

**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: 99000706

Date Listed: 7/5/99

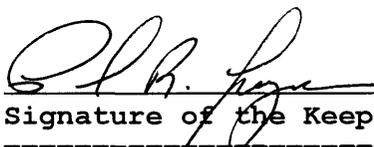
Evergreen Historic District
Property Name

Maricopa
County

AZ
State

N/A
Multiple Name

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.


Signature of the Keeper

7/26/99
Date of Action

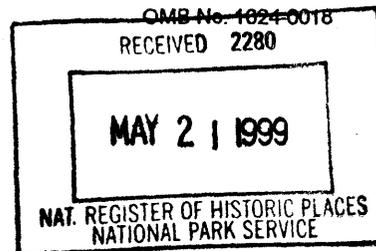
Amended Items in Nomination:

Resource Count:
The resource count is revised to read: *125 contributing buildings and 61 noncontributing buildings.*

Description/Building Inventory:
The inventory list is amended to add the following noncontributing building: *158 W 7th Place.*

This information was confirmed with John Akers of the Arizona SHPO.

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 "NA" 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 Evergreen Historic District
Other name/site number none

2. Location

portion of 13 blocks E. of Country Club to Macdonald N. of University Dr. to 8th St. not for publication
city/town: Mesa vicinity
state Arizona code: AZ county: Maricopa code: 013 zip code: 85201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. Gorman AZSHPD 5 MAY 1999
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

to [Signature] 7/5/99
Signature of the Keeper Date of Action

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Evergreen Historic District
Mesa, Maricopa County, AZ

NARRATIVE DESCRIPTION

SUMMARY

The Evergreen Historic District demonstrates a shift in the approach to the residential subdivision process that allowed Mesa to grow beyond the boundaries of its original townsite. The subdivision method provided greater efficiencies and profits in the development and sale of land to an increasing market hungry for new housing at the beginning of the twentieth century and after World War II. The character of the streetscape in general and the styles of the houses in particular transformed the image of Mesa from a rural townsite into a suburban neighborhood. The district includes two subdivisions and one area of lot-split parcels. Its boundaries encompass three north-south streets—Robson Street, Grand Street, and Macdonald Street, and five east-west streets—University Drive, and Fifth, Sixth, Seventh and Eighth Streets. It retains a great deal of original integrity which gives it a unique historic feeling.

DESCRIPTION

The character and history of development of the Evergreen Historic District is visually demonstrated by slight variations its streetscapes and by the evolution of its architectural styles. The layout of the streets and residential lots within the district mark the two different periods and methods of land subdivision represented in the district. Most importantly the platting and recording of the North Evergreen subdivision in 1910 was the first expansion of residential growth beyond Mesa's original townsite limits.

The dramatic contrast between the roads, blocks, and parcels of the original township and of the 1910 North Evergreen Addition marks the transformation of approach to community planning and development in Mesa from its founding by Mormon farmers to its exploitation by early twentieth-century real estate speculators. It also signals a shift in the demographics of Mesa's population and a response to the need for greater housing density. While the character of the architecture and landscaping is nearly identical on both main streets of the district, the differing architectural styles, landscape density, and sidewalks hint at slight shifts in the approach to residential property subdivision and development.

The spatial relations of streets and blocks in the townsite, as contrasted to those of Evergreen outside the townsite, demonstrate quite a different pattern of residential development. Local tradition in Arizona's Mormon-founded towns explains that the wide streets in original townsites allowed large, ox-drawn wagons to turn around at mid-block without having to go to the edge of town. The wide streets which once defined square blocks are now remnants of the original "City of Zion" plan. The later, rectangular blocks and narrow streets for automobiles changed the town's character from nineteenth-century rural to twentieth-century suburban.

In historic subdivisions outside the Mesa townsite, such as in the Evergreen Historic District, the "City of Zion" plan was completely abandoned in favor of more efficient (and profitable) patterns of residential subdivision of land. Long rectangular blocks with narrow streets permitted land speculators and housing developers to derive greater density and more profit from the sale of lots and houses. During the early twentieth century residential lots in the Mesa were designed typically as narrow and deep, creating neighborhoods with houses close beside one another and with detached garages in the backyards. The

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replacement of wagons by automobiles in the early twentieth century eliminated the need for wide steets within residential areas. By comparison to the square blocks and wide streets of the "City of Zion" plan, the long rectangular blocks and narrow streets of the automobile-suburban plans, increased the amount of land area available for housing by decreasing the size and width of public rights-of-way.

The design of concrete curbs, gutters, and sidewalks in the 1910 North Evergreen Addition and 1947 Vista Gardens Addition also contributed to the transformation of Mesa's residential character from rural to suburban. In the North Evergreen Addition and Vista Gardens Addition parkway lawns separate the sidewalks from the curbs. By contrast, the northeast quadrant of the Evergreen Historic District has no parkways because sidewalks were integrated directly with the curbs and gutters. This quadrant is also distinguished by the variety of parcel sizes resulting from individual lot splits rather than subdivision platting.

Presently there is no evidence that a community street tree plan was ever intended or established on the parkways of the Evergreen Historic District. Today there are several species of trees found in the parkways in no particular pattern or spacing, indicating that each homeowner could choose the landscaping between the sidewalk and the street.

The landscaping in the Evergreen Historic District is dense and mature in the older subdivisions where the lots were served by the community's flood irrigation system. The northeast quadrant has landscaping which is more open and sparse. Its streetscapes do however retain a sense of continuity and unity because of the trees and shrubs which create a setting around and behind the houses. The deciduous and palm trees form an important soft-edged skyline.

Another characteristic of early twentieth-century residential subdivisions is the presence of alleys for trash removal and utility easements. This separation of service-related activities and utilities was an important amenity and sales feature of the subdivision. The streetscape was not cluttered with unsightly powerpoles and wires.

The Architectural Styles

The distribution of architectural styles throughout the Evergreen Historic District indicates that the residential lots were developed first on Robson and Grand Streets in the earlier North Evergreen Addition. Because the subdivision grew slowly houses from three stylistic eras are mixed together. Here are found bungalows, Period Revival Style houses, and Ranch Style houses. On Macdonald, Seventh and Eighth Streets, in the areas of post-World War II development, are found Ranch Style houses.

The earliest surviving houses in the district, date from about 1911, when the North Evergreen Addition was originally platted but prior to its recording. These three bungalows at 626, 632, and 647 North Robson (Inv. No. V178, V177, and V186), were likely speculative houses constructed to entice buyers. The era of development between World War I and the Great Depression is reflected by bungalows and Period Revival Style homes. Few houses were built during the Depression and the Second World War. After World War II, the newly popular and affordable Ranch Style houses were built on the remaining North Evergreen Addition lots and throughout Vista Gardens and north.

INTEGRITY

The Evergreen Historic District retains sufficient

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Evergreen Historic District
Mesa, Maricopa County, AZ

architectural integrity to convey its historic character. Its urban plan and street features, residential architecture, and landscaping still appear essentially as they did during the early twentieth century.

The setting for the houses along the narrow streets has changed little since 1948. Small houses were built on single parcels and on lot-and-a-half parcels. Thus the rhythm of the house facades along the streets varies little. Only one vacant lot is found within the boundaries of the district. Few modern era houses are found within the district boundaries. Those Ranch Style houses within the district which presently are determined ineligible due to insufficient age will become eligible in about 2004. They should be review for integrity at that time. Development of modern buildings on the edges of the district have intruded hardly intruded upon the margins of the neighborhood. Most of these modern structures, however, are in keeping with the scale and massing of the residential houses.

The contributing houses of the 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 sustained 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 on the side. Such changes to individual houses do not substantially, or adversely, effect the overall character of the streetscape when addressed as a whole.

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Evergreen Historic District
Mesa, Maricopa County, AZ

INVENTORY LIST OF CONTRIBUTING PROPERTIES

Inv.#	Common Name or Building Type	Property Address	Arch'l. Style	Const. Date
V102	Spilsbury/Forbes Residence	442 N. Robson St.	Vernacular	1920
V103	Galbraith Residence	436 N. Robson St.	Bungalow	1920
V104	Galbraith Studio/Residence	426 N. Robson St.	Pueblo	1928-29
V105	Hemple House	418 N. Robson St.	Ranch	1947
V107	H.A. Davis Residence	423 N. Robson St.	Bungalow	1920-21
V107A	Spitler Residence	429 N. Robson St.	Ranch	1947
V108	Merrill House	455 N. Robson St.	Ranch	c. 1948
V109	James A. Miller Residence	460 N. Grand St.	Tudor	1936
V110	Miller House	458 N. Grand St.	Ranch	1947
V111	Merkley House	438 N. Grand St.	Ranch	1946
V112	Campbell Residence	434 N. Grand St.	Minimal Traditional	1942
V113	Robertson House	419 N. Grand St.	Ranch	c. 1948
V114	Cummard House	421 N. Grand St.	Transitional Ranch	1947
V116	Doan House	457 N. Grand St.	Ranch	1947
V117	Pomeroy House	459 N. Grand St.	Ranch	1947
V118	Mclaws House	463 N. Grand St.	Ranch	1946
V119	Rulon Shepherd Residence	505 N. Grand St.	Tudor	1938
V120	Zebulon Pearce Residence	515 N. Grand St.	Ranch	1944
V121	J.E. Smith Residence	535 N. Grand St.	Bungalow	1935
V122	Bauer House	545 N. Grand St.	Ranch	c. 1948
V123	Lawrence J. Trimble Residence	565 N. Grand St.	Tudor	1929
V125	Nightingale House	611 N. Grand St.	Ranch	1947
V126	Cooper House	635 N. Grand St.	Ranch	c. 1948
V127	House	643 N. Grand St.	Ranch	c. 1948
V128	Logan House	554 N. Macdonald St.	Ranch	c. 1948

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V129	Lesuer House	542 N. Macdonald St.	Ranch	1947
V130	Yost House	538 N. Macdonald St.	Ranch	1947
V131	Potts House	534 N. Macdonald St.	Ranch	1947
V132	Toot House	522 N. Macdonald St.	Ranch	c. 1948
V133	Miller House	508 N. Macdonald St.	Ranch	1947
V134	Smith House	460 N. Macdonald St.	Ranch	c. 1948
V134a	Forrest Duplex	418-20 N. Macdonald St.	Ranch	c. 1948
V135	George C. Truman Residence	108 W. University	Spanish Colonial Revival	1936
V136	Harold C. Deshler Residence	110 W. University	Spanish Colonial Revival	1931-33
V136a	Dickson House	523 N. Macdonald St.	Ranch	c. 1948
V137	Nelson Residence	120 W. University	Bungalow	1929
V137a	Peays House	427 N. Macdonald St.	Ranch	c. 1948
V137B	Hammond House	511 N. Macdonald St.	Ranch	1947
V138	Petersen House	517 N. Macdonald St.	Ranch	1947
V139	Evans/Blewett House	541 N. Macdonald St.	Ranch	c. 1946
V147G	Johnson House	48 W. University	Ranch	1947
V147H	Daley Residence	52 W. University	Spanish Colonial Revival	1936
V147I	Harvey Bush Residence	86 W. University	Prairie w/Span. Col. Rev. influence	1922-23
V153	Dr. Telford Residence	558 N. Robson St.	Tudor	1939
V154	Frank T. Vance Rental	548 N. Robson St.	Bungalow	1920
V155	Jennings House	540 N. Robson St.	Transitional Ranch	c. 1948
V156	Patterson House	534 N. Robson St.	Transitional Ranch	1946
V158	Tuttle House	508 N. Robson St.	Transitional Ranch	1947
V159	Blewett House	502 N. Robson St.	Transitional Ranch	1947
V160	Curtis House	505 N. Robson St.	Ranch	1946
V161	William Pearson Residence	515 N. Robson St.	Tudor	1939

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V162	Otis Redd Residence	521 N. Robson St.	Minimal Traditional	1939
V164	William A. Burton Residence	555 N. Robson St.	Bungalow	1912-13
V165	Ralph Shill Residence	560 N. Grand St.	Tudor	1938
V166	Lawrence Cox Residence	548 N. Grand St.	Tudor	1938
V167	Harmon Residence	544 N. Grand St.	Spanish Colonial Revival	1938
V168	Clarence Paddock Rental	540 N. Grand St.	Bungalow	1920
V169	Groves House	536 N. Grand St.	Ranch	1948
V170	Rial Randall Residence	532 N. Grand St.	Bungalow	1920
V171	L.B. Johnson Residence	528 N. Grand St.	Bungalow	1920
V172	Clarence M. Paddock Residence	508 N. Grand St.	Bungalow	1920
V173	Merrill House	656 N. Robson St.	Transitional Ranch	1947
V174	Leroy Norman Residence	654 N. Robson St.	Ranch	1940
V175	G. Chauncy Spilsbury Residence	642 N. Robson St.	Bungalow	1917-18
V176	Gent/Gillham House	638 N. Robson St.	Transitional Ranch	1947
V177	Ellis H. Johnson Residence	632 N. Robson St.	Bungalow	1911
V178	Joseph Standage Residence	626 N. Robson St.	Bungalow	1911
V179	Fry House	618 N. Robson St.	Transitional Ranch	1947
V180	Drane House	614 N. Robson St.	Transitional Ranch	1947
V181	James Vance Residence	606 N. Robson St.	Bungalow	1915
V182	Peterson House	603 N. Robson St.	Ranch	1947
V183	Hannah E. Sanders Residence	613 N. Robson St.	Bungalow	1921
V184	Don A. LeBaron Residence	623 N. Robson St.	Bungalow	1913
V185	Clarence M. Paddock Rental	625 N. Robson St.	Craftsman Bungalow	1920
V186	Edwin LeBaron Residence	647 N. Robson St.	Bungalow	1911
V188	Richards Residence	653 N. Robson St.	Minimal Traditional	1939
V189	Richards Residence	655 N. Robson St.	Ranch	1943

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Evergreen Historic District
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V190	William F. Perkins Residence	227 W. 7th St.	Bungalow	1931
V191	Oakes House	656 N. Grand St.	Transitional Ranch	1947
V192	Ellsworth House	634 N. Grand St.	Ranch	c. 1948
V193	Palmer Residence	628 N. Grand St.	Minimal Traditional	1944
V194	Boyd House	624 N. Grand St.	Transitional Ranch	1946
V195	C.M. Paddock Rental	616 N. Grand St.	Bungalow	1920
V196	Mahaffey House	612 N. Grand St.	Transitional Ranch	1947
V197	L.L. Gardner Residence	604 N. Grand St.	Bungalow	1917
V198	J.E. Shelton Residence	766 N. Robson St.	Vernacular	1928
V199	Walter Arnett Residence	760 N. Robson St.	Ranch	1938-39
V200	Claywell House	750 N. Robson St.	Ranch	c. 1948
V201	C.B. Sheehan Residence	742 N. Robson St.	Vernacular - Hip Box	1920
V202	Winterton House	734 N. Robson St.	Transitional Ranch	1946
V204	Marler House	722 N. Robson St.	Ranch	1947
V205	Kenneth & Leah Dana Residence	718 N. Robson St.	Minimal Traditional	1943-44
V206	E. Everett Carr Residence	714 N. Robson St.	Tudor	1939
V207	Allen Bearden Residence	705 N. Robson St.	Bungalow	1928
V208	George Serrine Residence	715 N. Robson St.	Bungalow	1931
V209	Harvey Wilson Residence	719 N. Robson St.	Bungalow	1927
V210	W. Lyman DeWitt Residence	725 N. Robson St.	Vernacular	1927
V211	Gus Laneback Residence	733 N. Robson St.	Minimal Traditional	1943
V212	Beach/Hilsabeck Rental	743 N. Robson St.	Bungalow	1920
V213	W. Wilkes Rental	767 N. Robson St.	Bungalow	1920
V213A	Preston Palmer Residence	758 N. Grand St.	Ranch	1939
V213B	Arlo D. Fee Residence	754 N. Grand St.	Vernacular w/Bungalow infl.	1936
V214	Emmett Simpson Residence	738 N. Grand St.	Minimal Traditional	1939

Property Name
Evergreen Historic District

County, State
Maricopa, Arizona

5. Classification

Ownership of Property (Check as many boxes as apply)		Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resource in the count.)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing	
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	125	72	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	structures
	<input type="checkbox"/> object	0	0	objects
		125	72	total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

VACANT/NOT IN USE

7. Description

Architectural Classification

Vernacular Minimal Traditional/Transitional Ranch

Bungalow

Tudor Revival

Pueblo Revival

Spanish Colonial Revival

Ranch

Prairie w/Spanish Colonial Revival Influence

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK, WOOD

roof WOOD: shingle, ASPHALT: shingle,

CERAMIC TILE

other STUCCO

Narrative Description

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

Property Name

Evergreen Historic District

County, State

Maricopa, Arizona

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 descriptions of property significance.

Criteria Considerations

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

Property is:

- Criteria A-G for criteria considerations.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architectural Styles

Period of Significance

1910 - 1948

Significant Dates

1910 - subdivision platted (North Evergreen)
1947 - subdivision platted (Vista Garden)

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Checkboxes for previous documentation on file (NPS).

Primary location of Additional Data:

- Checkboxes for primary location of additional data.

Name of Repository:

.....

Property Name

County, State

Evergreen Historic District

Maricopa, Arizona

10. Geographical Data

Acreage of Property 70.....

UTM References

(Place additional UTM References on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	C
B	D

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Don W. Ryden, AIA, Debora M. Parmiter, AIT, Doug Kupel, Ph.D. - historian.....

organization Ryden Architects..... date June 1998.....

street & number 902 W. McDowell Rd...... telephone 602/253-5381.....

city or town Phoenix, AZ 85007.....

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 N/A.....

street & number telephone

city & town state zip code

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Evergreen Historic District
Mesa, Maricopa County, AZ

V215	L.M. Coons Residence	728 N. Grand St.	Spanish Colonial Revival	1932
V216	Weverka House	714 N. Grand St.	Ranch	1947
V217	Smith House	704 N. Grand St.	Ranch	1947
V226	Pearce House	624 N. Macdonald St.	Ranch	c. 1948
V227	Peterson House	614 N. Macdonald St.	Ranch	c. 1948
V228	House	504 N. Macdonald St.	Transitional Ranch	c. 1948
V229	Cumnard House	424 N. Macdonald St.	Ranch	1947
V230	Nesbitt House	625 N. Macdonald St.	Ranch	c. 1948
V231	Scranton House	633 N. Macdonald St.	Ranch	c. 1948
V232	Coleman House	645 N. Macdonald St.	Ranch	c. 1948
V233	Taylor House	651 N. Macdonald St.	Ranch	c. 1948
V234	House	789 N. Macdonald St.	Ranch	c. 1948
V235	Blewett House	541 N. Grand St.	Ranch	1946
V236	Tibshraeny House	655 N. Grand St.	Ranch	c. 1948
V237	Shill House	554 N. Grand St.	Ranch	c. 1948
V238	Pearce House	650 N. Grand St.	Ranch	1947
V239	Butler House	722 N. Grand St.	Ranch	c. 1948
V240	Allen House	146 W. 7th Pl.	Ranch	c. 1948
V241	Guinn House	126 W. 7th Pl.	Ranch	c. 1948
V242	Heywood House	108 W. 7th Pl.	Ranch	c. 1948
V243	Isley House	706 N. Robson St.	Ranch	c. 1948
V244	House	130 W. 7th Pl.	Ranch	c. 1948

NON-CONTRIBUTING PROPERTIES

437 N. Macdonald St.
439 N. Macdonald St.
443 N. Macdonald St.
450 N. Macdonald St.
456 N. Macdonald St.

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- 503 N. Macdonald St.
- 514 N. Macdonald St.
- 531 N. Macdonald St.
- 535 N. Macdonald St.
- 543 N. Macdonald St.
- 549 N. Macdonald St.
- 557 N. Macdonald St.
- 560 N. Macdonald St.
- 601/563? N. Macdonald St.
- 604 N. Macdonald St.
- 607 N. Macdonald St.
- 619 N. Macdonald St.
- 636 N. Macdonald St.
- 641 N. Macdonald St.
- 655 N. Macdonald St.
- 656 N. Macdonald St.
- 706 N. Macdonald St.
- 714 N. Macdonald St.
- 747 N. Macdonald St.
- 726-1 N. Macdonald St.
- 726-2 N. Macdonald St.
- 726-3 N. Macdonald St.
- 726-4 N. Macdonald St.
- 435 N. Grand St.
- 525 N. Grand St.
- 601 N. Grand St.
- 605 N. Grand St.
- 647 ~~??~~ N. Grand St.
- 707 N. Grand St.

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Evergreen Historic District
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- 725 N. Grand St.
- 727 N. Grand St.
- ~~660~~ ~~792~~ 792 N. Grand St.
- 433 N. Robson St.
- 437 N. Robson St.
- 447 N. Robson St.
- 456 N. Robson St.
- 518 N. Robson St.
- 524 N. Robson St.
- 525 N. Robson St.
- 531 N. Robson St.
- 549 N. Robson St.
- 648 N. Robson St.
- 649 N. Robson St.
- 730 N. Robson St.
- 771 N. Robson St.
- 773 N. Robson St.
- 155 W. 7th Pl.
- 143 W. 7th Pl.
- 137 W. 7th Pl.
- 131 W. 7th Pl.
- 111 W. 7th Pl.
- 120 W. 7th St.
- 142 W. 7th St.
- 148 W. 7th St.
- 158 W. 7th St.

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Evergreen Historic District
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NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Evergreen Historic District in Mesa illustrates the early to mid-twentieth century growth in the suburbs north of the Mesa Townsite. This area provides an excellent example of the extension of Mesa into suburban subdivisions outside the original town boundaries starting in the second decade of the twentieth century. The Evergreen 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 Wilbur Street Historic District illustrates important examples of architectural styles common in Arizona during the first half of the twentieth century. The Evergreen 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 1910 with the platting of the North Evergreen subdivision and continues until 1948, the end of the 50-year period of significance for the National Register. The district is considered significant at the local level.

HISTORICAL OVERVIEW

The development of Mesa has generally been divided into five periods of growth. The first period encompasses the beginnings of Mormon settlement in the Salt River Valley in 1877 and the establishment of the Mesa City town plat in 1883. The second period corresponds to Mesa's first boom years from 1890 to 1898. Three periods of rapid growth characterize Mesa in the first half of the twentieth century: from 1906 to 1921, from 1927 to 1931, and from 1935 to 1940. The periods of rapid growth were interspersed with periods of static growth and depression.

A drought at the turn of the century curtailed growth, as did an economic slump following World War 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. Surrine, 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 name "Mesa." In May of 1878 T.C. Surrine located a section of land suitable for a townsite and deeded it to the community. Three men were designated to serve as trustees to distribute the land. The first trustees were C.R. Robinson, G.W. Surrine, and F.M. Pomeroy. 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.

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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 Sirmine 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 Sirmine 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 totalling 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 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.

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Carter as Treasurer, H.C. Longmore as Assessor, and Hyrum S. Phelps as Poundmaster. Elijah Pomeroy, George W. Surrine, 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, Surrine, 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-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, signalling the end of Mesa's early years. A large two-story building was added in 1889, signalling 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.

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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.

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 for prospectors from Mesa discovered gold in the Superstition mountains just east of the town. A boomtown named Goldfield quickly sprung 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

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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 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. Weather 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

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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 a 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.

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, allowing a return to normal 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 signalled 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.

The construction boom benefitted 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.

During the early years of expansion in Mesa 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 the growth of

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Mesa during its early years. In later years, original townsite blocks which remained substantially undeveloped would serve as the location for regular platted subdivisions. However, the process of small, informal subdivision of the original large lots also continued.

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. Flood water 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.

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. The North Evergreen subdivision forms the eastern half of the Evergreen Historic District.

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 which was used for clothing and in the fabrication of 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.

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. Other subdivision encompassed entire city blocks, or portions thereof.

Other subdivisions catered to the needs of a diverse

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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 Brooker 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 war-time 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 uncollectible. 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.

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 Salt Lake City to be married.

Growth in the Late Twenties, 1927-1931

In 1925 the "Main Line" railroad arrived in Mesa, signalling 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

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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 which 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 map, showing the recently annexed areas and the new numbering system for tracts, was adopted by the city council on July 10, 1930. 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.

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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. Warning 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 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.

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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 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

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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 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 made their homes in Mesa.

Following the war, a large number of subdivisions were platted in the areas surrounding the original Mesa townsite. These subdivisions accommodated the need for additional residential housing. Many war workers and military personnel, who had worked or trained in Arizona during the conflict, decided to remain after the war. The post-war period was also marked by the "baby boom," creating an additional need for single family housing. An example of a typical post-war subdivision is the Vista Gardens subdivision, originally platted as the Val Vista Manor No. 2 subdivision in 1947. These subdivisions rapidly filled with ranch style homes during the years after World War Two.

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 Evergreen 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 Evergreen Historic District illustrates important examples of architectural styles common in Arizona during the first half of the twentieth century. The Evergreen Historic District is considered significant under National Register Criterion C for the architectural styles and periods that it

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represents. The period of significance for the district starts in 1910 with the platting of the North Evergreen subdivision and continues until 1948, the end of the 50-year period of significance for the National Register.

The significance of the Evergreen Historic District is described under two historic contexts. Context one, "Mesa's Suburban Development, 1910-1948," describes the development of subdivisions outside the original townsite. Context one describes the significance of community development in Mesa. Context two, "The Evolution of Architectural Styles in the Mesa Townsite, 1910-1948," 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."

HISTORIC CONTEXTS

Historic Context One: Mesa's Suburban Development, 1910-1948

The Evergreen Historic District consists of subdivisions that were platted beyond the original townsite of Mesa. This process of subdivision outside the original townsite was an important factor in the expansion of Mesa. This was a significant change in the community development of Mesa and the Evergreen Historic District is importantly associated with this process. This evolution is based on the local and national economic trends described in the historical overview.

The Evergreen Historic District is significant for its association with the development of a cohesive neighborhood of middle and upper class families in Mesa from 1910 to 1948. Most of the buildings in the historic district were built between 1910 and 1948 within two subdivisions that encompass most of the Evergreen Historic District. The two subdivisions are the North Evergreen Subdivision, platted in 1910, and the Vista Garden Subdivision, platted in 1947. Additional homes were built outside of organized subdivisions in the Evergreen Historic District on lots created from larger parcels of land.

In 1910 Edwin M. LeBaron and James Miller, Jr., platted the North Evergreen subdivision. LeBaron and Miller were the proprietors of the Arizona Land Company which specialized in land speculation. Edwin M. LeBaron platted one other subdivision in Mesa in 1910, the Le Baron

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Addition to Mesa City. His brother, W.J. LeBaron, platted an additional subdivision in 1920.

LeBaron and Miller converted forty acres of agricultural land north of Mesa into eight blocks, each containing twenty-four lots. Two parallel streets served the lots, Michigan and Grand Streets. Grand Street formed the eastern boundary of the subdivision. The numbered cross streets followed the numbering pattern established in Mesa starting with Lewis Street (later Fourth Street then University), then 5th, 6th, and 7th Streets to the north.

To sell the lots, LeBaron and Miller held two auctions, the second of which was announced with a large advertisement in the Arizona Republican newspaper of Phoenix. The developers called it a "beautiful new addition" to the town of Mesa. The ad copy emphasized graded streets, water and gas connections, and the surrounding agricultural land which gave the subdivision a "natural park" setting. Another advantage cited by the developers was the suburban location which freed the property owners from city taxes.

LeBaron and Miller had the intention of creating an exclusive residential subdivision. To accomplish this, the developers reinforced the exclusivity of the subdivision through deed restrictions. Restrictions that applied to buildings included 30-foot setbacks, and minimum home costs of from \$1,000 to 1,500. Uses such as saloons, blacksmiths, stables, and stores were prohibited. The deed restrictions applied to property owners as well. LeBaron and Miller noted "only white Americans can own lots in this addition."

A companion subdivision, Evergreen Acres, was also surveyed and platted in 1910 by LeBaron and Miller. This subdivision was located about one block north of the northern boundary of North Evergreen. The lots in

Evergreen Acres were larger than those in North Evergreen. This subdivision, outside the boundary of the Evergreen Historic District, was subsequently re-subdivided into smaller lots by later purchasers and has thus lost much of its historic character.

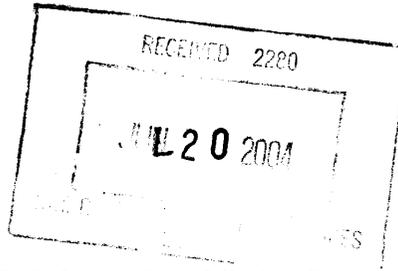
From 1910 to 1914 a number of houses were constructed in the North Evergreen subdivision. This activity was spurred by actions of the developers which included the installation of electric and telephone lines in the alleys, laying of concrete sidewalks, and planting of Arizona cypress trees between the curbs and sidewalks.

The growth of North Evergreen during World War One was slowed as promoter Edwin LeBaron took time off to serve his country in the military. Upon his return, LeBaron associated himself with Clarence M. Paddock, a home builder. Paddock constructed several houses in the subdivision on speculation. LeBaron resumed his advertising blitz, again promoting North Evergreen as "Mesa's only restricted residence district ... restricted as to race and color." The new partners increased the minimum house cost to \$4,000. The advertising campaign and construction of houses on speculation generated a renewed interest in the subdivision.

Over the next few decades additional houses were constructed in the North Evergreen subdivision as Mesa passed through cycles of economic growth and depression. The neighborhood west of Grand Avenue gradually became in-filled with additional housing stock. With the exception of two homes on the east side of Grand, at 535 and 565 N. Grand Street (#121 & 123), and three houses on the north side of W. University (formerly Lewis St.), the area east of Grand Street remained undeveloped until after World War Two.

The subdivision of Val Vista Manor No. 2 spurred a

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**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 Evergreen Historic District

Other names/site number _____

2. Location

Street & Number 747 North MacDonald Street

Not for publication

City or Town Mesa

Vicinity

State Arizona Code AZ County Maricopa Code 13 ZIP code _____

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. Gowen AZSHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

16 JULY 2004
Date

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

Signature of Keeper

Date of Action

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): _____

Edson H. Beall 8/27/04

~~Additional Documentation Accepted~~

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Evergreen Historic District
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second cycle of growth in the Evergreen Historic District. This subdivision was surveyed in 1946 by engineer F.N. Holmquist. It was platted and recorded in 1947 by A.H. and Madge Stone, who owned a large parcel of undeveloped land in the area. Mr. and Mrs. Stone were not professional real estate speculators, but simply the owners of a large parcel of land who wanted the property divided and sold to realize a profit.

The Stone's excursion into real estate was not without its difficulties. Because the name they selected for their subdivision was very similar to the name of another Mesa subdivision, Val Vista Manor Plat 2, Mesa City officials and Maricopa County officials objected to the proposed name. The Stones solicited the Phoenix Title & Trust Company for advice. Phoenix Title & Trust subsequently changed the name of the subdivision to Vista Gardens.

Vista Gardens consisted of fairly large lots, measuring 66 feet wide by 147 feet long. Vista Drive, 50 feet wide, extended east from Grand Street down the center of the subdivision. Vista Drive is now known as west 7th Place.

The subdivision of Vista Gardens encouraged a number of other property owners in the area east of Grand Street to divide their property into smaller parcels for sale. This area does not appear to have a formal subdivision plat, but is rather the result of lot splits. A cohesive neighborhood of post-war ranch homes quickly developed in the area south of Vista Gardens and east of Grand Street in the years following World War Two.

The nature of these two subdivisions color the appearance of the Evergreen Historic District. Those in the original North Evergreen subdivision are the oldest houses. These represent the first extension of Mesa outside its town boundary line. The Vista Gardens subdivision, platted after the end of the World War Two, represents the era of

rapid construction and population expansion that characterized Mesa after the war.

The Evergreen Historic District is a good example of the process twentieth century suburban development in Mesa. This change was an important part of the community of Mesa as residents required more housing than the original plan could provide. The Evergreen 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, 1911-1948

Several architectural styles are represented within the Evergreen Historic District which reflects its 37+ year period of development. The earliest architectural style found is the National Folk or Vernacular style. Although this style is primarily seen in homes construction during the initial settlement period in Mesa, it can also be found in homes constructed towards the end of World War II. Characteristics of this style include rectangular, square, or L-shaped one story buildings. The massing is usually defined as gable-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

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style. The character-defining elements for the National Folk/Vernacular style is the lack of decorative ornamentation or details.

A great number of the homes in the Evergreen 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. The Craftsman Bungalow is far more ornate with exposed wood trim, especially heavy timber trusses, beams, brackets, and rafter tails. The porches are usually supported by massive masonry or stone piers. Front "Chicago" style windows, single picture window flanked by narrow double-hung windows, is also found in many Bungalows. 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. The Craftsman Bungalow is most represented within the Evergreen Historic District.

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 which 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. A second Period Revival style found in the Mesa townsite is the Spanish Colonial Revival style. This style stems from an interest in the region's heritage, including its historic links to Spain, Mexico and indigenous American cultures. Characterized by its stucco walls and tile roofs, the Spanish Colonial Revival home is rectangular in plan, one to two stories in height with asymmetrical facades. The roof forms are often combinations of flat roofs with parapets and low-pitched gables. Small porches with arched openings and occasional pergolas or porte-cocheres can be found in this style. The tall double-hung or casement windows sometimes have small panes in the upper sashes. Occasionally the windows and doors appear within Roman or semi-circular arched openings. Typical ornamental features of the style include applied terra cotta, tile or cast concrete ornament, decorative iron trim for sconces, grillwork, brackets, railings, balconets, and fences.

The Pueblo Revival style, derived from late 18th and early 19th century Southwest Pueblos of the Rio Grande Valley, New Mexico and northern Arizona, blended aspects of both Native American pueblos and early structures built by Spanish colonists in Mexico. Although a truly regional style, Pueblo Revival buildings were first introduced in California where actual pueblos were not built. Pueblo Revival style homes were constructed in Mesa during the late 1920s through the modern-era. Characteristics of the style include one story or combination one/two story buildings with irregular or rectangular plans. The low-horizontal, asymmetrical facades with rounded forms present an overall natural or organic feeling. The second

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Mesa, Maricopa County, AZ

story masses are usually stepped back from the front facade. Flat roofs are concealed behind irregular plastered parapets. Door and window openings are usually flat-topped with heavy timber lintels. The windows are small wood casements or double-hungs. The front doors are usually constructed of large wood planks. Decorative elements include exposed log roof beams (vigas), hewn timber beams, posts and lintels, and water scuppers (canales).

The last of the Revival styles found in the Evergreen 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 first appeared in Mesa in the mid-to-late 1930s, but became dominant during the years following World War II. Ranch style homes, the second most popular style in the district, reflect the resurgence of residential development in Mesa following the depression years. 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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Evergreen Historic District
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Evergreen Historic District
Mesa, Maricopa County, AZ

UTM References

A	12 422200E 3699035N
B	12 422570E 3699035N
C	12 422570E 3698250N
D	12 422200E 3698255N

VERBAL BOUNDARY DESCRIPTION

See survey map.

BOUNDARY JUSTIFICATION

The Evergreen Historic District is bounded by modern development, both similar residential and commercial development to the west. The north and east sides are defined by later residential development of the Ranch era. This could be a possible expansion of the district at a later date. The south side of the district is defined by University Drive.

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Evergreen Historic District
Mesa, Maricopa County, AZ

Photographer: D. Parmiter
Date: March/April 1998
Location of Original Negatives: Ryden Architects
902 W. McDowell Rd.
Phoenix, Arizona 85007

Photo #	View to
1	View of property V172, 508 N. Grand Street
2	View of Grand Street looking South
3	View of property V217, 704 N. Grand Street
4	View of property V238, 634 N. Grand Street
5	View of Robson Street looking North
6	View of property V164, 555 N. Robson Street

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V- 231
County Maricopa
Property Name Scranton House
Survey Area Evergreen

Arizona Number	
-------------------	--

IDENTIFICATION

ADDRESS 633 N. Macdonald St.

CITY Mesa Parcel No. _____

LOT _____ BLOCK _____ PLAT _____

TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa

UTM REFERENCE Z 12 Easting 422540 Northing 3698730 Acreage ≤1

PROPERTY TYPE

Residence _____

HISTORIC USES

1. Residence _____

2. _____

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

1. B31a

2. _____

Date of Photo

1. 4/17/98

2. _____

View

1. NE

2. _____

Photographer Or Source

Additional Photos Attached

Photograph 2	Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch.....
 FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
 STRUCTURAL MATERIALS Brick..... alum. awning at windows.....
 WALL CLADDING Brick..... INTERIOR
 ROOF TYPE Gable, low pitch..... Not accessible.....
 ROOFING Asphalt shingles..... ENVIRONMENT/LANDSCAPING
 OUTBUILDINGS Garage..... Mature lawn: sump block planter at front porch.....
 WINDOWS Steel casement..... ALTERATIONS/DATES OF ALTERATIONS
 ENTRY WD.w/alum. screen door..... slump block addition to rear: alum. awnings added to windows.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

Pauline E. Scranton was the original owner of this residence. Miss Scranton was a teacher at Mesa High School.

3. Architectural Association

This residence represents an excellent example of Transitional/Early Ranch style architecture constructed post-WWII. The small rectangular shaped plan beneath the low-pitch gable roof is typical for the style. The raised floor and detached garage stem from earlier architectural styles. Steel casement windows and exposed red brick masonry construction further characterize the style. This residence positively contribute to the historic character of the neighborhood.

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Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V- 230
County Maricopa
Property Name Nesbitt House
Survey Area Evergreen

Assessor's
Number

IDENTIFICATION

ADDRESS 625 N. Macdonald St.

CITY Mesa Parcel No. _____

LOT _____ BLOCK _____ PLAT _____

TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa

UTM REFERENCE Z 12 Easting 422540 Northing 3698710 Acreage ≤1

PROPERTY TYPE

Residence _____

HISTORIC USES

1. Residence _____

2. _____

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

1. B30a

2. _____

Date of Photo

1. 4/17/98

2. _____

View

1. E

2. _____

Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2

Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch.....

FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
fabric awnings at windows.....

STRUCTURAL MATERIALS Brick..... INTERIOR
Not accessible.....

WALL CLADDING Brick..... ENVIRONMENT/LANDSCAPING
Mature lawn and shrubs.....

ROOF TYPE Hip low pitch..... ALTERATIONS/DATES OF ALTERATIONS
awnings added to front windows.....

ROOFING Asphalt shingles.....

OUTBUILDINGS Garage.....

WINDOWS Steel casement.....

ENTRY modern security door.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

T.J. & Ruth Nesbitt were the original owners of the residence. Mr. Nesbitt was the Mesa Assistant City Engineer.

3. Architectural Association

This residence represents a good example of the Ranch style of architecture. The sprawling front facade beneath a low-pitch hip roof characterize the style. Steel casement windows and exposed red brick construction represent character-defining features for this neighborhood. One feature, the detached garage, is not typical for Ranch houses, but for earlier architectural styles. Although modern fabric awnings shade the "west" front windows, this residence retains sufficient integrity to positively contribute to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

[Empty box for reference files/reports]

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V- 229
County Maricopa
Property Name Cummar House
Survey Area Evergreen

Accession Number	
---------------------	--

IDENTIFICATION

ADDRESS 424 N. Macdonald St.
CITY Mesa Parcel No. _____
LOT _____ BLOCK _____ PLAT _____
TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa
UTM REFERENCE Z 12 Easting 422480 Northing 3698310 Acreage ≤1

PROPERTY TYPE

Residence

HISTORIC USES

- Residence
-

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE 1947

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

- E11
-

Date of Photo

- 4/17/98
-

View

- NW
-

Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2

Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES <u>One</u>	PORCHES <u>Entry porch and carport</u>
FOUNDATION <u>Concrete</u>	APPLIED EXTERIOR ORNAMENT <u>shutters flanking windows</u>
STRUCTURAL MATERIALS <u>Brick wood frame</u>	INTERIOR <u>Not accessible</u>
WALL CLADDING <u>Painted brick board-n-batten</u>	ENVIRONMENT/LANDSCAPING <u>Mature lawn and shrubs</u>
ROOF TYPE <u>Gable low pitch</u>	ALTERATIONS/DATES OF ALTERATIONS <u>Early sensitive carport addition</u>
ROOFING <u>Asphalt shingles</u>	
OUTBUILDINGS <u>None visible</u>	
WINDOWS <u>Steel casement</u>	
ENTRY <u>Security door</u>	

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

Jack & Maude Cumnard were the original owners of the residence. Mr. Cumnard co-owned with his brother John the Cumnard Agency, real estate & insurance.

3. Architectural Association

This house represents an example of the Ranch style of architecture not typical for this neighborhood. The wood board-n-batten siding mixed with painted brick are more characteristic of the California Ranch style. Steel casement windows and sprawling front facade beneath a low-pitch gable roof further characterize the style. Virtually intact this residence provides a positive contribution to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

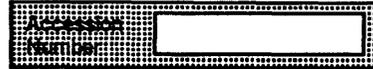
Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V- 228
County Maricopa
Property Name House
Survey Area Evergreen



IDENTIFICATION

ADDRESS 504 N. Macdonald St.

CITY Mesa Parcel No. _____

LOT _____ BLOCK _____ PLAT _____

TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa

UTM REFERENCE Z 12 Easting 422475 Northing 3698450 Acreage ≤1

PROPERTY TYPE

Residence

HISTORIC USES

- Residence
- _____

PRESENT USE Residence

STYLE Transitional Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

- E5
- _____

Date of Photo

- 4/17/98
- _____

View

- SW
- _____

Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2	Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch.....
 FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
 STRUCTURAL MATERIALS Masonry..... none.....
 WALL CLADDING Stucco..... INTERIOR
 ROOF TYPE Low pitch intersecting gable..... Not accessible.....
 ROOFING Asphalt shingles..... ENVIRONMENT/LANDSCAPING
 OUTBUILDINGS Shed..... Mature lawn and shrubs.....
 WINDOWS Steel casement..... ALTERATIONS/DATES OF ALTERATIONS
 ENTRY Wood panel w/modern screen door..... none.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

No information was available for this property.

3. Architectural Association

This residence represents a good example of Transitional/Early Ranch style architecture. The simple "L" shaped plan with small front entry porch characterize the style. Steel casement windows and low-pitch intersecting gable roof further characterize the Ranch style. The corner steel casement windows are also character-defining elements of this style which can be found throughout this neighborhood. Virtually intact, this residence contributes to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V..... 128.....
 County Maricopa.....
 Property Name Logan House.....
 Survey Area Evergreen.....

Negative Number:

IDENTIFICATION

ADDRESS 554 N. Macdonald St.....
 CITY Mesa..... Parcel No.
 LOT BLOCK PLAT
 TOWNSHIP 1N..... RANGE 5E..... SECTION 15..... QUARTER SW..... USGS QUAD Mesa.....
 UTM REFERENCE Z 12 Easting 422480..... Northing 3698595..... Acreage ≤1.....

PROPERTY TYPE

Residence.....

HISTORIC USES

1. Residence.....
2.

PRESENT USE Residence.....

STYLE Ranch.....

CONSTRUCTION DATE c. 1948.....

SOURCE OF DATE:

Telephone Directories.....

ARCHITECT/BUILDER/CRAFTSMAN

Unknown.....

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

.....

Negative Number

1. B32a.....
2.

Date of Photo

1. 4/17/98.....
2.

View

1. W.....
2.

Photographer Or Source

D. Parmiter.....

Additional Photos Attached

Photograph 2	Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One.....	PORCHES Entry porch.....
FOUNDATION Concrete.....	APPLIED EXTERIOR ORNAMENT
STRUCTURAL MATERIALS Unknown.....	None.....
WALL CLADDING Stucco & brick.....	INTERIOR
ROOF TYPE Low-pitch intersecting gable.....	Not accessible.....
ROOFING Wood shingles.....	ENVIRONMENT/LANDSCAPING
OUTBUILDINGS None visible.....	Mature landscaping obscures most of building.....
WINDOWS Steel casement.....	ALTERATIONS/DATES OF ALTERATIONS
ENTRY modern security door.....	Front porch has been screened in.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

J.C. & Caroline Logan were the original owners of this residence. No further information was available for this property.

3. Architectural Association

This residence is a good example of the Transitional/Early Ranch style of architecture. The raised floor and simple rectangular massing with corner entry porch stem from its predecessor—the Bungalow. The attached porte-cochere is more typical of the Bungalow style rather than the Ranch style. The steel casement windows and masonry construction characterize early Ranch style residences. Virtually intact, this property positively contributes to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes No

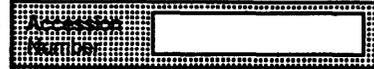
REFERENCE FILES/REPORTS

[Empty box for reference files/reports]

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V.....130.....
County Maricopa.....
Property Name Yost House.....
Survey Area Evergreen.....



IDENTIFICATION

ADDRESS 538 N. Macdonald St.....

CITY Mesa..... Parcel No.

LOT BLOCK PLAT

TOWNSHIP 1N... RANGE 5E... SECTION 15... QUARTER SW..... USGS QUAD Mesa.....

UTM REFERENCE Z 12 Easting 422480..... Northing 3698555..... Acreage ≤1.....

PROPERTY TYPE

Residence.....

HISTORIC USES

1. Residence.....

2.

PRESENT USE Residence.....

STYLE Ranch.....

CONSTRUCTION DATE 1947.....

SOURCE OF DATE:

Telephone Directories.....

ARCHITECT/BUILDER/CRAFTSMAN

Unknown.....

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

.....
.....
.....

Negative Number

1. B36a.....

2.

Date of Photo

1. 4/17/98.....

2.

View

1. NW.....

2.

Photographer Or Source

D. Parmiter.....

Additional Photos Attached

Photograph 2

Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch and carport.....
 FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
 STRUCTURAL MATERIALS Masonry..... none.....
 WALL CLADDING Stucco..... INTERIOR
 ROOF TYPE Hip, low pitch..... Not accessible.....
 ROOFING Asphalt shingles..... ENVIRONMENT/LANDSCAPING
 OUTBUILDINGS None visible..... Mature lawn and shrubs.....
 WINDOWS Steel casement, alum. sliding..... ALTERATIONS/DATES OF ALTERATIONS
 ENTRY Wood w/glass sidelights..... possible early carport and front entry porch addition - sensitive.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

Richard and Ruth Yost owned the property from 1948 thru 1952. Mr. Yost was a salesman for the Paul L. Sale furniture store.

3. Architectural Association

This house is a good example of the Ranch style with its sprawling front facade beneath a low-pitch hip roof. The large steel casement windows also characterize the style. The front porch which wraps around to create a side carport appears to be an early sensitive addition. These two elements are typical for the Ranch style and thus do not detract from its appearance. It positively contributes to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes - No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V.....131.....
 County Maricopa.....
 Property Name Potts House.....
 Survey Area Evergreen.....

Accession Number	
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IDENTIFICATION

ADDRESS 534 N. Macdonald St.....

CITY Mesa..... Parcel No.

LOT BLOCK PLAT

TOWNSHIP 1N..... RANGE 5E..... SECTION 15..... QUARTER SW..... USGS QUAD Mesa.....

UTM REFERENCE Z 12 Easting 422480..... Northing 3698530..... Acreage ≤1.....

PROPERTY TYPE

Residence.....

HISTORIC USES

1. Residence.....

2.

PRESENT USE Residence.....

STYLE Ranch.....

CONSTRUCTION DATE 1947.....

SOURCE OF DATE:

Telephone Directories.....

ARCHITECT/BUILDER/CRAFTSMAN

Unknown.....

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

.....

Negative Number

1. B35a.....

2.

Date of Photo

1. 4/17/98.....

2.

View

1. SW.....

2.

Photographer Or Source

D. Parmiter.....

Additional Photos Attached

Photograph 2	Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch.....

FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
none.....

STRUCTURAL MATERIALS Brick..... INTERIOR
Not accessible.....

WALL CLADDING Brick..... ENVIRONMENT/LANDSCAPING
Mature lawn.....

ROOF TYPE Hip, low pitch..... ALTERATIONS/DATES OF ALTERATIONS
carport addition to south; possible early front porch addition.....

ROOFING Asphalt shingles.....

OUTBUILDINGS None visible.....

WINDOWS Steel casement.....

ENTRY WD w/wood screen door.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

Joseph E. and Thelma Potts owned the property from 1948 thru 1952. Mr. Potts was a carpenter for building contractor J.A. Miller.

3. Architectural Association

This house is a good example of the Ranch style with its sprawling front facade beneath a low-pitch hip roof. The large corner, steel casement windows also characterize the style. The front porch and side carport appears to be early sensitive additions. These two elements are typical for the Ranch style and thus do not detract from its appearance. It positively contributes to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

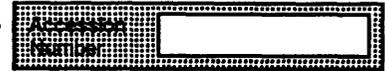
Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V-132
County Maricopa
Property Name Toot House
Survey Area Evergreen



IDENTIFICATION

ADDRESS 522 N. Macdonald St.

CITY Mesa Parcel No. _____

LOT _____ BLOCK _____ PLAT _____

TOWNSHIP 1N. RANGE 5E. SECTION 15. QUARTER SW. USGS QUAD Mesa

UTM REFERENCE Z 12 Easting 422480 Northing 3698510 Acreage ≤1

PROPERTY TYPE

Residence _____

HISTORIC USES

1. Residence

2. _____

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

carport addition to front facade

Negative Number

1. E1

2. _____

Date of Photo

1. 4/17/98

2. _____

View

1. SW

2. _____

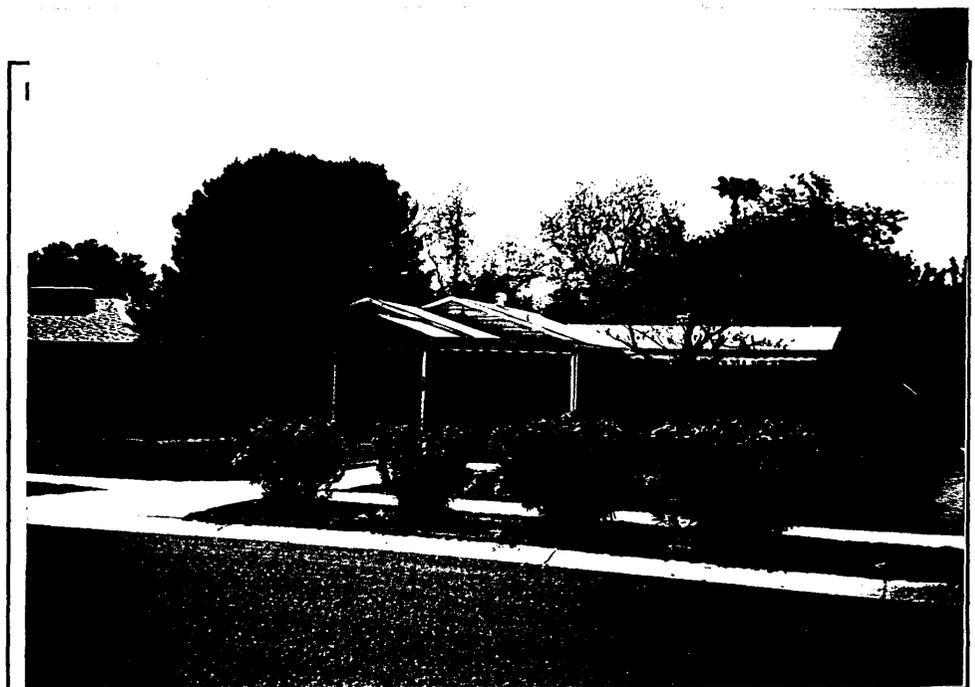
Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2

Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch and carport.....

FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
none.....

STRUCTURAL MATERIALS Brick..... INTERIOR
Not accessible.....

WALL CLADDING Brick..... ENVIRONMENT/LANDSCAPING
Mature trees, lawn and shrubs.....

ROOF TYPE Low pitch intersecting gable..... ALTERATIONS/DATES OF ALTERATIONS
modern carport added to front facade.....

ROOFING Asphalt shingles.....

OUTBUILDINGS none visible.....

WINDOWS Steel casement.....

ENTRY WD panel w/wood screen door.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

J.W. & Dorthea Toot were the original owners of the property. Mr. Toot was a Mesa City fireman.

3. Architectural Association

This house is a typical example of the Ranch style. The low-pitch roof, masonry construction, and large steel casement windows characterize the style. The modern metal frame carport addition only slightly detracts from the original character of the residence. It retains sufficient integrity to positively contribute to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V-133
 County Maricopa
 Property Name Miller House
 Survey Area Evergreen

Accession
Number

IDENTIFICATION

ADDRESS 508 N. Macdonald St.

CITY Mesa Parcel No. _____

LOT _____ BLOCK _____ PLAT _____

TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa

UTM REFERENCE Z 12 Easting 422480 Northing 3698475 Acreage ≤1

PROPERTY TYPE

Residence

HISTORIC USES

- Residence
- _____

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE 1947

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

- E4
- _____

Date of Photo

- 4/17/98
- _____

View

- W
- _____

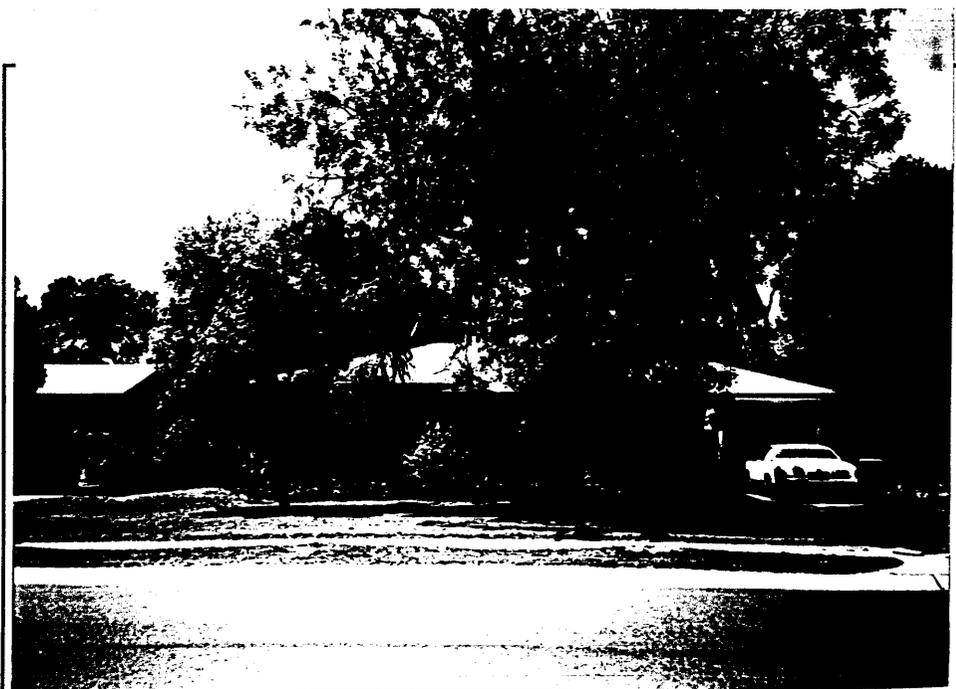
Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2

Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch and carport.....
 FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
 STRUCTURAL MATERIALS Masonry..... None.....
 WALL CLADDING Stucco..... INTERIOR
 ROOF TYPE Hip, low pitch..... Not accessible.....
 ROOFING Asphalt shingles..... ENVIRONMENT/LANDSCAPING
 OUTBUILDINGS None visible..... Mature trees and lawn.....
 WINDOWS Steel casement..... ALTERATIONS/DATES OF ALTERATIONS
 ENTRY WD w/wood screen door..... none.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

Frank W. & Irene Miller were the original owners of the property from 1948 thru 1952. Mr. Miller was a carpenter for building contractor J.A. Miller.

3. Architectural Association

This residence reflects the early Ranch style of architecture. The simple rectangular massing and nearly symmetrical front facade stem from its predecessor—the Bungalow. The steel casement windows and attached carport characterize the Ranch style. Virtually intact, this property positively contributes to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

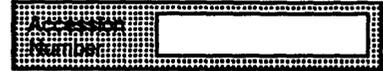
Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V-134a
County Maricopa
Property Name Forrest Duplex
Survey Area Evergreen



IDENTIFICATION

ADDRESS 418-20 N. Macdonald St.
CITY Mesa Parcel No. _____
LOT _____ BLOCK _____ PLAT _____
TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa
UTM REFERENCE Z 12 Easting 422480 Northing 3698290 Acreage ≤1

PROPERTY TYPE

Multi-family Residence

HISTORIC USES

1. Duplex
2. _____

PRESENT USE Duplex

STYLE Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

1. E12
2. _____

Date of Photo

1. 4/17/98
2. _____

View

1. NW
2. _____

Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2

Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch.....
 FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
 STRUCTURAL MATERIALS Masonry..... none.....
 WALL CLADDING Stucco..... INTERIOR
 ROOF TYPE Hip, low-pitch..... Not accessible.....
 ROOFING Asphalt shingles..... ENVIRONMENT/LANDSCAPING
 OUTBUILDINGS None visible..... Mature lawn and trees; slump block planter at front porch.....
 WINDOWS Steel casement..... ALTERATIONS/DATES OF ALTERATIONS
 ENTRY WD w/wood screen door..... porch posts replaced with slump block piers - sensitive.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

H.L. & Yvonne Forrest occupied a portion of this duplex in 1952. Mr. Forrest was an accountant. This building is the only duplex found in this neighborhood full of single-family homes.

3. Architectural Association

This residence is a typical example of the Ranch style with its sprawling front facade and shed roof entry porch. The low-pitch roof and steel casement windows also characterize the style. Virtually intact, this property, although multi-residential, has massing which closely matches its neighboring residences and thus contributes to the historic character of this neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

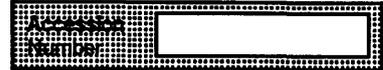
Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V-136a
 County Maricopa
 Property Name Dickson House
 Survey Area Evergreen



IDENTIFICATION

ADDRESS 523 N. Macdonald St.
 CITY Mesa Parcel No. _____
 LOT _____ BLOCK _____ PLAT _____
 TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa
 UTM REFERENCE Z 12 Easting 422535 Northing 3698480 Acreage ≤1

PROPERTY TYPE

Residence

HISTORIC USES

1. Residence
2. _____

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Negative Number

1. E19
2. _____

Date of Photo

1. 4/17/98
2. _____

View

1. SE
2. _____

Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2	Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Recessed entry porch.....

FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
None.....

STRUCTURAL MATERIALS CMU..... INTERIOR
Not accessible.....

WALL CLADDING Painted CMU..... ENVIRONMENT/LANDSCAPING
Mature trees, lawn and shrubs.....

ROOF TYPE Hip, Low pitch..... ALTERATIONS/DATES OF ALTERATIONS
Roof line altered to create gable at entry.....

ROOFING Asphalt shingles.....

OUTBUILDINGS None visible.....

WINDOWS Steel casement.....

ENTRY Wd. panel.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

J.B. & Myrtle Dickson were the original owners of this property. Mr. Dickson was an optometrist.

3. Architectural Association

This residence is one of the more modest homes in the area. Its simple rectangular massing and hip roof reflect the character of the smaller Ranch style homes in the neighborhood. The large steel casement window at the front facade also characterizes the Ranch style in the neighborhood. Although altered somewhat, this building retains sufficient integrity to positively contribute to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

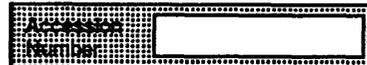
Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. V-137a
 County Maricopa
 Property Name Peays House
 Survey Area Evergreen



IDENTIFICATION

ADDRESS 427 N. Macdonald St.

CITY Mesa Parcel No. _____

LOT _____ BLOCK _____ PLAT _____

TOWNSHIP 1N RANGE 5E SECTION 15 QUARTER SW USGS QUAD Mesa

UTM REFERENCE Z 12 Easting 422530 Northing 3698270 Acreage ≤1

PROPERTY TYPE

Residence _____

HISTORIC USES

1. Residence _____

2. _____

PRESENT USE Residence

STYLE Ranch

CONSTRUCTION DATE c. 1948

SOURCE OF DATE:

Telephone Directories

ARCHITECT/BUILDER/CRAFTSMAN

Unknown

STRUCTURAL CONDITION

Good Fair Poor

INTEGRITY

Good Fair Poor

INTEGRITY COMMENT

Reroofed w/tile

Negative Number

1. E13

2. _____

Date of Photo

1. 4/17/98

2. _____

View

1. NE

2. _____

Photographer Or Source

D. Parmiter

Additional Photos Attached

Photograph 2	Sketch Map



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Entry porch.....
 FOUNDATION Concrete..... APPLIED EXTERIOR ORNAMENT
 STRUCTURAL MATERIALS Brick..... projecting belt course at window sills.....
 WALL CLADDING Brick..... INTERIOR
 ROOF TYPE Hip, low-pitch..... Not accessible.....
 ROOFING Spanish tile..... ENVIRONMENT/LANDSCAPING
 OUTBUILDINGS Shed..... Mature trees and lawn.....
 WINDOWS Steel casement..... ALTERATIONS/DATES OF ALTERATIONS
 ENTRY modern security door..... Reroofed with spanish tile.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This property is associated with the context of Community Planning and Development. It falls under the theme of housing - single family custom home.

2. Historical Association

W.D. & Betty Peays were the original owners of this property. No further information was available for this property.

3. Architectural Association

This residence represents an excellent example of early Ranch style architecture. Many of the Ranch style homes were smaller in scale with an "L" shaped plan with entry porch within the "L". The side carport also characterizes the Ranch style. A character-defining element on this house are the corner steel casement windows which are found on many Ranch style homes. Although reroofed with modern tiles, this building retains sufficient integrity to positively contribute to the historic character of the neighborhood.

BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, subdivision plats: North Evergreen, MCR #4-33, Val Vista Manor No. 2, MCR #38-46, Vista Gardens, MCR #39-17; Mesa City Directories 1940, 1946-47, 1948-49, 1952, 1955, 1958; Sanborn Fire Insurance Maps

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

NRDate

Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Evergreen Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 7/20/04 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/02/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000706

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:

Entered in the
National Register

Additional Documentation Accepted

RECOM./CRITERIA Accept

REVIEWER Edson Ball

DISCIPLINE Victorian

TELEPHONE _____

DATE 8/27/04

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.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

House at 747 North MacDonald Street,

Evergreen Historic District
Name of the Property

Maricopa, Arizona
County & State

Section Number Correction Page 1

The above referenced property was mistakenly classified as a non-contributor when the district was listed on July 5, 1999. The house at 747 North MacDonald Street was constructed in 1948, which is within the period of significance and has sufficient integrity to be classified as a contributor.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify this property and adjust the resource count for the Evergreen Historic District in Mesa, Maricopa County, Arizona, to show 126 Contributors and 60 Non-Contributors.