

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

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received MAR 12 1985  
date entered APR 16 1985**1. Name**

historic Casa Grande Multiple Resource Area

and/or common N/A

**2. Location**

street &amp; number

N/A not for publication

city, town Casa Grande

N/A vicinity of

state Arizona 04 code

county Pinal 021 code

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input checked="" type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name See individual Inventory Forms

street &amp; number

city, town

\_\_\_\_\_ vicinity of

state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. See individual Inventory Forms

street &amp; number

city, town

state

**6. Representation in Existing Surveys**title Casa Grande Historic Resources Survey has this property been determined eligible? ☐ yes ☒ nodate 1982 ☐ federal ☐ state ☐ county ☐ local

depository for survey records Casa Grande Valley Historical Society

city, town Casa Grande

state Arizona

## 7. Description

### Condition

☒ excellent      ☒ deteriorated  
☒ good      ☒ ruins  
☒ fair      ☒ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Casa Grande Multiple Resource Area is bounded by the present city limits and encompasses ten square miles which define the historic development of the city. This historic pattern ranges from the original cluster of businesses and dwellings near the Southern Pacific Railroad tracks, and the function of Casa Grande as a local shipping center for nearby mines in the 1880s, to the mercantile/commercial/agricultural role of the city at the turn of the century, to the city as an agribusiness regional center by World War II. The area contains buildings, sites and structures representative of these three phases of historic development and includes extant examples of a wide range of architectural styles in vogue during this time period. Among these buildings and structures is an assemblage which exemplifies the city's architectural heritage and is significant for association with important events or persons.

### PHYSICAL CHARACTERISTICS

The City of Casa Grande is located in the western section of the Casa Grande Valley, an alluvial valley 50 miles long and ranging between 10 and 20 miles wide. Upper Sonoran Desert terrain dominates the valley, which is bounded by the Sacaton Mountains on the north and the Picacho Mountains on the south. The valley was rich in minerals and the city's early economy came from the nearby gold, silver, and lead mines. The Santa Cruz River near Casa Grande absorbs the runoff from the surrounding mountains. Typical vegetation of the area includes desert sage, saltbush, creosote bush, mesquite, ironwood and cottonwood trees, catclaw, arrowweed, and cactus varieties. Soil in the Casa Grande area is generally granitic and schistic alluvium with an arable topsoil of varying depth.

The city is 49 miles south of Phoenix and 67 miles north of Tucson, near the intersection of Interstate Highways 10 and 8. State Highways 84, 93, and 287 serve the city, as well as a small publicly-owned airport. The Southern Pacific Railroad transects the city in a northwest-southeast direction and historically has been the focus of the city's growth and development. The community, with its present population of about 16,000, is the largest in Pinal County and is in the heart of the county's "Cotton Belt". The city is built upon flat, level land in the valley that is broken only by a small hill called Burgess Peak, where the community water tower is located.

Casa Grande is situated in a scenic area with many nearby attractions. The Superstition Mountains to the north and Picacho Peak State Park 26 miles southeast provide natural recreational environments. The Casa Grande Ruins, 20 miles away, after which the city was named, are a well-known visitor's site. The Papago Indian Reservation is south of Casa Grande and the Gila River Pima Reservation, with its Arts and Crafts Center, is 16 miles north. Picacho Reservoir, 15 miles east, provides hunting and fishing recreation. These attributes, plus the fertile soil and mild climate, have made the city an agricultural and shipping center today and have contributed to the city's historic development.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 7

Page 2 of 11

The boundaries of the Multiple Resource Area coincide with the city limits and include all of the characteristics of the city's historical development, beginning with the original alignment of buildings along the Southern Pacific Railroad tracks. The railroad, terminating temporarily at this location in 1879, provided the town the means to become a shipping and supply point for the nearby mining camps. The original townsite was laid out in a square around the tracks, with streets paralleling the railroad. The realignment of the town plan to correspond with the section, township and range grid pattern directed the town's future growth, but left the original townsite intact. Although a few residential subdivisions were platted south of the railroad tracks, most additions to the town occurred to the north. In turn, as commercial development focused more on local trade and less on shipping, business growth moved northward away from the railroad tracks during the 1920s to the 1950s. Highway 84, originally paralleling the tracks, was also realigned to conform to the new commercial core of the town.

Today, the historical evolution of the city is still discernible. Paralleling the railroad tracks are the abandoned remains and vacant lots of the original business district. The original paving of Highway 84 is intact but little traveled. The new Highway 84, approaching from the west, abruptly curves, passes under a railroad overpass, and follows 2nd Street and Florence Boulevard through the present commercial core. Highway 287 continues east from the overpass along Florence Boulevard, the city's major east-west artery, while Highway 93 moves north along Pinal Avenue, the major north-south road. Recent strip commercial development along these streets has not detracted from the downtown business center in the original townsite.

Residential neighborhoods are characteristic of the time period in which they were added to the city. Blocks of residences in bungalow, period revival, and ranch styles belie the city's directional growth. Neighborhood development is distinct from the commercial growth and has historically focused to the north with lesser residential growth to the east and little to the west and south until recent years.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered APR 16 1985

Continuation sheet

Item number 7

Page 3 of 11

THE HISTORIC PATTERN

Casa Grande's historic pattern of development has been one of intermittent but continual growth which can be divided into four distinct historical phases. The first phase, termed Emerging Community Period, begins with the completion of construction of the Southern Pacific Railroad in 1879 and the development of a commercial nucleus at that point which supplied the nearby mines and shipped out ores. The phase ends around 1900 as the mining boom slowed and commercial activity stagnated. Phase two, the Transition Period, extended from 1900 to 1910. During these years, the focus of activity in Casa Grande gradually shifted from commerce, mining supplies, and shipping to agricultural production and truck gardening. The business center dwindled and residential growth was slow as the town struggled to find a focus and survive.

The third phase, the Developing Community Period, occurred between 1911 and 1924. During that time, the city became firmly established as an agricultural center oriented toward railroad shipping of farm produce. Commercial and residential growth was rapid and the city initiated most of the civic amenities characteristic of established communities. The final historic phase, the Stable Community Period, extended from 1925 to World War II, and saw the city develop a regional agricultural focus as a result of large-scale irrigation from the San Carlos Project. The business center shifted northeastward from the streets adjacent to the railroad tracks to Florence Street, at a right angle to the tracks. Many new residential additions to the original townsite expanded the city limits and civic improvements continued throughout the period.

Each of the historic phases is typified by the buildings still extant in the Multiple Resource Area. These properties embody the architectural styles, building technologies, and construction materials representative of the various periods. Each phase also represents a direction in the historical evolution of the city which is best illustrated by the broad architectural heritage existing within the Multiple Resource Area.

Emerging Community Period - 1879-1900

The initial development of Casa Grande was concentrated in a row of commercial buildings on the north side of the Southern Pacific Railroad tracks beginning in 1879. In May of that year the railroad, constructing a line across southern Arizona from Yuma to Tucson, halted 26 miles east of Maricopa because of the heat. On May 17, the terminus was named Casa Grande, after the prehistoric ruin 15 miles to the northeast, and service began on May 19. Within one month, 22 stores and saloons were operating, as the railroad began stockpiling rails, ties, and supplies in preparation for resumption of construction in the Fall. Many of the businesses were

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered APR 16 1985

Continuation sheet

Item number 7

Page 4 of 11

in tents and tenthouses or hastily constructed frame buildings. With the railroad offices on wheels and no permanent depot under construction, the collection of buildings serving the railroad crews had a distinctly temporary quality.

Between 1880 and 1884, the town grew to 80 buildings—including stores, hotels, boarding houses, restaurants, saloons, blacksmith shops, barber shops, stables, stage companies, and wagon shops, and had a population of close to 200 people. Businesses continued to cluster only along the tracks, mostly on the north side, with adobe and frame houses nearby.

In 1884, the first of three disastrous fires occurred, burning two-thirds of the frame and tent business buildings. However, the growing mining industry in the area provided impetus to the town's economy and the businesses were immediately rebuilt, either in adobe or frame with falsefront construction. All were rebuilt along the same street north of the tracks.

Hotels, restaurants, and mercantile stores flourished. Within the next few years, the opening of many more mines in the area guaranteed Casa Grande's role as a shipping and supply center for mining in southcentral Arizona. Growth was rapid, with the town doubling in size by 1885. Farmers, irrigating with ground water, were supplying the town's merchants and restaurants with produce by this time.

The first official map was recorded in 1890 and showed boundaries of present Florence Boulevard and the railroad tracks, and present Pinal and Casa Grande Avenues. Although the townsite was divided into lots and blocks with named streets, few buildings existed away from Main Street, just north of the tracks. Some business and residential construction had occurred south of the tracks, but was not considered part of the business district at that time. In reality, the town consisted of one block south of and parallel to the tracks, between Florence and Top and Bottom (Washington) Streets and two blocks north of and parallel to the tracks between Florence and Sacaton Streets.

A second town map was recorded in 1892, showing growth south of the tracks to Ash Avenue. The town now consisted of an area three blocks south of the tracks and stretched to Florence Boulevard to the north. the freight and passenger depot was located on the north side of the tracks between Sacaton and present Washington Streets. Several of Casa Grande's oldest remaining buildings, including the Casa Grande Hotel, (originally John Riess' Store and Butcher Shop), John C. Loss House, and Shaunessy House, were built in this area during the later 1880s to mid-1890s.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered APR 16 1985

Continuation sheet

Item number 7

Page 5 of 11

In September of 1893, a second fire burned the entire business district to the ground. The wood and adobe buildings, most with falsefronts and shingle roofs, were destroyed in less than half an hour. Homes near the businesses were also lost, but the wood frame depot was saved. Coming during a national recession and mining depression, the town's future was again in doubt. However, within six weeks, the business community was rebuilding, based on its ties to mining and shipping. Again, construction was mostly in frame and adobe, with traditional Sonoran style and false-front buildings dominating the business district.

By 1900, the mining depression was a reality. Many of the mines had closed, construction of residences slowed dramatically, and business development declined. Although a town plat existed, the actual town was little more than a short commercial strip with a scattering of adobe houses nearby. From the Emerging Community Period, only a few buildings survive. These include the Cruz Trading Post (remodeled), the Souva/Cruz House, Casa Grande Hotel, Loss House, Shommesy House, Bien/McNatt House, and Day House. All of these properties are adobe and are characteristic of Sonoran tradition or gabled styles of the 1890s. Only the Souva/Cruz House was altered with a brick facing on the front facade; others were stuccoed. The only two-story adobe residence remaining from that period, the Walker/Armenta House, was demolished late in 1983.

Transitional Period - 1900-1910

During the first decade of the 20th Century, Casa Grande's economic base began to shift from shipping and mining to small-scale agriculture and farm trade. During this Transitional Period, the community experienced a decline and faced extinction. According to newspaper accounts, the business district had dwindled by 1902 to one large mercantile store, one saloon, and two smaller stores. Four houses and the railroad depot completed the town. It is likely that other businesses were intermittently active at various times of the year, depending on shipments from the mines. It is known that some houses were empty as their occupants worked mining claims or were on trading trips to the nearby reservation.

Buildings of significance remaining from this time period include the commercial adobe building originally known as Johnson's Grocery Store, built in 1907, and the Meehan/Gaar House, an adobe residence built in the early 1900s.. Both buildings are simple in plan and style.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 7

Page 6 of 11

Developing Community Period - 1911-1924

When the San Carlos Irrigation Project was proposed, Casa Grande's future growth seemed more assured. Beginning in 1911, the town and its Chamber of Commerce endorsed the Project and campaigned for its congressional passage. Concurrently, the Casa Grande Valley Water Users' Association, created in 1912 as part of the Project, began canal construction, increasing irrigated farmland in a very short time. The guarantee of irrigated farmland, plus an active Casa Grande booster campaign, brought many new settlers to the area.

By 1912, the reorientation of Casa Grande from mining to agriculture was evident in the physical character of the town. Between 1912 and 1914, over 50 houses were built and a housing shortage reported, with many newcomers living in tent houses. Several hotels and a new post office were in service and the Airdome, an open-air theater and dance pavillion, was built. Central School, the first permanent school building, was erected in 1913. The first two additions to the city were established in 1913. Bennett's Addition was located just west of the original townsite in a triangular area between Florence Boulevard and the tracks. Myers Addition also followed the tracks on the east side of the original townsite. The only remaining building from the 1911-1913 construction period is the Shonessy Building. Built in 1913, this two-story business block is the earliest cast-in-place concrete business building in Casa Grande, and although abandoned and deteriorating, is one of the more significant resources remaining today. This simple, rectangular building set the tone for new business construction which occurred after the 1914 fire.

In mid-1914, the third fire occurred in the business district along Main Street on the north side of the tracks, destroying most of the major business buildings in existence. Seizing the opportunity to improve and modernize the town, most of the businessmen rebuilt within weeks, with concrete and concrete block as the primary construction material. Many of the new buildings were two-story, faced with rusticated concrete block, and featuring plate glass windows. The new business blocks represented permanence and commitment to Casa Grande's future. In addition to rebuilding by established businessmen, new businesses opened after the fire, stretching the business district farther southeast along Main Street, in the direction of the Myers Addition, and along Main Avenue on the south side of the tracks. A few of these business buildings remain today. Along Main Street, the abandoned Kratzka Building, only half of which remains, stands as the only existing two-story concrete block building from the post-fire construction period. This building typifies the Neo-Classical Revival influence on the styles and types of business blocks built at that time. Prettyman's Market/Brigg's Jewelers and the properties at 112 and 118 North Sacaton exemplify the Mission Revival style on small-scale commercial buildings.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 7

Page 7 of 11

During the remainder of the Developing Community Period, Casa Grande expanded quickly to the north and east with residential additions and undertook a range of civic improvement projects. Between 1914 and 1918, 36 houses were reportedly built. A building boom began in 1919 with the Drew Addition south of the tracks and continued with the Glenwood Addition, South Park Addition, Armenta Tract, Burgess Addition, Bradley Addition, and Bennett's and Myers 2nd Additions. A chronic housing shortage kept residential construction active. Houses were characteristically bungalow in style and were constructed of concrete block, wood, and stone, a material new to Casa Grande building techniques.

Mike Sullivan, a local contractor, concentrated his efforts on stone building construction beginning around 1920, culminating with the 1924 Women's Club building and the Presbyterian Church in 1927. Other remaining stone buildings Sullivan built include the warehouse at 119 Florence Street (1922), the Vasquez House (1929), possibly the bungalow at 515 East Third Street (c.1921), and the Fisher Memorial Home (1927). Sullivan's expertise left a distinctive stamp on the architecture of Casa Grande, spanning both the Developing Community Period and the Stable Community Period.

Other significant bungalows representative of the Developing Period are the Earl Bayless House (1922), built of concrete block, and the William Bayless/E.C. Grasty House (early 1920s) of wood with shiplap siding.

Construction of the High School in 1921 and the Woman's Club in 1924 symbolized the commitment of Casa Grande to development as a permanent community with a strong agricultural economic base. The school was designed by Tucson architects, Lyman and Place, in a Spanish Colonial Revival style and remains unchanged today.

Near the business center, the Sacaton Hotel opened in 1917 and the San Carlos Hotel (demolished) opened across the street in 1919. Both hotels served railroad passengers specifically. The Sacaton exists today as a modified example of the kind of architecturally modest hotel frequented by traveling salesmen and travelers. The best remaining example of commercial architecture from the Developing Community Period is the Pioneer Market at 119 Florence Street, built in 1922. This brick, double-bay building was one of the first business buildings in Casa Grande to be built along Florence Street, at a right angle to the Main Street business center. This new direction of business construction signaled a major change in city evolution and set a new direction for commercial development which was followed for the next 40 years. Less than ten years after the 1914 fire and rebuilding episode, Casa Grande's commercial core began moving away from the confines of the railroad tracks where it had been lodged for over 35 years.



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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 7

Page 8 of 11

The Developing Community Period was also characterized by a range of city improvements. Consistent with the rapidly growing commercial and residential areas, the newly incorporated city passed improvement ordinances and acted to enhance the physical character of the town.

During the Developing Community Period, a water and power plant was built complete with city water mains, sewers, and complete electrical wiring, the city well was completed, cess pools and open garbage pits were outlawed, telephone lines were installed, a volunteer fire department organized and built a firehouse, a site was selected for a landing field, danger signals were installed at the major railroad crossing, a park was opened near the new Armory, and public toilets were provided for travelers. In addition, the first ordinances regulating autos were passed for parking and noise control, indicating the impact cars were having upon the town's quality of life.

In the private sector, two small hospitals opened, a cemetery was dedicated, and the Woman's Club opened a small library.

The Developing Community Period had begun with efforts to secure the San Carlos Project and refocus Casa Grande's economy to agriculture. In 1924, Congress authorized the Project which would irrigate 800,000 acres in the valley, making Casa Grande the commercial center for the new agricultural boom. The future of the town seemed secure and the years of struggle had resulted in a community with a strong business core, attractive residential areas, and considerable pride.

Stable Community Period - 1925-1940

The Stable Community Period represents a fleshing out of the civic endeavors started during the Developing Community Period and a continued expansion of the city in both commercial and residential size and quality.

The first years of the Period witnessed a continuation of the growth in city size and in physical improvements. The commercial district continued to expand northward along Florence Street with new buildings, many constructed of cast-in-place concrete. The most notable new business from the period is the Paramount Theatre, built in 1929 in Spanish Colonial Revival style. Despite the fact that it opened on the eve of the Depression and faced competition from the older Airdome, the community consistently supported the Paramount and the theatre has remained open since it was built.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 8

Page 9 of 11

In response to the new business district direction, many of the Main Street businesses, now a decade old, remodeled their facades. The Main Street commercial core remained active until after World War II, despite the increased competition from the new businesses on Florence Street. The old business core did not begin to decline until the late 1950s and is presently an abandoned area. Loss of railroad business during the 1950s and 1960s contributed significantly to the decline as well as the deterioration of the buildings themselves.

Residential construction remained active until the Depression. By 1930, Buena Vista Subdivision, Evergreen Addition, Marge Bell Home Acres, Bennett's Acre City, Myers 3rd Addition, and Evergreen Gardens had expanded the city limits considerably. The Evergreen Addition, in particular, is characterized by houses built in the Period Revival styles popular during the late 1920s. Outstanding examples of these include the Lehmborg House (1929), in Spanish Colonial Revival style and the White House (1929), in Tudor Revival style.

Period Revival styles were followed on other residences and businesses such as the stone Pueblo Revival Vasquez House (1929) and Fisher Memorial Home (1927), and the Pueblo Deco railroad depot built in 1940. The Spanish Colonial Revival C.J. Wilson House (1929) is the best example of a two-story adobe revival house. Adobe revival construction is also evident in the two-story, stuccoed, commercial laundry building (1928) at 309 West Eighth Street, Saint Anthony's Church (now Murphy Hall), built in 1935, and the High School Gymnasium (1936). Bungalows continued to be popular through the 1920s. The best example of bungalow construction from this period is the Kratzka House, built of rusticated concrete block in 1929.

By 1937, Casa Grande could be reached by five paved highways. In 1936 the Arizona Department of Transportation built an underpass to enable Highway 84 to pass under the railroad tracks, relieving a dangerous situation. This improved auto access, plus the climate, so attractive to the tourist industry, led the Board of Trade/Chamber of Commerce, with some success, to boost the town as a vacation spot. During this Period, several auto courts opened to accommodate winter visitors. These included Armenta's Auto Camps, Cramer Auto Court, Casa Sahuaro, Sunset Court, Poole Tourist Cabins, DeLux Auto Court, Morrison and Campbell Court, Triple XXX Court, Morgan Court, and unnamed courts on the Tucson Highway. The city also improved its public campground and hotels upgraded their cooling systems. In conjunction with the emphasis on tourism, numerous service stations, auto repair shops, and auto dealers began new businesses in Casa Grande, many building along the highways leading into the town.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 7

Page 10 of 11

The City continued to make improvements to its physical appearance and to pass ordinances designed to make Casa Grande a more modern and congenial place in which to live. Beginning in 1927, a program of installing services, widening and paving streets, adding curbs, gutters, and sidewalks, improving parking and traffic flow, and erecting street lights continued into the early 1930s. Three hundred tamarisk trees were planted in 1928 to shade city streets. A new city building code, inaugurated in 1929, was designed to improve the town's appearance and to encourage businesses to keep their buildings in repair.

The Depression impacted Casa Grande by 1933. City efforts to issue bonds for construction of a new City Hall were rejected in 1934, but the Hall (demolished) was built in 1936 with WPA assistance. The city, apparently short of maintenance funds, began a Clean-Up Week campaign in 1933, which continued successfully for many years. No civic improvements occurred until the late 1930s.

Both business and residential construction faltered during the Depression years. Business economy was down, and no new businesses were built or remodeling done until 1936. Although a housing shortage existed, the city did not grow in size and existing additions were not infilled until after World War II. Renting was common and frequent moves from house to house are recorded.

By the late 1930s, economic improvement was discernible. Agriculture was recovering and beginning to expand into cotton, the crop that would become a strong base for the town's economy by the 1950s. A new grain mill and a new cotton storage bin were built in 1936, and cotton gins were busy. Casa Grande's position as a commercial and shipping center for the Valley was reinforced as the WPA and Welfare and Labor Departments opened offices in the city.

Survey Methodology

The survey of the Casa Grande Multiple Resource Area was undertaken from January through September of 1982. The boundaries were selected to coincide with the city limits and to include all areas of historical development and city expansion. The survey and research were completed through team efforts of professional consultants, Janus Associates, and volunteers from the Casa Grande Valley Historical Society. The consultants included a Historical Architect, Historical Archeologist, and Architectural Historian.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1980

Continuation sheet

Item number 7

Page 11 of 11

An initial visual survey and inventory of potential historic properties was conducted, and historic building files set up for each property. The team then proceeded to research and collect specific information about the history of each property. Investigative efforts included newspaper research and indexing, current and historic photograph collection, biographical sketches or histories, historic written accounts, legal documents, interviews, local assessor's records, and chains of title.

Information about each property was then placed on Arizona State Historic Property Inventory Forms, which emphasize the property's physical appearance, a statement of significance, legal information, and other data needed for the level of documentation required by the National Register of Historic Places.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

### Statement of Significance (in one paragraph)

The Casa Grande Multiple Resource Area, coincident with the city limits, encompasses within its boundaries those resources best representing the city's historical and architectural evolution and exemplifying its maturation from a rough mining camp to a local supply and shipping center to a regional agricultural center. The Casa Grande Multiple Resource Area holds local and state significance for its role in the development of southcentral Arizona's mining districts, the development of one of the richest agricultural areas in the state, and the continual support of the surrounding farms and communities through mercantilism, shipping, and supply. The city's history is manifested in its significant commercial and residential architecture which remain today. These resources, representing each phase of the city's development, constitute a valuable heritage which contribute to the interpretation of the city's sense of time, place, context, and history.

### HISTORICAL OVERVIEW

The historical evolution of Casa Grande from 1879 to World War II can be viewed as four phases of development, each distinctive in its economic focus, civic endeavors, and physical manifestations. These developmental phases demonstrate the city's growth and explain its present role as a regional agricultural center. The influence of persons instrumental to the city's survival and prosperity provide a link between these developmental phases and illustrate a common thread of civic pride, personal strength, and determination which resulted in the maturation of Casa Grande as a self-contained, self-supporting, and self-perpetuating community.

### Emerging Community Period - 1879-1900

The location of Casa Grande was determined somewhat inadvertently in May of 1879, when Chinese workers on the Southern Pacific Railroad refused to continue construction of the Yuma to Tucson track in the early summer heat. On May 17, the terminus of construction was named Casa Grande, after the nearby prehistoric ruin, and the Southern Pacific Company decided to utilize the site as a stockpile area in preparation for fall construction.

Within weeks, 22 stores and saloons were established to serve the railroad crews. By early 1880, when the railroad resumed work, 33 people--including four women--were living in the town. Most of them were living in temporary tent houses or small frame houses and running their businesses from adobe or frame buildings.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 8

Page 2 of 16

Early in 1880, as the railroad prepared to move its terminus on towards Tucson, several silver, gold, copper, and lead mines were discovered within 100 miles of Casa Grande. The mines were located in the Vekol Mountains, South Cimarron Mountains, Slate Mountains, and Silver Reef Mountains. The Vekol, Reward, Mammon, Christmas Gift, Silver Reef, Turning Point, Desert Queen, Orizaba, Jackrabbit, Quijotoa, and Copperosity mines opened in rapid succession during the next ten years. Many other, unnamed, small claims were also worked. Casa Grande, with its advantageous location on the railroad between Yuma and Tucson and near Phoenix, quickly became a shipping, banking, and mercantile center, supplying Globe, Florence, and all the mining districts south to Sonora.

Several of the early stores in Casa Grande were branches of business already successful in other parts of Arizona, such as mercantilists Barnett, Block and Company. Other merchants were entrepreneurs who came to the terminus to take advantage of the ready market and stayed in Casa Grande for a lifetime. Their businesses provided the backbone of the town's early economy and directed its subsequent growth through the developmental periods. Many of these early businessmen were Mexican, who brought to Casa Grande an understanding of the desert climate, adobe construction appropriate to the area, and a desire to build a community for their families. Within ten years, these early merchants had established successful businesses in a commercial strip north of the railroad tracks.

Maldonado's Mercantile, one of the first stores near the tracks, employed two of the town's later prominent merchants, Ramon Cruz and Joe Armenta. Cruz, who later bought out Maldonado's, opened an Indian Trading Post in 1905 which became a long-running, family-operated business in Casa Grande. Armenta went into partnership with T.R. Peart in 1907, opening a grocery store. He later bought out Peart and operated his own business until the 1920s. Ramon Andrade opened one of the first butcher shops in the town. J.M. Ochoa owned one of the two largest freight-forwarding and commission houses. The town's most famous saloon was the Gilt Edge, opened by M.E. Souva in 1879 and operated by him until 1903. Other Mexican merchants included members of the Martinez and Guerrero families.

Other businesses were begun in the early 1880s by those quick to recognize an opportunity and take advantage of it. Although Casa Grande had two hotels by the end of 1879, Jere Fryer's hotel was mentioned in newspaper accounts as the most comfortable place to stay. Fryer, who also owned a livery stable by 1885, operated his hotel with his wife, Pauline Cushman, a famous actress and Civil War spy. Fryer became the town's first postmaster in 1880. Another woman, Mrs. M.E. Wood, ran a restaurant by 1885 and a hotel by 1886. A large freighting company was owned by W.C. Smith. Dick Bilderback operated a saloon, as did a man named Sullivan. Thomas Tomlinsen had a general store. Two Chinese merchants, Gin Lung and Don Sing, also settled in Casa Grande and opened businesses.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1985

Continuation sheet

Item number 8

Page 3 of 16

The town grew to 180 people by 1882, and had about 80 buildings by early 1884, with a wide range of commercial services offered. A well, dug in 1879, failed in 1880 and the railroad supplied water from a tank car for several years. In 1881, Casa Grande had one of the seven Arizona Telegraphic Ticket Agents, attesting to the town's importance in the developing territory. However, the atmosphere could best be described as "wild and wooly", with frequent stage and train robberies, drinking parties by the miners, gambling, and brawls. Casa Grande was clearly a camp town without civic amenities and appeared temporary in nature.

In April of 1884, a fire consumed two-thirds of the business district north of the tracks. The fire started in Tomlinson's store and within minutes had burned Smith and Murray's Mercantile house, Bilderback's Saloon, the Transfer Saloon, Sullivan's Saloon, the Railroad Chop House, a barber shop, and the Texas and California Stage Company stable. Despite the totality of destruction, the town's proximity to the rich mining districts and its location on the railroad provided enough incentive for many of the businessmen to rebuild on their former locations. Within a year, Casa Grande had doubled in size and was continuing to prosper.

Two official town maps were recorded in 1890 and 1892. These maps show the town platted in a rectangle with streets parallel to the railroad tracks. Most of the blocks were placed north of the tracks to present Florence Boulevard with only three blocks south of the tracks. Building in the south section was limited to a few businesses along Gibraltar Avenue (Main Avenue) and scattered dwellings. The commercial district stretched along two blocks north of the tracks and lined part of a third block one more street north. Houses were also scattered in this north area. The railroad had finally erected a freight and passenger depot by dismantling its frame depot at Yuma and rebuilding it at Casa Grande. By this time, the population had reached 228.

Another disastrous fire burned an entire block of business buildings on the north side of the tracks on September 26, 1893. Within 25 minutes, fed by frame and shingle buildings and a strong wind, more than half of the town's businesses were in ashes, including Fryer's livery stable and hotel, Justice Marshall's office, Wood's saloon, Crane's saloon, Drew's store in Mrs. Tomlinson's building, McQuinn's saloon, and Smith's restaurant and store.

Prior to the fire, the town had already begun to evolve from a haphazard collection of businesses with a mining camp atmosphere to a budding community with such stabilizing influences as a school district, church services, fraternal organizations, social functions, and family farms. The opportunities for success--the railroad depot and nearby

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 16 1987

Continuation sheet

Item number 8

Page 4 of 16

mining districts, plus a planned irrigating canal company--made the risk of rebuilding worthwhile, in spite of a national recession, mining industry slump, and local drought. Demonstrating their faith in Casa Grande as a community and not merely a mining camp/shipping center, the businessmen began reconstruction immediately. By November, several businesses had been rebuilt on the destroyed block and also on the south side of the tracks.

Despite the optimistic rebuilding, regional mining was definitely waning and, with it, Casa Grande's role as a shipping center. Many of the nearby mines had been placers which were played out within a few years of their discovery. Future mining success depended on heavier investment of equipment at the sites which was not feasible during the early 1890's, as the value of silver shrank and silver mines in other areas closed. Although its position on the railroad was an advantage, the town's economy was not diversified enough to support a stable or growing population without the business from the mines. By 1900, several of the business buildings were vacant or in ruins, growth had stagnated, and the town's future was uncertain.

Transitional Period - 1900-1910

During the first decade of the 20th Century, Casa Grande diminished in size but managed to survive and gradually reoriented its economy from being solely dependent on mining and shipping to the beginning of a focus on agriculture as a long-term economic base. Most of the water for nearby farms still came from underground, but the Picacho Reservoir, built in the late 1880s, provided an only partially reliable source of irrigation water from the Gila River to canals of the Casa Grande Canal Company. By 1897, local farmers were irrigating from the company's ditches. Truck gardening, citrus, fruits, and grapes began to show promise of being productive crops aided by the railroad's proximity for shipping. The first cotton was grown in the valley in 1910-1911, but only on a small scale. The potential of cotton as a money crop was not to be fully realized until the 1930s. Despite the growth of agriculture, however, local farmers could not supply enough business to support Casa Grande's merchants, hotels, and restaurants, and the commercial center diminished as businesses vacated the town.

A slight mining resurgence beginning in 1905 provided the impetus to keep the town alive but was not sufficient to alter the gradual change in the economic base from mining to agriculture. During this period, a few of the town's oldest businesses managed to survive, in particular, Mrs. Woods' Hotel, McCoy's Feed and Stable, the Gin Lung and Don Sing stores, and the Gilt Edge Saloon, bought by W.P. Drew in 1903 and Tom Meehan in 1905.



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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	
date entered	APR 16 1985

Continuation sheet

Item number 8

Page 5 of 16

Ramon Cruz opened his first Indian Trading Post in 1905 and J.A. Armenta and T.R. Peart began their general store in 1907. In 1909, the Casa Grande Hotel, converted from the early 1890s John Riess store and butcher shop on the south side of the railroad tracks, opened under the proprietorship of William Gould. The post office also occupied a small building in that block.

Casa Grande's economy had stabilized by 1910 and growth, although slow, was occurring. Cotton presented a potential for future economic security and truck gardening, using the railroad for shipping, was a viable enterprise. No longer a camp town, Casa Grande moved into the teens as a developing community, with a solidifying economic base but in need of community cohesiveness.

Developing Community Period - 1911-1924

The San Carlos Irrigation Project and Coolidge Dam, proposed in 1911, provided the town with the impetus for survival. The project, originated under the Reclamation Act of 1902, contained 100,000 acres to be irrigated and opened for settlement. Water was to come from Coolidge Dam, to be built across the Upper Gila River, with a storage capacity of 1,200,000 acre-feet. The project would cost \$5,500,000 and would also provide hydro-electric power for the Casa Grande Valley.

The valley's agricultural potential was well-known, needing only a reliable and plentiful source of water. Beginning in 1911, Casa Grande rallied behind the campaign to establish the irrigation district and build the dam, which would guarantee the town's future. The Casa Grande Valley Water Users' Association was created in 1912 and began canal construction to supply Gila River water from the Picacho Reservoir for farmers in the Casa Grande Valley Irrigation District until the San Carlos Project could be achieved. The Association provided the only united support for the San Carlos Project for many years and actively worked with the federal government to authorize the project, which finally occurred in 1924. A Chamber of Commerce, which became the Board of Trade in 1913, was organized and mounted a campaign to draw homeseekers and farmers to the area. For the first time in over a decade, a sense of community prevailed.

Indications of community identity increased during 1912 and 1913. The first permanent school, Central School, was built, as was a new post office and the Airdome, an open-air movie hall and dance pavillion. The 1912 Casa Grande Times became the Casa Grande Bulletin in 1913, published by Angela Hammer and Ted Healy. Within a year, a political disagreement led to a break in the partnership, with Healy continuing to publish the Bulletin, and Mrs. Hammer publishing the Casa Grande Dispatch, which soon merged with the Times. After the Bulletin disbanded, Mrs. Hammer provided Casa Grande

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	APR 16 1985
date entered	

Continuation sheet

Item number 8

Page 6 of 16

with its only newspaper, and was a prominent member of the community for many years.

The first additions were made to the original townsite to cope with the influx of population and a housing shortage. Additions were opened by both oldtimers and newcomers such as E.P. Drew, George Burgess, the Armenta family, Charles Bennett, Clara Myers, and a Mr. Bradley. By the end of 1913, several new businesses had opened and commerce was increasing. The most prominent new business block was the Shonessy Building south of the railroad tracks. William Shonessy had come to Casa Grande around 1900 to retire, but built his reinforced, cast-in-place concrete building when the town began to grow. The building was leased to several businesses and offices.

In April of 1914, a third disastrous fire occurred, burning the entire business block on Main Street north of the tracks, between Florence and Washington Streets. Most of the town's prominent businesses were destroyed, including Peart and Armenta's store, the Gilt Edge Saloon, Bennett's Meat Market, Breckenridge's Second-Hand Store, Kratzka's Berlin Bakery (where the fire started), B.A. Hall & Co. Furniture Store in Mrs. Kramer's building, and Mark McNatt's and W. Ward Davies' businesses.

The fire could have meant the end of Casa Grande, but optimism about the future of the town was high and, within weeks, rebuilding had begun on the sites of the burned buildings. Most of the new buildings were of concrete and several were two stories tall. The business community, rather than abandoning the site of disaster, took advantage of the opportunity to improve the commercial center and upgrade the image of Casa Grande as a modern town. Although some of the new buildings were also built of adobe, these featured stuccoed exteriors, large picture windows, and Mission-Style facades. Among those who rebuilt were Kratzka, Armenta, Peart, and Tom Meehan, who rebuilt the Gilt Edge Saloon only to die a few months later.

During 1914, the town made many more strides toward becoming a cohesive community. The town was incorporated and a temporary city council appointed until an election could be held. A new townsite map was recorded and a city well was financed. The city also awarded its first contracts for municipal water and lights. The Woman's Club, begun in 1913 as The Current Events Club, took its new name in 1914 and immediately pressed for a public library, a project that was to require their efforts for many years. The Casa Grande Valley Bank opened in 1915.

By 1916, several new mines had opened and old ones had reopened, including the Silver Reef, Greenback, Silver Queen, and Republic. The mining boom boosted the town's economy in shipping and provided a larger market for agricultural products. Despite the resurgence of mining, the town did not revert to a mining camp atmosphere, but continued its agriculture

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	APR 16 1985
date entered	

Continuation sheet

Item number 8

Page 7 of 16

focus and became more firmly established as a farming community. A cotton boom and bust during World War I only reinforced the farmer's faith in the valley's agricultural potential.

The first city election, held in May of 1915, resulted in a Council composed of George Burgess, Gus Kratzka, L.J. Weaver, W.D. Randall, and J.A. Armenta. Weaver was appointed mayor but resigned a month later and was replaced by George Burgess.

Civic improvements followed rapidly, with the emphasis on community health and beauty. A new cemetery, paved streets, and a franchise for the power and water plant, financed by bonds in 1916, were the first advances. A building boom prompted by a chronic housing shortage filled the many new city additions. A volunteer fire department was organized in 1917. The town was wired for telephone and electricity in that year, and the city well was completed. One of the council's major ordinances was passed to rid the town of open cess pools and standing water.

In 1918, the town was declared a city and continued to move forward in civic acts. City improvement ordinances passed between 1918 and 1924 dealt with public health, public bathrooms, sanitary conditions, parking regulations, safety signals at railroad crossings, noise and animal control, building quality, and city water and sewer mains. Two city parks were dedicated, the Armory was built, postal telegraph lines were installed, and two hospitals opened.

The Sacaton Hotel, built by H.M. Minear, opened in 1917, specifically to serve railroad travelers, and the more elegant San Carlos Hotel was built across the street in 1919 by retired Judge William T. Day and his son, Darby. These hotels, and several gasoline service stations and automobile dealerships, were ready to serve the new tourist trade passing through Casa Grande by rail and on the Tucson highway. The commercial core, expanded north of Main Street by these hotels, continued to grow beyond its original alignment on Main Street. By the early 1920s, businesses had begun to move northward along Florence Street, pointing the way for the later shift in the business district.

In 1920, a power plant was constructed and the new high school was built in the popular Spanish Colonial Revival style. With the building of the Woman's Club in 1924 and subsequent use of this building as the public library, the town contained all the prerequisites for a viable community.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	
date entered	APR 16 1985

Continuation sheet

Item number 8

Page 8 of 16

Social, cultural, educational, religious, entertainment, and commercial elements were fixed permanently in the town's composition and were actively contributing to a sense of community identity by the end of the Developing Community Period.

The Period had opened with a vigorous campaign for the passage of the San Carlos Project; it closed with a victory celebration when Congress authorized the Project in 1924. The 800,000 acres in the Casa Grande Valley to be irrigated by the future Coolidge Dam would make Casa Grande a mercantile and shipping center and ensure its future. The years of boosting and improvement had paid off. Casa Grande found itself a strong, cohesive community, with an active business center and all the civic amenities a city could offer.

Stable Community Period - 1925-1940

During the Stable Community Period, Casa Grande continued its growth in both residential and commercial areas and expanded civic improvements begun during the previous decade. During the Period, the San Carlos Project was completed and agriculture became the valley's principal economy, with the railroad providing the shipping so vital for the success of large-scale agriculture. As the town moved to a sound position as a farm-shipping-mercantile center for the valley, the community matured, not only in commercial ventures, but in the amenities and quality of life available to its residents.

City improvement projects continued until the early 1930s, when the Depression began to affect the city's economy. Civic projects included sewers, street widening, purchase of a landing field, street and sidewalk paving, improved Main Street parking, street lighting, planting of shade trees, implementing a new building code, improvement of the city campgrounds, purchase of a new fire truck, and installation of fire sirens. In the private sector, the Country Club built a golf course and several social organizations formed. The telephone company built a new building and Arizona Edison constructed a new power plant. An annual flower show was popular and a yearly clean-up week was effective. The Presbyterian Church, strong in Casa Grande since the 1890s, built a large stone church in 1927.

Small industries located in Casa Grande during this period. These included a bottling plant; a fruit packing plant and cannery to process, in particular, figs from the Granada Fig Farm on the outskirts of town; an ice and cold storage plant; and a dairy. The tourist business was in full swing. Garages, service stations, auto courts, and tourist cabins extended along the highways leading into town. The Chamber of Commerce boosted the city's climatic advantages and nearby tourist sites with some success.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 9 of 16

The commercial center continued to expand northward along Florence Street. By 1929, 18 new businesses had been built in this area, many of them owned by relative newcomers to Casa Grande. Earl Bayless, arriving in the early 1920s, owned a service station, Chevrolet dealership, auto repair, and the DeLux Auto Court. His wife operated the Sacaton Hotel and served as Pinal County Recorder during their time in Casa Grande. Dick Vasquez operated a grocery, furniture, and hardware store, and built a fine stone residence in 1927. Don Sing opened a new store also. Other Florence Street businesses included J.J. Kruse Plumbing, D.E. Smith Furniture Store, Don Peart Realty, Slim's Barber Shop, Hubbell Realty, the Arizona Southwest Bank, the Casa Grande Dispatch, Pay 'n Takit Grocery, E.J. DeCousey Farm Implement Store, and the Paramount Theater.

Main Street was still the business heart of town, however, and for many years was the only business block with street lights. Kratzka's bakery and restaurant was the nucleus of the district, but the businesses on the south side of the tracks were still strong. In particular, the Casa Grande Hotel was a community focal point for lunch meetings of local business groups and fraternal organizations. In 1927, Don Chun Wo, a Tucson Chinese Merchant, opened a grocery store in the Shonessy Building and managed apartments on the second floor, while living next door in the old Shonessy House. Don Chun Wo became one of the town's most respected merchants, retiring in 1943.

Other new businesspeople in Casa Grande included Henry Fisher, who opened the Fisher Memorial Home in 1919. After his death in 1925, his wife, Mary, became an undertaker and reopened the business in a new stone building in 1927. She continued as a respected businesswoman for many years. Another prominent businesswoman was Fanne Gaar. Arriving in Casa Grande in 1915 to work in the Casa Grande Valley Bank, she later owned a hardware store and real estate business and served on the city council. In 1927, she became the first woman to be elected mayor of an Arizona city and served a two-year term. She lived for many years in the Meehan House. In 1928, Angela Hammer bought the Casa Grande Bulletin and became the publisher of the city's only newspaper.

Emmet C. Grasty, owner of Grasty Implement Co., also was active in civic affairs, a philanthropist, and at one time worked as the publisher of the Casa Grande Valley Dispatch. J.W. White started the White Electrical Co. in 1922 and built a home in the new Evergreen Addition in 1929. Dr. H.B. Lehmberg, arriving in Casa Grande in 1927, opened a small hospital the next year. Lehmberg also built a house in the new Evergreen Addition in 1929 and served the community as a respected physician for 28 years.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 10 of 16

The Lehmberg and White Houses were only two of the 35 new houses built or started in 1929. Another of these residences was the C.J. Wilson House, a two-story adobe residence. Each of these houses represents the best in residential construction and style for the time; all three are Period Revival styles and were considered very fashionable.

The building boom of 1929 was short-lived, however. The Depression was felt in Casa Grande within a year and few new houses were built again until after World War II. In late 1929, the First National Bank closed.

Coolidge Dam, in the San Carlos Project, was completed that year. By 1930, irrigation water, so long awaited, began to reach Casa Grande Valley farms, potentially assuring continued growth for Casa Grande. However, despite cotton, dairying, poultry, agriculture, shipping, and merchant trade, the town was hit hard by the Depression. Agricultural prices dropped drastically and markets stopped receiving rail shipments. The City was forced to sell lots for delinquent taxes.

By 1934, the city's economy began to rally. The Valley Bank and Trust Company opened a branch office that year. By 1936, the WPA, Welfare and Labor Departments had offices in town. With WPA assistance, a new City Hall and new high school were completed in 1936. Old businesses remodeled and new ones began to open. Cotton prices were rising and a new cotton storage house was built. A grain mill was also built and natural gas arrived in the city. By 1937, five paved highways served Casa Grande, bringing tourists and winter visitors and boosting the city's economy. In 1939, the Chamber of Commerce launched an ambitious development program to beautify the city, improve roads, and promote tourism. A new railroad depot, replacing the original one which burned in 1934, was dedicated in 1940.

The expectation of agricultural expansion from the completion of Coolidge Dam began to be realized by the late 1930s. Barren desert land in the Casa Grande Valley had become fertile and productive farmland covering thousands of acres. The range of crops was wide--citrus, peaches, plums, apricots, dates, figs, grapes, pecans, lettuce, vegetables, wheat, barley, oats, corn, maize, sorghum, alfalfa, and cotton. Dairying, poultry, sheep, hogs, and cattle-raising were profitable. These agricultural products were shipped to all of Arizona as well as California and Texas. The city of Casa Grande was the shipping and commerce hub for the valley, its banks and merchants supplying surrounding farmers.

Casa Grande had survived the Depression without being diminished in population or strength of economy. During the Stable Community Period, the social, cultural, educational, religious and economic institutions begun during the Developing Community Period matured and provided a strong

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 11 of 16

community identity for the city. These institutions and the community cohesiveness they fostered ensured Casa Grande's continued survival and growth. The city had slowly changed from a local farming community and mining center to an agricultural center with economic functions that were regional in nature and scope.

As the Depression ended and World War II approached, Casa Grande's future seemed secure. The success of the San Carlos Project and the advantage of the railroad for shipping the agricultural products of the valley's farms, combined with the beginning of several small industries near town, a burgeoning tourist, retirement and winter visitor commerce, and attractive residential and business areas, assured the town of continual growth and development. In addition to small industries, cotton and cattle provided the basis of the economy. Since 1882, with a population of 180, the size of Casa Grande has nearly doubled every decade, with over 16,000 residents living there today.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 12 of 16

RESOURCES

The evolution of Casa Grande through the four phases discussed in the historical overview can be viewed today in those resources remaining from each developmental period. Resources extant from each period demonstrate the economic, social and physical characteristics and the qualities of significance, integrity, and representativeness of the developmental periods. The resources selected for the Multiple Resource Area Inventory exemplify the history of Casa Grande as a physical manifestation of the evolution of a community from temporary mining supply center to fully developed city with strong sense of community.

The earliest developmental period is represented by two commercial buildings and five residences, virtually all that remains intact from the Emerging Community Period. All of these buildings are constructed of adobe, and all but one are clad with stucco. The commercial buildings are the Casa Grande Hotel/Gould Hotel (CG-104) and the Cruz Trading Post (CG-116). Both figure prominently in the town's early history and both have been in use in recent times. The flat-roofed, arcaded hotel is essentially unaltered on the exterior but has two early additions at the rear. The trading post underwent extensive modification during the mid-1930s, but retains its earlier interior detailing.

Of the residences, only the Souva/Cruz House (CG-114) is distinct architecturally from the other four. Its brick front facade, added to the house after 1900, is unique in Casa Grande. Three of the remaining four houses--the Loss House (CG-105), Shonessy House (CG-106), and Bien/McNatt House (CG-120)--were residences of important Casa Grande businessmen and their families. These houses are characteristically small with gable roofs and all are well-maintained. The Day House (CG-122), home of Judge William T. Day, local Justice of the Peace and territorial legislator, is a modified Sonoran building with a later bungalow-style porch.

During the Transitional Period, little new construction occurred. Only two significant examples of buildings from the period exist. The Meehan/Gaar House (CG-119), a stuccoed adobe residence, was the home of two prominent Casa Grande business people--Tom Meehan, who built the house around 1903 and owned the Gilt Edge Saloon, and Fanne Gaar, entrepreneur and mayor in 1927, who lived in the house until her death. The second building, a one and one-half story adobe commercial building, was known as Johnsen's Grocery Store (CG-133) and has been in continual commercial use since its construction around 1907.

The Developing Community Period is well-represented with both commercial and residential buildings both historical and architectural in significance. One of the first built during this period is the Shonessy/Don Chun Wo



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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 13 of 16

Store (CG-107), built in 1913 as the earliest remaining cast-in-place concrete commercial building in Casa Grande. Although vacant for many years, the building has a high degree of architectural integrity.

The most significant construction episode in Casa Grande's history occurred immediately after the 1914 fire, when the business district was rebuilt. The Kratzka Building (CG-117) is the only remaining two-story building on the rebuilt block and exemplifies the qualities the businessmen were aspiring for in rebuilding their business district. This two-story concrete building, with rusticated concrete block facing and large glass display windows, is presently abandoned and deteriorating, but is visually reminiscent of the quality of the 1914 business district. (Demolished November 1984)

Three other business buildings remain from that period. Prettyman's Meat Market (CG-161), a stuccoed adobe building, retains its original c. 1914 curved parapet. Two similar buildings, south of the railroad tracks, are also of stuccoed adobe with Mission Revival style parapets. These commercial buildings (CG-168 and CG-169) are in good condition and express the qualities of the small businesses from that time period.

The Sacaton Hotel (CG-121), built in 1917 of concrete, is the only remaining hotel from this period. The Pioneer Market (CG-147) and its stone warehouse (CG-148) built in 1922 represent the first movement of the business district away from the tracks. The double bay brick market remains essentially unchanged and retains many of its original features.

Two buildings from the Developing Community Period exemplify the theme of those years. The cohesiveness of the community was expressed in the construction of the high school (CG-146) in 1921 and the Casa Grande Woman's Club (CG-172) in 1924. The Spanish Colonial Revival high school was built of concrete and is still used as a high school today. The stone Woman's Club represents the culmination of years of community fund-raising and social organization by the women of Casa Grande. The building is still used as the Woman's Club and is listed on the National Register of Historic Places.

These residences from the period denote the image of residential living of the time. All three are bungalow in design. The Earl Bayless House (CG-137) and Wilbur O. Bayless/Grasty House (CG-138), and the stone bungalow at 515 East Third Street (CG-131) are the best representatives of houses remaining from the period.

The Stable Community Period (1925-1940) is also well-represented by commercial, residential, and community buildings. One of the more unusual commercial buildings is the two-story adobe building at the rear

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 14 of 16

of 309 West Eighth Street (CG-125), built around 1928. The original use of this building is unknown, but it was at one time a laundry. The building was constructed during a period of revival of adobe construction in Arizona. The Fisher Memorial Home (CG-134) is also unusual in its stone construction in a Pueblo Revival style. Another period revival building is the Paramount Theatre (CG-150), of brick and stucco in a Spanish Colonial Revival style. The theatre has been a focal point of the town's business district since its construction in 1929.

Houses built during this period were generally period revival designs; several excellent examples from the period exist. The Wilson House (CG-128) is one of the more unusual, being a two-story Spanish Colonial Revival style house constructed of adobe. Another house in this style is the Lehmberg House (CG-144), home of Casa Grande's most prominent physician. Two residences represent the Tudor Revival style. The White House (CG-142) and the house at 905 North Lehmberg (CG-165) are the best examples of this style in Casa Grande. The Vasquez House (CG-170), built in 1929, is unusual for its stone construction and Pueblo Revival influence. The Gus Kratzka House (CG-126) is the best example of a bungalow executed in concrete block.

Two churches were built during this period. Saint Anthony's Church and Rectory (CG-113) are constructed of adobe and covered with stucco. The Presbyterian Church (CG-171) is of stone and is presently the home of the Casa Grande Valley Historical Society. Both buildings epitomize the community identity which was achieved during this time period. The Presbyterian Church is listed on the National Register of Historic Places. The high school gymnasium (CG-146), built in 1936, is the only known adobe gymnasium in Arizona. Its construction further reinforced the strength of the community and its faith in its future.

The Southern Pacific Railroad Depot (CG-115), dedicated in 1940, is a Moderne style building with Native American Art Deco Motifs. Construction of this new Depot symbolized the importance of the railroad to Casa Grande. The completion of the Highway 84 Underpass (CG-160) under the railroad in 1936 further strengthened the city's role as a shipping center by eliminating a hazardous and time-consuming crossing. (Deleted from nomination)

A building constructed immediately after World War II is Blinky Wilson's "S.S. Blinky Jr.", an automobile dealership that is today considered a local landmark. The boat-shaped building is of exceptional merit and is unique in style and design. (Withheld from nomination at this time, pending possible future nomination.)

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National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

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date entered

Continuation sheet

Item number 8

Page 15 of 16

CASA GRANDE MULTIPLE RESOURCE AREA INVENTORY

The following inventory lists all resources in the Casa Grande Multiple Resource Area which are potentially eligible for listing on the National Register of Historic Places due to their historical or architectural significance and integrity.

<u>NUMBER</u>	<u>HISTORIC NAME</u>	<u>ADDRESS</u>
CG-104	Gould's Hotel/Casa Grande Hotel	201 W. Main Avenue
CG-105	John C. Loss House	107 W. Main Avenue
CG-106	Shonessy House	115 W. Main Avenue
CG-107	Shonessy Building/Don Chun Wo Store	121 W. Main Avenue
CG-113	Saint Anthony's Church/Murphy Hall	215 N. Picacho Street
CG-114	Souva/Cruz House	310 W. Main Street
CG-115	Southern Pacific Railroad Depot	Washington and Main Streets
CG-116	Cruz Trading Post	200 W. Main Street
CG-117	Kratzka Building	121 W. Main Street
CG-119	Meehan/Gaar House	200 W. 1st Street
CG-120	Bien/McNatt House	208A W. 1st Street
* CG-121	Sacaton Hotel	204 N. Sacaton
CG-122	Judge William T. Day House	310 W. 1st Street
CG-125	Two-story commercial adobe building	309 W. 8th Street, rear
CG-126	Gus Kratzka House	N. Maricopa and 3rd Streets
CG-128	C.J. "Blinky" Wilson House	223 W. 10th Street
CG-131	Stone Bungalow	515 E. 3rd Street
CG-133	Johnsen's Grocery Store	301 N. Picacho
CG-134	Fisher Memorial Home	300 E. 8th Street
CG-137	Earl Bayless House	211 N. Cameron
CG-138	Wilbur Bayless/Grasty House	221 N. Cameron
CG-142	White House	901 E. Morrison

\* Delete

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National Register of Historic Places  
Inventory—Nomination Form

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date entered

Continuation sheet

Item number 8

Page 16 of 16

(CONTINUED)

<u>NUMBER</u>	<u>HISTORIC NAME</u>	<u>ADDRESS</u>
CG-144	Dr. H.B. Lehmberg House	929 N. Lehmberg
CG-146	Casa Grande Union High School Main Building and Gymnasium	420 E. Florence Boulevard
CG-147	Pioneer Market	119 Florence Street
CG-148	Stone Warehouse	119 Florence Street, rear
CG-150	Paramount Theatre	418 N. Florence Street
* CG-151	Blinky Wilson's "S.S. Blinky, Jr."	511 W. 2nd Street
* CG-160	Highway 84 Underpass	
CG-161	Prettyman's Meat Market	114 W. Main Street
CG-165	Period Revival House	905 N. Lehmberg
CG-168	Mission Revival Shop	118 N. Sacaton
CG-169	Ward's Variety Store	112 N. Sacaton
CG-170	Vasquez House	114 E. Florence Boulevard
CG-171 (NR)	Presbyterian Church	Florence Boulevard and N. Park Avenue
CG-172 (NR)	Women's Club	407 N. Sacaton
* CG-173	Main Street Commercial District Block 13, Archeological Site	Main Street
* Delete		

## 9. Major Bibliographical References

See Continuation Sheet

## 10. Geographical Data

Acreage of nominated property See individual forms

Quadrangle name Casa Grande, East and West

Quadrangle scale 1:24,000

UTM References See Continuation Sheet

A 

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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification

City limits of Casa Grande, Arizona.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Cindy L. Myers, Historical Archaeologist  
James W. Woodward, Jr., Architectural Historian

organization Janus Associates, Inc.

date April 27, 1984

street & number 602 North 7th Street

telephone (602) 254-0826

city or town Phoenix,

state Arizona

85006

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_ national \_\_\_ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer date February 28, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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received

date entered

Continuation sheet

Item number 9

Page 1 of 2

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9/30/1893,2:2,4:2  
11/15/1893,4:1
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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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received  
date entered

Continuation sheet

Item number 9

Page 2 of 2

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National Register of Historic Places  
Inventory—Nomination Form

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Continuation sheet

Item number

Page 148

Multiple Resource Area  
Thematic Group

dnr-11

Name Casa Grande Multiple Resource Area  
State Pinal County, ARIZONA

Cover 4/16/85

Nomination/Type of Review

Date/Signature

1. Ward's Variety Store

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

2. Vasquez House

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

3. Casa Grande Hotel

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

4. Bien/McNatt House

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

5. Paramount Theatre

Substantive Review

Keeper

Robert 7/5

Attest

6. Bayless, Earl, House

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

7. Baylis, Wilbur O./Grasty House

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

8. Johnson's Grocery Store

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

9. Cruz Trading Post

Entered in the  
National Register

for Keeper

Shelene Bryan 4/16/85

Attest

10. Period Revival House

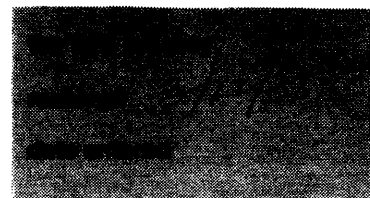
Substantive Review

Keeper

Linda McClelland 7/7/85

Attest



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

Item number

Page 2 of 3

Multiple Resource Area  
Thematic GroupName Casa Grande Multiple Resource Area  
State Pinal County, ARIZONA

## Nomination/Type of Review

## Date/Signature

11. Laundry Building

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

12. Lehmborg, Dr. H.B., House

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

13. Stone Bungalow

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

14. Stone Warehouse

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

15. Saint Anthony's Church  
and Rectory

Substantive Review

Keeper

Linda McClelland 4/16/85

Attest

16. White House

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

17. Fisher Memorial Home

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

18. Pioneer Market

Entered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

19. Prettyman's Meat Market  
and Grocery/Brigg's JewelerEntered in the  
National Registerfor  
Keeper

Melvyn Byers 4/16/85

Attest

20. Wilson, C.J. (Blinky)  
House

Substantive Review

Keeper

Linda McClelland 4/16/85

Attest

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

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3/12/05

date entered

Continuation sheet

Item number

Page 3 of 4

Multiple Resource Area  
Thematic GroupName Casa Grande Multiple Resource Area  
State Pinal County, ARIZONA

Nomination/Type of Review

Date/Signature

21. Kratzka, Gus, House

for Keeper Delores Byers 4/16/05

Attest

22. Loss, John C., House

for Keeper Delores Byers 4/16/05

Attest

23. Meehan/Gaar House

for Keeper Delores Byers 4/16/05

Attest

24. Shonessy Building/Don  
Chun Wo Storefor Keeper Delores Byers 4/16/05

Attest

25. Central Creditors  
Association Buildingfor Keeper Linda McClelland 4/16/05

Attest

26. Shonessy House

for Keeper Delores Byers 4/16/05

Attest

27. Southern Pacific Railroad  
Depot

Substantive Review

Determined Eligible

DOE/OWNER OBJECTION

Keeper

Attest

28. Souva-Cruz House

Substantive Review

DOE/OWNER OBJECTION

Keeper

Attest

29. Casa Grande Stone Church  
(Previously listed 6/15/78)

Keeper

Attest

30. Casa Grande Woman's Club Building  
(Previously listed 3/13/79)

Keeper

Attest

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received 6/27/85  
date entered

Continuation sheet

Item number

Page 4 of 8

Multiple Resource Area  
Thematic Group

Name Casa Grande Multiple Resource Area  
State Pinal County, ARIZONA

Nomination/Type of Review

Date/Signature

31. Casa Grande Union High  
School and Gymnasium

Substantive Review Keeper

Attest

32. Day, Judge William T.  
House

~~Substantive Review~~  
National Register

for Keeper

Attest

33.

Keeper

Attest

34.

Keeper

Attest

35.

Keeper

Attest

36.

Keeper

Attest

37.

Keeper

Attest

38.

Keeper

Attest

39.

Keeper

Attest

40.

Keeper

Attest