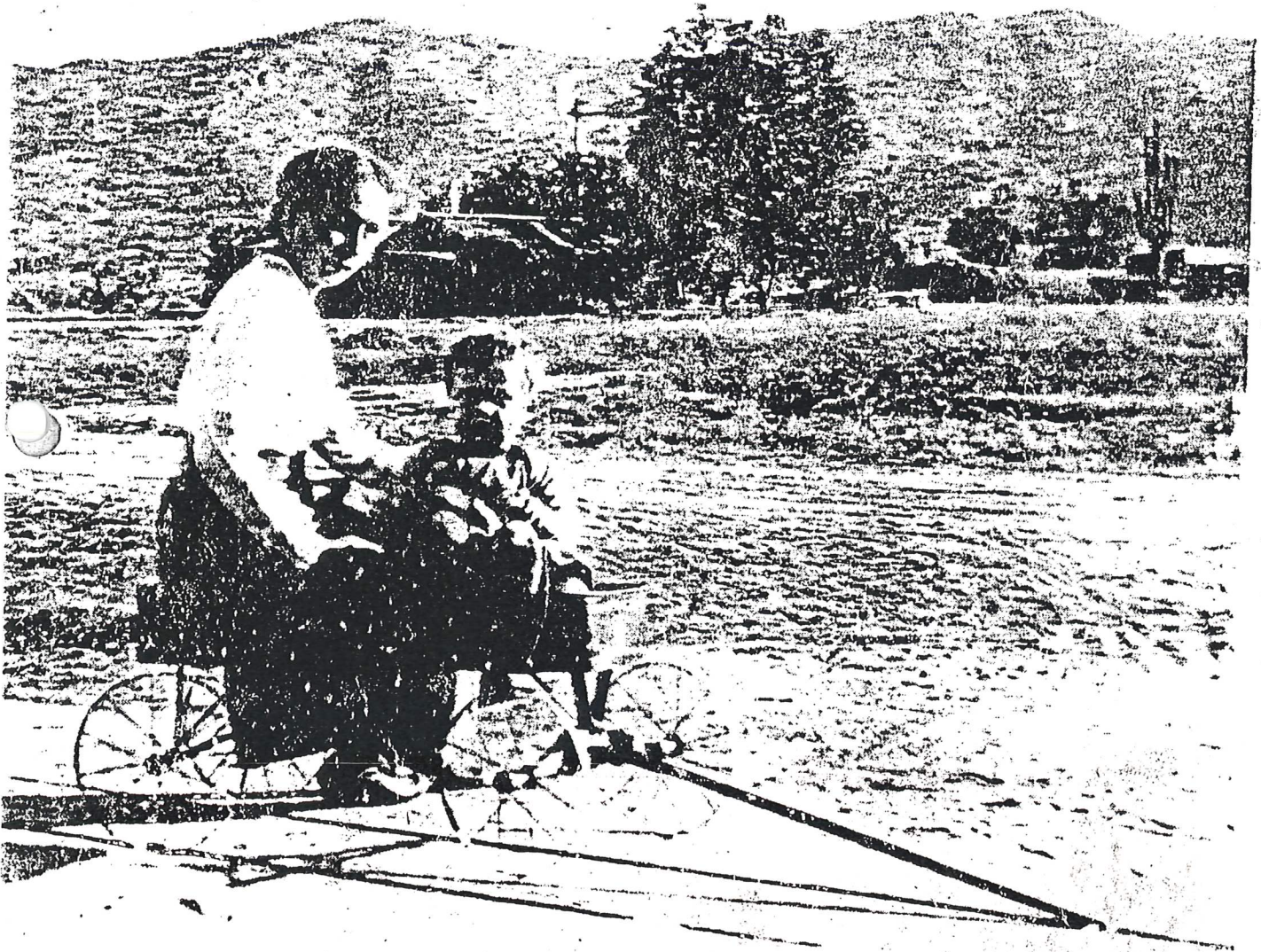
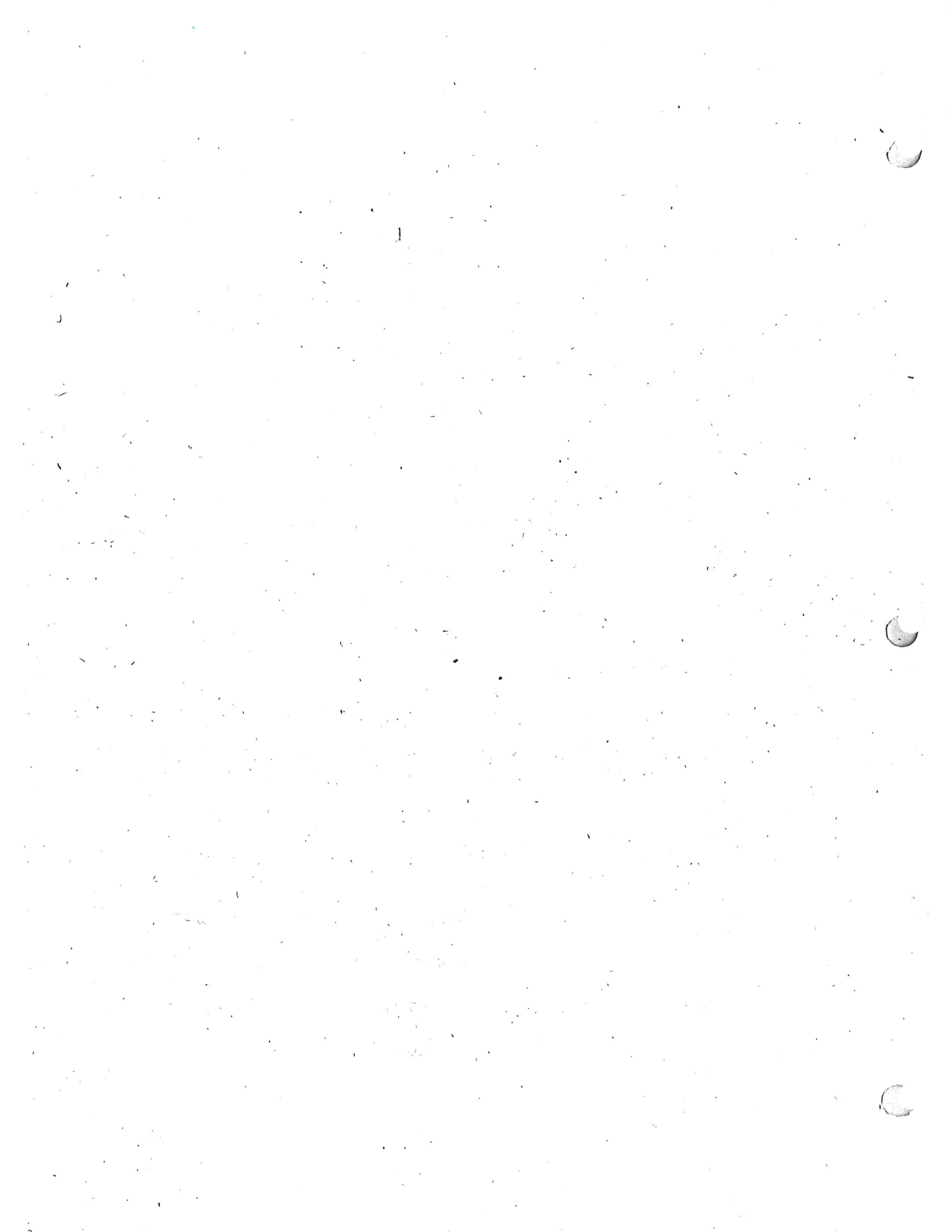


SOUTH MOUNTAIN AGRICULTURAL AREA

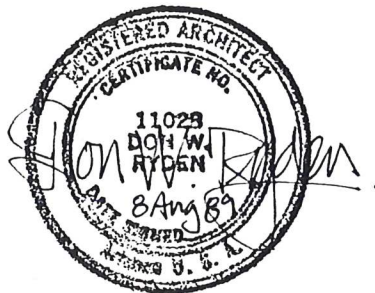
HISTORIC RESOURCES SURVEY





SOUTH MOUNTAIN AGRICULTURAL AREA

HISTORIC RESOURCES SURVEY



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This survey has been funded with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, under provisions of the National Historic Preservation Act of 1966, as amended, and as administered in Arizona by the Arizona State Parks Board through the State Historic Preservation Officer.

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INTRODUCTION

Agricultural lands in the South Mountain area flanking Baseline Road and spreading south to South Mountain Park are the last remnants of a vast area of farms and fields near Phoenix. Over the years, most of this land has been redeveloped for commercial and residential use. Yet, many historic properties retain their original pastoral appearance with which South Phoenix is identified in the minds of many.

Public controversy of late centers about the fate of these unique, and disappearing properties. Commercial and high-density residential developments continue to encroach upon the irregular boundary of the contiguous agricultural area. The community's interest lies in what to preserve, both in the appearance of the roads, canals, fields and orchards and in the historic properties that dot the area.

The City of Phoenix has commissioned the South Mountain Agricultural Area Historic Resources Survey to identify the remaining historic properties within the agricultural areas, and to document their significance to the City's history.

OBJECTIVES

This report will act as a tool for preservation planning of the South Mountain agricultural area. As such, it has several functions:

- To identify and document historic resources remaining in the study area which were built prior to 1937;
- To document the significance of remaining historic resources;
- To identify resources which may be eligible for the National Register of Historic Places.

The information generated by the report may be used in various ways by the City to achieve or promote historic preservation of the areas:

- as a tool to interest property owners in preservation of their properties; through increasing public awareness;

- as a guide for establishing Historic Preservation Zoning overlays;
- as an aid to nominating properties to the National Register;
- and as an aid for compliance review of redevelopment projects which impact historic properties.

RESEARCH DESIGN

This survey was conducted in accordance with the Arizona State Historic Preservation Office Guidelines for Historic and Architectural Surveys and the National Register Bulletins 24 and 16.

The project was organized as follows:

- 1) Objectives
- 2) Methods
 - a) Field Survey
 - b) Archival Research
 - c) Review and Integration of Data
 - d) Evaluation
 - e) Presentation

OBJECTIVES

During this phase the architect met with the City Historic Preservation Officer (CHPO) and the State Historic Preservation Officer (SHPO) to establish survey procedures and goals. /At this meeting the context of the historic resource area was determined: Agriculture in the South Mountain area between 1911 and 1936. The CHPO determined the boundaries of the study area based upon resources shown on a 1936 aerial photograph of the South Mountain area. The era of significance was defined by the opening of Roosevelt Dam and associated irrigation system in 1911 and by the 1936 date of the aerial photograph serving as the only available bench mark of development. A study area base map was obtained from the CHPO. In addition quarter section maps, modern aerial photos, and aerial photos from 1936 were obtained. By comparing the 1936 aerial photos to the modern aerial photos, it was established where historic resources would most likely be found. These sites were recorded on quarter section maps and numbered accordingly. In this manner an inventory index system for both the map and files was established.

METHODS

This project's scope of work included physical inspection, recordation and photographic inventory of all historic resources within the survey area. Research to document the significance of resources and prepare an historical overview of the South Mountain agricultural area was also a major part of the survey.

The project was undertaken as an interdisciplinary effort by the architect, historian, and staff, with the input of the State Historic Preservation Office (SHPO) and the City Historic Preservation Office (CHPO). Each member of the team was chosen for expertise that complements the work of the entire team. The schedule was planned to allow the best utilization of those skills.

Field Survey

A windshield reconnaissance survey of the study area was conducted initially by the research team to verify and supplement the preliminary findings of the arial photo comparisons.

A team meeting was held to assign tasks and deadlines for field survey and archival research. The architectural research team conducted an intensive survey of the historic structures and documented them according to the SHPO Guidelines for Historic and Architectural Surveys. Each structure and feature was recorded photographically. Photos and negatives were catalogued and labeled.

Archival Research

The team members doing historical research conducted oral interviews and did research in various libraries and archives including the Salt River Project Archives, Map Collections of the State Library and Archives, the Arizona Room of the Phoenix Public Library, Arizona Collections and Arizona Historical Foundation at A.S.U., and the Library of Congress, Washington D.C. A search was conducted of Arizona Republican newspaper articles of the period. In addition to generating an historic overview, this research produced historic photographs, maps,

manuscripts, and other records used in the interpretation phase. The current ownership of properties was also established by tax records. The historic context of city, state, and country during the early twentieth century, associations with specific persons and events, and urban development patterns were also investigated. Inventory file folders were established for every property and architectural and historical data were collected in them. Survey data was continually reviewed for accuracy and thoroughness. The architect met with CHPO and SHPO to review preliminary results.

Review and Integration of Data

The methodology and quality of research was reviewed during this phase. Data from archival and architectural research was cross-referenced. Draft inventory forms and corresponding photos were also reviewed in this phase. A second reconnaissance of the study area was conducted to verify survey data and to fill any gaps in information. Draft inventory forms were typed and the file system was updated. Information gathered during the collection phase was graphically recorded on 8-1/2 by 11 inch quarter-section maps which were coordinated with the base maps.

Evaluation

During this phase, all research data were synthesized into a coherent report, interpreting data to address the issues of the significance of historic sites with the study area. An historic overview of the area was written based on the predetermined contexts, focusing on themes of land, water, agriculture, transportation, development patterns, social development, and architectural development. Through consultation with SHPO staff the inventory forms were reviewed and lists were compiled to show properties that are 1) potentially eligible to be listed on the National Register of Historic Places, 2) locally significant properties, and 3) non-significant properties. The potentially eligible properties were also graphically represented on the accompanying quarter-section maps. Inventory forms were

reviewed and updated to reflect the interpretive information. At the completion of the evaluation phase the draft survey report, property lists, inventory forms with photographs, and site maps were submitted to the CHPO and SHPO for review and comment.

Presentation

At this phase, the draft survey report, map, and inventory forms were revised as required by SHPO. Survey data were verified in the field when such verification was necessary. The maps, photographs, and charts were then incorporated into the text of the report. A "paste-up" layout of the report was made camera-ready. The index map, inventory forms, site maps, and survey report were then printed. A set of color photographic slides was compiled of all properties determined eligible for National Register nomination. A meeting was then held with the Phoenix Planning Department, SHPO and CHPO to present the final survey documents. A presentation was made to the Phoenix Preservation Commission summarizing the survey results.

DESCRIPTION

LOCATION

The South Mountain Agricultural Area Historic Resource Survey was conducted in the area immediately north of South Mountain. It includes most of the remaining agricultural land in the vicinity. The study area centered around the citrus groves between the Highline and Western Canals and is bisected by Baseline Road. The main portion of the survey area extends from 19th Avenue on the west to 40th Street on the east, with one property included at 27th Avenue and Dobbins Road. The boundary is irregular to the north and south to include areas of probable historic resources. A small area at Roeser Road and Central Avenue, as well as the Roosevelt Park subdivision at 7th Street and Southern Avenue are included as discontinuous areas. The main body of the study area extends north between Central Avenue and 7th Street to include the Roosevelt Place subdivision. The area also extends north between 24th Street and 40th Street to include the Bartlett-Heard ranch land and historic agricultural areas. At Central Avenue, the boundary extends south to include historic buildings at the entrance to South Mountain Park. The boundary also steps southward between 7th Street and 40th Street to include the Mystery Castle, Heard Scout Pueblo, and the San Francisco Chapel. The total area encompassed by the survey boundary is approximately 4160 acres.

The northwest portion of the survey area, including the Roosevelt Park and Roosevelt Place subdivisions, is suburban residential in character. This area is generally composed of period revival residences.

The northeast portion of the survey area is largely Bartlett-Heard ranch lands. The area is rural in character, with most of the land being used for field crops. Here architectural styles tend toward the vernacular. The western end of Baseline Road is dominated by commercial flower gardens. The remainder of the land along Baseline Road between the Highline and Western canals is planted in citrus groves. Along Baseline Road are very

prominent Spanish Colonial Revival residences associated with leaders in the South Mountain citrus industry.

The land south of the Highline canal is generally desert land. To the east of 24th Street is an area known historically as the "Mexican Village." A Mission Revival chapel, San Francisco, is the center of this area. Other buildings south of the Highline Canal relate to the mountains and open desert land. The architectural style among significant buildings is predominantly Pueblo Revival. The buildings of the Heard Scout Pueblo and South Mountain Park are sensitive reproductions of the pueblo tradition, acknowledging a closeness to the land and creating a romanticized historical image.

In general, historic structures are widely spaced within the study area. This low density is due to the large areas of cultivated and desert land between structures as well as the large number of buildings which have not retained their historic integrity. The unifying element of the study area is its rural character. The orange groves of Baseline Road, the desert of the southern area and the canals linking the entire vicinity together, all give a sense of the agricultural development of the South Mountain desert land.

PHYSICAL CHARACTERISTICS OF SURVEY AREA

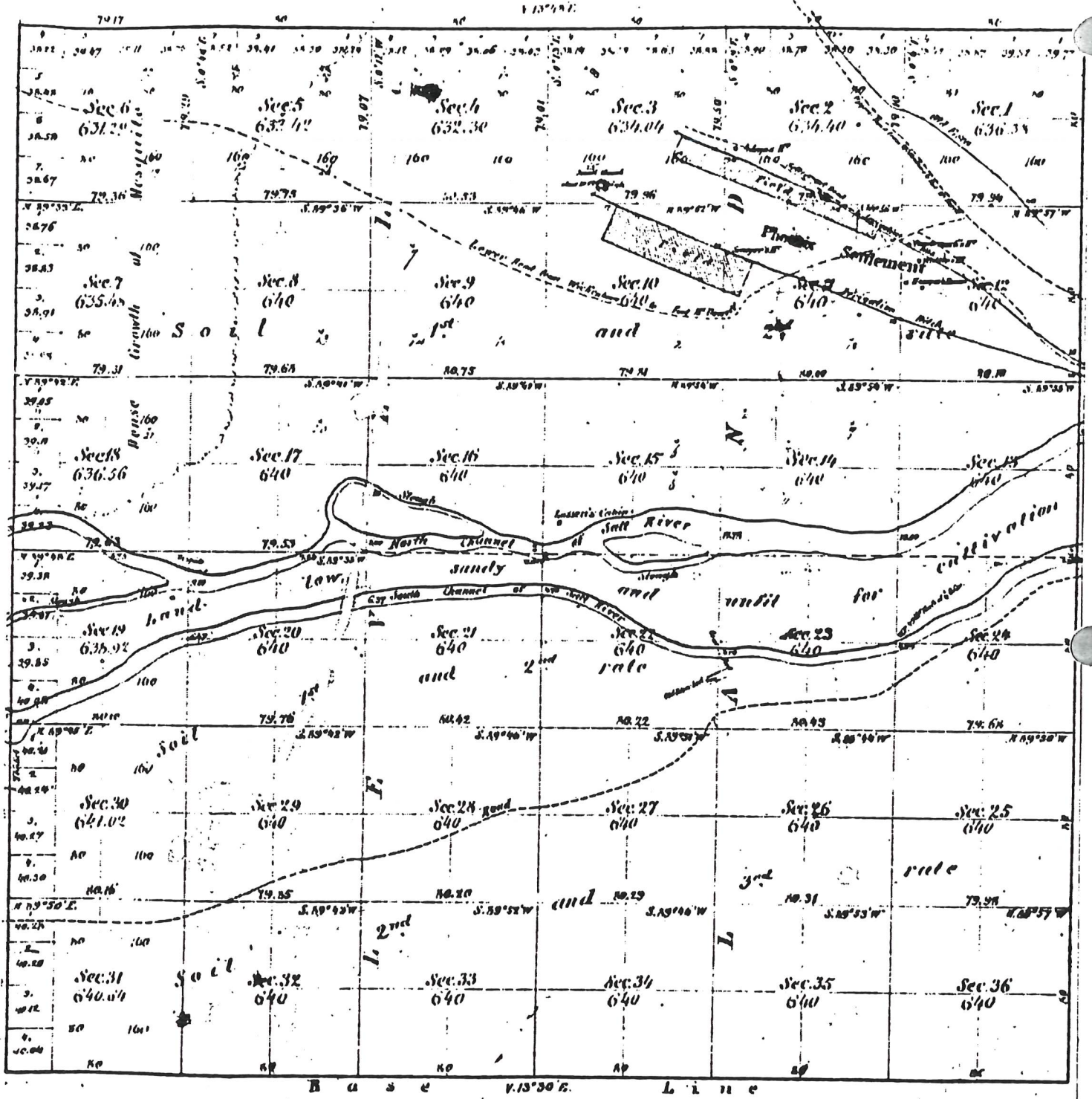
Arizona can be divided into three physical regions - the Colorado Plateau to the north, the Mountain District in the middle of the state and the Basin and Range Province to the south and west. The South Mountain Agricultural Area is contained in the Basin and Range region.

The Basin and Range Province is characterized by broad, flat valleys or basins between narrow mountain ranges. The mountain ranges are not generally high (the Salt River or South Mountains - 2600 feet) but are rugged and difficult to cross, thus roads are built around them. The basins between the mountains are filled with alluvial material. The soils in this area are well suited for agriculture. The 1868 Township Survey of Arizona showed the South Mountain area to be

Township N^o 1 North,

Range N^o 3 East,

Gila and Salt River Meridian



Township Survey of Arizona - 1868. (Bureau of Land Management)

first, second and third rate, gently sloping from the mountain, Maricopa loam, Maricopa sandy loam and Pecos sand predominate.¹ The alluvial basins are also important because they can be very deep and contain a great deal of water.

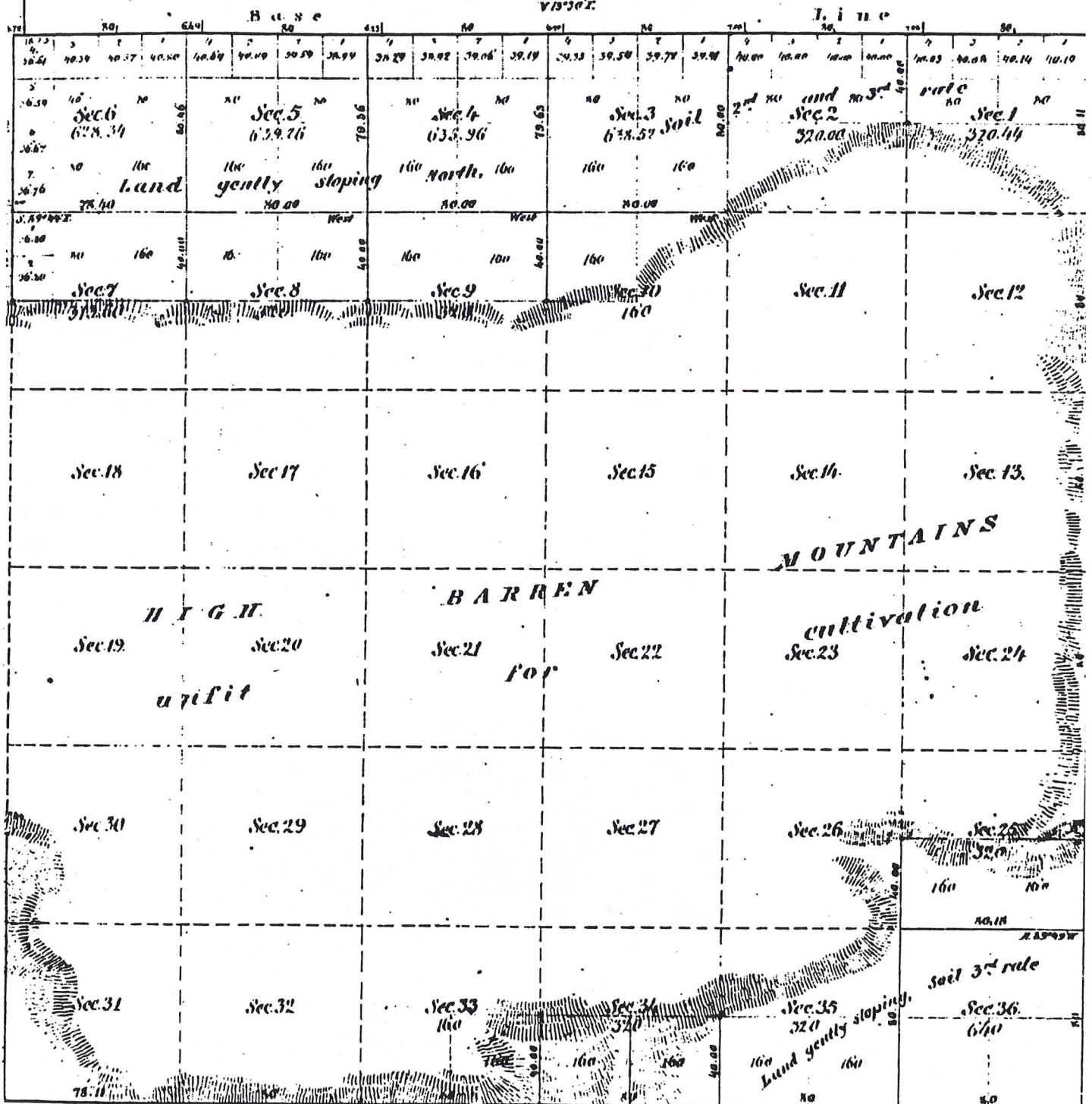
The Basin and Range Province is an area of limited rainfall, five to ten inches per year with high temperatures and low humidity. The sun heats the exposed rock and soil and that heat is transmitted to the air directly above. There is no significant cloud cover in this region of low elevation.

Township Survey of
Arizona - 1868.
(Bureau of Land
Management)

Township N^o 1 South.

Range N^o 3 East.

Gila and Salt River Meridian





Varieties of native vegetation in the Basin and Range are linked to precipitation, altitude, temperature, soil type, slope, and exposure. Exposure is a consideration in the South Mountain area in relation to agriculture. The south facing slopes are drier and warmer because they receive more direct rays of the sun. The north facing slopes are damper and colder resulting in lush vegetation.

When the original land survey of the South Mountain area was completed in 1868 the vegetation consisted of thick mesquite growth, scattering greasewood and sagebrush. In 1868 the area was unpopulated, only ruins of the Hohokam were found in the areas of Central and Southern Avenues and between 36th and 38th Streets along Southern Avenue.²



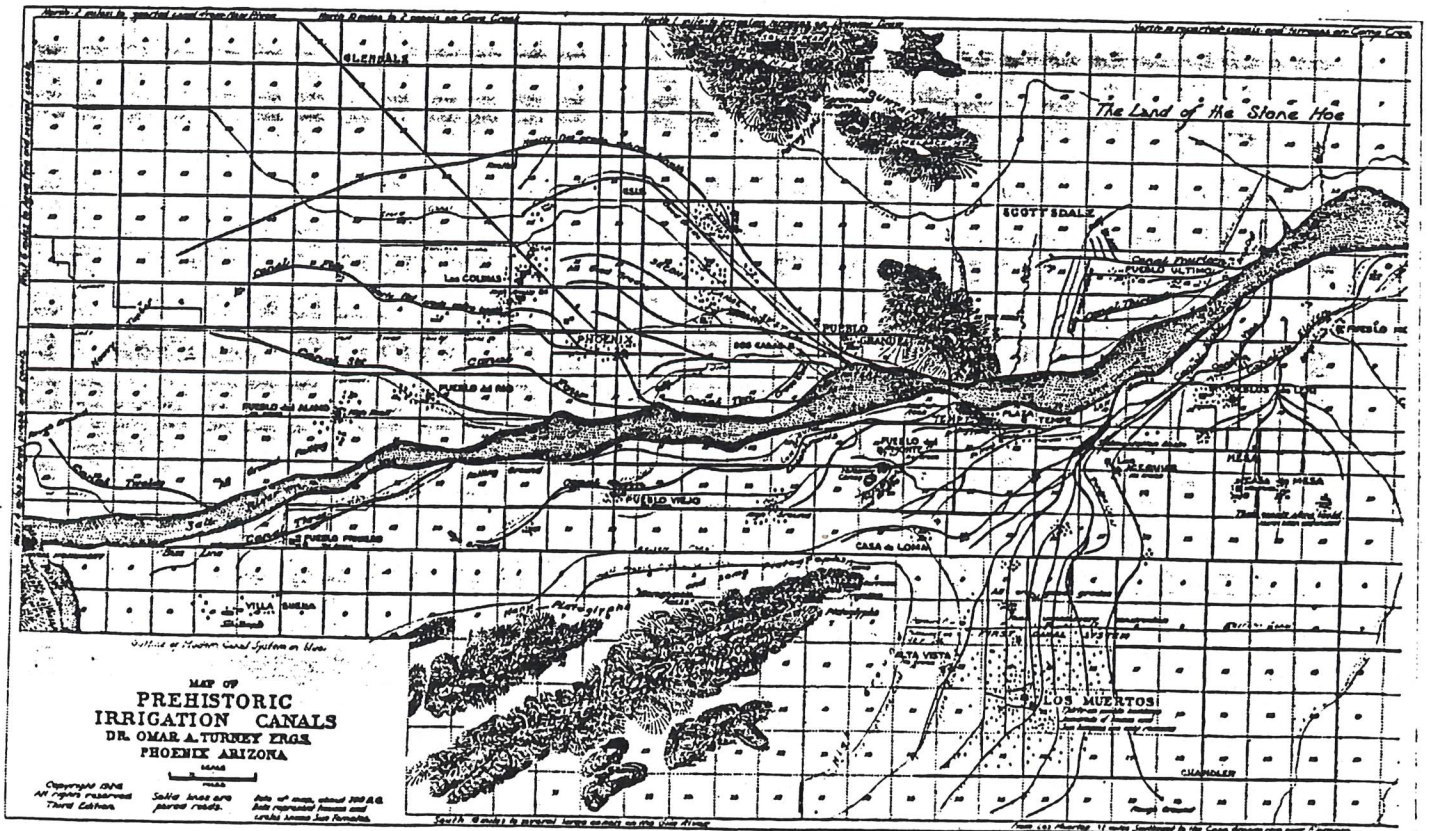
*South Mountain area. 1926
(S.R.P. Archives Collection)*

HISTORICAL DEVELOPMENT

PREHISTORY

The agricultural development of the Salt River Valley and the South Mountain area began with the Hohokam Indians who occupied central and southern Arizona between 300 B.C. to A.D. 1400. Originally living in scattered pit houses made of brush and mud along the Gila and Salt Rivers, they were dependent upon the irrigated cultivation of corn, beans, squashes, and tobacco. By diverting water from the Salt River, they developed an extensive system of 150 miles of canals said to have been capable of irrigating 200,000 acres.³ One of these canals, denoted by Dr. Omar A. Turney in his "Map of Prehistoric Irrigation Canals" as Canal Seven, traversed the South Mountain area. Entering on the south bank of the Salt River near 40th Street, the canal flowed southwesterly to end in the vicinity of 30th Avenue north of Baseline Road.

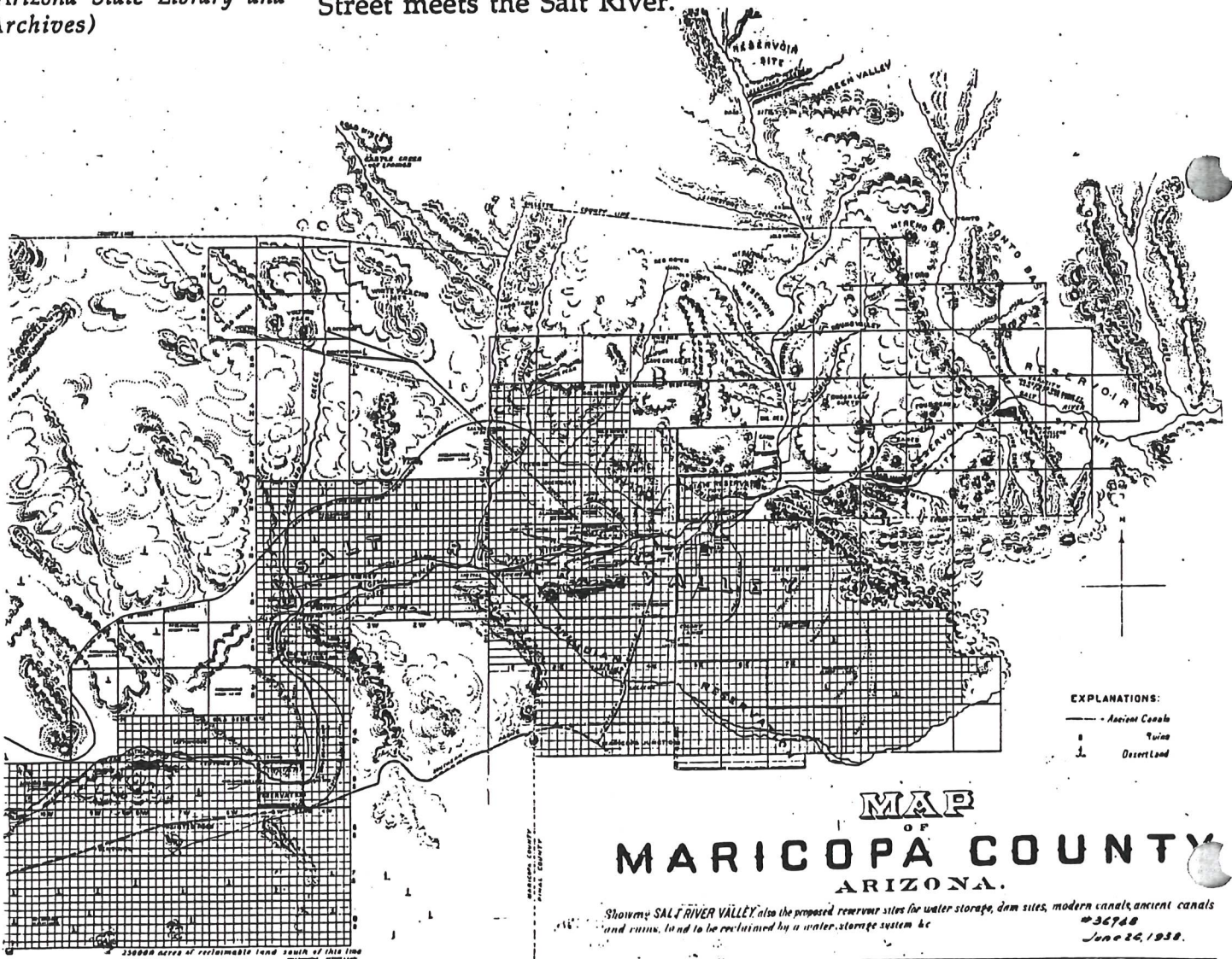
*Prehistoric Irrigation Canals.
(Arizona State Library Archives Map Collection, 1924)*



EXPLORATION AND INITIAL SETTLEMENT

With the unexplained disappearance of the Hohokam around 1400, agriculture and irrigation would not be resumed in the Salt River Valley until after the Civil War, when army posts were established to protect the recent arrivals of settlers and miners from Indian depredations. One such post was Camp McDowell, founded in 1865 on the Verde River, about eighteen miles north of the Salt River Valley. The remoteness of the camp, the inability of the military to raise foodstuffs and fodder, and the high cost of transport from California influenced a small party of civilians led by John Y.T. Smith, post sutler, to settle in the Salt River Valley in 1867 and harvest wild hay near where Fortieth Street meets the Salt River.

1890 map of Maricopa County.
(Arizona State Library and Archives)



Arriving in the Salt River Valley in 1867, Jack Swilling noticed the ruins of the Hohokam canal system. With investment from Wickenburg business leaders, Swilling formed the Swilling Irrigation and Canal Company in 1868. The old canals were cleared and new ones constructed in the vicinity of today's Phoenix International Airport. Water was diverted directly from the Salt River by means of rock and brush dams. Initially 200 acres were under cultivation. A small settlement evolved near the Swilling Ditch called Phoenix.

The prosperity of Phoenix and the Salt River Valley was assured by the rediscovery of the agricultural potential of the land through irrigation.

When Arizona was established as a territory in 1863, all land except 64,000 acres out of a total of 72 million were in public domain.⁴ Prior to private ownership of land, a survey was necessary. Surveying of Arizona began in 1867 with the junction of the Salt and Gila Rivers serving as Base and Meridian. The South Mountain Agricultural Area is located within two townships of the survey, Township 1 North Range 3 East and Township 1 South, Range 3 East. The surveyor platted the northernmost sections of this township as four lots of 40 acres each along Baseline, two sections of 80 acres each and two 1/4 sections of 160 acres.

Legal patent for acquisition of public lands could be obtained in the following forms:

1) Homestead Patent of up to 160 acres required final proof either five years' residence or 14 months' residence with commutation at \$1.25 to \$2.50 per acre;

2) Cash Entry Patent permitted the outright purchase of the land; and

3) Desert Land Act allowed acquisition of up to 320 acres (later changed to 640 acres). The initial cost was 25 cents an acre on entry and \$1.00 an acre expended in improvements as evidence of good faith until reclaimed, with \$1.00 per acre in cash to the Government on final proof.⁵



*Michael Wormser
(Historical and
Biographical Record of the
Territory of Arizona, 1896)*

Although the Homestead Patent was used extensively, particularly in lands south of Baseline Road, the majority of land north of Baseline was acquired through Cash Entry Patents and acquisitions after the land was patented.

The first recorded ownership of land occurred west of the South Mountain area in the vicinity of today's 15th Avenue and Broadway Road in 1871. Noah Matthew Broadway, diverting water from the south bank of the Salt River, built the Prescott Ditch. Land was cleared shortly thereafter for the 160-acre Broadway Ranch. Mr. Broadway would later serve as Maricopa sheriff from 1884 to 1885.

East of the Broadway Ranch, the land was covered with virgin mesquite and unpopulated except for a number of Mexican grain farmers, living south of the Salt River between 24th and 40th streets. Hard times fell upon these farmers. Their situation and the future of the South Mountain area would change with the arrival of Prescott merchant Michael Wormser.

In May of 1873, Wormser entered into initial arrangements with the farmers. He advanced money for seeds, tools, and supplies holding a mortgage on the crop. At harvest time their first threshed wheat or barley was due to Wormser, who then resold the grain. Failure to comply would bring seizure of the grain or lawsuit. The farmers fell deep into debt. Wormser required them to obtain legal title to their land. Once title was received, Wormser took possession of their lands in exchange for absolving their indebtedness. Between 1873 and 1896, he accumulated 9,000 acres of land in Tempe and Phoenix.⁶ Land under Wormser's control stretched from 48th Street on the east to 7th Avenue on the west, from the Salt River bed to the foothills of the South Mountains.

Michael Wormser died on April 25, 1898. The bulk of his real estate holdings, 6070 acres south of the Salt River, was purchased by Dwight B. Heard for \$132,088 on January 9, 1901.

The land purchased by Heard formed the basis of the Bartlett-Heard Land and Cattle Company incorporated in February 1901. Established with a capital stock of \$200,000, (2000 shares of \$100.00 each,) the company was served by a three member Board of



*Dwight B. Heard, 1925,
President of the Bartlett-
Heard Land and Cattle Co.
(progressive ARIZONA)*

Directors; Adolphus Clay Bartlett of Chicago, chief financial backer and Heard's father-in-law served as President, Dwight B. Heard Vice-President, and Maie Bartlett Heard Secretary-Treasurer. The general business of the corporation consisted of farming and cattle raising.⁷

The Bartlett-Heard Ranch, originally headquartered at 24th Street and Broadway Road and later moved to 28th Street and Vineyard (survey site 2-33-18), was one of the most successful and

diversified farming operations in the Salt River Valley. In the period from 1901 to 1910, great changes occurred with regard to the physical landscape of the ranch. The land was improved, old ditches were straightened, miles of fences were installed, roads were laid out and trees were planted by the roadside. Quoting from an article of the times, the Bartlett-Heard lands were described as a "sort of fenced-in barony managed for profit, from a central ranch home."⁸

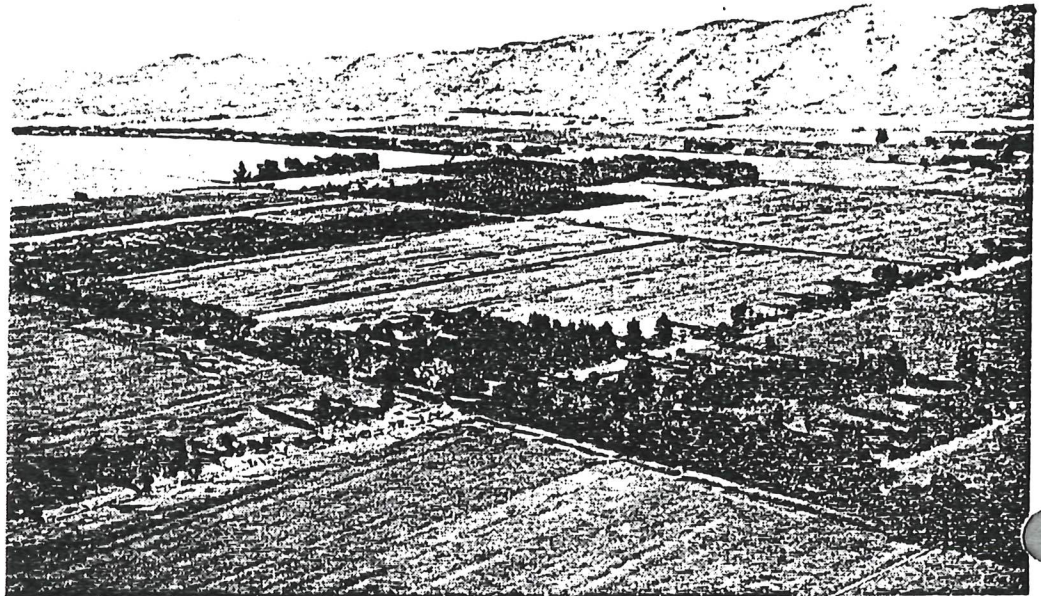
The years 1910-1911 proved to be a turning point for the development of the Bartlett-Heard Company and the South Mountain area. Assured water availability from the newly constructed U.S. Reclamation Service Roosevelt Dam made possible the cultivation of additional acreage. With the building of the Center Street Bridge (Central Avenue Bridge) the area south of the Salt River was no longer cut off from the markets of Phoenix.

Population increased for Maricopa County from 20,457 in 1900 to 34,485 in 1910. Phoenix's population doubled in the same period; from 5,544 to 11,134 in 1910.⁹ Total number of farms in the Salt River Valley had increased from 1089 in 1900 to 1772 in 1910.¹⁰ The increase was due in part to the Reclamation Service's maximum allotment of 160 acres for water use from Roosevelt Dam. These factors contributed to the decision to subdivide the Bartlett-Heard lands.

Subdivision began on March 20, 1910 when 1140 acres were put on the market for public purchase. Four hundred ninety acres were sold to 26 individuals within the month. Subsequently, additional lands were subdivided and put on the market. By 1913, a total of 2,400 acres were sold. The success of Bartlett-Heard land subdivisions was due to the fact that almost every acre was in a crop. Most of the land was sold in 10 to 40 acre tracts. The death of Adolphus Bartlett in 1923 and the Reclamation Service insistence of subdivision brought about a second break-up of Bartlett-Heard lands beginning in 1924.

The Bartlett-Heard Ranch continued in operation throughout the historic period. Its land area extended from 16th

Street to 40th Street, Southern Avenue to the Western Canal. The most recent sale occurred in 1973 when 500 acres of the above mentioned land was sold to a residential property developer. Only a small number of homes were built and the remaining land continues in agricultural use.

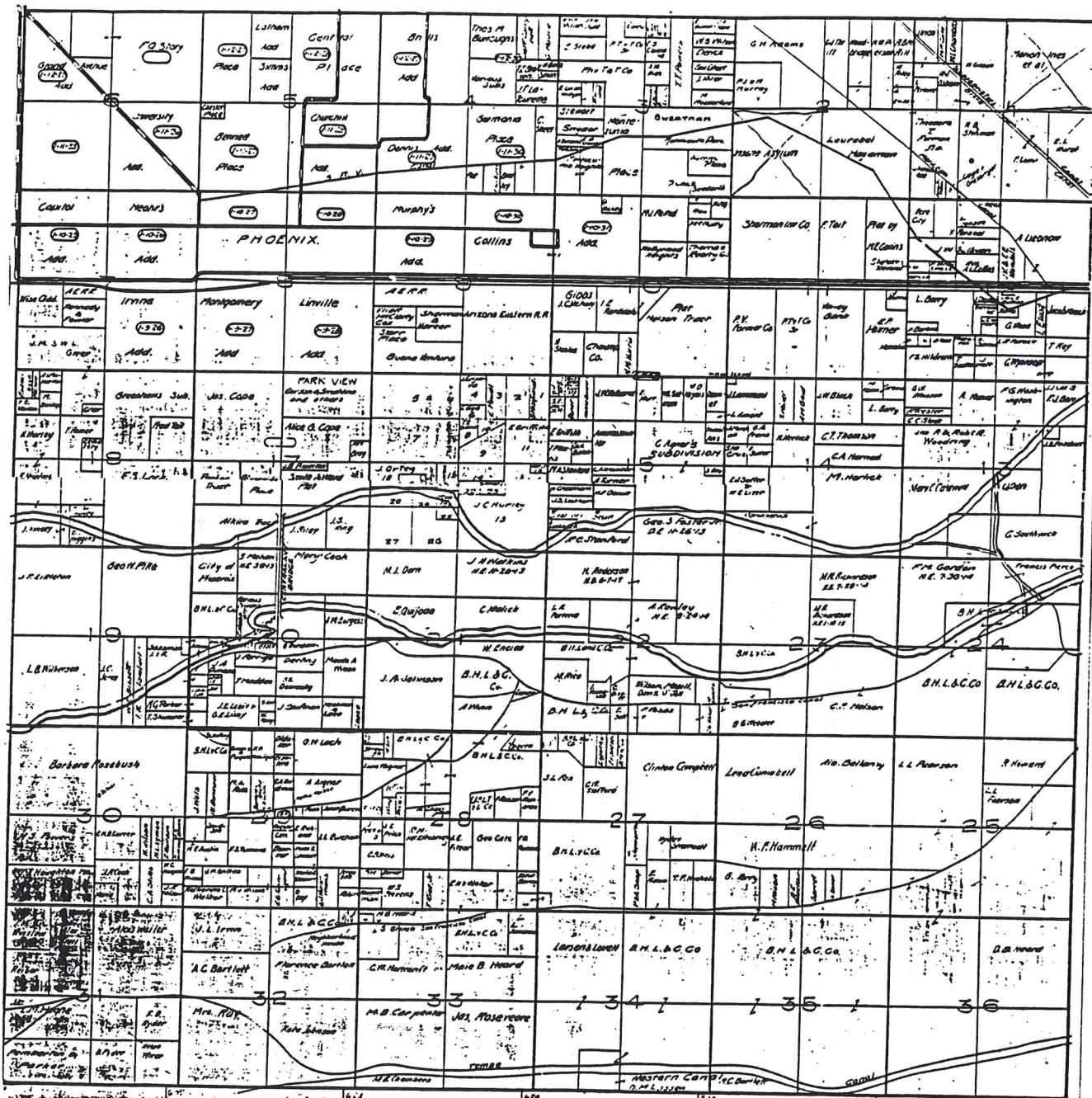


*Center of the Bartlett-Heard Ranch operations in 1925.
(progressive ARIZONA)*

The land south of Baseline Road was developed through the efforts of homesteaders. Lack of available water was a hinderance until after 1913 with the completion of the Western and Highline Canals. The earliest completed land patents date from 1917. Although some land was acquired in 160 acre units, most of it was obtained initially in 40 acre units. Smaller acreage, lack of water, difficulty in clearing the land, and lack of promotion were important reasons for the later development.

By 1925, 300 homes were located in the South Mountain area, 600 students were enrolled in Roosevelt School and the total number of farms in the Salt River Valley had increased from 1772 in 1910 to 8000.¹¹ Beginning in 1925, the South Mountain area was further subdivided. Three distinct patterns of land settlement can be observed: general subsistence farming, specialized farming tracts, and residential tracts.

General subsistence farming was confined originally to



CORRECTED TO July, 1917

T 1 N R 3 E DEPARTMENT OF LIBRARY AND ARCHIVES 3

Land Ownership as of 1917 to Baseline Road. (Arizona State Department of Library and Archives)

areas north of the South Mountain Agricultural Area Survey. A variety of agricultural pursuits were practiced on one to ten acre parcels, including dairying, truck gardens, beekeeping and poultry. Because the lands were already in use, the incentive for purchase was continuation of the existing activity. An example of this is the Jennings Addition located between 9th and 11th Streets between Broadway and Roeser Roads. When advertised in 1928, the subdivision consisted of 28 fenced lots 105 x 317 feet complete with barns and chicken houses. A free Jersey cow and 50 chickens were offered to buyers.¹²



HOW THE WATER COMES TO THE "B-H"

There's Pleasure and Profit

in owning and farming a ten, twenty or forty acre ranch in the beautiful SALT RIVER VALLEY. The most attractive "home-making" inducements are found on the BARTLETT-HEARD Ranch. Small tracts of fertile land, now in cultivation, may be secured on the most favorable terms. Over 1800 acres of the "B-H" Ranch have been sold the past season, twenty acres being the size of the average tract.

Of these lands, under the San Francisco Canal, there now remain unsold less than 2700 acres. Indications are that the major portion of this will be sold this season.

If you'll write, we'll gladly send an illustrated map of the "B-H" Ranch, booklets, prices, etc.

Bartlett-Heard Land & Cattle Co.

DWIGHT B. HEARD,
Vice-President General Manager

PHOENIX, ARIZONA

Ideal For Intensive, Diversified Farming

The lands under the San Francisco Canal, 4500 acres in extent, are among the most fertile and productive in the Salt River Valley. These have been under cultivation for over 25 years and their water rights are among the oldest and best established. The larger portion of these lands has been used as alfalfa pastures for cattle and thereby greatly enriched.

Today the following products are raised with great success on these lands and offer great opportunities for diversified farming:—

Cattle	Alfalfa Hay	Dates	All garden
Horses	Alfalfa Seed	Olives	Vegetables
Mules	Oats	Apricots	Cantaloupes
Ostriches	Barley	Figs	Sugar Beets
Hogs	Wheat	Peaches	Milo Maize, etc.
Sheep	Corn	Plums	Sorghum
Poultry	Pears	Quinces	Honey
Dairy Products	Almonds	Grapes	Eucalypts



ON THE BARTLETT-HEARD RANCH

A FREE MAP of the Salt River Valley showing entire project, Roosevelt Dam, etc., sent free on request. For information regarding city, suburban and ranch property, write
DWIGHT B. HEARD, REAL ESTATE AND LANDS Phoenix, Arizona

Farming potential accounted for the successful sales of the initial subdivision of The "B-H" Ranch.
(Arizona The New State Magazine, 1911)

FREE -- FREE

A Cow and 50 Chickens With Every Home



You never got a chance like this before! A big place, thoroughly improved with everything new, stock and chickens—all for the moderate price of a house. And you can easily make a real income from it. Fertile ground and plenty of it, for a garden or anything else you want to raise.

LOTS 105x317 FEET CHICKEN HOUSES AND BARN

Every place is under strong fence. A garage too, on each lot, in addition to the house, barn and chicken houses. The homes are all extremely well built and attractively arranged. They are now ready for immediate occupancy—you can move right in! No waiting until construction work is finished.

Every City Convenience in

JENNINGS ADDITION

EASY TERMS—PAYMENTS LESS THAN RENT

A small payment down makes one of these homes and grounds yours. Your monthly payments will run as low or even less than the rental you'd pay for a place like one of these—particularly if everything was new! There is water, electric lights—everything imaginable. We are just putting this tract on the market—divided in extra large plots. An ideal situation where children can romp and play, with school and stores near by.



You Buy the Home and Make the Place Pay for Itself!

With your Jersey cow and the fifty selected chickens we give you, you should soon see the place pay for itself in milk and eggs. The street in rear of the plots will soon be cut through and if you wish you can cut your lot in half and sell the rear half for very nearly as much as you paid for the place originally. This is a rare chance—and there are only half a dozen places complete at this time. They'll go fast—you'll have to act quick!

Drive Out Today

Our representatives on the tract will gladly open the homes for your inspection. Go South on Central Avenue to Roser Road, turn east to the tract. The signs will guide you. Or call our office and we will furnish transportation without obligation to you.

COURTESY TO BROKERS



Lincoln Mortgage Co.

Builders—Subdividers—Brokers

214 North Central Avenue

Phone 5989

The rural character of the area attracted home-buyers.
(Arizona Republican, May 1928)

Specialized farming tracts within the South Mountain area were confined to citrus lands. Citrus was grown on the Bartlett-Heard Ranch as early as 1908. Lack of availability of necessary water, nursery stock and demand for citrus did not make for a profitable venture until 1925. Three subdivisions exemplify the citrus subdivisions. Foothills Citrus Park, platted November 6, 1925 was the oldest non-commercial citrus tract in the South Mountain area. It consisted of 60 acres divided into two ten acre lots and eight, five acre lots located between 14th and 16th Streets, Baseline Road and the Highline Canal. Subdividers were Evan S. and Mabel K. Stallcup and W. W. and Kathryne Pickrell.

The remaining two subdivisions were platted in 1928. The San Rafael Subdivision, platted March 22, 1928 by John J. Mariette Gould was located on 60 acres between Edgemont (9th Street) and San Mateo (12th Street), Baseline Road and the Highline Canal. Thirty two-acre lots were offered for sale. Adjoining the San Rafael Subdivision was the Rutledge Tract, located from San Mateo to 16th Street, Baseline Road to south of the Highline Canal. This sixty-acre tract was divided into six ten-acre lots. Owners of the land were William and Mary E. Osborne.

Citrus became profitable by the late 1920's and these tracts were particularly attractive to residents of Phoenix who saw their purchase as an investment. Buyers did not generally live on the land nor work the fields.

Residential tracts in the agricultural area of South Mountain were first platted between the Salt River bed and Broadway Road. The tracts were characterized by small lots located between 3rd Avenue and 7th Street. Only limited construction actually occurred. Three intact residential areas within the South Mountain area developed in the historic period. Located on paved roads and served with electricity, they represent three distinct types.

Roosevelt Park the oldest of the three tracts, was platted on May 28, 1924 by Maie and Dwight B. Heard. This represents a strip development along a major roadway. Located just east of the area's community center, the Neighborhood House, and

Roosevelt School, Roosevelt Park had the advantages of hard paving of Southern Avenue and water from the north branch of the San Francisco Canal directly behind it. Because the subdivision followed the contours of the canals as its southern boundary lot size varied; from long rectangular lots 430 x 400 feet at 7th Street to a triangular parcel of 195 x 385 feet at 10th Street. Survey sites 2-29-1 through 2-29-14 are in this subdivision.

Roosevelt Place East was developed as a residential tract of irrigated one- and two-acre lots located between Central Avenue and 7th Street, on Greenway and Carter Roads. These two streets were named for members of Theodore Roosevelt's Rough Rider regiment.¹³ When opened in March 1927, one-acre lots sold for \$575 and two-acre lots sold for \$1150 to \$1500. Lots fronting Central Avenue were deep and narrow, 150 x 257 feet. Originally

Initial agricultural subdivisions were followed by residential subdivisions of the "B-H" Ranch lands. (Arizona Republican, March 1911)

Drive Out Today to See the Citrus Homesites in

Roosevelt Place

JUST 4½ MILES FROM PHOENIX POSTOFFICE

Drive out South Central avenue and note the beautiful green alfalfa fields just south of Southern avenue—dotted here and there with new, modern homes all the way to the mountains. Developments are moving in this direction. The wonderful view, the perfect natural drainage, the dry, pure air appeals to folks who are BUILDING FOR THE FUTURE. Roosevelt Place (east) is JUST SOUTH OF SOUTHERN AVE., east of Central avenue. LOOK FOR THE SIGNS!

RIGHT IN THE CITRUS BELT—75 FEET HIGHER THAN PHOENIX

You will have cheap electricity for cooking, lighting and power, pressure water for domestic purposes and irrigation water for your land. Come out today and get a South Side Citrus Belt Grapefruit FREE! Pavement all the way—only four and one-half miles from Phoenix postoffice. Magnificent view of valley and mountains. Good neighbors, near good school and handy to work in the city. Racial restrictions assure good, congenial neighbors. The fact that this is a Heard subdivision assures that it will be handled right.

\$1150 to \$1500 For 2 Acre Tracts
 ONE-FOURTH DOWN — 8 YEARS TO PAY — 7% INTEREST
 South on Central Avenue

Dwight B. Heard Investment Co.
 REALTORS
 HEARD BUILDING
 114-116 North Central Ave. Phone 6631

Come Out and Get a Grapefruit Grown on The Bartlett-Heard Ranch. FREE to All!

part of the South Central Avenue citrus belt, the tract's lush green look was enhanced by the planting of palm trees along the two streets of the development, Greenway and Carter Roads. The Dwight B. Heard Investment Company promoted Roosevelt Place East. By 1937, seven homes had been constructed (Survey sites 1-28-1 through 1-28-7).

Although outside the current boundaries of the South Mountain Agricultural Survey, the Mountain Park subdivision deserves consideration. Mountain Park was platted by Arthur L. and Marcia Strong and promoted by Griffen Bennitt Realty Company.¹⁴ Located south of Baseline Road between Central Avenue and 7th Avenue near Dobbins Road, the tract is significant for its two-acre lots in a desert setting. The property adjoins the 14,000-acre Phoenix Mountain Park (South Mountain Park) acquired by the City of Phoenix in 1924. The proximity to the park was a major attraction to the subdivision. Opening celebrations for the tract brought 7,500 people to the area. One week after formal opening, Feb. 6, 1927, ten of the forty lots had been purchased. Electricity was brought to the property line and water was furnished by a deep well.

By 1937, the South Mountain area had been transformed from a large single owner ranch to hundreds of farms and several residential tracts. A total of 37 subdivisions had been platted from the Salt River bed to South Mountain. Lands along Southern Avenue were for the most part in 20- and 40-acre units. On Baseline Road the average farm size was 40 to 60 acres although some individuals owned up to 160 acres. The Bartlett-Heard Company was the major landholder with property from 16th Street to 40th Street, Southern to Baseline. South of Baseline, lands were held in 20- to 40-acre units.

*As this ad reflects, the subdivision of the Bartlett-Heard lands was well underway by the late 1920's.
(Arizona Republican, December 1928)*

1928

The Year Supreme For The Salt River Valley!

You Have But to Read the Facts of Diversified Crop Production and Social and Business Development as Presented in this Edition to Realize the Remarkable Opportunities Here!

INVESTMENTS

We offer to discriminating investors carefully selected first mortgage loans, running from three to five years, municipal securities of Maricopa County, and carefully selected street improvement bonds, on which we maintain a careful and systematic tax record. Our investment service has conducted since its establishment in 1897 a business averaging over \$1,000,000 annually without the loss of a dollar for any investor.

LOANS

Any borrower having first class security to offer in either city or country property can be assured of prompt service through this organization. Our investing clients are scattered from New England to California, and there is no transaction too large or too small for us to handle properly, promptly, and with equal care.

GENERAL SALES DEPARTMENT

TO THOSE HAVING PROPERTY FOR SALE—Listing with us offers many advantages including trained knowledge of value, ability to assist purchasers in financing at lowest rates and a steadily increasing number of investment buyers who avail themselves of our services.

LAND DEVELOPMENT

This service ranging in scope from the sales of small city lots to large colonization and development programs. Our staff offers an expert advisory service in this field, composed of men who know the practical side of diversified farming, and this has resulted in our placing hundreds of people to their best advantage. Our satisfied clients make our work worth while.

SECURITY BUILDING

Applications are now being received from tenants for stores and offices in the eight-story Security Building, to be completed about July 1, 1928. An exclusive agent for this modern building admirably located near the center of the city, with nearly 200 offices, we are glad to receive applications from responsible tenants.

INSURANCE

We represent only companies of reputation and established reliability. Every loss covered through this Department has been promptly paid building a record that has resulted in a most gratifying growth. As in other departments, this is under the supervision of trained specialists.

Our Business Development Dept.

is now carrying out the
greatest program in the
history of this organization.

This includes:

PALMCROFT

A location for real homes among garden surroundings, unique both as to charm and modern service.

Roosevelt Place

Restructured citrus home sites overlooking Phoenix. On pavement, with perfect soil, near exceptional school.

Bartlett-Heard Lands

Old alfalfa cattle ranch now being sold in 5 and 10 acre sections, truck and fruit farms.

Security Building

Eight stories of modern service.

A Service
Organization
Of Thirty - One
Years' Standing
A Trained Staff of 25
Established 1897

ADVISORY

This office has been selected by some of the largest financial institutions in the country as expert appraisers and for the purpose of giving thorough reports based on accurate studies of the projects under consideration.

RANCH LANDS

Our farm real estate department is under the charge of a man of over twenty years' practical farming experience in the Valley and twelve years' experience in placing new-comers. With the present program of development in progress, farming lands in Maricopa county offer an opportunity unequalled in America. We offer our service to those considering locating in this rapidly developing community. All inquiries will receive prompt replies, with maps and full information.

SUB-DIVISIONS

This company has had the exclusive handling of some of the most successful subdivisions surrounding Phoenix, including the well-known Palmetto Tract, Lee Oliver, Bartlett-Heard Lands, Washington Park Place, the South Store Tract, the Taber Tract, the Roosevelt Division, all recognized as among the outstanding developments of the Valley.

BUSINESS PROPERTY

Our experience and record in this field is recognized as a real factor in the development of Phoenix. In this line the San Carlo Building is just being completed and the eight-story Security Building, one of the finest in the Southwest, is well under way. We have exceptional offerings in business property at present in Phoenix and our experience in development is at your disposal. We own also industrial property, exclusively controlling some of the best in Phoenix.

HOME-MAKING

Home-making campaigns of this office will be of interest to all. We design, build and finance homes for people furnishing satisfactory recommendations and prepared to make reasonable first payments. Today we have for sale with the careful Heard standard of construction, a number of very desirable homes, from attractive cottages in Washington Park Place to more pretentious homes in Palmetto.

TO NON-RESIDENT OWNERS

We are prepared to offer to those a service in rental, sales, appraisals, reports, tax service, at a very modest service fee. Correspondence in this connection is solicited.

RENTALS

Through our intimate knowledge of the real estate field we are exceptionally equipped through our Rental Department, under trained management, to secure residences or business leases.

DWIGHT B. HEARD INVESTMENT CO.

REALTORS

Heard Building

Phoenix, Arizona

ACTION AND SERVICE IS OUR SLOGAN

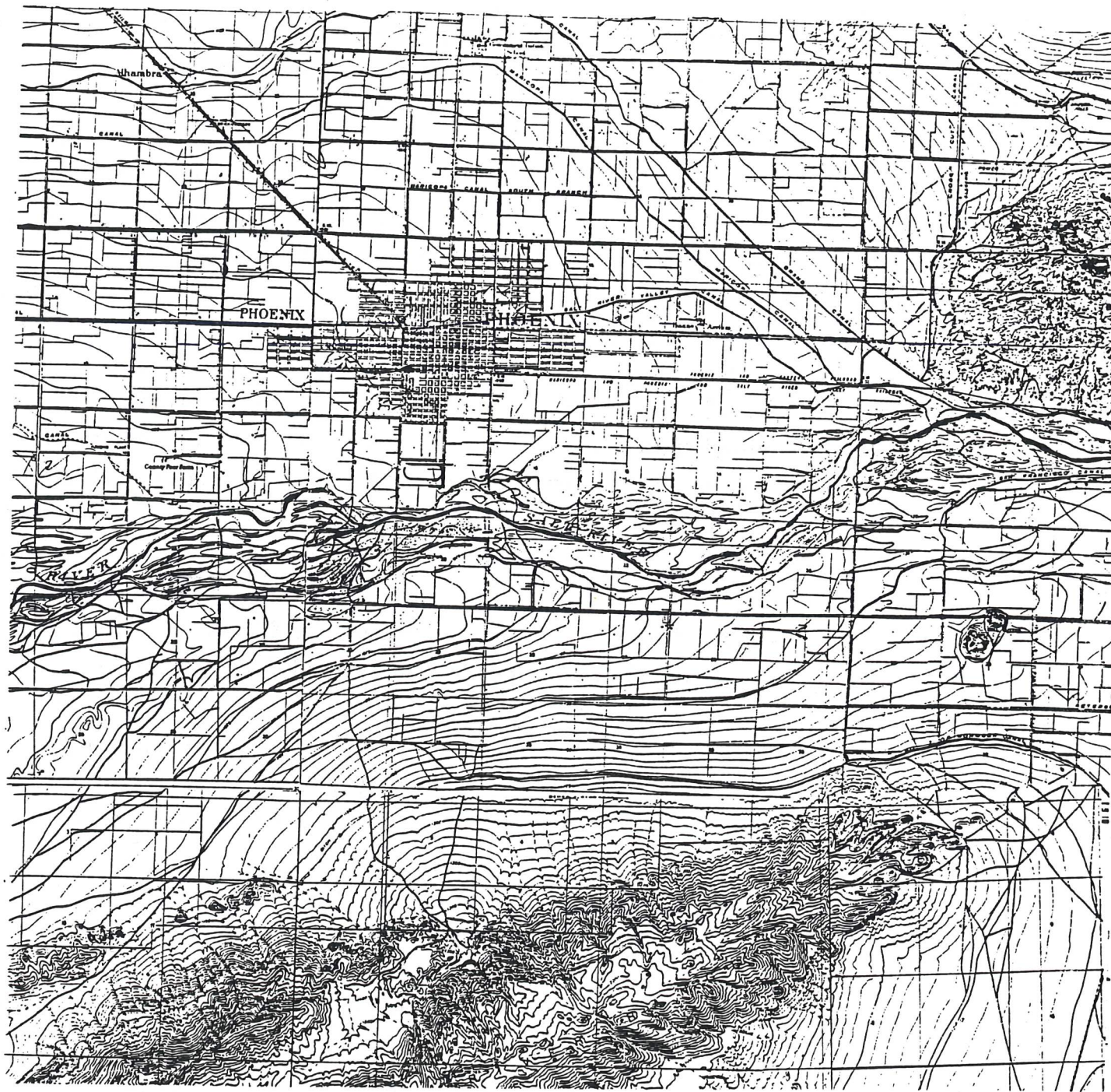
INFLUENCES UPON DEVELOPMENT

Water

The critical factor in the development of the Salt River Valley and the South Mountain Agricultural Area was not land, but water supply. Water used for irrigation within the area can be classified as surface water (the Salt River and those canals derived from its banks), and groundwater (well water which was pumped to increase the water available for cultivation).

"The abundant supply of water, easily carried through a great portion of the valley (Salt River Valley) by a system of ditches from the Salt River, always insures large returns to the farmer on either side of the river."¹⁵ At the time this was written in 1881 there were twelve canals in operation in the valley irrigating 15,100 acres. Six were located on the north side of the Salt and six on the southside. The only one to occur in the survey area was the San Francisco Ditch (Canal) which in 1881 irrigated 500 acres.

The San Francisco Canal was begun in 1870 near the present-day downtown Tempe. Constructed largely by Mexican settlers for their own use, the canal was dug by hand on the south side of the Salt River. It proceeded in a southerly direction for 3-1/4 miles. At this time it was known as the Mexican Ditch. In the spring of 1871, work commenced on the Tempe Canal. Jack Swilling, associated with the canal project, offered an incentive of 17 shares of stock to anyone who would build a grist mill. His offer was taken by former Tucson merchant Charles Trumbull Hayden. Water diverted from the Tempe Canal to supply the Hayden mill would become water apportioned to the Mexican Ditch, for only in times of exceptionally high water would there be enough water in the Salt River to supply the ditch.¹⁶ At some point later, the Mexican grain farmers renamed the ditch the San Francisco Canal after their patron saint, St. Francis, hoping that he would bestow his blessing on the canal. The cost of constructing and repairing the canal plus a depressed grain market brought huge indebtedness. The San Francisco Canal and the lands



Topographic and Irrigation
Map - USGS 1902.
(Salt River Project
Archives Collection)

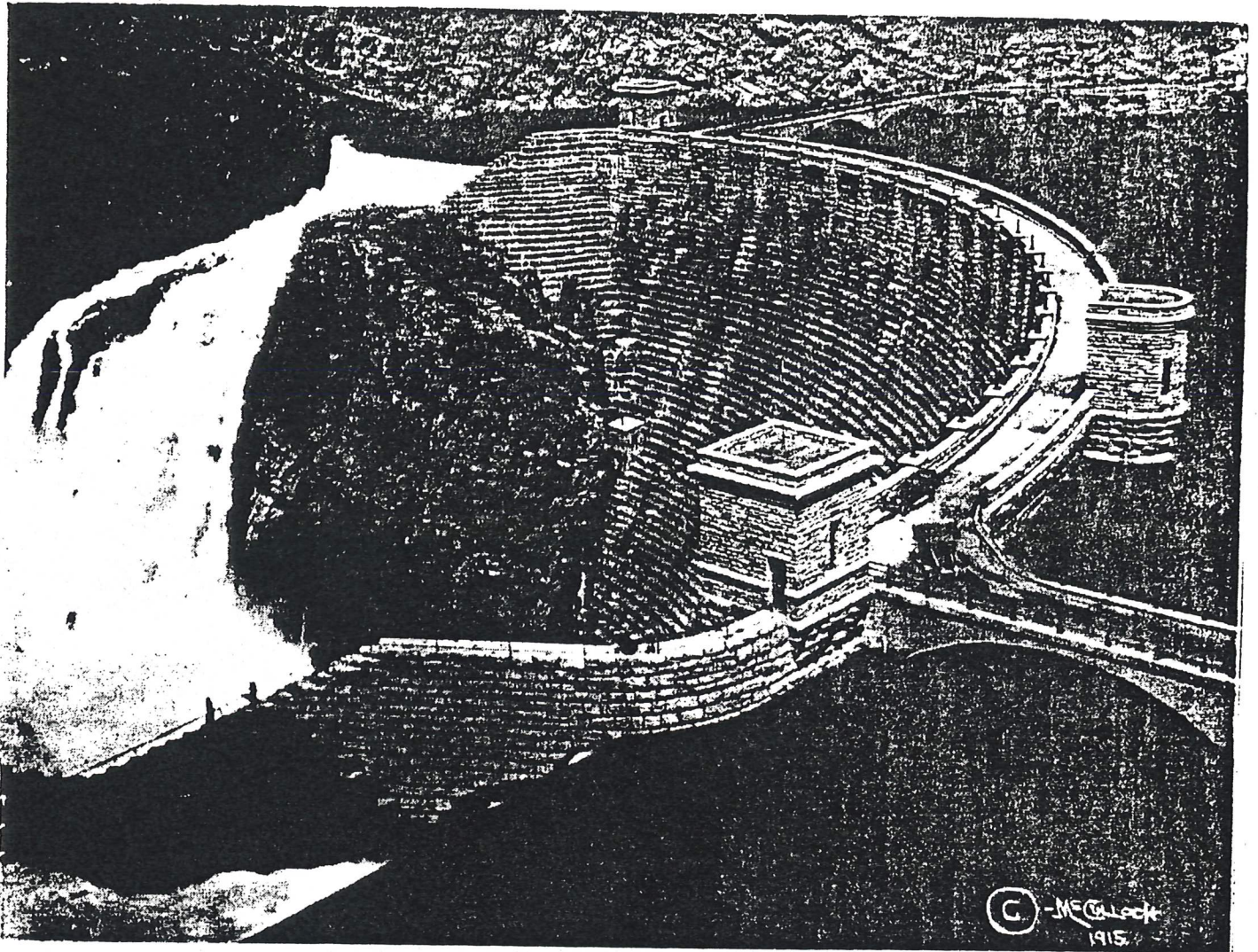
surrounding and irrigated by it became the property of Michael Wormser. Wormser broadened, deepened, and expanded the canal to a length of twelve miles capable of irrigating 4500 acres of land.¹⁷ Beginning from the Tempe Hayden Mill, in the vicinity of today's First Street and Mill Avenue, the main canal traveled west to the vicinity of 44th Street and Elwood where it divided into the North and South Branches. The North Branch extended west along the Salt River to the east side of Central Avenue and Elwood. Today, the North Branch ends at 12th Street and Elwood. The South Branch extended southwesterly to the east side of Central Avenue and Lynne, just south of Southern Avenue. Following Wormser's death in 1898 the San Francisco Canal became the property of the Bartlett-Heard Land and Cattle Company.

Negotiations for the sale of the canal to the United States Reclamation Service began in 1907 but were not completed until March, 1911. The purchase price was \$12,840.00. The deed transferring the canal system was executed December 31, 1912. The Reclamation Service commenced operation of the San Francisco Canal on January 1, 1913.¹⁸ The canal served as an integral part of the southside water distribution system into the 1950's. Water still flows through the canal for home irrigation use rather than for agricultural use.

Between 1891 and 1893 an extension of the Tempe Canal known as the Southern or Wormser Extension was built. Beginning at the southeast corner of Price and Guadalupe Roads the canal flowed north-westerly to just north of Baseline Road where it turned west and terminated in the vicinity of 10th Street and Fremont. Use of this canal was very limited in the South Mountain area.

Roosevelt Dam

Prior to 1911 the effectiveness of the use of canals in the Salt River Valley was dependent on the amount of water flowing in the Salt River and its watershed. The water supply of the Salt



River was unpredictable. In some years the river almost dried up, and in others flash floods would destroy the early rock and brush dams. A great flood occurred in 1891 to be followed by many years of drought lasting until 1900. The future of agriculture was dependent on the storage of water from one year to the next. To accomplish this, a large dam was needed.

*Roosevelt Dam in 1915
(Phoenix Public Library)*

As early as 1889, a site had been proposed for a storage dam. Its location was on the Salt River below its confluence with Tonto Creek. A series of National Irrigation Conferences were held for the next ten years, but the water storage issue was not resolved. In 1902, one of the conferences was held in Washington D.C.. Dwight B. Heard was among the Arizona delegation when his personal friend, President Theodore Roosevelt signed the

Newlands Reclamation Act which provided federal funds for irrigation projects in arid lands of the West. This legislation made the Theodore Roosevelt Dam possible. Most of the canal companies in the Salt River Valley consolidated into the Salt River Valley Water Users Association in 1903. The Salt River Valley Water Users Association bonded all the land within its bounds as security for a federal loan to build dams and canals.



*Roosevelt Dam, dedicated in 1911 by President Theodore Roosevelt, began a new era for farming in the region.
(Phoenix Public Library)*

One important provision of the Reclamation Act stated that no individual or corporation could become an owner of water rights for more than 160 acres under a Reclamation Service project. Because of this, a number of large ranches were subdivided, among them the Bartlett-Heard Land and Cattle Company holdings in the South Mountain area.

Roosevelt Dam was begun in 1905 and completed in 1911. In order to divert water into canals on the north and south banks of the Salt River, the Granite Reef Diversion Dam was built in 1908. In 1917, the Reclamation Service turned over the operation

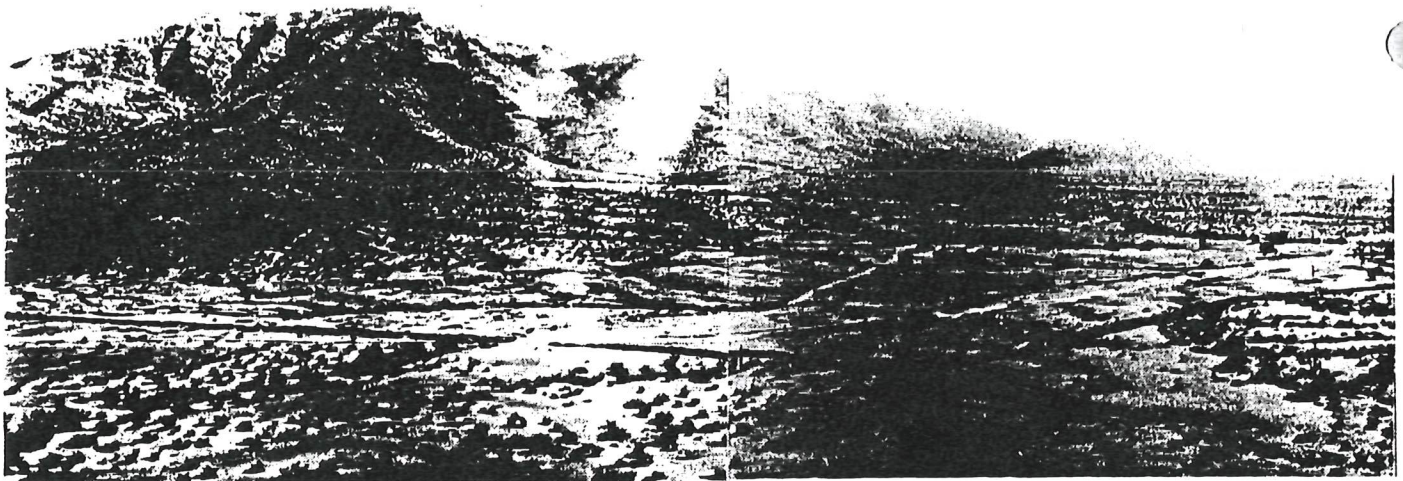
of the dams and canals to the Salt River Valley Water Users Association. Within eight years of completion, Roosevelt Dam had overflowed four times, so three other dams were built on the Salt River below Roosevelt Dam: Morman Flat Dam (1923-1925), Horse Mesa Dam (1924-1927), and Stewart Mountain Dam (1928-1930).¹⁹

Western and Highline Canals



*Western Canal before
concrete lining.
(S.R.P. Archives Collection)*

The land south of Baseline Road was originally outside the Salt River Water Users Association area. Initially the Reclamation Service, due to a lack of funds, refused to construct



*Panorama of the Western
Canal extension. 1926
(S.R.P. Archives)*

badly needed canals for the area. Agreement was reached between the area farmers and the Reclamation Service to build two canals capable of irrigating approximately 20,000 acres. Two construction companies were formed in 1912, the Western Canal Construction Company and the Highline Canal Construction Company.

The Western Canal Construction Company was charged to build at their cost, not to exceed \$60,000, an irrigating system including laterals and ditches, flumes, and gates sufficient to irrigate 13,000 acres. In return for such construction, the Reclamation Service would provide three years of water credit to the share holders. An agreement was signed by Western Canal President H.O. Winslow and Secretary John H. Wilson on August 19, 1912.²⁰

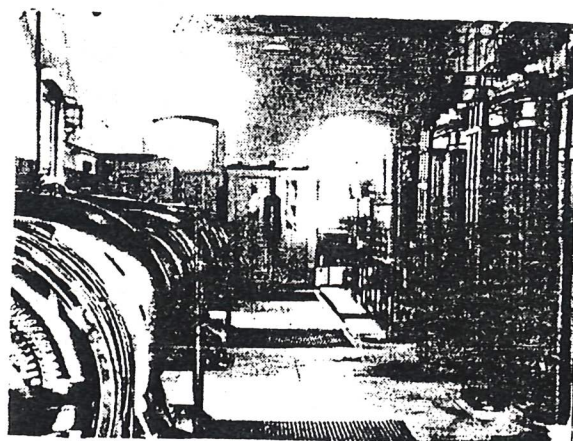
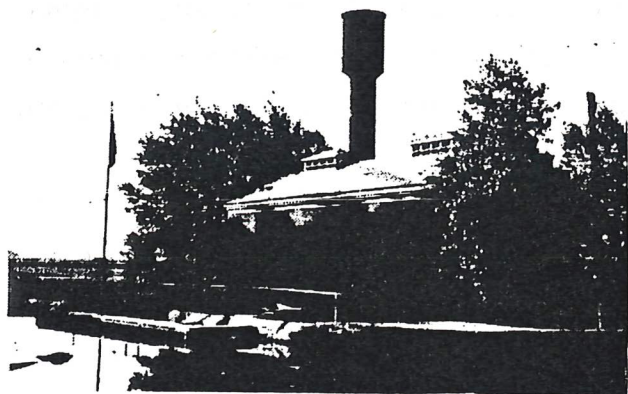
The Western Canal was supplied by gravity and consisted of 25-1/2 miles of main canals and 25 miles of laterals. It began near the present Tempe Municipal Golf Course then travelled northwest to 48th Street and Vineyard then west to the southwest corner of 7th Avenue and Baseline Road. From this point, the canal flowed southwesterly to terminate in the vicinity of 47th Drive and Estrella. Delivery of water commenced February 16, 1913.

On August 22, 1912 a contract was executed between the Reclamation Service and the Highline Canal Construction Company which stipulated that the company would build a pumping plant and canal system sufficient to irrigate 7500 acres of



*Division gates of the canal system. 1921
(Phoenix Public Library)*

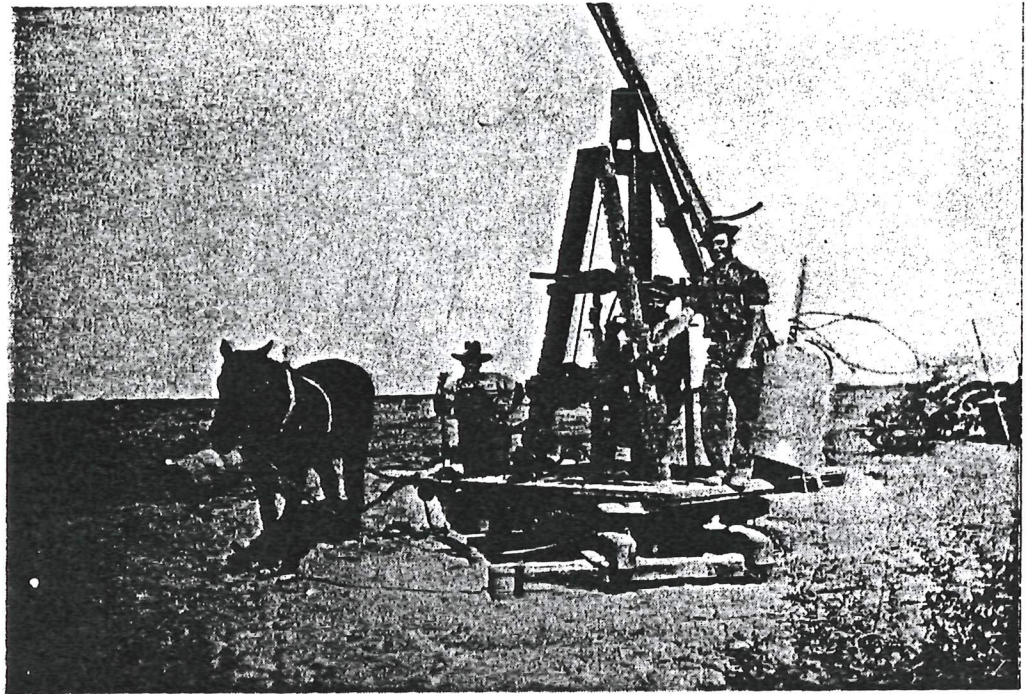
land at a cost not to exceed \$100,000. It would take water from the Western Canal near the Tempe Municipal Golf Course and raise it through a reinforced concrete pressure pipe to an elevation of forty feet to feed the system by gravity. Three years water credit was provided in return for the installation. Presiding officers of the Highline Canal Construction Company were Roy S. Goodrich, president and John J. Gould, secretary.²¹



*The Highline Canal Pump
ca. 1913.
(Phoenix Public Library)*

The Highline Canal consisted of two branches, the North and the South. The North Branch began near the town of Guadalupe traveling northwesterly to 7th Avenue and Dobbins Road. The South Branch flowed southwestly in a curved course to terminate near 40th Street and Williams Field Road, on the south side of the mountains.

Groundwater



*One-horsepower drill rig.
Oscar Ryden, Delbert
Sjoberg,
Roy Ryden, ca. 1936.
(Don Ryden Collection)*

In the early part of the twentieth century, the use of groundwater as a water source was very limited. The earliest conveyance for groundwater was the windmill. The American windmill was developed in New England in 1854. As it gained acceptance, new drilling techniques were introduced and adapted for its use. Windmills were an inexpensive, efficient means of watering livestock. A number of them existed along Southern Avenue and Baseline Road.

Wells and pumps in the South Mountain area were used for two purposes; to irrigate the land, and to lower an undesirably high water table at waterlogged lands. The largest pumping plant serving the area was owned by the Bartlett-Heard Company. Located at the northeast corner of 48th Street and Southern, the plant consisted of six wells and a pumping facility capable of producing 450 miner inches of water (11.22 gallons per minute) for the Bartlett-Heard lands. The 90-horsepower motor for the plant was steam generated. Mrs. Marie Fletcher, whose husband John was the engineer in charge of the pumping plant, related that water was available at a depth of 60 feet due to a high water

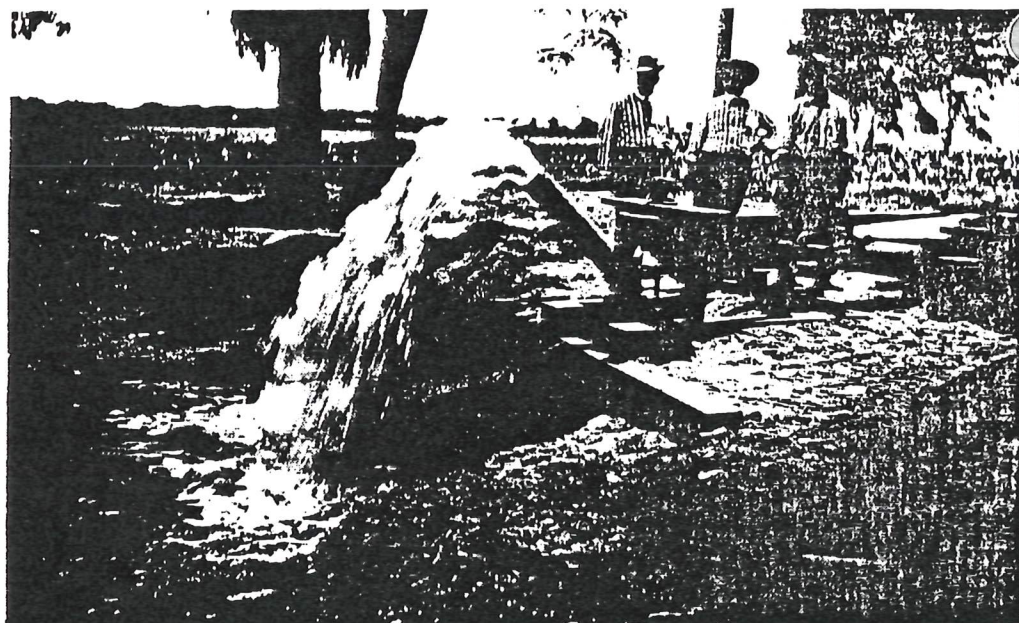
table.²² The plant and wells were taken into the Salt River Water Users Association in 1925.

Inadequate drainage in the area south of Baseline Road caused waterlogging. To remedy this problem, the water users drilled wells to pump and drain the land, and transported the



*An electric pumping installation ca. 1920.
(Phoenix Public Library)*

*Pumping ground water
dried waterlogged lands,
irrigated dry lands, and
depleted water tables.
(Phoenix Public Library)*



water to areas outside the waterlogged region to be used for irrigation. Three such wells were in existence in 1934: 19th Avenue and Baseline, 9th Avenue and Baseline and 18th Street and the Western Canal.

During the 1920's, the Salt River Water Users Association permitted farmers to purchase additional groundwater for \$6.00 per acre-foot with a maximum of two acre-feet. Some of the farmers of the South Mountain area did so. So began Today's problem of the depletion of ground water. Increased water supply and proper drainage permitted cultivation of a variety of crops in the Salt River Valley and South Mountain Agricultural area.

Agriculture

The period from 1900 to 1937 witnessed great changes in agriculture in the Salt River Valley. Increased availability of water, improvements in transportation, and a shift from dependency on locally grown foods to growing cash crops all contributed to this change. The South Mountain Agricultural Area is indicative of those changes that occurred.

The first settlers in the Salt River devoted their land to the cultivation of hay and grain. The large amount of deliveries to

mining areas north and east of Phoenix created demand for freight teams and feed. Grain and hay brought good prices, lands were cheap and farmers prospered.

Beginning in the late 1880's and 1890's, experiments had shown that a great number of crops could be grown in the region. One such crop was canaigre, a plant which produces tannin for tanning leather. John H. Carruthers, general manager of the Anglo-American and Arizona Canaigre Companies, believed that climate conditions in Arizona were excellent for growing canaigre and that the Wormser tract was particularly well suited for this purpose. In July 1895, Michael Wormser leased 2,100 acres at \$3.00 per acre to Carruthers company. The venture was at first very successful, but was discontinued under the Bartlett-Heard Land and Cattle Company.



*Cattle breeding and feeding was the initial occupation of the Bartlett-Heard Ranch.
(Phoenix Public Library)*

The original intention of the Bartlett-Heard Ranch (survey sites 1-34-1, 1a, 1b, and 2, 2-33-18) was to serve as a model cattle breeding and feeding operation. Durham and Hereford cattle were brought to the ranch to feed. The cattle operation proved to be very successful as reflected by a contemporary quote, "Scarcely a ranch in Arizona from 1900 to 1925 was without one of their

(Heard's) bulls."²³ Theirs was not the only cattle operation in the area. Cattle were raised in selected areas from Broadway Road, the site of many feedlots in the 1930's, to Baseline Road. Early memories of long time South Mountain residents include cattle drives along Baseline's dirt road to the slaughterhouse at 7th Avenue and the river bottom.

Dairying in the South Mountain area would for the most part remain small. There were a number of small fresh milk dairies north and west of the South Mountain area that supplied local needs. One large concern at 40th Street and Southern Road (survey site 2-26-5), belonged to Marie Fletcher who corn fed 400 head of purebred Jerseys and sold the milk to the Borden Company. Vernon Lassen also operated a dairy in the 36th Street and Vineyard area (survey sites 1-35-1c, 1d) Another in the same area was on 28th Street north of Vineyard (survey site 2-34-5).

One of the most unusual industries to develop in the South Mountain area was the ostrich farm. Highly valued for the feathers that adorned women's hats, ostriches were first brought to the Salt River Valley in 1888 by M.E. Clanton of Buckeye. Of the original shipment of 13 birds, only two survived. The first ostrich chick hatched in 1891. The industry remained small, centering on one farm in Glendale until 1905. At that time, it was reported that of 2,200 ostriches in farms in the United States, 1,500 were located in Arizona.²⁴ Among one of the first purchasers of the subdivided Bartlett-Heard lands was Louis Janssens of St. Nicholas, Belgium who used the 230 acres he purchased serve as the nucleus for the Belgian-American Ostrich Farm. Initial investment was \$100,000. Two other ostrich farms were established, those belonging to the Peterson and Pickrell families. Ostrich farming was confined between 16th Street and 40th Street south of Southern. Fashion changes after World War I brought an end to ostrich farming in the valley.

Midway between Southern and Baseline lies a street whose name denotes the importance of the grape industry in the area, Vineyard Road was just that - the road to the vineyard. Between 24th and 28th Streets along Vineyard, 80 acres of Monte Vista



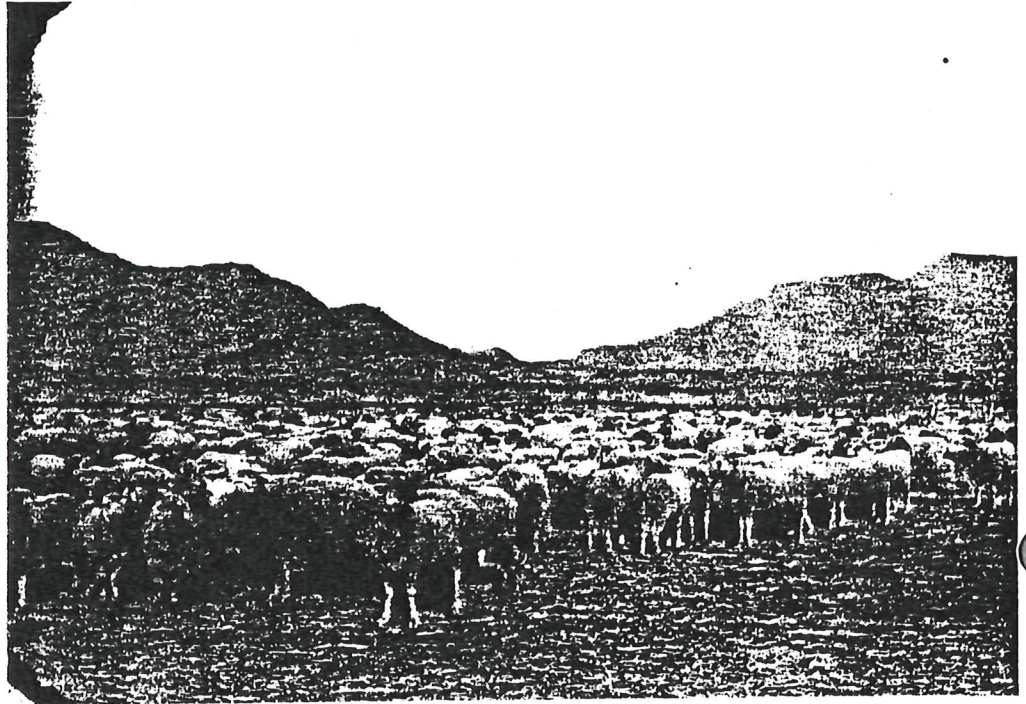
How these
Grapes
were
Picked and
Packed



THE
BARTLETT-HEARD RANCH
PHOENIX, ARIZONA

*Vineyard Road's name
echoes the early
importance of the grape
industry.
(Richard Miller
Collection)*

grapes were raised. An early advertisement for the Bartlett-Heard Ranch states that the grapes were put under refrigeration within five hours of picking and distributed to retailers within four or five days from harvesting. Grapes would remain part of the agricultural output of the area through the 1950's.



Sheep were also a part of the area's early history. (Phoenix Public Library)

Prior to 1919, alfalfa was the Salt River Valley's most important crop. These fields were used to graze cattle and sheep. Alfalfa was cut for hay, pelletized or used as green chopped feed. Yields were very high for alfalfa; it could be cut six to eight times a year and averaged up to five tons of hay per acre. Most farmers followed their crop with a second sowing of milo maize or corn thus obtaining two crops a year. Alfalfa also contributed to beef feeding and dairy production. In 1917, alfalfa cultivated as hay or used as pasture amounted to 107,000 acres from a total 206,000 in cultivation in the Salt River Valley.²⁵ Four thousand of the Bartlett-Heards 6000 acres were initially in alfalfa. A major shift occurred during World War I, when German U-Boats severely curtailed the import of Egyptian long-staple cotton essential to the manufacture of cord tires, balloons and airplane fabric. Long

staple cotton was at a premium. Although alfalfa would never again be the number one crop, it continued and continues to be an important crop in the Salt River Valley and the South Mountain area.

Cotton

A variety of cotton had originally been grown by Native Americans. The first importation of Egyptian cotton seed occurred in 1908 with the Yuma variety of long staple. At the same time, a new variety of cotton was being developed at the Agricultural Field Station at Sacaton, Arizona under the supervision of E.W. Hudson. This strain, known as Pima, was longer than the Yuma. South Mountain resident Henry Austen planted three acres of Pima cotton at 7th Avenue and Highland Road (Sunland) under Mr. Hudson's supervision.²⁶ The adaptability of Pima and the high price commanded by the scarce imported Egyptian cotton led to large plantings of cotton.

In 1916, 5,477 acres were planted in long staple cotton in the Salt River Valley. Late in 1916, Paul W. Litchfield, an official of the Goodyear Tire and Rubber Company purchased 24,000 acres in the Salt River Valley for cotton production. Part of this purchase lies south of Chandler and part west of Phoenix where Litchfield Park and Goodyear are located today. Large scale cotton plantings in the South Mountain area also occurred in 1916. Mr. M.B. Mixon, working for Dwight B. Heard, planted 160 acres of long staple cotton in the vicinity of 16th Street and Southern. Ginning was accomplished at the Atha Gin in Glendale. By 1918, a large majority of the Bartlett-Heard lands were in cotton. As cotton production increased, alfalfa cultivation dwindled as did cattle and dairying. A number of small dairies in the South Mountain area ceased operation, which created a fear of a milk shortage in Maricopa County.

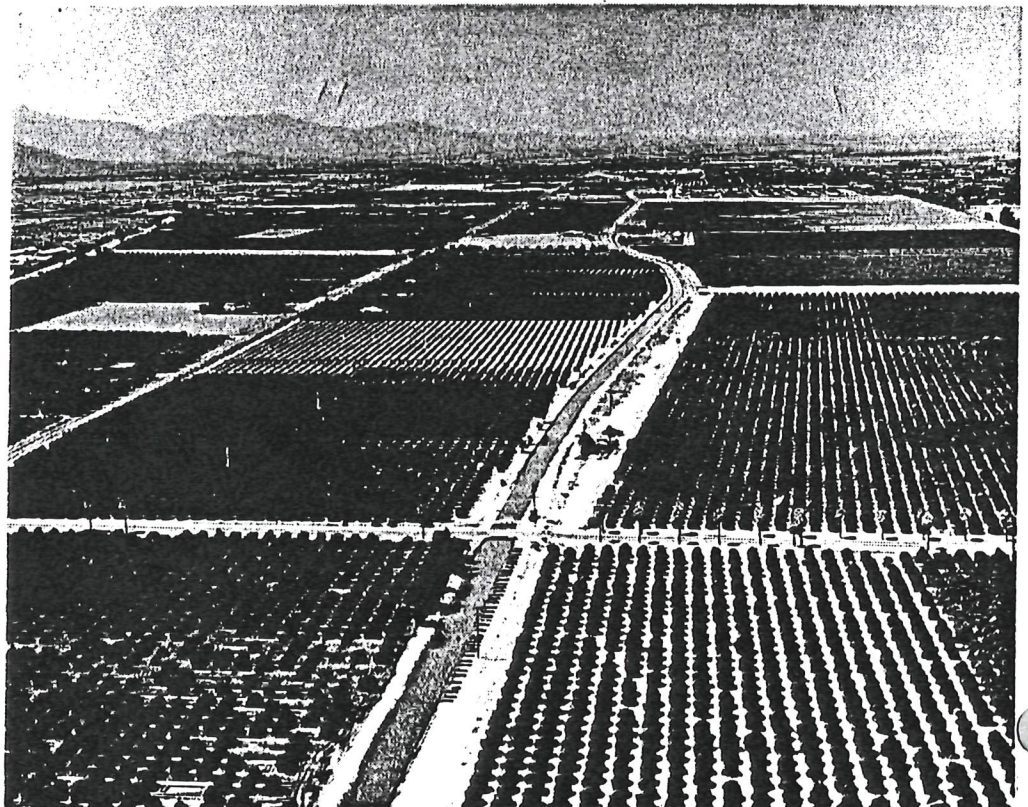
Cotton continued to increase in price to an all time high of \$1.34 a pound, in 1920, when 230,000 acres or three-fourths of all cultivated land was in cotton. The cotton crash came in December

1920. With Egyptian cotton available after World War I, there was a decreased demand for domestic cotton. Cotton prices fell to below \$.17 per pound. Prices would rise but short staple, particularly the Acala variety of Upland cotton, would replace Pima cotton in terms of acres in cultivation and profit.

Cotton continues to be an important crop in the South Mountain area, especially in areas north of Baseline from 24th Street to 40th Street. Alfalfa and watermelons alternated with cotton during a growing season.

Citrus

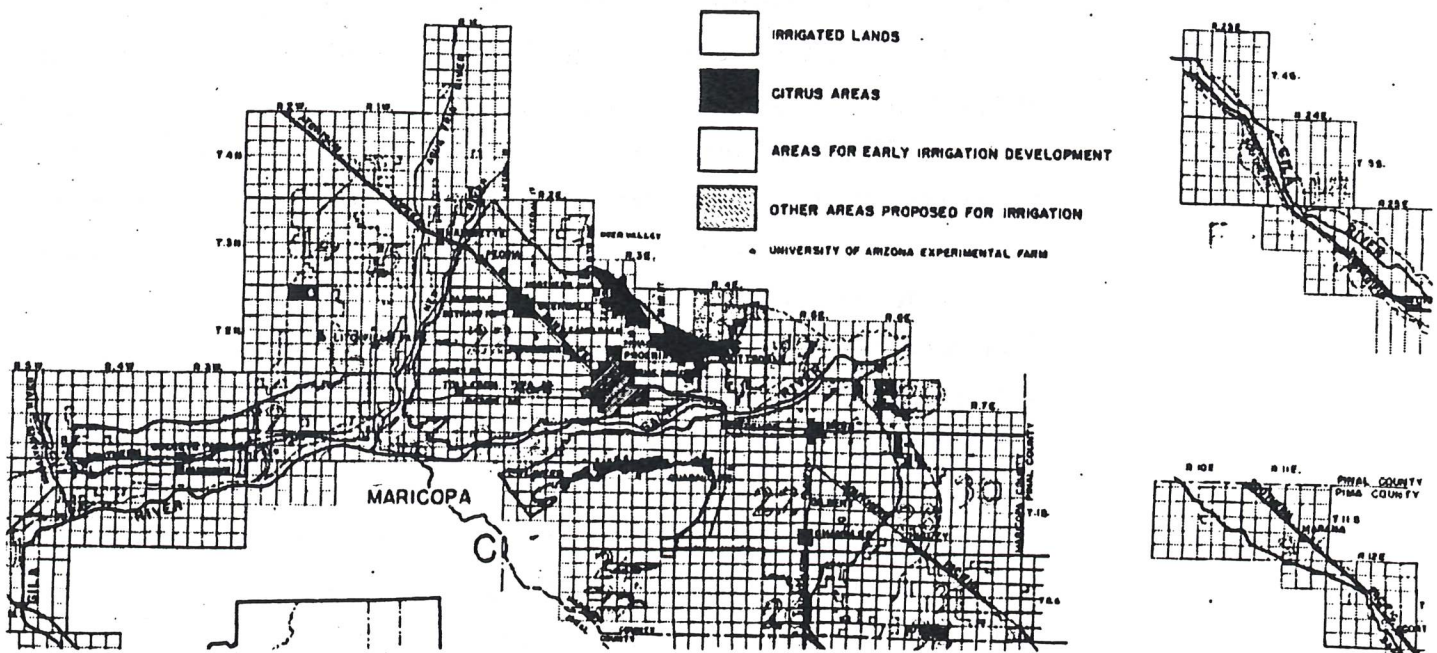
After the cotton crash of December, 1920, a concerted effort was made to promote crop diversification. Banks offered generous low interest loans to farmers wanting to produce a variety of agricultural products. As a result, alfalfa, wheat and dairy herds began to reappear. Citrus also reappeared and gained a new prominence.



*Citrus groves along the Western Canal
(City of Phoenix Planning Department)*

Citrus was first planted commercially in the valley in 1888 by William J. Murphy with a 20-acre orange grove at Ingleside, near today's 56th Street and Thomas Road. Prior to rail transportation, citrus was not a profitable venture. Gradually, it gained enough acceptance to prompt the formation of the Arizona Citrus Growers Association in 1906. Writing in 1908, J. Eliot Coit, in his article "Citrus Culture in the Arid Southwest" explains the desirability of orange cultivation, "The incentive to grow oranges ... is the high price received for the fruit. Fruit from this region is in considerable demand in the northern markets, chiefly on account of its remarkable earliness."

IRRIGATED AREAS IN SOUTHERN ARIZONA



In a 1910 promotional map for the Dwight Heard Investment Company a statement was made saying that ten acres of home-grown nursery stock of oranges and grapefruits had been planted. It adds that the Bartlett-Heard lands are conducive to citrus production because of temperature and air drainage along the foothills of the mountains. A further comparison is made

The South Mountain area was a major citrus area in the Valley. (University of Arizona Agricultural Bulletin, 1942)

stating that the foothills of South Mountain are the same elevation as Ingleside.

By 1913, there were 600 acres in citrus cultivation in the Salt River Valley when a severe frost occurred. Some fruit actually exploded on the trees. Acreage in citrus in the South Mountain area was very small at this time. The area would become the southernmost citrus belt in the Phoenix vicinity, but only in the mid-1920's. This was due in part because growers insisted on locally grown nursery stock. Three nurseries existed at that time, Salt River Valley Nurseries, Riverside Nursery and Arizona Seed and Floral.

Citrus development in the South Mountain area was initially confined to the north and south sides of Baseline from 19th Avenue to 40th Street between the Western and Highline Canals. The higher elevation, the natural air currents, and Maricopa Loam soil contributed to this cultivation. Citrus was planted on the Bartlett-Heard lands in the vicinity of 28th Street between Vineyard and Baseline. By 1925, 60 acres of citrus four years old or older, was offered for sale at 16th Street and Baseline. Prior to 1925, citrus plantings in the Salt River Valley were not in excess of 100 acres a year. Beginning in 1925, plantings were increased to 400-500 acres per year. By 1931, 5,000 acres of citrus was planted.²⁷ Early citrus growers on the north side of Baseline included Arthur Trauscht at 16th Street, Obed Lassen at 24th Street and Henry Austen at 32nd Street.

Land on the south side of Baseline generally was in smaller parcels than on the north. One exception was the 160 acres of Walter Strong at 25th Street and Baseline where 100 acres were planted in citrus (survey site 01-33-1).

A number of citrus subdivisions were platted between 1924 and 1928. Most were situated between Baseline and the Highline Canal in long, deep lots with access from the right-of-way of the Highline Canal. Citrus growers from this area include: Frank H. Carlock, Central and Baseline; John J. Gould, 7th Street and Baseline; Evan S. Stallcup and W.W. Pickrell, 12th Street and

Baseline; and Eli C. Openshaw, 28th Street and South Mountain Avenue.

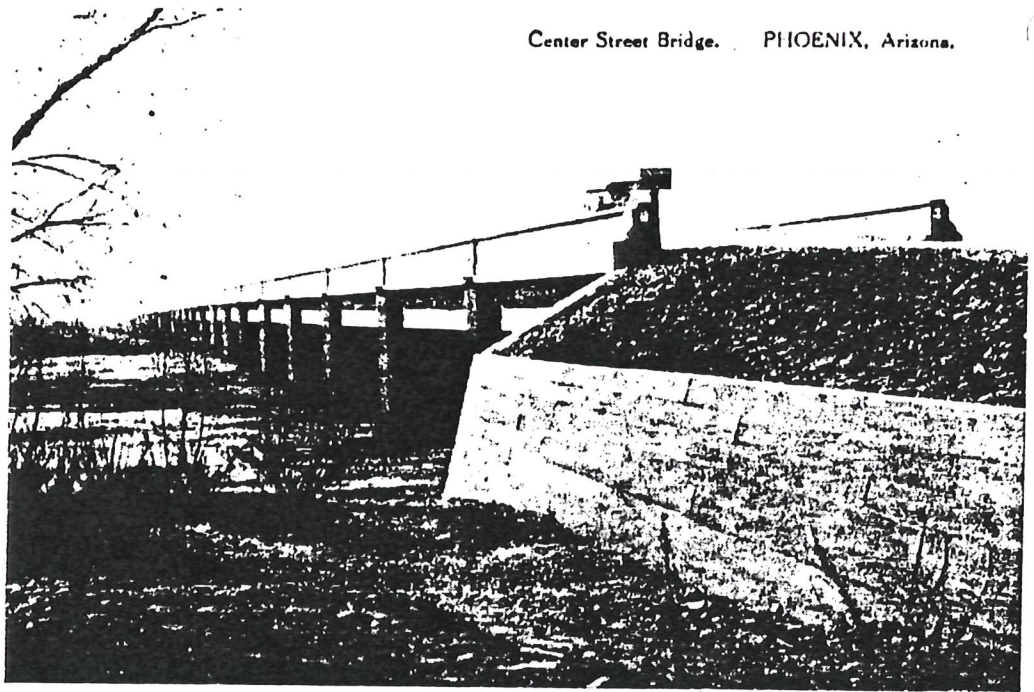
At the close of the 1930's, the citrus industry suffered from overproduction and a depressed market. The average price received for citrus was only about one-third of the 1924-1929 return. Arthur G. Horton in his book, An Economic, Political and Social Survey of Phoenix and the Valley of the Sun relates the following information in regard to the sharp decline in the price of grapefruit: "In 1927, \$76 per ton; in 1935, \$20 per ton and in 1937-1939, from \$8.00 to \$6.00 per ton."²⁸ But with the outbreak of World War II citrus was again at a premium.

Transportation of Agricultural Goods



*Paved roads made getting produce to the market easier.
(progressive ARIZONA, 1925)*

For agriculture to succeed in a rural setting, a dependable means of transportation of market goods and people was essential. The South Mountain Agricultural Area, south of the Phoenix Townsite was often cut off from the local marketplace by flooding



*Center Street Bridge linked the vast agricultural area to the City of Phoenix. ca. 1911.
(Phoenix Public Library)*

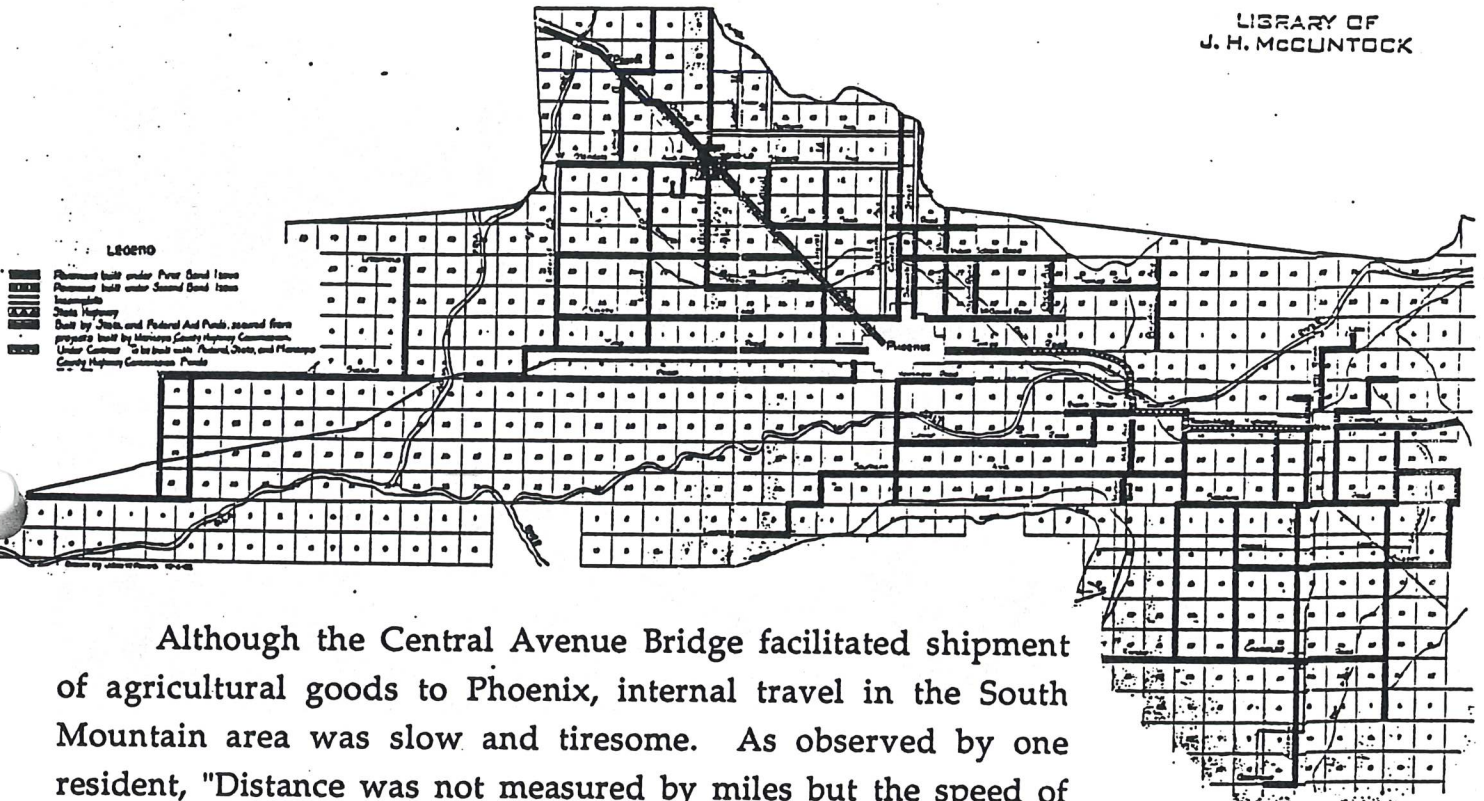
of the Salt River. The major flood of 1905 emphasized the need for a bridge across the Salt River. When fording the river was impossible, residents drove to Tempe, stabled their horses, took a train to Phoenix, only to return the next day. A popular slogan of the day reflects the predicament, "Stop the three day camping trip and build a bridge at Center Street (Central Avenue)."²⁹

A 3000-foot reinforced concrete bridge was built at Center Street over the Salt River in 1911 as a cooperative venture at a cost of \$110,000; the Department of Interior paid \$10,000, Maricopa County paid \$55,000 and the balance was paid by subscription from landowners. The Bartlett-Heard Ranch's portion was \$35,000.³⁰ The Center Street Bridge was an important factor in the rapid settlement and intensive cultivation of the South Mountain area.

In connection with construction of the Central Avenue Bridge, the establishment of an inter-city electric railroad (trolley car) was proposed by Bartlett-Heard. Dwight Heard wanted to connect Phoenix to Tempe and Mesa through the Bartlett-Heard tract. A franchise was not granted by the territory. If it had been, marketing of goods would have been greatly enhanced with the additional markets of Tempe and Mesa. A franchise would also

have greatly appreciated the value of the Bartlett-Heard lands which at this time was just being subdivided. The Arizona Republican best states the relationship between street car lines and land value in a quote from 1910, "As the steam road is to the developer of countries and states, so is the electric road to the developer of communities and neighborhoods."³¹

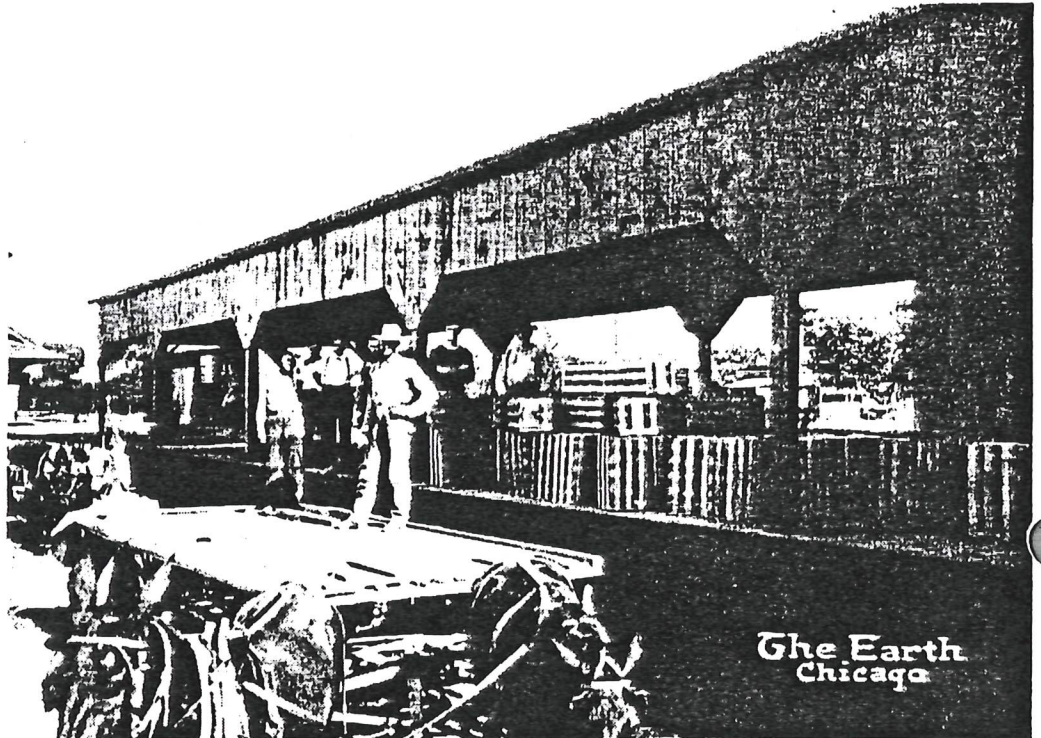
LIBRARY OF
J. H. MCCUNTOCK



Although the Central Avenue Bridge facilitated shipment of agricultural goods to Phoenix, internal travel in the South Mountain area was slow and tiresome. As observed by one resident, "Distance was not measured by miles but the speed of your horse."³² South Mountain area roads were of dirt as were most of those in Phoenix in the early decades of the century. Major change in road transportation occurred with the Maricopa County municipal bond election of 1920. Before the voters on the December 31, 1920 ballot was a proposal authorizing sale of \$4,500,000 worth of bonds for the construction of four hundred miles of concrete roads. Called the Farm to Market Road Program, the bond issue was passed. Four hundred miles of concrete roads, 16 feet wide were built throughout Maricopa County.³³ Included within the program was the paving of Central Avenue from Buckeye Road south to Baseline Road, Southern Avenue in Tempe, 27th Avenue south to Baseline, Baseline west to 35th

*Farm to Market roads paved by 1922.
(McClintock Files, Arizona Room, Phoenix Public Library, 1922)*

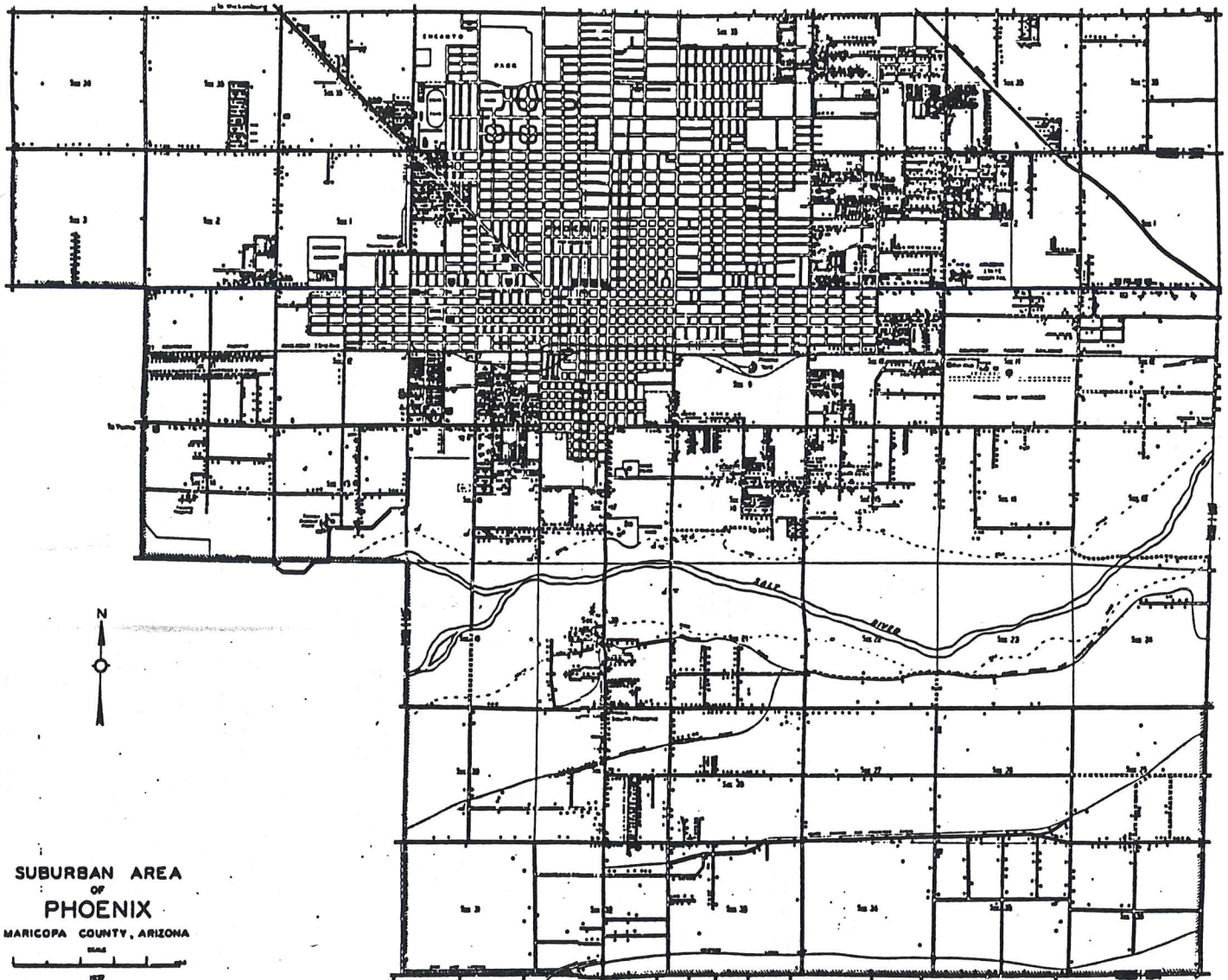
Avenue, 35th Avenue south to Dobbins Road and Dobbins Road west to 51st Avenue. The South Mountain community was now linked to Laveen, Phoenix, and Tempe. No farm was to be more than two miles from a paved road.



*Farm to market roads were an important link to urban areas.
(Phoenix Public Library)*

When the concrete roads were completed in 1923, farmers could compete in distant markets. With the completion of the Union Station, in October 1923, Phoenix was placed on the main line of the Southern Pacific to Los Angeles and points east. Advances in technology refrigerated railroad cars which guaranteed safe shipment of fruits and vegetables, and additional agricultural support groups, storage yards, packing sheds and processing plants conveniently located along railroad tracts greatly increased the Salt River Valley and the South Mountain Agricultural Area's shared in the increased distribution and marketing of farm products.

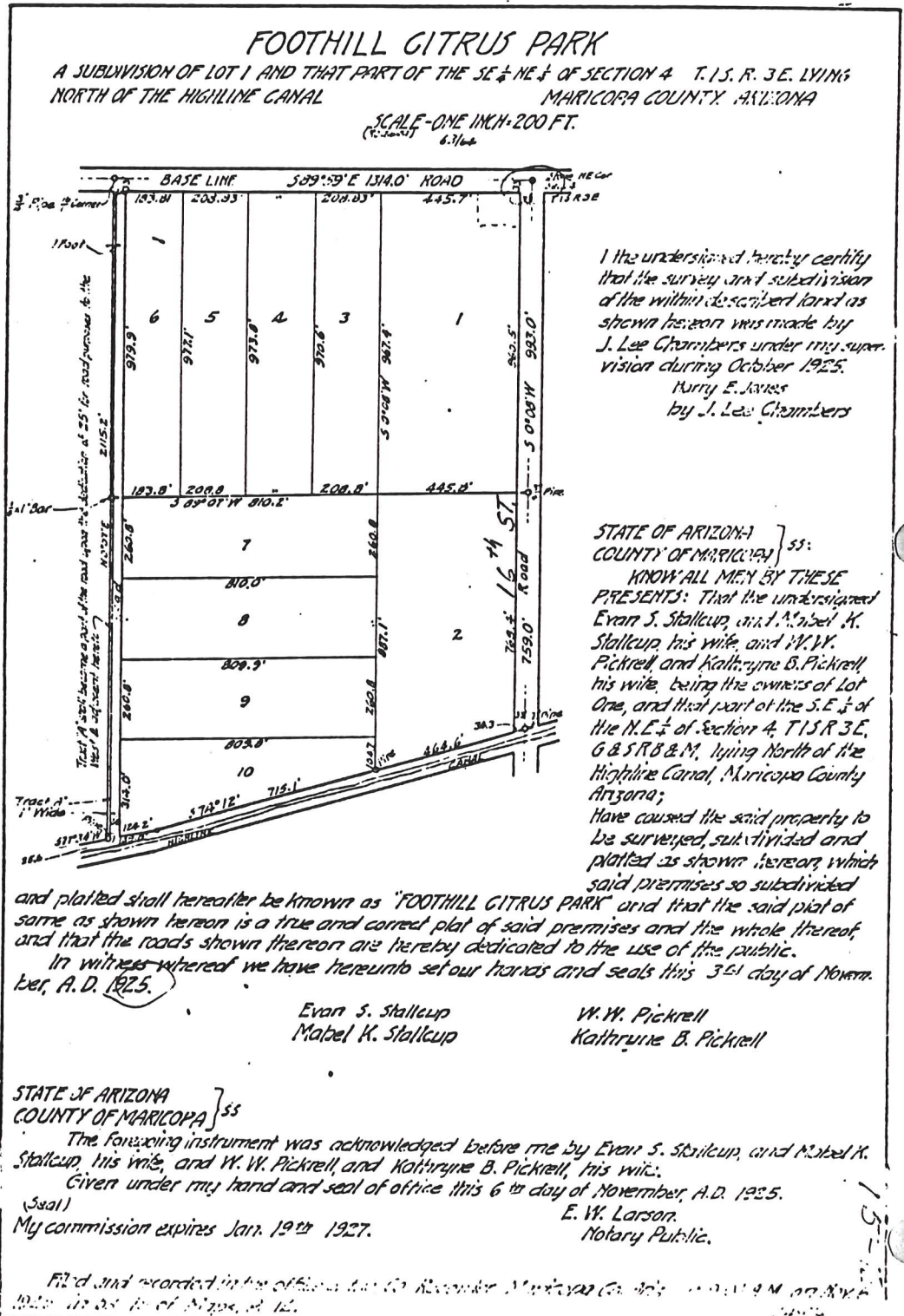
Urban Development



When the Bartlett-Heard Land and Cattle Company was established in 1901, there were fewer than 50 people living in all the South Mountain area. Dispersed from the Salt River bottom to South Mountain, the majority of the inhabitants lived along the northeastern portion of the South Mountain Agricultural Survey. In the formative years, the San Francisco Canal provided for almost all of the region's irrigation needs. In an agricultural community, it is essential for farm development to locate near the source of water. The prominence of this area was enhanced by the establishment of the Bartlett-Heard Land and Cattle Company's

*Development to Baseline in 1937.
(City of Phoenix Planning Department)*

headquarters at 24th Street and Broadway, just south of the North Branch of the San Francisco Canal. A number of other buildings including barns, out buildings and workers homes were constructed at this site.

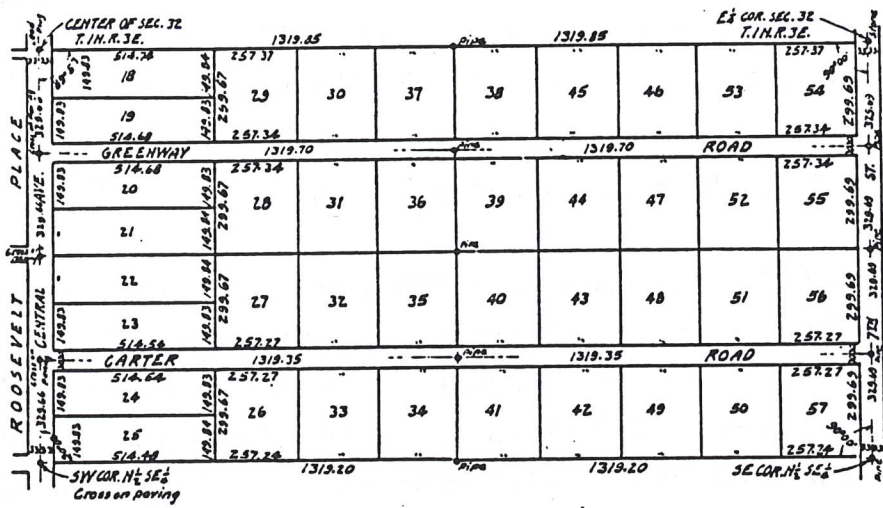


Deep lots relating to canals and roads typify agricultural subdivisions. (City of Phoenix Planning Department)

A shift in the settlement pattern occurred in 1911 with the subdivision of the Bartlett-Heard lands. The majority of land first sold encompassed the areas from 7th Avenue to 16th Street and from Broadway Road south to the north side of Southern

ROOSEVELT PLACE EAST

A SUBDIVISION OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 32, T. 1 N. R. 3 E., MARICOPA COUNTY, ARIZONA
SCALE - ONE INCH = 200 FEET (Reduced)
66/55



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Dwight B. Heard Investment Company a corporation of Arizona, Trustee, this 3rd day of February 1927, has caused the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 32, T. 1 N. R. 3 E. to be subdivided under the name of ROOSEVELT PLACE EAST, and hereby publishes the plat as shown hereon as and for the plat of said subdivision, and hereby declares that the plat sets forth the location, gives the number and dimensions of each lot, and name and width of each road, which said roads so shown are hereby dedicated to the use of the public.

IN WITNESS WHEREOF: The Dwight B. Heard Investment Company, as Trustee, has hereunto caused its corporate name to be signed, and its corporate seal to be affixed and the same to be attested by the signatures of its President and Secretary thereunto duly authorized, all on the day and year first above written.

(Seal) **DWIGHT B. HEARD INVESTMENT COMPANY, TRUSTEE**
By: Dwight B. Heard President
Attest: M. B. Heard Secretary

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss:
The foregoing instrument was acknowledged before me this 3rd day of February 1927, by Dwight B. Heard and M. B. Heard, its President and Secretary respectively of the Dwight B. Heard Investment Company, Trustee.

(Seal) **W. W. Pickrell Notary Public**
My commission expires Jan. 16 1930

CERTIFICATE OF SURVEY

I the undersigned hereby certify that the survey and subdivision of the property described in the accompanying affidavit, and as plotted hereon, was made by me during January 1927.
Harry E. Jones
Engineer.

7-1-28

Filed and recorded in the office of the Co. Recorder of Maricopa Co. Ariz. at 3:05 P.M. on 3. 1927 in Bk. 16 of Maps Page 30. 3885

1-28
16-30

Shallow lots on paved roads typify residential sub-divisions.
(City of Phoenix Planning Department)

Avenue. A number of small farms were established in this area. Even with the sale of the many small parcels, Bartlett-Heard remained the major land owner south of Southern Avenue. In 1913, the Bartlett-Heard Ranch headquarters moved to 28th Street and Vineyard (survey site 2-33-18). The headquarters remained at this location until the Bartlett-Heard Company dissolved in 1969. Throughout that period, the firm retained lands from 20th Street to 40th Street, Southern south to the Western Canal. No further subdivision of this land would occur until 1973.

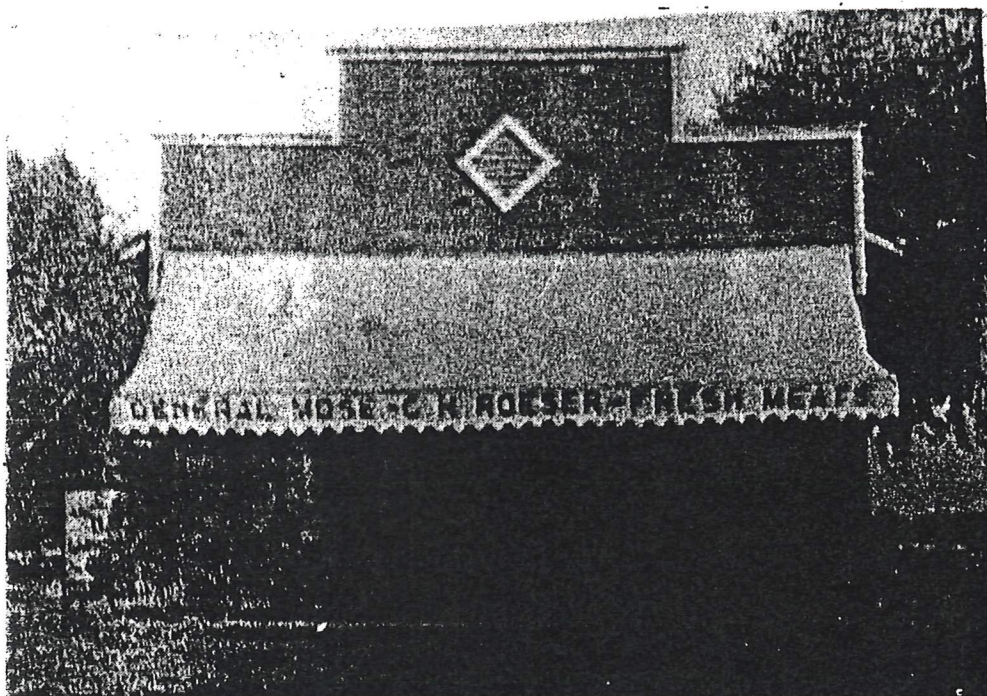
In 1913, the area south of Baseline Road was being settled by homesteaders. The major advantage of this area was the water available from the recently constructed Western and Highline Canals.

The 1920's witnessed the further paving of Central Avenue and Southern Avenue and the electrification of some of the district in 1923. Two small subdivisions developed along 7th Street (then Hemosa Drive) and Southern. North of Southern, the small farms were also subdivided into small residential lots during this period. As land south of Baseline was subdivided, a number of streets were put into the area, Edgemont (9th Street), San Mateo, and 14th Street. The area north of Baseline had witnessed agricultural growth with the development of citrus groves. The streets that were built during this period reflect the prominence of the citrus industry and farmers in the area: Lassen Road (28th Street), Orange Road (32nd Street), and Bartlett Road (40th Street). The streets that were constructed were initially farm roads through private lands between the Western Canal and the South Branch of the San Francisco Canal. Assessibility to a water source was still a prime consideration for the buildings constructed along the San Fransisco Western and Highline Canals.

The Maricopa County Suburban Map of Phoenix for 1937 indicates the area of Central Avenue and Broadway as "South Phoenix". This is the first official designation of that area south of the Salt River. Prior to 1913, the whole of what is called the South Mountain area was called "the Southside". After 1913, the term "Roosevelt Community" came into existence. In 1928, a

movement began by a Mr. Adams, owner of the local Alta Vista bus company, gained enough support to approach the Roosevelt Men's Council, at that time the only governing body for the region, to ask that the South Mountain area officially be called "Alta Vista".

Shopping for goods and services in the South Mountain area during this time was difficult. Other than basic grocery items, a trip to Phoenix (estimated population 60,000 - 1937) or Tempe (estimated population 1500 - 1937) was necessary. The first grocery appeared in 1913. Before this, the Bartlett-Heard Company had maintained a commissary for its employees which was used by some of the community. The two earliest grocers were Mr. Standring and Carl Roeser (survey site 3-28-2). Mr. Standring's store was built at Central and Broadway. Mr. Roeser, who had worked as a shopkeeper for the Heard Company, built a store at the corner of Central Avenue and what is now Roeser Road.



*Roeser General Store at
Central and Roeser Streets,
ca. 1930.
(Richard Miller
Collection)*

By 1935, eight groceries served the South Mountain area; three on Central Avenue, four on Southern Avenue and one on Baseline Road.³⁴ West in the South Mountain area, a grocery existed at 27th Avenue and Dobbins (survey site 03-23-1). The store's location attracted those residents who lived west of Central

Avenue and those who lived in Laveen. Ernie Cheatham, a Laveen resident since 1919 recalls this store as the "three mile store," it was three miles of dirt road away.³⁵

Social Development

A lack of social services and the distance from Phoenix, particularly prior to the completion of the Central Avenue Bridge, had a tendency to bring the residents of the South Mountain area together in a spirit of self-reliance and cooperation. This spirit of working together is evidenced in the establishment of the Neighborhood House (survey site 2-29-1) and the Roosevelt School District.

*The Neighborhood House,
ca. 1912.
(Richard Miller
Collection)*

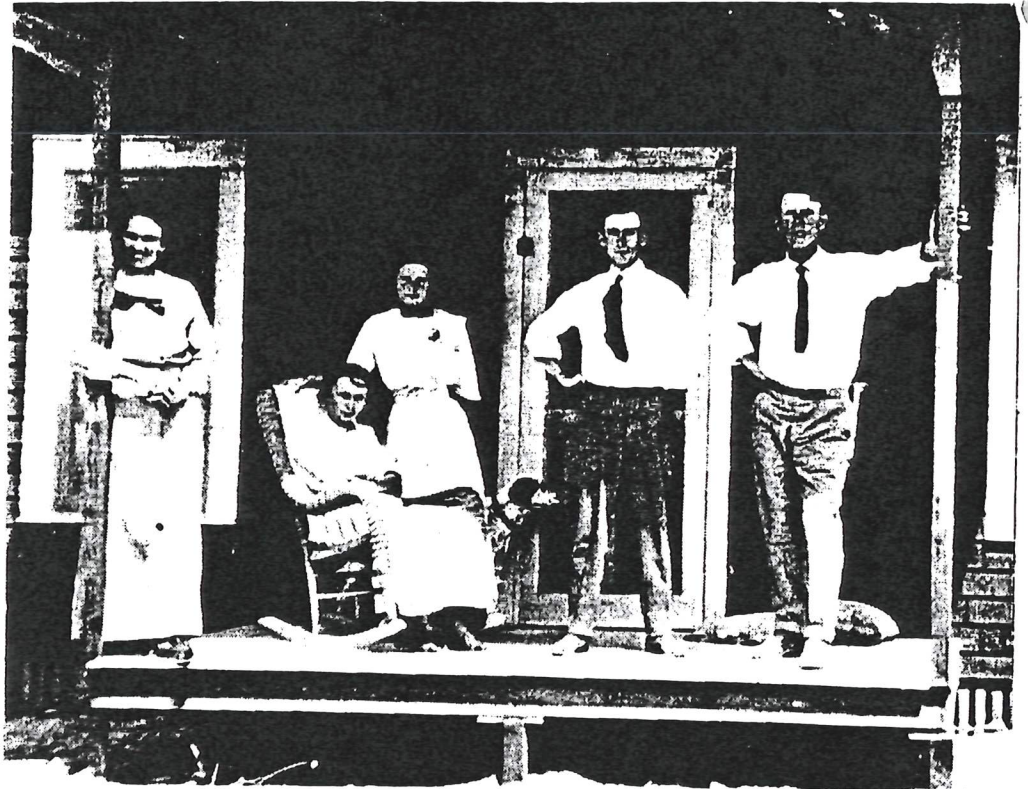


With the influx of new settlers to the South Mountain area, the need was felt for a community center to administer to the social, welfare, and religious requirements of the community. The women of the community would meet socially at each others homes. Social events were planned and a Sunday School was organized. It was at one of those meetings that a group was formed to look into the possibility of establishing a regular meeting house. That group, "The Ladies Aid of the South Side" contacted the Bartlett-Heard Land and Cattle Company for a donation of a plot of ground for a building site. The company agreed to a location near the southeast corner of 7th Street and Southern Avenue. In addition, the Bartlett-Heard Company agreed to pay half the building expenses. The balance of building and furnishing expenses were provided by popular subscription through hayrides, swimming parties and dances. The building was completed in the fall of 1912. The name given to the new community center was "Neighborhood House," a name suggested by Mrs. Dwight B. Heard.

Writing in 1972 of her early memories of the community, Marguerite M. Glass recalled that the Neighborhood House, in addition to Roosevelt Dam, was dedicated by Theodore Roosevelt. Roosevelt's presence in the area is substantiated by Dwight B. Heard writing in 1925, "I never shall forget the satisfaction that Theodore Roosevelt obtained when, at the time he dedicated the great Roosevelt Dam, I had the pleasure of showing him this community house, the Roosevelt School, and the Co-operative Center Street Bridge. He believed so fundamentally in the need of a happy, centered country life and realized so thoroughly that the men and women who own their homes are the sheet-anchor of the Nation, that his joy in this practical demonstration was inspiring."³⁶

The Neighborhood House served as the social, civic, and religious center of the community. It was the meeting place of the Roosevelt Neighborhood Women's Club, successor of the Ladies Aid Society, the Junior Woman's Club, the Parent Teacher Association, Las Flores Garden Club, and the Roosevelt Men's

*The Parsonage House of the Neighborhood House is seen here in the Austen family portrait.
(Henry Austen Collection)*



Club. It also served as temporary classrooms and auditorium for Roosevelt School. Sunday School and Church services were held at the Neighborhood House until 1941 when Lescher and Mahoney designed the Congregational Church which was built just north of the Neighborhood House.

Hard times fell upon the Neighborhood House in 1937. Faced with the cost of a new shingle roof costing \$650 with W.P.A. labor and a \$400 tax bill the trustees returned the building to Mrs. Heard. In the original land donation from the Bartlett-Heard Company the stated purpose of the land was for use as a social, civic, and religious building. That stipulation was changed by Mrs. Heard to include education purposes when the Neighborhood House deed was transferred to the Roosevelt School District. The building was modified and enlarged at that time, financed through a school bond election.

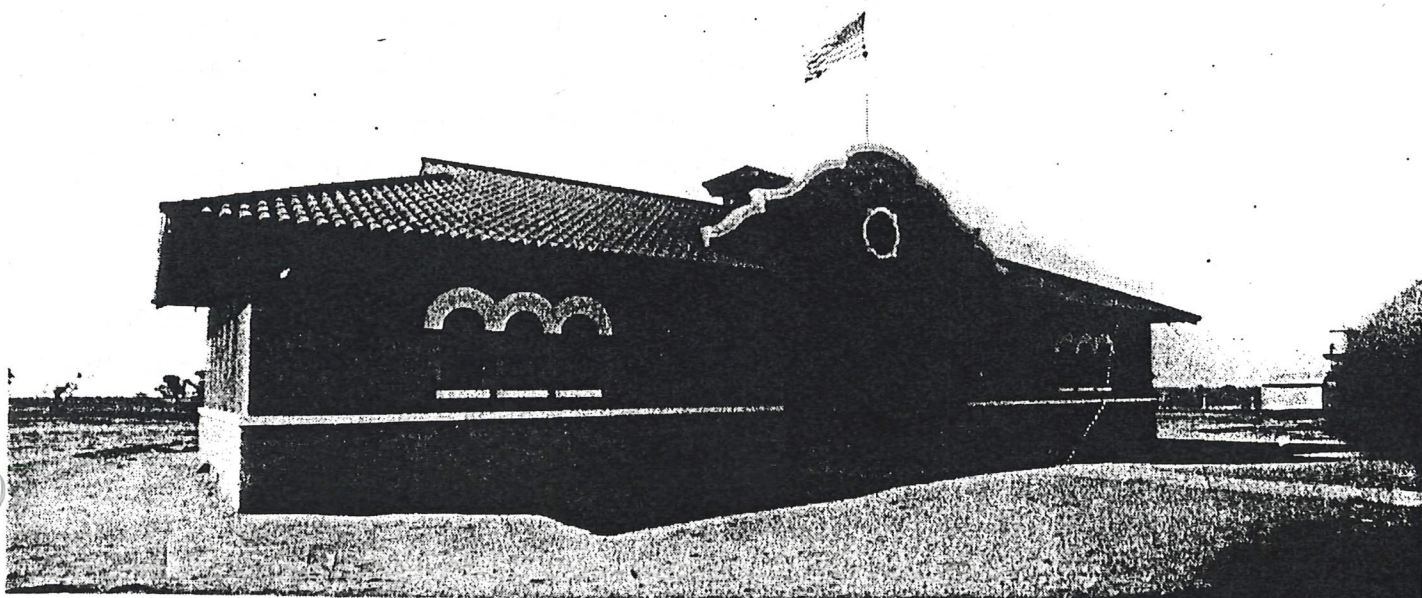
The same cooperative spirit that established the Neighborhood House was the driving force behind the development of the area's school system. In 1905, the first school was built. Known as the Heard School, it was a one-room adobe

building located on the south side of Broadway Road between 24th and 28th Street on the Heard Ranch. Opening enrollment included two Anglo and five Mexican children. The school was originally financed by Dwight B. Heard who appropriated five to six hundred dollars for the teacher's salary and operation of the school. When that amount was exhausted the school closed. The first teacher was a Miss Victoria Harmon of Tempe. The first trustee was Mr. Laurens Lassen, superintendent of the Bartlett-Heard Ranch.

A small settlement existed west of Central Avenue for which a second school was built. The Broadway School was named for Noah Broadway, the early Phoenix land baron. The Broadway School was described as a "typical little red schoolhouse".

The Heard and Broadway Schools soon proved to be inadequate for the growing population. Dwight B. Heard had offered two prospective educational sites, Central Avenue and Southern Avenue, and 7th Street and Southern Avenue. The community voiced their support for the 7th Street location. During construction, classes were held in a large tent on the site. The three room Union School of the newly formed District #66 was occupied in the fall of 1912. Principal J. W. Wilson related,

*Roosevelt School, ca. 1912.
(Richard Miller
Collection)*



"special attention is given to those who may have dropped out of the ranks in the grades somewhere and wish to take up the work again."³⁷ Free textbooks were provided. The course of study included a first-year high school program. After that year, continuation would involve attendance at Tempe High School. Later this stipulation was changed to enrollment at Phoenix High School. Total enrollment for 1913 was 129. Overcrowded conditions resulted in the establishment of two ward schools: the West Ward School, a school for black children located near 27th Avenue and Southern; and the East Ward School, which was located near 28th Street and Southern Avenue. In 1914, the name was changed from Union School to the Roosevelt School.

Rapid growth in the area brought increased enrollment and new buildings to the Roosevelt School. A twelve-room grammar school was built in 1920. Additional classrooms, a cafeteria, and a home economics unit were added from 1933-1939. By 1939, the school staff was comprised of 27 classroom teachers, a nurse, a librarian, a secretary, and a superintendent. Four school buses were used for transporting students. At this time, the two ward schools were abandoned. Black students from the West Ward School were transferred to the Okehma School located near 40th Street and Broadway Road.

Throughout the formative years of the Roosevelt School, members of the community played an active part in the schools growth and development. Longtime board members included Mr. J.J. Gould, Louis Lassen, and Harry Austen. Area residents also assisted in extracurricular activities such as the art and glee clubs, the Campfire Girls, the Boy Scouts, and hiking and camping in the South Mountains.

The Neighborhood House and Roosevelt School provided social contact, club organization, and education, but it was the recreational amenities of South Mountain Park that provided entertainment for the vast majority of people.

South Mountain Park



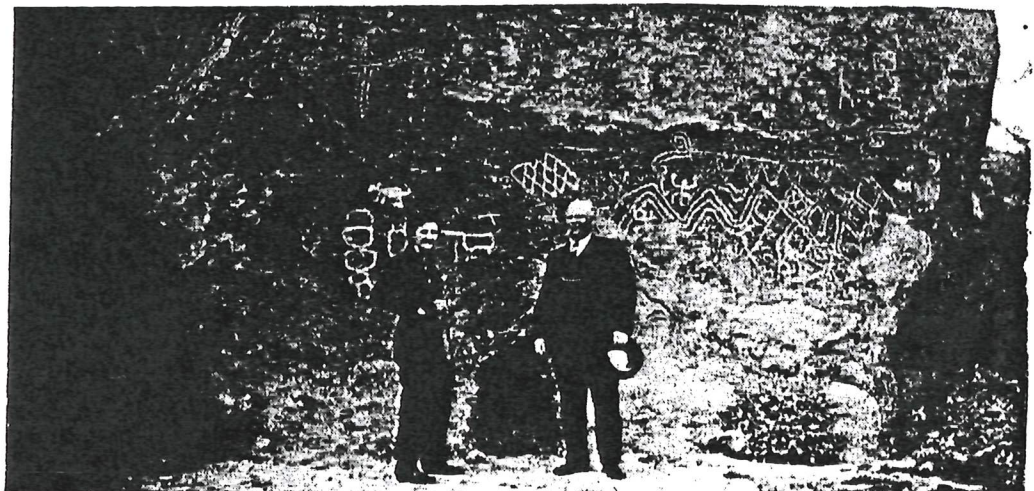
The South Mountains encompass an area of 22 square miles from the western boundary at the Pima Indian reservation, near the village of Komatke at the foot of the Estrella Mountains, to the easternmost point at Guadalupe. The earliest visitors to the South Mountain area included prehistoric peoples who left petroglyphs or pictographs on volcanic rocks near Hieroglyphic Canyon, in the vicinity of 24th Street and Dobbins. Although of questionable validity, Spanish explorer Fray Marcos De Niza was believed to have traveled to the South Mountains in 1539, where he inscribed his name on a rock at the east end of South Mountain, one mile southwest of Guadalupe. The U.S. Army operated a telegraph line built in 1873 that ran from Maricopa Wells to Prescott passing through the South Mountains. The area was enjoyed by valley residents prior to the turn of the century as a hiking and picnicking spot. Every Thanksgiving and New Year's Day, the Neighborhood House would sponsor a pot-luck picnic at Hieroglyphic Canyon or in an area that became known as "Neighborhood Canyon".

Only in 1920 was consideration given to acquiring and

preserving this natural outdoor asset. At that time, mining activity threatened to adversely affect the recreational value of the mountain. One of these mining claims, the Richmond, owned by George and Nora McClarty was in operation from 1900 to 1982. Beginning in 1920, area residents Jim Dobbins, K.S. Townsend, Stephen Mather along with Dwight B. Heard and William G. Hartranft began a public campaign promoting South Mountain's natural attributes. In 1921, Jim Dobbins, as Chairman of the Parks Committee of the Phoenix Planning Board, convinced Phoenix City Commissioners that acquisition of the mountain range was possible. Since the mountain was part of public domain, federal approval was necessary.

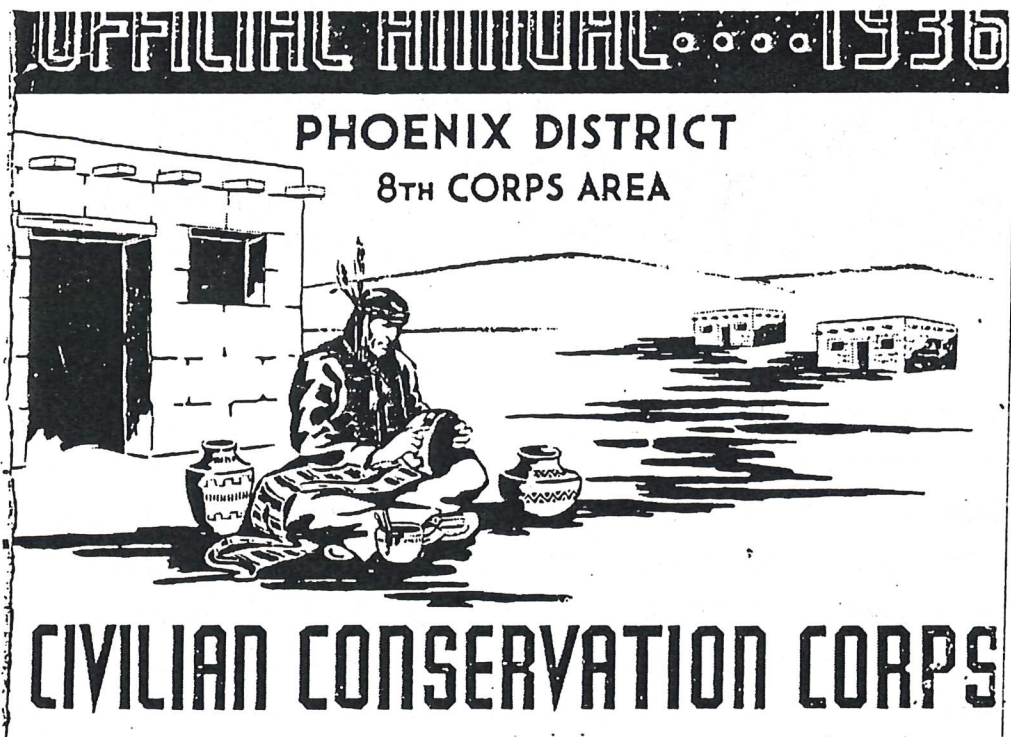
Largely through the efforts of Arizona Senator Carl Hayden, a Congressional Act was passed in June 1924 permitting the City of Phoenix legal title to the land. Cash Patent Entry for the 14,513 acres was filed on October 24, 1924 in the sum of \$17,000 amounting to \$1.25 an acre for an area that was four times the size of Phoenix's incorporated city limits. It is still the nation's largest municipal park. Two patents were received, one in September, 1929 and the remaining one in July, 1930.³⁸ South Mountain Park was originally called Phoenix Mountain Park.

Due to a lack of funds on the part of the City, the first major improvements to the park were privately funded projects; Hieroglyphic Canyon Trail, funded by Dwight B. Heard, and the Kiawanis Club Trail, up Telegraph Pass Canyon, both were



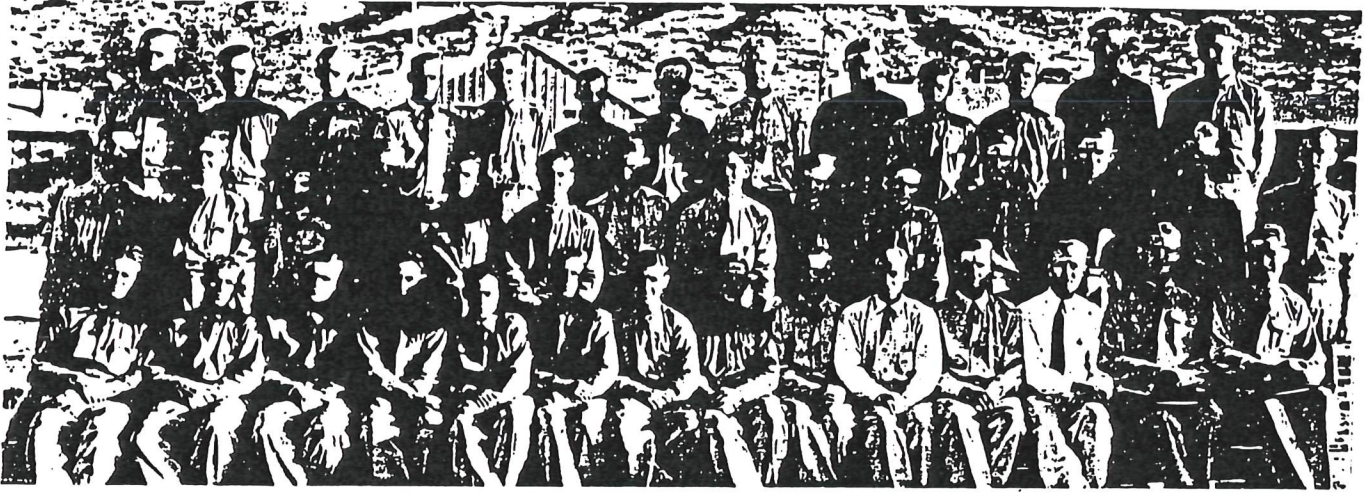
*Marie and Oscar Ryden
inspect
South Mountain Hohokam
Petroglyphs, ca. 1937.
(Don Ryden Collection)*

completed by 1926. Telegraph Pass Road was built by the City of Phoenix in 1929-1930. On February 1, 1929, the Parks authorities appointed Charles M. Holbert caretaker of the Park. He was originally assigned under the Maricopa County Sheriffs Department. Full development of South Mountain Park occurred between 1933-1942.



*A 1936 C.C.C. Poster
(South Mountain Park
History Records)*

South Mountain Park was created as a master planned desert park designed by local and regional architects working with the federal government under the Civilian Conservation Corps (CCC). Authorized by Franklin Delano Roosevelt in March 1933, as a means to curb massive unemployment as a result of the Depression and as a way to improve and protect public lands, the CCC constructed roads, trails, utilities buildings (survey sites 04-27-1,2,3), as well as landscaping and reforestation. From 1933 to 1942, three million men were participants in the CCC. During that time, 4,000 men worked at South Mountain from two camps established near the Central Avenue entrance to the park. Those in charge of the design plan for the park included George H. Hall - resident Park Service landscape architect and Leslie H. Mahoney and William G. Hartranft of the Phoenix Parks Board.



Company 2860 of the Civilian Conservation Corps, among others, is credited with having built many of the public recreational facilities in South Mountain Park. (Courtesy of Louis M. Linxwiler, National Assoc. of CCC Alumni, Arizona Chapter 44)

A 1986 report of the City of Phoenix Historical/Architectural Survey of city-owned properties relates the following construction statistics of 1942: 26 miles of scenic mountain roads, 40 miles of hiking and bridle trails, a 15,000-gallon water storage tank, 16,000 feet of water lines, 11,900 feet of underground electrical cable, 2000 feet of underground telephone cable, 18 buildings, 15 ramadas, 134 fire pits, 30 water faucets and 13 drinking fountains.³⁹ Those buildings identified by the 1986 survey that lie within the South Mountain Agricultural Area Survey include the rock buildings (survey site 04-27-1, -2, -3) near the old gatehouse and the Hideout (survey site 05-27-1).

The importance of the out-of-doors was not confined to the park area, there were private recreational retreats that also existed within the South Mountain area. Originally part of the Y.W.C.A. Fireside Girls program, the Rosemary Lodge retreat later became the property of the Girl Scouts. The Campfire Lodge (survey site 02-32-3) was originally a rest home and sanitarium operated by Joseph S. and Mary Mitchell. The largest and most prominent of these retreats is the Heard Scout Pueblo (survey sites 03-31-1 through 6). Dedicated in February 1930 to coincide with the twentieth anniversary of the Boy Scout movement, the Heard Scout Pueblo is located on 25 acres near Hieroglyphic Canyon. The land and construction cost for one of the buildings was donated by

Dwight Heard. Heard's sister-in-law, Florence D. Bartlett contributed to the construction of two units, the main pueblo, a 75- x 30-foot reinforced concrete swimming pool and adjoining bathhouse. Miss Bartlett personally designed the furniture and lighting fixtures within the buildings. Boy Scouts of the Roosevelt Council and private citizens funded the last building. The five-unit Pueblo Revival Boy Scout Village was designed by Phoenix architects Green and Hall.⁴⁰

Tourism within the South Mountain area is reflected in the Rancho Ko-Mat-Ke at South Mountain Road and 12th Street (survey site 01-30-5) and Scorpion Gulch bar and hotel located at Central Avenue near Mineral Road (survey site 04-28-1-2).

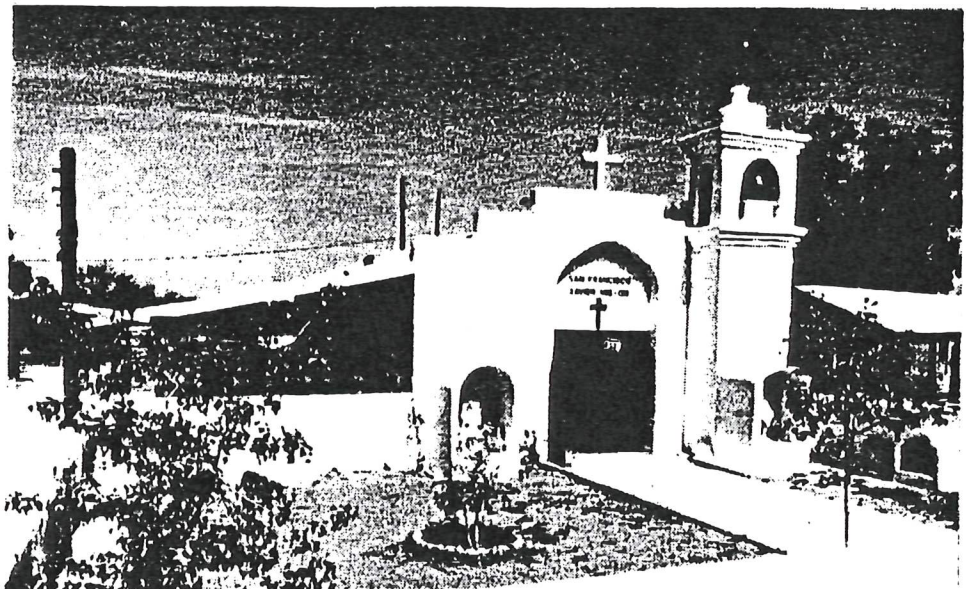
People

From 1900 to 1937, the South Mountain community developed from a large family-owned ranch to a diversified agricultural area with small to large ranches, a school, a community center, and the largest municipal park in the country. Changes also occurred in the population and ethnic mix of the area. From a large Hispanic element in 1900 to a mixture of Anglo, Hispanic, Black and Oriental populace in 1937. The ethnic diversity of the South Mountain area has been and continues to be an important factor in its development and growth.

The largest and earliest group of settlers in the South Mountain area were the Hispanics. As tenant farmers and small landowners, they were exemplary of the early agricultural beginnings of the Phoenix area. With the consolidation of large landholdings by Michael Wormser and Dwight B. Heard, the Hispanics changed from land owner to paid agricultural worker. Their numerical majority was severely decreased by the large influx of Anglo settlers beginning in 1911. Still by the 1930's, the numbers of Hispanic children in Roosevelt School equalled and in some instances surpass the numbers of Anglo children enrolled in the school. In the early years of the school, as part of the "Americanization" program to promote English as the spoken

language, those who spoke Spanish were segregated from their Anglo counterparts for the first three years of schooling.

Through the 1920's, the vast majority of Hispanics lived and worked on the Bartlett-Heard Ranch or other large ranches in the South Mountain area. By the 1930's, the settlement pattern had changed with clusterings of Hispanic areas south of the Western and Highline Canals, north of Southern between Central and 16th Street and in an area known as San Francisco located south of the Highline Canal between 28th and 32nd Streets.

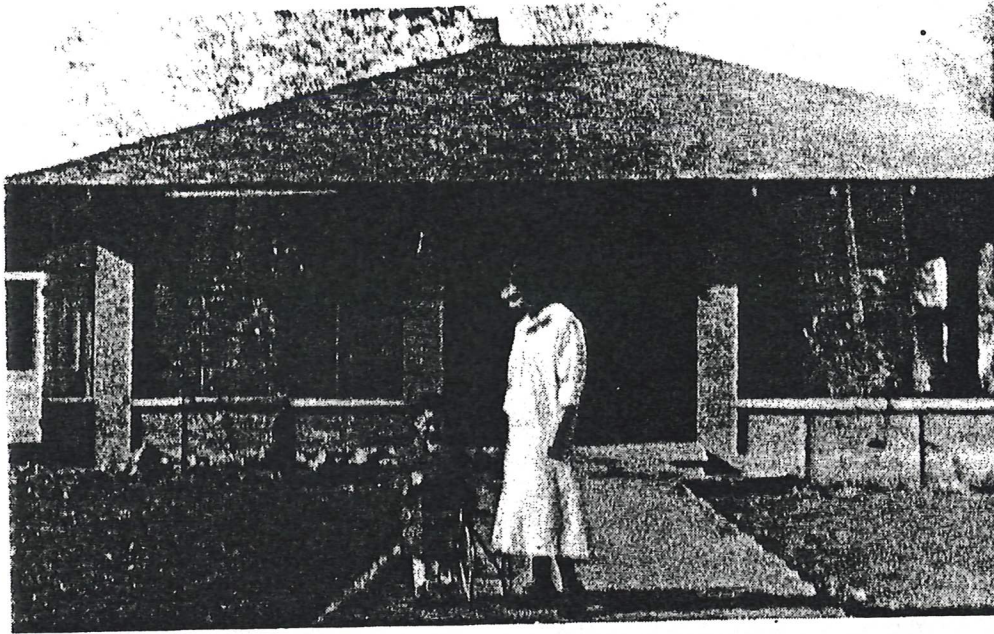


The San Francisco Xavier Mission displays its heritage with its Mission Revival style, built ca. 1940 (Ryden Architects)

It was in the San Francisco area that Simon and Francisco Vasquez built a private chapel circa 1940 (survey site 01-34-9b). Land ownership had changed in the 1930's. Covenants added to the deeds of 1920's subdivisions requiring sale to "Anglos only" were not as strictly enforced, at least for the Hispanics. Also a feeling of cooperation existed for the most part in the community. During the later part of the 1930's, T.M. Navarro, after years of tending other people's citrus groves, acquired land near 28th Street and Baseline Road.

Anglo settlement of the South Mountain area occurred with the subdivision of the Bartlett-Heard Ranch and the construction of the Western and Highline Canals. The earliest settlements occurred east of Central Avenue between Broadway and Southern. Most land south of Baseline Road to the Highline

Canal was homesteaded. A number of Bartlett-Heard employees later purchased land of their own and achieved prominence. Among them were John Fletcher, W.W. Pickrell, and Obed Lassen who became president of the Salt River Water Users Association and father of the current president of Salt River Project, John Lassen. These first settlers took an active role in the



community serving on the school board, the Neighborhood House, and Congregational Church. In the late teens with the expansion of cotton, outside investors became involved in the South Mountain area, some maintaining homes in the area. Among them William G. Hartranft, investor, developer and later president of the City Parks Board. The production of cotton also brought former sharecroppers from Oklahoma and Texas. The concrete roads, electricity of the area and further subdivision of residential, desert, and citrus lands in the 1920's enticed non-ranching people into the community. A number of people combined ranching with jobs in Phoenix, among them were occupations in teaching, banking, blue collar, and white collar fields. Anglo dominance of land ownership and community areas was well established by the 1930's.

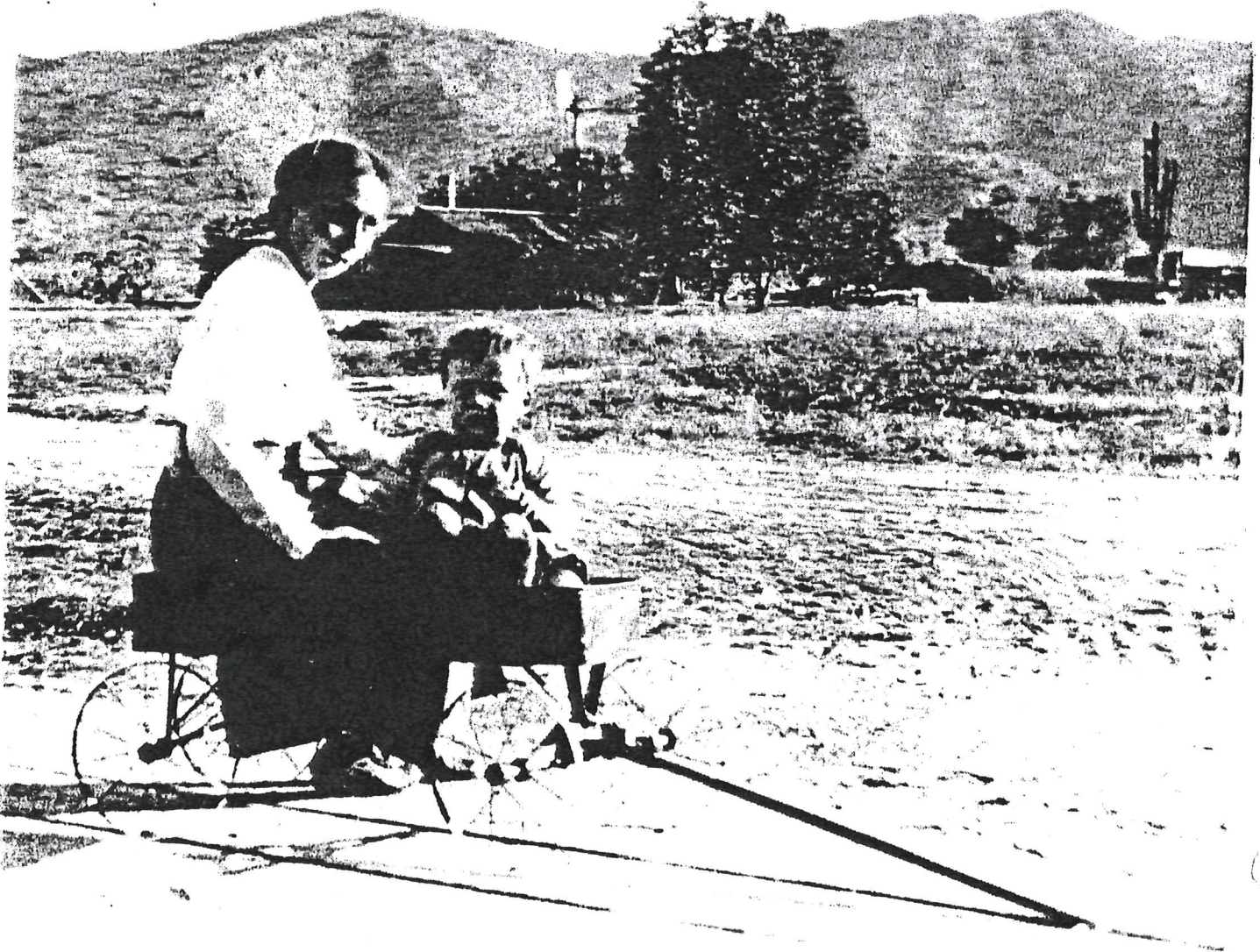
Marie and Lawrence Fletcher in front of the Bartlett-Heard Ranch

Black settlement in the South Mountain area was small throughout the historic period. Cotton production brought the

first blacks to the area working beside Yaqui Indians from Guadalupe and local and migrant Hispanics. A school was established near 27th Avenue and Southern where a small black community existed. In 1931, Mrs. Latha Slaughter became the first black teacher in the Roosevelt district, teaching at the 27th Avenue School. The school was later abandoned when a new school, Okehma, was built in 1939, near 40th Street and Broadway. A residential settlement for blacks was established at this location.

*Ione and Henry Austen in front of the old Strong House (now demolished) on Baseline Road
(Courtesy of Henry Austen)*

The flower gardens on Baseline Road have long been an established tradition in the South Mountain area. Their existence is a result of the hard work and determination of the Japanese community.



The first Japanese to settle in the South Mountain area was Kajuio Kishiyama who arrived in 1928, originally settling in the Laveen area. The longer growing season and availability of land to raise vegetables brought Mr. Kishiyama to the South Mountain area in 1929. The Arizona Alien Land Law of 1921 prohibited Orientals from living on or owning land in Arizona. Although overturned by the Arizona Supreme Court in March of 1935, access to agricultural land could only be gained through lease arrangements with accommodating Anglos or through American-born children. It was on a series of leased lands that Mr. Kishiyama pursued truck gardening beginning at 9th Street and Baseline and gradually moving East to the vicinity of 40th Street and Baseline (survey sites 01-36-1a, 1b). The land was below the Western Canal and rocky in nature. Lettuce and vegetables were grown. As an experiment, a few rows of flowers, chrysanthemums and stocks were planted. Success was achieved, but full-scale planting of flowers did not occur until after World War II. One other Japanese family, the Nakakama's, arrived in the South Mountain area during the 1930's.

Segregated from public places and denied land ownership, the Japanese would suffer restrictions and for some, relocation to internment camps during World War II. Two camps existed in Arizona, Sacaton on the Gila River Indian Reservation and Poston on the Colorado River Indian Reservation. A total of 31,000 Japanese from California and Arizona were housed at these camps. Among those at Poston were the Kishiyama's and Nakakama's. When the Japanese returned, they found that they had to start all over again. While they were in the internment camps, cultivation was attempted by others on some of the land in the South Mountain area, but without success.

SURVEY FINDINGS

SUMMARY OF RESULTS

The approximately 4160 acres within the survey area held far more historic resources than the 100 sites approximated by City staff including the 20 structures indicated as probably significant by the South Mountain Village Planning Committee. The total number of sites investigated was 262. Of these, 73 are considered potentially eligible for nomination to the National Register of Historic Places. In addition, 28 are considered as being notable properties. They retain their historic character but have no specific historic or architectural associations. The remaining 161 sites were determined to have no historic significance or to have lost architectural integrity.

The area's character is defined largely by the rural setting of the historic structures. Elements of the rural environment were therefore identified by the survey team. The elements include agricultural fields, citrus groves, open desert, canals, unlined ditches with river rock abutments, roads without curbs, unpaved roads and driveways, unobstructed mountain views, mature period landscaping, and open unfenced boundaries.

As explained in the Objectives of Research Design, the initial context of the area was determined to be "agriculture in the South Mountain area between 1911 and 1936". In addition to the theme of agricultural developments, the development of the Bartlett-Heard Ranch emerged as a specific theme under the given context.

"Community planning and development in the South Mountain area between 1924 and 1936" was also developed as a context in response to the historic resources located within residential subdivisions.

ARCHITECTURAL SIGNIFICANCE

A major feature of its history is the fact that the South Mountain Agricultural Area was developed by the efforts of individuals. People of varied backgrounds saw the possibilities of

this desert land bordering the Salt River. From the earliest Mexican immigrants of the 1860s to the farmers of today, people worked the land and built canals to realize the potential of the land just as the Hohokam did 700 years before.

The efforts of these individuals is reflected in the architecture of the area. Of all the historic resources inventoried, no two are alike.

The oldest buildings are farm houses that date back to the first decade of this century. These houses were built in either a national American folk form or the Bungalow style. Later, as the popularity of architectural styles changed, and more people and investment came to the area, Period Revival houses became the preferred fashion. Of the Period Revival substyles represented, Spanish Colonial Revival was most popular, followed by Pueblo Revival, Tudor Revival, and a scattering of English Cottage and Mission Revival.

What remains today is an area of decidedly rural character. In a setting of orange groves, irrigation canals and agricultural fields with South Mountain rising behind, the buildings and structures listed as intact historic resources convey the image of Phoenix's early agricultural history. Of the 73 buildings listed, the most numerous are Bungalows with 16 examples. These are representative of early homesteading and farming in the area.

The second most numerous style, Pueblo Revival, is found mainly south of Baseline Road. Of these, most are located at the Heard Scout Pueblo and South Mountain Park. Built, not by farmers, but by those wanting to express a desert lifestyle, these structures convey a relation to the mountains and the romanticized history of the area. These were built later than the Bungalows and most vernacular houses listed.

With 10 examples, the national folk type is the third most common. These houses, like the Bungalows, were residences of early farmers and homesteaders. Of the eight Spanish Colonial Revival houses listed, several are prominent landmarks in the area, most notably along Baseline Road. The six Tudor Revival Houses are located mostly in the small, early

residential subdivisions, echoing larger urban neighborhoods in Central Phoenix. There is a dispersment of other styles in the area also; five Mission Revival buildings, three English Cottage Revival, one Neoclassic building, and one International Style house. One very unusual residence is located in the area, Mystery Castle. This handmade eclectic building was designed and built by its owner, truly representing the spirit of individualism.

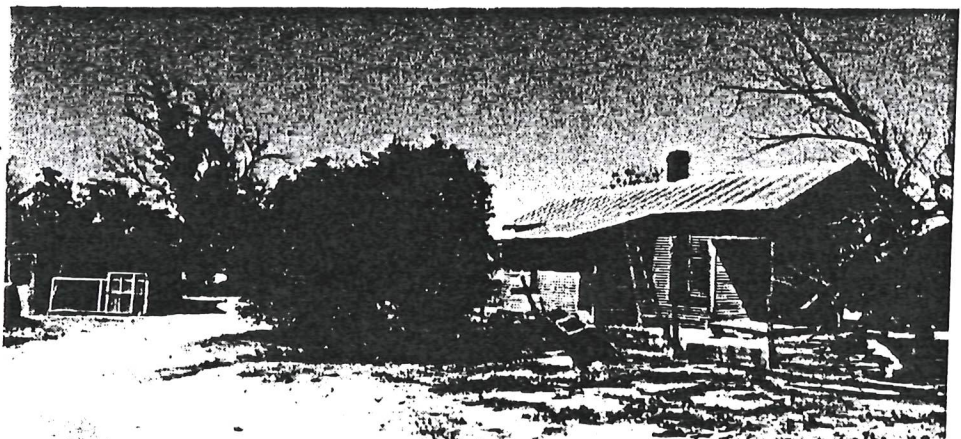
National Folk

National folk dwellings in America have their roots in Europe. This distinguishes them from vernacular buildings which are based on regional forms and materials. A variety of folk types were associated with specific areas of the country. With the development of the railroads in the latter part of the nineteenth century came the dispersement of these types beyond their original areas. The trains also made inexpensive lumber available to all parts of the country, facilitating the substitution of native materials such as logs, stone, adobe, etc., by wood frame construction. Several folk types however, persisted well into the twentieth century becoming national in their range.

National folk forms which survived the transition to wood frame construction are categorized into several types. The types that occur in the South Mountain Agricultural Area are the Gable-Front, Gable-Front-and-Wing, Hall-and-Parlor, Massed Plan (side gabled), and Pyramidal.

shotgun

Gable-Front



*Gable-Front (Shotgun)
3014 Canal Avenue
built ca. 1915
(Ryden Architects)*

Gable-Front houses have, as the name implies, a gable roof with the gable end at the front of the house. These houses are a result of the Greek Revival movement of the nineteenth century. This basic shape was most dominant in the northeastern part of the country. Another strong influence was the Bungalow style of the early part of the twentieth century, with its emphasis on gabled forms. The Shotgun is a front gabled, one-room-wide house type that developed in New Orleans and spread up the Mississippi River and Ohio Rivers. Examples of this are at 1925 E. Baseline Rd., 3014 Canal Ave., and 6048 S. 40th St.

Gable-Front-and-Wing



*Gable -Front -and -Wing
1615 E. Baseline Road
built ca. 1925
(Ryden Architects)*

These houses, also resulting from the Greek Revival movement, were most popular in the rural Midwest. It became common to build a Front Gabled house with a side wing for added space. The inside corner of the resulting "L" shape was usually covered by shed roof to create a porch. In the South, the same type evolved by adding a front gabled wing to the front of a hall-and-parlor type house. A good example of this type is located at 1615 E. Baseline.

Hall-and-Parlor



*Hall -and -Parlor
2648 E. Southern
Built ca. 1920*

Originating in Britain, this type is one room deep and two rooms wide, often with a front door to each room. It further evolved in the southeastern United States in colonial times with the addition of a front porch and usually an addition to the rear for extra space. This form survived unchanged into the the wood frame era (3-33-4). A representative of this style is the house at 2648 E. Southern. An interesting example of a transition of this type with Bungalow stylistic elements is found at 2956 E. Southern (3-34-6).



*Pyramidal
7404 S. 32nd Street
Built ca. 1920*

Pyramidal

Pyramidal houses are massed planned houses with a square, rather than rectangular plan. The pyramidal roof occurred earlier than the side gable form, usually in the South. A two story example can be found on the ranch at 7404 S. 32nd St (1-34-1b).

Massed Plan, Side Gabled



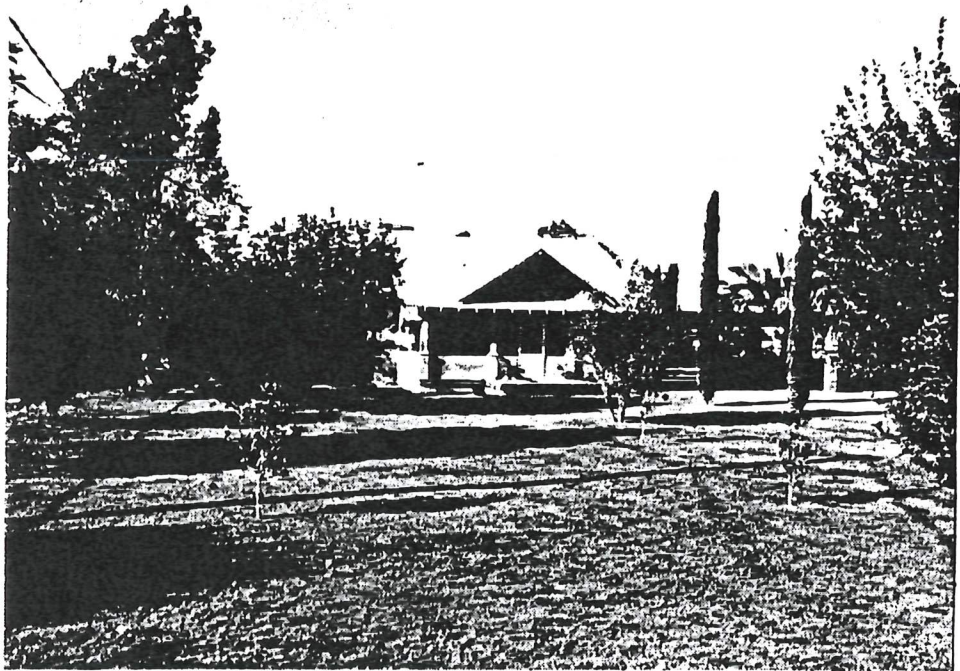
*Massed Plan, Side Gabled
"The Honeymoon Cottage"
7404 S. 32nd Street
built ca. 1920
(Ryden Architects)*

These houses are rectangular in plan and more than one room deep. They originated in New England where roof framing techniques allowed longer spans. This type, with side gables, expanded quickly across the United States with the availability of lumber made possible by railroads. Massing, construction, and porch types often show stylistic influences. The main house at 7404 S. 32nd St. (1-34-2) is such an example, with English Cottage influence. Another example is at 737 E. Southern (2-29-4).

Bungalows

Born of the Craftsman Movement near the turn of the century, the Bungalow style reflects the emphasis on craftsmanship. The Craftsman Movement was a reaction against both Eclecticism and mass produced, machine-inspired aesthetics. The typical bungalow is a one-story house with low-pitched broad gables. A lower gable roof usually shelters a deep porch while a large higher gable roof covers the main body of the house. Much of the visual interest of the bungalow is provided by the massing

Bungalow
3454 E. Vineyard Road
Built ca. 1925

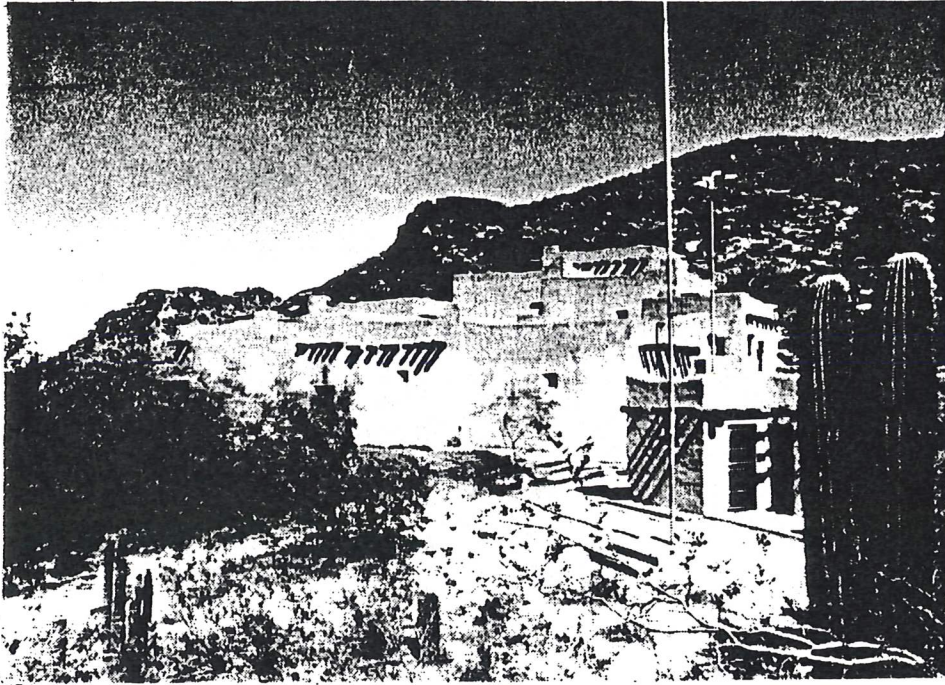


of its roof forms. Exposed rafters, ridge beams, and purlins extending beyond the walls support deep overhands. Decorative beams or braces are often added under the gables. Porches, either full- or partial-width, are supported by battered square columns of wood, brick, stone, or stucco. Windows are either wood casement or double-hung with multi-lights or single panes of glass. The brick walls are either sheathed in stucco or left natural. Wood shingles, wood siding, stucco, or false half-timbering sheath the gables, which are punctuated by a decorative ventilator or window. Representative examples are located at 1101 E. Southern Avenue (2-29-14), 8811 S. 19th Street (02-25-2) and 3454 E. Vineyard Road (2-35-7).

Period Revival

At the end of the First World War, Eclecticism, in the form of Period Revival, supplanted the Craftsman Movement to again become the nation's most popular style. The development of the South Mountain area during the Twenties and Thirties brought in the popular substyles: Pueblo, Spanish Colonial, Tudor, English Cottage, and Mission Revivals.

Pueblo Revival



*Pueblo Revival
The Heard Scout Pueblo
1901 E. Dobbins Road*

These buildings are based on regional historic precedent. Built of stone, adobe, or wood frame covered with stucco, they reflect the Native American pueblos of the Southwest as well as the simple, flat roofed Spanish Colonial buildings found in the region. Pueblo Revival buildings can be identified by flat roofs, protruding vigas (often mimicked by clay scuppers), irregular parapets, rounded edges, and stucco wall sheathing. The buildings of South Mountain Park (04-27-1, 2, 3) and the Heard Scout Pueblo (03-31-1, 1a, 2, 3, 4) are excellent examples.

Spanish Colonial Revival

Spanish Colonial Revival is most common in the southwestern states and in Florida where original Spanish Colonial building occurred and continued into the 19th century. During the 1920s, many new communities in Florida and Southern California were planned in this style, while other established towns tried to affect the Spanish Colonial character. The stylistic elements of Spanish Colonial Revival include low-pitched roofs with little or no overhang, red tile roof shingles,

*Spanish Colonial Revival
The Strong House
2501 E. Baseline Road
Built in 1929*



prominent arches over doors and windows or at porches, and an asymmetrical facade covered with stucco. The decorative features were borrowed from the entire history of Spanish architecture. Many outstanding examples of this substyle exist in the area, including the houses at 727 E. Southern Avenue (2-29-3a), 1200 W. South Mountain Road (01-26-7), 2501 E. Baseline Road (01-31-1), 1904 E. Baseline Road (1-31-2), and an unusual stone constructed example at 1346 E. South Mountain Road (01-30-5).

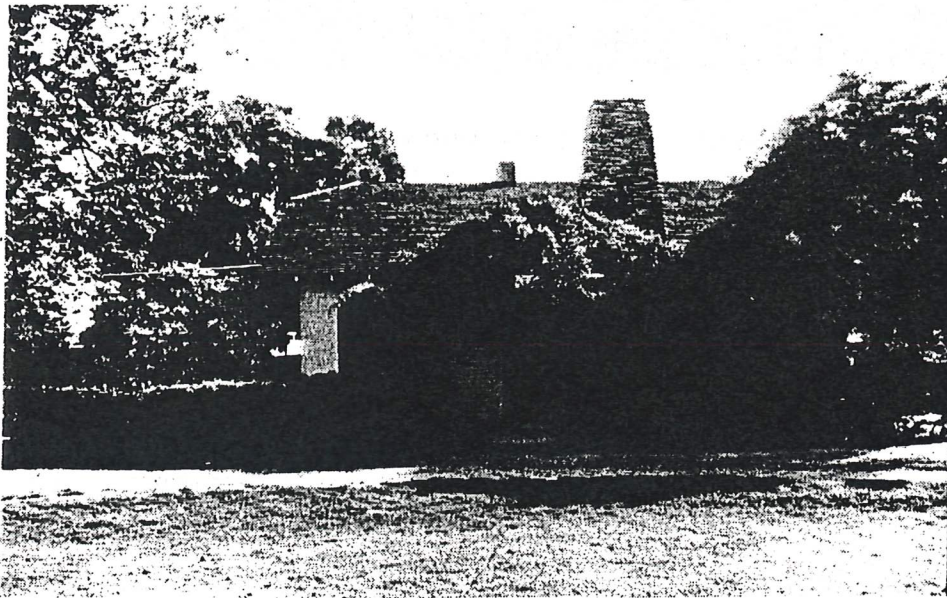
Tudor Revival

*Tudor Revival
127 E. Greenway
built ca. 1930
(Ryden Architects)*



Tudor Revival, a dominant style of residential building in the early 20th century throughout the nation, was particularly fashionable during the 1920s and early 1930s in Phoenix where it very nearly supplanted the Craftsman Bungalow style. Identifying features include steeply pitched roofs, usually side-gabled, facade dominated by multiple groupings of multi-light windows and massive brick chimneys. The style is loosely based on various late medieval English prototypes, ranging from thatch-roofed peasant cottages to grand manor houses. Good examples of Tudor Revival are at 120 E. Carter Road (1-28-5), 127 E. Greenway Road (1-28-2), and 9025 S. 19th Avenue (unusual for its stone construction) (02-25-3).

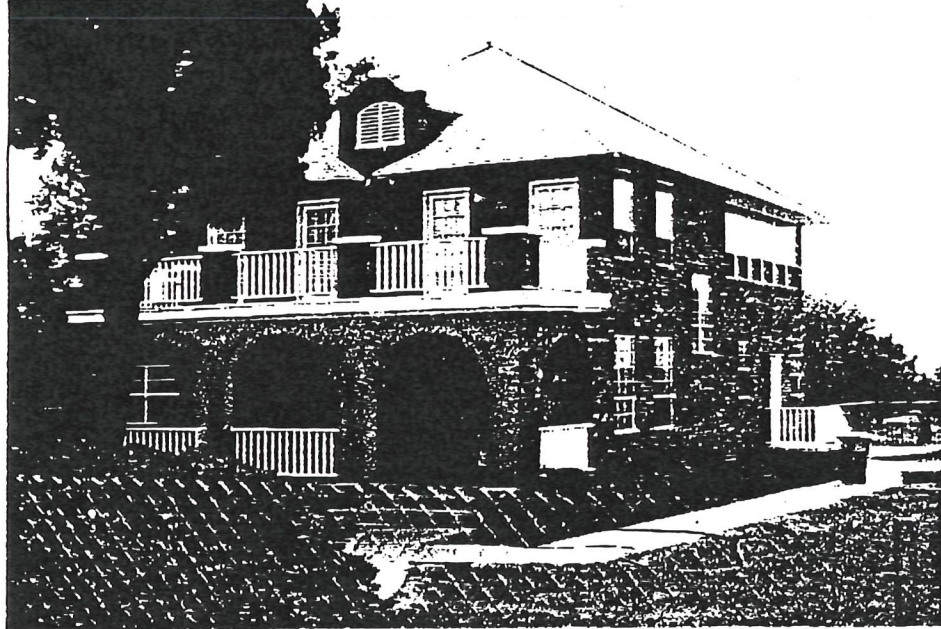
English Cottage Revival



*English Cottage Revival
805 E. Southern Avenue
Built ca. 1930*

Related to the Tudor Revival style is the English Cottage Revival. These houses replicate simple, rustic peasant cottages rather than the more formal, refined baronial manors. English cottages generally have low-pitched, jerkinhead roofs with rolled eaves and cedar shingles which are reminiscent of thatched roofs. Often they will exhibit an eyebrow dormer as an attic ventilator. The houses at 805 E. Southern Avenue (2-29-5) and 2450 E. Baseline Road (1-33-1) are examples of this style.

Mission Revival



Mission Revival

The Mission Revival substyle originated in California at the end of the nineteenth century as a revival of the traditions that produced California's Spanish missions. The style became nationally popular, but especially so in the Southwest. Following World War I, this style enjoyed renewed vigor with the resurgence of Spanish Colonial and other European revivals in American culture. The Mission Revival style is characterized by stuccoed surfaces, curvilinear parapets, and sloping Spanish tile roofs, and may include other decorative elements such as quatrefoil windows. Examples are at 2659 W. Dobbins (03-23-1), the chapel at 2844 E. South Mountain Road (01-34-9b), and 825 S. 13th Avenue (01-25-4).

The following lists are of the potentially eligible properties and other notable properties within the boundaries of the South Mountain Agricultural Area Historic Resources Survey. Potentially Eligible Properties are those that have the potential to be listed on the National Register of Historic Places due to specific historic or architectural associations. Notable Properties, although not having strong enough historic or architectural associations to be listed in the National Register, add to the historic rural character of the area.

The property descriptions, significance statements, and ownership data can be found on the Arizona State Historic Property Inventory forms.

POTENTIALLY ELIGIBLE PROPERTIES

SOUTH MOUNTAIN AGRICULTURAL AREA HISTORIC RESOURCE SURVEY

Areas of significance for specific properties are: A) Community Planning and Development, B) Agriculture, C) Architectural, D) Historic Association

ADDRESS	HISTORIC NAME OR STYLE	SURVEY NUMBER	AREA OF SIGNIFICANCE
3848 E. Southern Avenue	International Style Residence	3-36-8	A
2956 E. Southern Avenue	Bungalow Residence	3-34-6	A,C
3014 Canal Avenue	Folk Residence	3-34-5	B
2648 E. Southern Avenue	Folk Residence	3-33-4	B,C
37 E. Roeser Road	Bungalow Residence	3-28-3	A
25 E. Roeser Road	Roeser Residence	3- 26 ²⁸ -2	D
6029 S. 7th Street	The Neighborhood House	2-29-1	D
727 E. Southern Avenue	Spanish Colonial Revival Residence	2-29-3a	A,C
737 E. Southern Avenue	Folk Residence	2-29-4	A
805 E. Southern Avenue	English Cottage Revival Residence	2-29-5	A,C
809 E. Southern Avenue	Tudor Revival Residence	2-29-6	A,C
833 E. Southern Avenue	Bungalow Residence	2-29-7	A
919 E. Southern Avenue	Bungalow Residence	2-29-8	A,C
1101 E. Southern Avenue	Bungalow Residence	2-29-14	A,C
6202 S. 26th Street	Bungalow Residence	2-33-14	B,C,D
6413 S. 26th Street	Jennings Residence	2-33-16	B
6802 S. 28th Street	Sierra Vista, Heard Ranch Foreman's House	2-33-18	B,D



ADDRESS	HISTORIC NAME OR STYLE	SURVEY NUMBER	AREA OF SIGNIFICANCE
6451 S. 28th Street	Spanish Colonial Revival Residence and Dairy Farm	2-34-5	B
N.E. Corner of 30th Street			
& - Vineyard	Grain Silos	2-34-8	B
3454 E. Vineyard	Bungalow Residence	2-35-7	B,C
3609 E. Southern Avenue	Bungalow Residence	2-36-1b	A
6048 S. 40th Street	Fletcher Dairy Farm	2-36-5	B,D
106 E. Greenway Road	Tudor Revival Residence	1-28-1	A,C
127 E. Greenway Road	Tudor Revival Residence	1-28-2	A,C
120 E. Carter Road	Tudor Revival Residence	1-28-5	A,C
140 E. Carter Road	Tudor Revival Residence	1-28-6	A
133 E. Carter Road	Spanish Colonial Revival Residence	1-28-7	A,C
1904 E. Baseline Road	Colt Residence	1-31-2	B,C
2450 E. Baseline Road	English Cottage Revival Residence	1-33-1	B,C
2620 E. Baseline Road	Bar LP Ranch	1-33-2	B,C
7404 S. 32nd Street	Heard Ranch Processing Barn	1-34-1	B,D
7404 S. 32nd Street	H.R. Blacksmith Shop	1-34-1a	B,D
7404 S. 32nd Street	H.R. Folk Residence	1-34-1b	B,C,D
7404 S. 32nd Street	H.R. Honeymoon Cottage	1-34-2	B,C,D
6877 S. 32nd Street	Lassen Livestock Shed	1-35-1b	B
6877 S. 32nd Stret	Lassen Milking Barn	1-35-1c	B
825 S. 15th Avenue	Mission Revival Residence	01-25-4	B,C
1127 W. Baseline Road	Bungalow Residence	01-26-1	B



ADDRESS	HISTORIC NAME OR STYLE	SURVEY NUMBER	AREA OF SIGNIFICANCE
911 W. Baseline Road	English Cottage Revival Residence	01-26-3	A,C
1200 W. South Mountain Road	Spanish Colonial Revival Residence	01-26-7	B,C
7643 S. Central Avenue	Period Revival Residence	01-28-2	A,C
8201 S. Central Avenue	Period Revival Residence	01-28-3	A,C
103 Desert Avenue	Bungalow Residence	01-28-5	B,C
8215 S. Central	Bungalow Residence	01-28-7	A,B,C
901 E. Baseline Road	Bungalow Residence	01-29-2	B,C
7852 S. 12th Street	Period Revival Residence	01-29-4	B,C
8050 S. 14th Street	Pueblo Revival Residence	01-30-2	A,C
⁸⁰⁴⁹ 849 S. 14th Street	Folk Residence	01-30-3a	A
1346 South Mountain Road	Rancho-Ko-Mat-Ke	01-30-5	A,C
7617 S. 16th Street	Pueblo Revival Residence	01-31-1	B,C
1615 E. Baseline Road	Folk Residence	01-31-2	B,C
1925 E. Baseline Road	Folk Residence	01-31-4	B
2501 E. Baseline Road	Strong House	01-33-1	B,C,D
3015 E. Baseline Road	Folk Residence	01-34-2	A,B
3801 E. Baseline Road	Bungalow Residence	01-36-1b	B,D
9025 S. 19th Avenue	Tudor Revival Residence	02-25-3	B,C
8811 S. 19th Avenue	Bungalow Residence	02-25-2	B,C
805 W. South Mountain Road	Stoughton Estate	02-26-1	B,C
8602 S. 24th Street	Mitchell Lodge Ramada	02-32-3a	D
2659 W. Dobbins Road	Del Monte Market	03-23-1	A,B,C
Mineral Road & 7th Street	Mystery Castle	03-29-1	A,C
1901 E. Dobbins Road	Heard Scout Pueblo	03-31-1	A,C

1901 E. Dobbins Road	Swimming Pool	03-31-1a	A,C
1901 E. Dobbins Road	Stone Lodge	03-31-2	A,C
1901 E. Dobbins Road	Chief Wipolawiki's House	03-31-3	A,C,D
1901 E. Dobbins Road	Ranger's Quarters	03-31-4	A,C
1901 E. Dobbins Road	Amphitheater	03-31-5	A
1901 E. Dobbins Road	Foot Bridge	03-31-6	A
10225 S. Central Avenue	Scorpion Gulch	04-28-1	A,C
10225 S. Central Avenue	Scorpion Gulch	04-28-2	A,C
South Mountain Park	Park Headquarters	04-27-1	A,C
South Mountain Park	Park Headquarters	04-27-2	A,C
South Mountain Park	Park Headquarters	04-27-3	A,C

NOTABLE PROPERTIES
 SOUTH MOUNTAIN AGRICULTURAL AREA HISTORIC RESOURCE SURVEY

<u>ADDRESS</u>	<u>SURVEY NUMBER</u>
2727 E. 27th Place	3-33-7
5848 S. 32nd Street	3-34-4
6640 S. 7th Street	2-28-3
719 E. Southern Avenue	2-29-1b
1005 E. Southern Avenue	2-29-10
1017 E. Southern Avenue	2-29-12
6210 S. 28th Street	2-33-11c
6215 S. 28th Street	2-34-2a
6615 S. 28th Street	2-34-6
6430 S. 32nd Street	2-34-10
6402 S. 32nd Street	2-34-11
6106 S. 32nd Street 1927	2-34-12
3502 E. Vineyard Road	2-35-8
102d 7240 S. 7th Street	1-28-8
32nd Street & Western Canal	1-34-3
3010 E. Baseline	1-34-4
939 W. Baseline	01-26-2
7602 7th Avenue	01-26-4
8001 S. 15th Avenue	01-26-8
352 W. South Mountain Road	01-27-4
258 W. South Mountain Road	01-27-6a
8034-9 S. Central Avenue	01-28-1d
8034 S. Central Avenue	01-28-1b
8034 S. Central Avenue	01-28-1c
8348 S. 32nd Street	01-34-3
San Francisco Xavier Mission	01-34-9b
2844 E. South Mountain Road	
8604 S. 7th Avenue	02-26-2
2325 E. South Mountain Road	02-32-4

Wayne Smith

RECOMMENDATION

The agricultural land and associated structures outlined in this survey are endangered by the encroachment of residential and commercial development and by the urban treatment of the rural right-of-way by City of Phoenix Street improvement projects. Without intervention, the last remnants of Phoenix's agricultural past in the South Mountain area could be lost. This report documents those historic resources found to be historically and architecturally significant to the community. It is recommended that this report be made known to the public. Those living in the South Mountain Village, most importantly the owners of potentially eligible properties and the South Mountain Village Planning Committee should be apprised of this report's findings. In this manner, the report can be used as an educational tool to increase public awareness and to encourage local historic preservation. The development of an educational program for schools and neighborhoods would also be an effective means of enhancing awareness of local history. A guided tour book would promote tourism, as well as inform local residents of historic resources in their community.

To further protect the historic resources, overlay zoning should be considered. Such zoning would serve to protect the area from insensitive urbanization. Nomination to the National Register of Historic Places of individual properties by owners should be encouraged. Further consideration is recommended for three sections within the study area for nomination to the National Register of Historic Places as historic districts. These sections are the Roosevelt Park subdivision, between Central Avenue and 7th Street to 10th Street on Southern Avenue, Roosevelt Place subdivision, between Central Avenue and 7th Street and Greenway and Carter Roads, and lastly, the Bartlett-Heard Ranch area, from 26th Street to 32nd street, Southern Avenue to Baseline Road. The historical significance and original character of these areas warrant the additional consideration.

Such designation acts to instill pride and awareness of the local heritage as well as to protect properties from adverse effects

of federal projects. Land speculation, often a source of deterioration of properties, would also be positively influenced.

Considering the area's character is defined largely by the rural setting of the historic structures, the City should examine methods of preserving that setting. The elements of the rural environment have been outlined in the SUMMARY OF RESULTS section of this report.

FUTURE STUDY

In the course of researching and preparing this report it has become evident that further research in certain areas would be beneficial. These include additional research on dates of construction and original ownership of significant resources, research on historic buildings adjacent to the study area, and buildings in the historic era built after 1936.

Tax parcel information by property listing proved to be very incomplete. A further search was conducted using listing by name where possible, information directly from the owners, or by parcel maps, yet data on construction dates and ownership history remains partially incomplete.

It was noted during field work that historic buildings are located adjacent to the study area. Several houses of the historic period are located just north of the Roosevelt Park subdivision on the north side of Southern Avenue between 7th Street and 12th Street. Another adjacent area includes structures in South Mountain Park which is not included in the study area, although they were covered by the 1987 Janus survey.

Several buildings of the historic period lie within the study area yet do not appear on the 1936 aerial photographs. These buildings were constructed from 1936 to 1941. The following is a list of these properties:

8043 S. 14th Street

Residence on north side of canal, half way between 28th Street and 32nd Street

5849 S. 36th Street

Neighborhood Congregational Church - 717 E. Southern
Avenue

2527 E. Southern Avenue

Southwest corner of the 23rd Street and Winston

Northwest corner of Euclid and Central Avenue

515 E. Carter Road

47 E. Carter Road

320 E. Greenway Road

315 E. Greenway Road

525 E. Greenway Road

46 E. Greenway Road

NOTES

- 1 W.F. Ingalls, Field Survey Notes - Township 1 North Range 3 East and Township 1 South Range 3 East, Gila and Salt River Base and Meridian Survey, March and April 1868, Microfiche Bureau of Land Management.
- 2 Ibid.
- 3 R.H. Forbes "Irrigation in Arizona", U.S. Department of Agriculture Office of Experiment Studies Bulletin No. 235, 1911, p. 9.
- 4 Malcolm L. Comeaux, Arizona: A Geography, Westview Press, 1981, p. 219.
- 5 R.H. Forbes "Irrigation in Arizona", U.S. Department of Agriculture Office of Experiment Studies Bulletin No. 235, 1911, pp. 23-24.
- 6 Jay C. Ziemann, The San Francisco Canal, Historic American Engineering Record No. Az-8, 1986, p. 9.
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INTERVIEWS

The following people were interviewed by John Jacquemart in 1989, except where noted.

Arnold, Elizabeth Mrs.	May
Austen, Henry	April
Baily, Ruth	May
Beals, Collin Mrs.	May
Cheatham, Ernie	April
Fletcher, Marie	April
Gould, Robert	April
Hudson, Radius	May
Jepson, Jack	March
Kishiyama, George	April
Lassen, John	April
Lassen, Vernon	March
Lemmons, Virgil	March
McElhaney, Sam	April
Moore, Donald Mrs.	May
Moore, Mona	May
Nakamura, Jim	April
Oacha, Nancy	May
Oacha, Robert	March
Pickrell, Katherine	December '88, March
Reed, Dorothy	May
Ryden, Glen	March
Ryden, Martha	March
Sackman, Mildred	April
Trauscht, Lester A	April
Weiler, Alice	May
Westberg, Gertrude	June
Wilkenson, Doty	May