/1922	ca. 1922	22
11/17	W.R. Stewart sub. of Block 59	9/13/1922	ca. 1922	22
13/16	W.R. Stewart sub. of lot 2, Block 54	5/10/1923	ca. 1924	22
16/47	Stewart Acres	3/1/1926	5/15/1927	27
30/39	Stewart sub. of lots 1,2,7,8 of Block 29	4/12/1945	4/13/1945	22
33/10	Stewart's East Mesa Addition	2/7/1946	2/7/1946	23
37/36	Stewart's North Mesa Addition	2/14/1947	2/21/1947	23
39/21	Stewart's North Mesa Addition, Amended	6/19/1947	8/5/1947	23
40/13	Stewart's South Mesa Addition	10/20/1947	10/22/1947	27

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**ROBSON HISTORIC DISTRICT
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43/19	Stewart's South Mesa Addition, Unit 2	5/22/1948 8	5/28/1948	27
45/45	Stewart's South East Mesa Addition	6/4/1949	6/8/1949	26

Within and beyond the subdivided portion of the district, the blocks which encompass the proposed Robson Historic District were platted as part of the original townsite of Mesa in 1883. As the community began to expand during several periods of growth in the early to mid-twentieth century, many of the original blocks were subdivided into smaller lots to allow for more intensive residential development. Following the master plat of Mesa completed in 1930, the remaining lots within the original townsite did not pass through a process of platting subdivisions. After 1930, the original lots were simply divided by lot splits into smaller and smaller parcels. Many of these lot splits mirrored earlier subdivisions. The east half of block 27, for example, is a near copy of the original Pomeroy Place subdivision (absent the alley at the rear of the lots).

The remaining large lots were gradually split over the years. In addition, the earliest subdivisions went through periods of re-construction and growth so that many of the earliest homes were demolished and more recent buildings constructed. As such, the Robson Historic District contains a mix of construction dates.

Because of its location near the center of town, the Robson Historic District contains the homes of individuals associated with Mesa's early pioneers. In most instances, these are second, third, and fourth generations of pioneer families. Two of the homes in the district are associated with the pioneer Robson family. Charles Innes Robson III lived at 304 N. Robson (survey site #146) during the final years of his life. Robson was the great grandson of Charles Robson, the Mesa pioneer who arrived with the first party of LDS immigrants and was one of four men who helped survey and plat the original townsite. Robson III owned and operated the Robson Pontiac and the Robson Massey-Harris farm implement dealership with his father, Charles Innes, Jr. The third Charles Robson was also an owner and breeder of racehorses, and a high priest in the LDS church.

Charles Innes Robson III shared an interest in horse racing with his son, Charles Innes Robson IV. The great-great grandson of the Mesa pioneer lived in the district at 314 N. Robson (survey site #147). Robson IV also worked with his father at the Pontiac and farm implement dealerships. In addition to being active in the LDS Church, Robson IV was the Mesa Chamber of Commerce man of the year in 1949 (when he lived in the district), president of the Mesa Rotary, chairman of the YMCA fund drive, and the entertainment chair for the Mesa Centennial. He lived at his home in the district until his death in 1978.

Other prominent residents in the Robson Historic District represent later arrivals who had a significant impact on the community. These include Felix G. Creasman, who retired in 1955 after operating the Gate City Ice Company for twenty-seven years. Creasman constructed a house at 109 W. University (a.k.a. 304 N. MacDonald; survey site #227) in about 1937. In addition to being a successful businessman, Creasman served for ten years on the Mesa City Council and was a member of the Mesa High School Board of Trustees.

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A second set of father and son businessmen who lived in the district were Paul L. Sale and his son Paul Leonard Sale. Paul L. Sale established a furniture store in Mesa in 1926. The store became one of the most prominent in Mesa and the state. Paul L. Sale lived in the district during his prominence as a Mesa businessman, at 136 W. 3rd (survey site #105). In addition to his business activities, Paul L. Sale served the community as president of the Mesa Lutheran Hospital fund raising campaign, president of the Mesa Chamber of Commerce, president of the Mesa Rotary Club, and member of the Mesa Development Board. Paul L. Sale served on the Mesa City Council during the time he lived in the district.

His son, Paul Leonard Sale, also lived in the district at 139 W. 3rd. He worked with his father at the furniture store and took it over when Paul L. Sale died in 1969. Tragically, Paul Leonard Sale died less than two years after his father. His son, Paul L. Sale, Jr. then took over operation of the furniture store.

Residents of other houses in the district give evidence that the area represents one of middle to upper class status. Other prominent Mesa residents who lived in the district included Consumers Co-Op manager Ross Watts, Osteopathic Physician and Surgeon Ben R. Allen, Valley National Bank teller Oscar Rosenblatt, Mesa High School teacher Marjorie Entz, physician A.E. Johnson, and Chrysler-Plymouth dealer E.D. MacDonald. Other occupations associated with residents in the Robson district included salesman, insurance agents, mechanics, accountants, bookkeepers, small business owners, telephone operators, barbers, instructors and other personnel at Williams Field, metalworkers, and repairmen. The area was overwhelmingly white in ethnic make up, with only a few Hispanics and other ethnic groups represented.

The Robson Historic District provides a good example of the informal development process that changed Mesa from large garden lots associated with the original Mormon community to smaller lots required for more intense development. While development of the district included planned subdivisions common in other parts of the Mesa townsite and more common outside the townsite, the Robson District is the best example of early to mid twentieth century redevelopment of the original townsite from large lots to smaller lots. This change was an important part of the community of Mesa as residents required more housing than the original plan could provide. The Robson Historic District is an excellent example of the process of community development which changed Mesa from a pastoral, agricultural community to more closely match the growing urban populations of Phoenix, Glendale, and Tempe.

Historic Context Two: The Evolution of Architectural Styles in the Mesa Townsite, 1911-1959

Several architectural styles are represented within the Robson Historic District that reflects its 48-year period of historically significant development. The earliest architectural style found is the National Folk or Vernacular style. Although this style is primarily seen in home construction during the initial settlement period in Mesa, it can also be found in homes constructed towards the end of World War II (no.129, c.1945). Characteristics of this style include rectangular, square, or L-shaped one-story buildings. The massing is usually defined as gable-

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front, gable-front-and-wing, hall-and-parlor, I-plan. The gabled roofs are sheathed with wood shingles, asphalt or asbestos shingles, or corrugated sheet metal. Porches integral with the gabled roof or attached as a shed roof were often part of the home. The floors were usually raised and constructed of wood. The walls were constructed of frame, stone, brick or concrete block (in later homes), and sheathed with wood siding, weatherboard, clapboard, board-and-batten, stucco, stone, brick, or painted concrete block. Tall rectangular double-hung windows and doors were commonly found in this style. The character-defining elements for the National Folk/Vernacular style is the lack of decorative ornamentation or details.

Almost half of the homes in the Robson Historic District fall under the architectural style---Bungalow. This style of architecture, originating in California in the early 1900s, was popular in Mesa from 1910-1940. Characteristics of the Bungalow style include single story simple, box-like massing with medium-pitched hipped or gabled roofs. Large front porches and symmetrical facades with pairs of double-hung windows are also character-defining elements of the style. The Bungalow style is subdivided into three substyles---Classical, Craftsman, and California. Each of these substyles contains the primary characteristics, i.e., gabled roofs, deep overhangs, front porches, but differ in the detailing. Only the Classical and California substyles can be found within the Robson Historic District. The Classical Bungalow is very modest in its trim and detailing. The California Bungalow usually has an offset front porch wrapping around the house to create a porte-cochere. The windows many times will contain multiple panes in the upper lights.

In the mid 1920s, a whole sequence of stylistic treatments drawing from large segments of the historical range of European housing styles, known as Period Revival styles began to crop up in the Mesa townsite. The first of these styles is the Tudor Revival style that stems from medieval English building traditions. The Tudor Revival style can be characterized by its rectangular or L-shaped plans and very high-pitched roofs. The front facades are usually asymmetrical in layout. Small portals or vestibules are common rather than large front porches. The roofs are generally sheathed with wood or slate shingles. The windows can be characterized as small-paned casements in flat-topped, Tudor, Gothic, or round-arched openings.

The last of the Revival styles found in the Robson Historic District is the Colonial Revival style. This style is typically the least popular of the Revival styles found in Mesa. As the name suggests, the decorative vocabulary of early America was used to dignify small homes. Homes of this style stem from residential architecture of New England in the seventeenth and eighteenth centuries. Characteristics of the homes found in Mesa include single story rectangular or L-shaped buildings with the long facade facing the street. The simple box-like massing has light colored walls of wood siding, stucco, wood shingles, or painted brick. The roofs are usually low-to-medium-pitched gable with the broadside facing the street. A gabled or flat shed roof porch is supported by wood posts. The door and window openings are usually rectangular in shape to receive multi-pane over multi-pane double-hung windows.

In the mid-1930s, a new style loosely based on early Spanish Colonial buildings modified somewhat from earlier Period Revival style buildings, gained popularity in California. This style, the Ranch style of housing

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first appeared in Mesa in the mid-to-late 1930s, but became dominant during the years following World War II. The Ranch style homes sprinkled throughout the Robson Historic District reflect the resurgence of residential development in Mesa following the depression years. These early Ranch style homes are called Transitional/Early Ranch. The Early Ranch style architecture drew from earlier vernacular styles of California and the Southwest as well as introducing new stylistic elements. Another style similar to and contemporaneous with the Ranch style house is the Minimal Traditional style that was inspired by American Colonial Revival houses of the eastern United States. Almost half of the houses in the Robson Historic District consist of the various sub-styles of the Ranch house and of the Minimal Traditional style house.

The Transitional Ranch houses typically contained raised floors and wood double-hung or wood casement windows. They were also smaller in scale than the later rambling California Ranch homes. The Ranch style is characterized by one story, rectangular or L-shaped structures with low-pitched gable or hipped roofs. Small wood frame porches occur over the entry or at the juncture of the intersecting roofs. A variety of materials can be found with this style including brick masonry, painted or unpainted; stucco over wood frame; and concrete masonry units, painted or unpainted. The windows are usually steel casement or fixed with multiple lights. Occasionally, corner windows can be found. Decorative elements include horizontal wood siding at gable ends and occasionally wood shutters flanking windows.

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ROBSON HISTORIC DISTRICT
Mesa, Maricopa, AZ

VERBAL BOUNDARY DESCRIPTION

See attached Boundary Map

BOUNDARY JUSTIFICATION

The boundary of the Robson Historic District is largely defined by modern development to the west. To the north is more residential neighborhoods, of a later era. To the east is the West Second Street Historic District; and to the south is more commercial development and the Mesa Police Department.

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Mesa, Maricopa, AZ

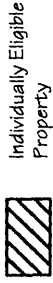
Section Number PHOTOS Page 32

Photographer: David Lind
Date: 3/22/02
Location of Original Negatives: Ryden Architects
902 W. McDowell Rd.
Phoenix, Arizona 85007

Photo No.	Direction
1	View of Second Street looking NE
2	View of Morris Street looking NE
3	View of Second Street looking NW
4	View of LeBaron Street looking SW
5	View of Third Place looking SW
6	View of Robson Street looking SW
7	View of Second Street looking NW

126 Address
201 Inventory Number

Property not yet evaluated for integrity
Property date is within period of significance



Individually Eligible Property



Contributing Property to a District



Non-Eligible Property due to age

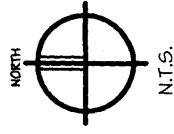


Non-Eligible Property due to integrity

District Boundary



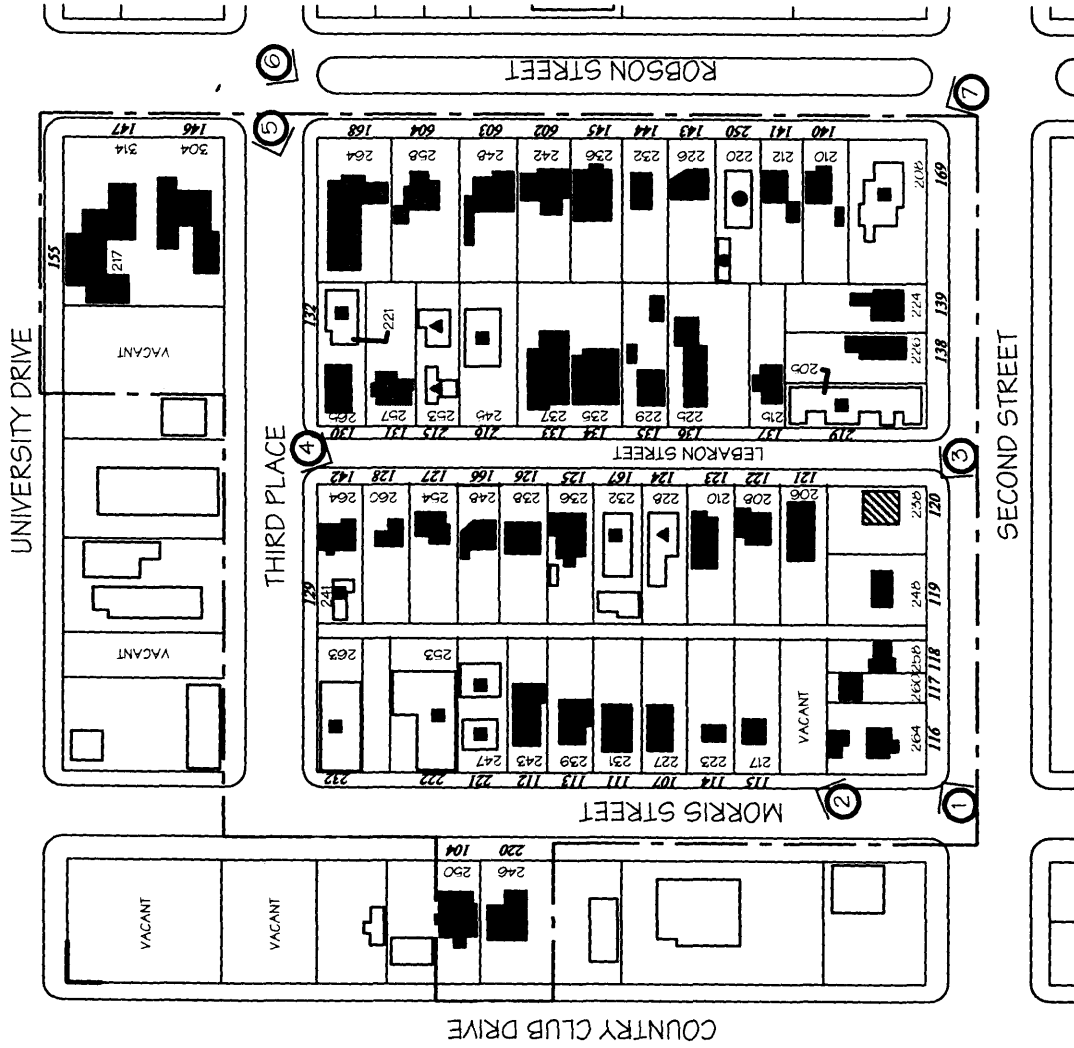
Photo Key



National Register Historic District BOUNDARY MAP

ROBSON HISTORIC DISTRICT

Mesa, Arizona
December 2002



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Robson Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 2/26/04 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/10/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000530

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:

RECOM. / CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE Historian

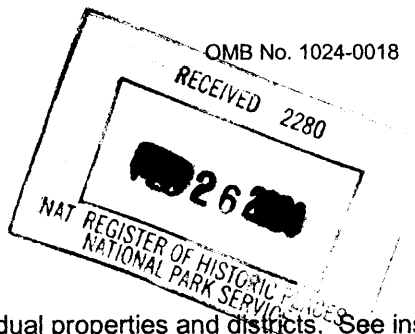
TELEPHONE _____

DATE 3/18/04

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.

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National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Correction to the Robson Historic District

other names/site number None

2. Location

city or town Mesa not for publication _____
state Arizona code AZ county Maricopa code 13 zip code 85201
vicinity _____

3. State/Federal Agency Certification

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

James W. Garrison Arizona 11 FEBRUARY 2004
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

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Non-contributing
<u>45</u>	<u>9</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>45</u>	<u>9</u> Total

Number of contributing resources previously listed in the National Register 42

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

N/A

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1 Correction to Robson Historic District
name of property
Maricopa, AZ
county and State

Correction to the Robson Historic District listed on the National Register of Historic Places on June 20, 2003.

The Arizona SHPO staff discovered discrepancies and omissions between the inventory list in the nomination, the map, and the historic building inventory forms on file at the SHPO office. Therefore, the Arizona SHPO staff requests the Keeper to correct the number of non-contributing properties as well as the Inventory lists of both contributing and non-contributing properties.

Number of Resources within Property (corrected)

Contributing	Non-contributing
<u>45</u>	<u>9</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>45</u>	<u>9</u> Total

The numbers of Contributing and Non-contributing properties referenced above are the corrected numbers of resources within the Robson Historic District. The numbers of Contributing and Non-contributing buildings that appeared in the 2003 National Register nomination form were erroneously determined.

The following properties, although not listed in the inventory list of the 2003 nomination, were recognized in the district map; the Davis House as a contributor and the Rosendall House as a non-contributor.

Contributor		Non-contributor	
HISTORIC NAME:	Davis House	HISTORIC NAME:	Rosendall House
LOCATION:	258 West 2nd Street	LOCATION:	253 North LeBaron Street
DATE:	1932 - 1940	DATE:	c. 1940

Moreover, because of several discrepancies in construction dates between the nomination and inventory forms, the property below was mistakenly listed as a non-contributor, when it should have been listed as a contributor.

Contributor
HISTORIC NAME: Barbe House
LOCATION: 241 West 3rd Place
DATE (corrected): 1948

Furthermore, properties referenced below were originally listed as a Non-contributor. However, the period of significance for the Robson Historic District is determined to be between 1911 and 1959, and these houses were constructed during this period. Therefore, the Arizona SHPO requests the Keeper to change the status of these properties from a non-contributor to contributor.

HISTORIC NAME:	Giauque House	HISTORIC NAME:	Raupp House
LOCATION:	221 West 3rd Place	LOCATION:	220 North Robson Street
DATE:	1956	DATE:	1957

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INVENTORY LIST OF CONTRIBUTING PROPERTIES

<u>Inv. #</u>	<u>Historic Name or Building Type</u>	<u>Property Address</u>	<u>Architectural Style</u>	<u>Constr. Date</u>
104	M.A. Miranda House	250 N. Morris St.	Ranch	1947
107	Starks House	227 N. Morris St.	National Folk	1947
111	Wilkinson House	231 N. Morris St.	National Folk	1945
112	House	243 N. Morris St.	Minimal Traditional	c.1942-45
113	House	239 N. Morris St.	Minimal Traditional	c.1942-45
114	House	223 N. Morris St.	Minimal Traditional	c.1940-45
115	House	217 N. Morris St.	Minimal Traditional	c.1940-45
116	William P. Noble House	264 W. 2nd St.	Tudor Revival	c.1932-40
117	House	260 W. 2nd St.	Bungalow	c.1932-40
118	Davis House	258 W. 2nd St.	Bungalow	c.1932-40
119	Everett Childers House	248 W. 2nd St.	Bungalow	c.1929-30
120	Charles A. Stallings House	244(238) W.2nd St.	Bungalow	1924
121	W.W. Read House	206 N. LeBaron St.	Colonial Revival	c.1915-20
122	Clyde Kelly House	208 N. LeBaron St.	Bungalow	c.1929
123	Troy / Crandall House	210 N. LeBaron St.	Bungalow	1928
125	J.D. Clawson House	236 N. LeBaron St.	Minimal Traditional	c.1946
126	House	238 N. LeBaron St.	Bungalow	c.1946
127	Buster Mainer House	254 N. LeBaron St.	Minimal Traditional	c.1945
128	William Foote House	260 N. LeBaron St.	Vernacular	c.1945
129	Barbe House	241 W. 3rd Place	Ranch	c.1948
130	Cason / Magruder House	265 N. LeBaron St.	Bungalow	c.1924
131	House	257 N. LeBaron St.	Minimal Traditional	c.1946
132	Giauque House	221 W. 3rd Place	Ranch	1956
133	E.S. Johnson House	237 N. LeBaron St.	Bungalow	1928
134	William W. Stewart House	235 N. LeBaron St.	Bungalow	1928
135	Paul Kaze House	229 N. LeBaron St.	Minimal Traditional	c.1945
136	George L. Brown House	225 N. LeBaron St.	Bungalow	1928
137	Abbie McKenzie House	215 N. LeBaron St.	Bungalow	1929
138	Robert H. Kenner House	226 W. 2nd St.	Bungalow	c.1930
139	Chester A. Smith House	224 W. 2nd St.	Bungalow	1927
140	A.T. Howard House	210 N. Robson St.	Bungalow	1927
141	Pierson / Laddas House	212 N. Robson St.	Bungalow	1927
142	J.H. Lively House	264 N. LeBaron St.	Ranch	1957
143	Gaskins House	226 N. Robson St.	Traditional Ranch	1946
144	Bondurant House	232 N. Robson St.	Bungalow	c.1932-37
145	E.D. MacDonald House	236 N. Robson St.	Bungalow	1922
146	House	304 N. Robson St.	Ranch	c.1952
147	Innes Robson House	314 N. Robson St. (217 W. University Dr.)	Ranch	c.1952
166	Ray Nicholson House	248 N. LeBaron St.	Ranch	c.1950
168	Thurber Rentals	264 N. Robson St.	Ranch	c.1952
220	Rocquemore / Passey House	246 N. Morris St.	Bungalow	c.1929-30
250	Raupp House	220 N. Robson St.	Ranch	1957

* Bold text indicates a change from the original documentation.

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INVENTORY LIST OF CONTRIBUTING PROPERTIES

<u>Inv. #</u>	<u>Historic Name or Building Type</u>	<u>Property Address</u>	<u>Architectural Style</u>	<u>Constr. Date</u>
602	Serrano House	242 N. Robson St.	Traditional Ranch	1946
603	Lindsey House	248 N. Robson St.	Ranch	c.1948
604	Dorsett House	258 N. Robson St.	Ranch	1947

INVENTORY LIST OF NON-CONTRIBUTING PROPERTIES

<u>Inv. #</u>	<u>Historic Name or Building Type</u>	<u>Property Address</u>	<u>Reason</u>	<u>Constr. Date</u>
124	Antle / Peacock House	228 N. LeBaron St.	Low Integrity	c.1929
167	Apartments	232 N. LeBaron St.	Age	c.1965
169	House	208 W. 2nd St.	Age	1963
215	Rosendall House	253 N. LeBaron St.	Low Integrity	c.1940
216	House	245 N. LeBaron St.	Age	c.1970
219	Apartments	205 N. LeBaron St.	Age	c.1980
221	Offices	247 N. Morris St.	Age	1997
222	Offices	253 N. Morris St.	Age	c.1990
232	Offices	263 W. 3rd Place	Age	c.1970

* Bold text indicates a change from the original documentation.