



**City of Phoenix
Historic Preservation Office
Laveen Village Historic Property Survey**

**Prepared By:
Alex Bethke
May 2007**

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For:

City of Phoenix

Historic Preservation Office

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**Cover Photos: *Top*- Laveen Store, (c. 1940s) from the corner of 51st Avenue and Dobbins.
From *Laveen Centennial History* by Betty Accomazzo, ed.**

***Bottom*- Looking west on Dobbins, west of 27th Avenue, 2006. Photo by author.**

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Public participation is also an important aspect of historic preservation. As such, members of the local Laveen community, including Armon and Ruth Cheatham, Harold Baldwin, and Randy McCabe, contributed information that could not be garnered from any written source.

Introduction

Not long ago, the community of Laveen enjoyed a relatively independent and obscure existence on the southwest outskirts of a growing metropolis. As the City of Phoenix expanded, its surging population sought new land to inhabit. To these urbanites, the agricultural properties of Laveen promised close proximity to city jobs and amenities as well as cheap land for housing. These immigrants were not farmers, nor did they want to cultivate the land. Since the mid-1970s, and exploding since 2000, much of Laveen's northern lands developed into immense tract housing subdivisions. One by one, the community's long-time residents saw their buildings, and thus, pieces of their heritage, destroyed.

In the past five years, new development threatened the community's memory as historic buildings disappeared overnight. Such disregard for Laveen's past caused a stir among those who still care for this part of the Salt River Valley. While much of Laveen lies outside the City of Phoenix's boundaries, numerous calls for help reached the City's Historic Preservation Office. The preservation of the area's appearance, defined by its historic canals, fields, dairies, industry, roads, and homes, is the concern of many residents.

As a result, the City of Phoenix commissioned the "Laveen Village Historic Property Survey" in order to identify the remaining historic properties within the community and to document their significance to the regional, state, and local history.

Objectives

This report and survey acts as a tool for preservation planning within the Laveen Village.¹ As such, this report and survey conducted for the City of Phoenix Historic Preservation Office has several functions:

- to identify and document historic resources remaining in the study area which were built prior to 1956.
- 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 this report may be used in various ways by the City of Phoenix in order to achieve or promote historic preservation within Laveen as:

- a tool to interest property owners in preservation of their properties through increasing public awareness;
- a guide for establishing Historic Preservation Zoning overlays;
- an aid to nominating properties to the National Register of Historic Places;
- an aid for compliance review of redevelopment projects which impact historic properties.

¹ It should be noted that a 2005 survey commissioned by the Arizona Department of Transportation has recorded and made recommendations regarding numerous properties potentially affected by the proposed 202L, South Mountain Freeway. Therefore, these potentially historically eligible properties will not be re-surveyed in this 2007 report. For more information concerning these historic properties, please consult “An Addendum Cultural Resources Report for the 202L, South Mountain Freeway EIS & L/DCR Project, Maricopa County, Arizona” (ADOT Project Number RAM-202-C-200).

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 16 and 24. This project's scope of work included physical inspection, recording, and photographic inventory of all historic resources within the survey area. Research to document the significance for resources and prepare a historic overview of Laveen was also a major part of the survey.

Research

Historical research for the context study looked into several archival holdings. In order to research the development of Laveen, the historian conducted research at the Arizona Historical Foundation, Arizona State University's Arizona Collection, Arizona State University Noble Science Map Room, Arizona State Archives and Library, Salt River Project Archives, the Arizona Room of the Phoenix Public Library, the Arizona Office of the Bureau of Land Management, and the Maricopa County Recorder's Office. In addition to generating a historic overview, this research produced deeds, primary documentation, aerial photographs, maps, census information, school records, and newspaper articles concerning the people and places of Laveen.

Most importantly, the Arizona Collection revealed an invaluable source previously known to Laveen's populace as "the Green Book" and officially titled, *Laveen Centennial History: 1884-1984*. Betty Accomazzo edited and compiled this history in 1984 to record the community's past and to educate the area's new residents about their adopted past, focusing on the prominent families and organizations within Laveen. As alluded to, this production was a compiled work, with many of the articles being written by organization and community leaders

while each family composed a small history of their place in time in Laveen. As such, the Green Book is a fantastic collection of oral histories.

Complimenting this collection, the survey historian was in contact with two members of the Laveen community, Mr. Harold Baldwin, a local writer for the *South Mountain Villager*, and Mr. and Mrs. Armon D. Cheatham, Jr., who have both lived in Laveen since 1922 and 1936, respectively. Mr. Baldwin provided many stories and facts about the community's built environment while Mr. and Mrs. Cheatham were kind enough to open their memories into the past.

Timeline

- 1450 Last inhabitation at Villa Buena Hohokam site.
- 1825 James Ohio Pattie explores the Salt and Gila River confluence.
- 1853 Mexico cedes the land north of the Gila River to the United States.
- 1859 Establishment of the Gila River Indian Reservation/Community (GRIC).
- 1862 National Homestead Act
- 1863 Joseph Reddeford Walker leads stagecoach through Gila Crossing.
- 1867 Permanent settlement established by Jack Swilling (Phoenix).
- 1884 First school created in Laveen.
- 1887 Earliest canal to service the area west of 27th Avenue and south of the Salt River.
- 1890 First BLM land grant (homestead) in Laveen.
- 1908 Maricopa County founds School District 59.
- 1909 First schoolhouse is built.
- 1911 Opening of the Central Avenue Bridge and Roosevelt Dam
- 1913 Post Office established using the name “Laveen”.
The Western Canal Co. formed and canal constructed.
- 1915 Laveen Women’s Club forms.
- 1917 The U.S. enters World War I - cotton becomes king.
- 1919 The Cheatham family buys the Laveen Store and Armon D. becomes postmaster.
- 1920 The Maricopa Drainage District Forms in Laveen.
- 1923 First paved road leads to Laveen’s Country Store.
- 1924 The Laveen Ginning Co. begins operation.
Laveen Elementary School District constructs new 4-room schoolhouse.
- 1925 The Laveen Women’s Club builds neighborhood hall.
- 1929 The Great Depression begins.
- 1931 Cheathams first begin dairy business.
- 1939 First Baptist organization established in community.
- 1940 WPA moves neighborhood hall and digs basement for new auditorium at
Elementary School.
- 1941 United States enters World War II
- 1942 Baptist Church constructs first place of worship.
- 1947 Laveen Cowbelles formed.
- 1951 Manzanita Park opens for auto racing.
- 1953 4-H Club receives charter.
Racial segregation ends in Arizona schools.
- 1960 Laveen Elementary builds 2nd school campus (M.C. Cash School).
Community Council holds first meeting.
- 1961 Inaugural Laveen Barbecue
- 1974 Laveen Lions Club forms.

HISTORIC CONTEXT*

Description

Laveen is a special community within the Salt River Valley, lying between the Gila and Salt Rivers as they traverse the desert. This region represents one of the few areas within the Phoenix metropolis where rural life still precedes urban development. The time is coming, however, when this will no longer be the case. Even recently, the eastern boundary of Laveen existed as the entrance to a noticeably cooler oasis away from the Phoenician heat island caused by miles of pavement and parking. Instead, Laveen offered residents and visitors the opportunity to smell the moisture of citrus and other vegetation caused by thousands of acres of irrigated farmland seeping into the atmosphere.¹ Today, some of these farms remain, but are quickly being encroached upon from east to west and north to south as urbanites seek cheaper housing close to the city. Where the Cheatham Dairy once operated just south of 51st Avenue and Baseline Road, hundreds of tract homes now sit snuggled together with the modern conveniences of Sonic, Bank of America, and other chain stores.

While Laveen's culture is established, its boundaries vary. Longtime residents feel their community is synonymous with its School District, which extends south from the Salt River along 35th Avenue and only east along Olney Dr. to 19th Avenue. Nevertheless, for this report, the boundary set forth by the Phoenix Planning Department will be used, denoting the Laveen Village as the community south of the Salt River west of 27th Avenue and extending to the

* For a more complete history of the Laveen community through 1930, see Alexander Bethke's "Creating The Pride of Laveen: A History to 1930" (M.A. thesis, Arizona State University, 2007).

eastern border of the Gila River Indian Community (GRIC).[†] According to this definition, Laveen contains twenty-two square miles of some of the most diverse and open lands remaining in the Salt River Valley. Its land uses now include commercial, industrial, and residential as well as farming and dairy. Nonetheless, only twenty-seven percent of Laveen remains unincorporated, outside the City of Phoenix. Regardless of its physical boundaries and transition to modern land uses, Laveen’s historic structures still portray a small, rural, and quaint community in the shadow of one of the largest cities in America. Residents formed a cohesive unit over the past seventy-five years. Through their close-knit affiliations, the community has managed to retain their small-town ties despite constantly being threatened by the booming metropolis.

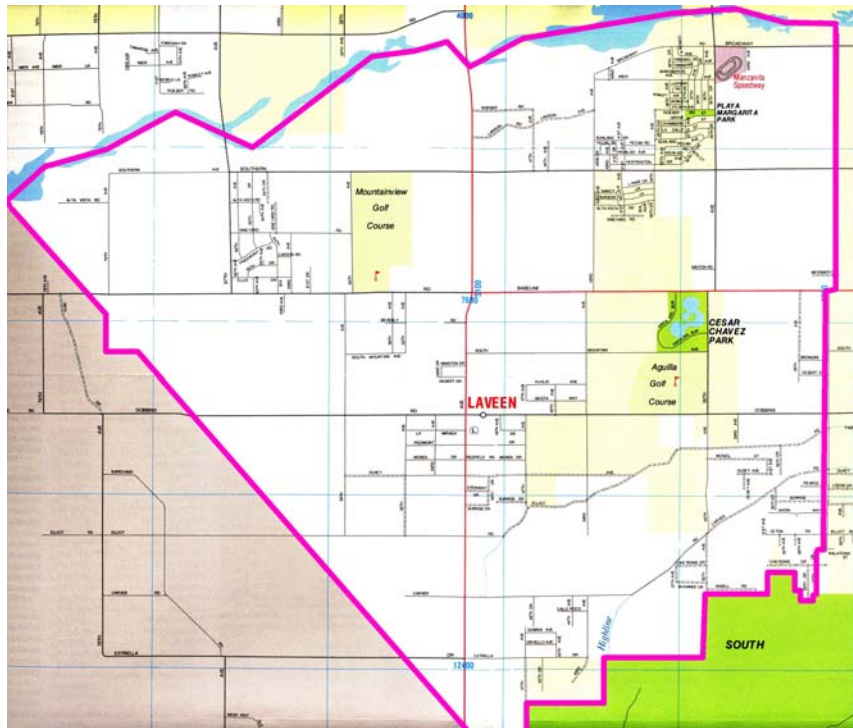


Figure 1.1 Map of Laveen showing the City of Phoenix Village boundary.

[†] For official purposes, this area extends into Township 1 North, Range 1 East, Sections 25-26 and 35-36, Township 1 North, Range 2 East, Sections 22-36, Township 1 South, Range 1 East, Sections 1-2 and 12, and Township 1 South, Range 2 East, Sections 2-11, 14-18, 20-22, and 28. The difference in School District and Planning Commission boundaries comes out to around three square miles.

Since the days of the Hohokam Indians, farmlands occupied Laveen's soil. Seemingly, the lush lands between the Gila and Salt Rivers would be fantastic agricultural fields. Scientific research in the early 1900s, however, proved that controlled growth in this area would be more difficult than originally presumed. The soil throughout the Salt River Valley is a deep alluvial fill composed of fine-grained sediments collected as the Salt River flows over and through the land. Under the Valley's soil, a massive river flows parallel to the Salt River. When the river's waters are collected, diverted, and spread over the land, this underground river rises closer to the Earth's surface, otherwise known as groundwater or underflow. Such a phenomenon does not typically pose a problem to most Valley landowners due to the vast amount of land over which the underground river is able to spread. Nevertheless, two locations constrict the Salt River and subsequently impair the land's capability to drain extraneous water. One of these places happens to be located at the confluence of the Salt and Gila Rivers, where the former must confine to its natural bed.² Such a natural occurrence results in a large floodplain extending into Laveen, one that can cause significant damage as well as favorable conditions for farming.

The flooding waters of the Salt River cause the surrounding soil to become extraordinarily alkaline, or salty. In 1898, the University of Arizona Agricultural Experiment Station published a report that provided the results of soil tests conducted two miles south of the Salt River in Tempe, soil somewhat similar to that found in Laveen. The results illustrated that this soil presented "favorable chemical composition and behavior with water ... but [was] perceptibly alkaline, though not exceedingly so."³ Thus, Laveen's land proved fertile for some crops while unsuitable for others. Nevertheless, settlement and survival in this rural area depended on the waters of the Gila and Salt Rivers.⁴

A Bureau of Land Management 1870 survey map shows that mesquite, greasewood, and cacti filled this part of the Salt River Valley. The BLM’s surveyors perceived much of what the Agricultural Station would later conclude. At best, the soils in these sections were “1st rate,” but only in the eastern portions of Laveen near the Salt River. Surveyors labeled the remaining “gentle rolling land,” only as “2nd or 3rd rate” while the soil along the base of the mountains seemed altogether “unfit for cultivation.”⁵ At the time, this rural area showed no signs of becoming valuable for farming, but history soon developed a separate fate for Laveen.

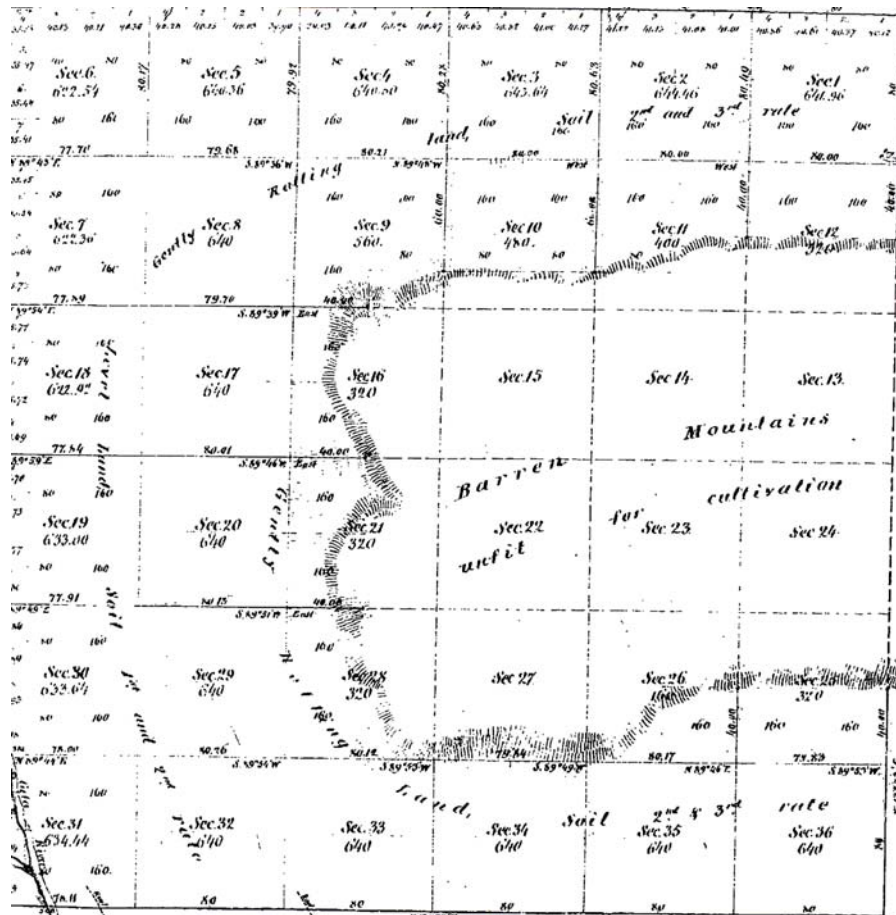


Figure 1.2 1870 BLM survey map of the Laveen area – the “Barren Mountains unfit for cultivation” are Carver and South Mountain Park.



Prehistory: A Preview of What's to Come

The story of Laveen's growth and development inevitably began around two thousand years ago. Its history is a tale of the land and its people, themes that remained constant throughout its Anglo past. Even many of the same trials and tribulations caused by the harsh Arizona desert were faced both by early indigenous settlers and later confronted Anglo-Europeans.

Long before Euro-Americans ever set foot on this land, the local indigenous people, known as the Hohokam, settled in the area nestled between the Gila and Salt Rivers. Like the Tigris and Euphrates, these two waterways provided an excellent means for survival. They not only served as communication and trading networks with the outside world, but for agricultural irrigation in the Salt River Valley's often encumbering climate. With an average rainfall of only 7.6 inches per year, water played an immense role in cultivating civilization and culture since the beginning of permanent settlements in this area.⁶

Hohokam irrigation along the Gila and Salt Rivers began as early as 300 A.D. Large-scale canals then emerged between 650 and 750 A.D. Like their later American counterparts, however, the Hohokam found the Salt River too unpredictable. Indians found that canals could broaden the natural waterway across the land to promote agriculture and sustenance. The result was a massive irrigation system complimented by large villages that congregated around these prehistoric arteries.⁷

Compared with others in the valley, many of the communities that arose in Laveen were relatively small in size. According to Omar Turney and his *Map of Prehistoric Irrigation Canals* from 1929, one of these villages, Pueblo Primero, centered around 67th Avenue and Baseline.

This village positioned itself along the ancient Canal Three, which extended from the Salt River near 35th Avenue and Broadway, similar but much longer than the later Indian Canal. Turney also found another much more massive village in the Laveen region called Villa Buena. Largely inside the Gila River Indian Reservation, this community comprised an area of at least 640 acres and was likely a regional residential, trading, and religious gathering place strategically located at the Salt/Gila confluence.⁸

In 1992, an archaeological survey funded by the Arizona Department of Transportation (ADOT) pointed to at least four other sites not mentioned by Turney: the Baseline Road Ruin, Las Cremaciones, The Lambeye Ruin, and the Patrick Site. This map revealed an even more established canal and settlement system in this region of the Salt River Valley than previously believed. While not much is known about any of these six prehistoric sites, they align in a pattern similar to late nineteenth century Anglo-European dwellings along similar canals parallel to the Salt River, from northeast to southwest.⁹

In addition to providing sustenance for the region, the waterways in the Salt River Valley also proved important for prehistoric transportation and communication. For their guidance and provisions, ancient indigenous trails followed rivers. The Gila and Salt Rivers offered much needed refreshment, vegetation, and animals for consumption, but it also performed as a trail guide that indicated the most survivable route through the desert. Using these waterways, Hohokam civilization traveled into distant lands to trade for supplies and ideas, sometimes as far as New Mexico, Colorado, and Mexico. Locals also utilized these trails for hunting, gathering, internal trading, and the performance of religious rites.¹⁰

Early Pioneers and Explorers: Building Upon Tradition

Over time, Indian trails became tried and true routes. With Mexico's independence from Spain in 1821, American beaver trappers progressed west from St. Louis to new headquarters in Santa Fe. From here, they proceeded illegally across Arizona's unknown regions looking for pelts. Many parties traveled secretly, only trading and gathering information about the location of trails from local tribes. By the mid 1820s, as many as 100 "mountain men" set foot in the Salt River Valley along their way to the Gila River watershed at what would become Fort Yuma.¹¹

The first recorded version of this journey is that of James Ohio Pattie. This Kentuckian explored Arizona in 1825 and returned in 1826-27 with a group of fourteen men. Pattie recorded very little of the natural landscape, failing to give his readers a vision of how central Arizona and the Gila River appeared. Historians distrust much of Pattie's story as it is crammed with self-appreciating stories of adventure and heroism. Nevertheless, from the trapper's thrilling stories, his route can be roughly traced to verify that he laid eyes on and possibly traveled through Laveen.¹² Whether or not Pattie's stories are true, his accounts verify that he and other explorers continued the ancient tradition of utilizing the Gila as a guide through the oppressive desert. Few early travelers strayed from the safety and lushness of the Gila's waters in such a forsaken desert. So difficult was the passage that nearly thirty-five years passed before others used this route through the Salt River Valley again.

The U.S. gained control of the territory north of the Gila through its victory over Mexico in 1848. The nation acquired the rest of Arizona with the subsequent Gadsden Purchase of 1853. Within ten years, these events allowed Americans to legally cross Arizona, explore its lands, and

discover gold in Prescott. As a result, this small outpost in the mountains of central Arizona immediately became a destination for those looking to get rich fast.

Almost immediately, the gold rush hit Arizona's mountains. In 1863, Joseph Reddeford Walker led a group of prospectors through Tucson and the Pima Villages just north of Maricopa Wells (modern day Maricopa).¹³ From there, they followed the Gila downstream, traveling along the border of the newly established Gila River Indian Reservation[‡], eventually heading north along the Hassayumpa River. While others had come before, Walker imposed the largest western influence on this ancient trail through the Gila/Salt confluence.

Gold forever changed the course of Arizona's history. Suddenly she became a destination rather than a mere obstacle on the journey to California. In 1864, the United States established Fort Whipple to protect the miners of Prescott, the first valuable establishment north of the Gila River. Communication lines between Yuma and Tucson were the only accessible and well-traveled roads in Arizona before 1863. With the establishment of a major military institution and an immensely profitable region of the territory, Prescott necessitated linkages with these older settlements. As such, stagecoach lines almost immediately followed in Walker's wake. By 1865, a stage line ran through Prescott from Santa Fe to Los Angeles and only one year later a stage connected Tucson and Prescott through Maricopa Wells. These events occurred even before Jack Swilling set foot in the Salt River Valley to establish the roots of Phoenix. In June of 1868, James Grant connected this stage with Los Angeles, alluding to the immense demand for travel from Arizona's mountains to its oldest city in the southern desert. Grant's and other stagecoach lines from Prescott to Yuma followed the route that Walker and ancient Indians traveled between

[‡] In 1859, Congress set aside the Gila River Indian Reservation, the first reservation in Arizona and the only one established before the Civil War. The reservation intended to house both the Pima and Maricopa Indians, although later drought caused some of the Maricopa to relocate to the Salt River Indian Reservation. In 1882 and 1883, the Gila Reservation expanded its territory to the boundaries of today. As of 1980, the reservation was the seventh largest in land and the third largest in population within Arizona. Accomazzo, 5; Henry Walker, 42-5.

the Salt River Mountains (today known as Phoenix’s South Mountain Park) and the Gila River, already established as the best route between the two settlements.¹⁴



Figure 1.3 James Grant’s advertisement for a stagecoach liner that would have traversed Laveen.



Figure 1.4 A common scene along the stagecoach trail – one that likely occurred in southern Laveen.

Roads were vital to communication between Anglo-American villages, just as they were for the ancient Hohokam. Caravans along the road carried supplies, passengers, and militia to protect pioneers from Indian attacks. The Bureau of Land Management surveyed the area around 1870 and 1900, mapping the impact of such a trail on the region. Following the Gila Reservation boundary, surveyors labeled a main northwesterly road as the “Old Road,” complete with various smaller access routes dodging in and out of the reservation. This road was separate, however, from the stagecoach’s Wickenburg Road, which ran well inside the Gila Reservation. The Old Road appeared to be a dirt path in 1870 but was upgraded to become a more established route by 1900. In both instances, the road ended within two to three miles of the north bank of the Salt River, existing primarily for local, not trans-territorial traffic.¹⁵

The BLM identified several interesting structures along this route’s path through Laveen, which indicated the existence of a service industry in the area. Surveyors located a lone building around the southeast corner of 51st Avenue and Estrella[§], labeled “Ivy’s Store” in addition to a well situated not much further toward the Salt River, just southwest of 59th and Elliot. Ivy’s Store was likely a way station and small supply depot for stagecoaches, the local Indian, Anglo, and mining communities.^{**} Eventually, the road met and crossed the Salt River at a “good ford” location near 79th Avenue and Alta Vista^{††}. According to the BLM, however, not much existed in the area besides these structures. Even with the advent of stage lines to Phoenix, the Tucson-Prescott route remained lucrative through 1887 when the railroad finally connected the two

[§] NE ¼ NE ¼ of Section 20 in Township 2 South, Range 1 East.

^{**} As early as 1870, prospectors discovered gold and established as many as six claims in the Salt River Mountains. For water, miners had to trek to the Gila River, through the pass in the San Juan Basin and exiting the mountains not far from Ivy’s Store. Baldwin, “A Mine of Our Own.”

^{††} E ½ NW ¼ of Section 35 in Township 1 North, Range 1 East.

towns, leaving the stage road, formerly an important means for trade, travel, and defense, a forgotten part of Laveen's past.¹⁶

Initial Settlement: 1880-1910

Prior to Laveen's founding, the area yielded little consideration for settlement due to its considerable separation from the new town site of Phoenix and subsequent canal infrastructure. Beginning in 1867, Swilling's town and canal garnered most of central Arizona's attention and population. Phoenix quickly grew, however, spreading into the immediate regions, beginning with the East Valley. In 1874, Charles Hayden opened his mill on the Salt River and four years later, Mormon settlers persisted further east to found the town of Mesa. While the Southeast Valley developed early in the region's history, similar expansion came slower to the Southwest Valley.

Two geographic reasons propagated this slower growth to the west. Swilling formed the Swilling Irrigating and Canal Company just west of present day Papago Park, some fourteen miles east of Laveen. As a result of being relatively far downstream from the original irrigation canals, the infrastructure necessary for agriculture were absent in Laveen's initial settlement period. Furthermore, the land southwest of Phoenix was isolated from the services available in the city center. Before Dwight Heard built the Central Avenue Bridge, fording at an established location like Hayden's Ferry in Tempe comprised the only way to cross the Salt River. Without irrigation and depending solely on Ivy's Store for daily provisions, survival south of the Salt River proved more unmanageable than settling on irrigable land north of the river that boasted both an extensive canal network and unimpeded access to Phoenix.

Throughout the Salt River Valley, control of water circumscribed where mature communities took hold. The original farmers settled Phoenix around 36th Street and Washington to provide needed crops for the soldiers at Fort McDowell along the Verde River. Irrigation and the promise of an extensive canal system promoted settlement in the desert. Farmers could obtain a portion of this irrigable water via shares in the joint-stock companies that constructed and owned many canals in the late 1800s. Canals were so vital to prosperity that if farmers wanted to profit from their land, they needed to settle along or be incorporated within a canal system. As a result, development largely followed the meandering of canals and their laterals, smaller canals transporting water from a primary canal to individual farms.¹⁷

Without their own canal company, the earliest Laveen settlers positioned themselves close to the Salt River, forming their own familial canals and wells. Oral tradition relates that many families built brush dams in the river to divert at least some of its flowing water into the remaining Hohokam ditches.¹⁸ As vernacular structures, these familial canals must have been poor quality and largely makeshift, likely washing away with the next big rainfall. To resolve this issue, Laveenites worked to produce three more substantial canals that allowed for incremental increases in population over the next thirty years.

According to SRP records, the northern portion of Laveen organized into the Peninsula, Horowitz, and Champion Irrigation and Drainage District, which comprised of a series of intermittent canals from at least 1887 to 1937. Utilizing the Peninsula Canal before 1887, however, this irrigation entity only cultivated 120 acres. Between 1887 and 1900, district residents constructed two additional canals: the Horowitz and Indian Canals, which irrigated 654 and 1,005 acres, respectively. A 1914 USGS map identified the impact of these waterways. For instance, it showed numerous structures situated along the Indian Canal's path, illustrating that

property owners saw a benefit to living along the canal and its service road. The use of these canals deteriorated over time. In fact, after their peak use from 1887 to 1900, only the Indian and Peninsular Canals remained in use between 1900 and 1937, serving a mere 75 and 301 acres, respectively.^{‡‡} ¹⁹

While irrigation desperately tried to thrive in northwestern Laveen, three landowners joined together to form another independent ditch in 1886. Peter Marmonier and the Lambeye brothers, Joseph and Bernard, created the Marmonier, or French Ditch on October 1, 1885. The ditch sought to transport water upstream from the Salt River in order to irrigate lands parallel to the river as far west as 35th Avenue. The Lambeyes purchased cash entry plots in 1891; Joseph, on 160 acres at the southwest corner of 27th Avenue and Southern, while Bernard bought 160 acres to the southwest, on the northeast corner of 35th Avenue and Baseline.^{§§} The other member of this association, Peter Marmonier, however, did not live in the Laveen area, but homesteaded a property further upstream. To achieve its owners' goal, the Marmonier Ditch struck out south of the Salt River around 3rd Street and followed the bank of the river, finally entering Laveen Village at 27th Avenue between Southern and Baseline.²⁰

While there may have been squatters earlier, the BLM issued the first homestead patent on June 30, 1862 to James C. Shackleford for a 160 acre plot just west of 59th Avenue, half way between Southern and Baseline. The 1862 National Homestead Act enabled the possibility for homesteading, which allowed anyone over the age of twenty-one to file for a patent. In order to

^{‡‡} Although no information could be gathered in reference to the date or water volume of the Champion Ditch, it also made up one of the canals of this district. For a total of miles, the Champion Ditch began at 35th Avenue, north of Southern, then proceeded west and then south through Section 27 to Section 34, south of Southern before turning west again to its end in Section 32, between Southern and Baseline and 51st and 59th Avenues. Salt River Project, Specific Canal files.

^{§§} In 1897, Joseph Lambeye again bought 160 acres from the Federal government. This time, however, Joseph bought further west in Laveen, likely along one of the canals within the previously mentioned district of the Peninsular Canal, etc., north of Baseline between 59th and 67th Avenues. United States Bureau of Land Management, Land Patents.

claim land, the government required residence on the land for five continuous years in addition to cultivating some portion of the property during the last four years of this stake. Should the homesteader fail to achieve either of these conditions, the BLM cancelled the patent, allowing others to reclaim. Within six months of filing a claim, a homesteader must live on the land, which would have meant almost immediate construction of housing on the property. In Arizona, more homesteads failed than succeeded, perhaps a consequence of the lack of canals and irrigation available on most lands, like Laveen.²¹

Residential homesteads were not the only way to gain property for early Arizonans. While these were free to anyone who applied, citizens with more wealth or those with denied BLM applications, could purchase lots outright from the Federal government at a minimum price of \$1.25 per acre. These cash entry patents reserved land for owners without having to reside on the property. According to the BLM Arizona Office, however, many residents opted into purchasing cash entry grants because the Government denied their application for failing to meet one of the required conditions and others never applied for claims at all.²² Thus, BLM patents present a vivid, but incomplete picture of Laveen.

Homesteading jumpstarted Laveen's development and culture. As historian Pat Stein acknowledges, homesteading created a ripple effect that formed towns and cities like Laveen. Stemming from the principles of America's Founding Fathers, homesteading served a purely democratic function. To promote development, the government offered "Free Land to the Landless," and in turn, fostered small family dwellings.²³ The Homestead Act enabled an area like Laveen to become a community of diverse people coming together to seek a better life for their families.

Early in Laveen's settlement, cash entries were common, especially on larger plots of land. Nevertheless, homesteading bills sought to prevent a monopoly of the land by a few wealthy patrons. In Laveen alone, 15 of 34, or 44 percent, of the patents issued by the BLM between 1890 and 1911 were cash entry purchases. Furthermore, cash entries accounted for 3,920 acres of a total 6,980 distributed during this period.²⁴

Official patents only present one view of Laveen before 1911. They reveal that fifteen pioneers and their families lived in the area, namely (in order of first date issued) James Shackelford, Jean Orteig, Preciliano Ruiz, Millie Washburn, Quirino Villa, Feliz Perez, William Price, Ramon Gonzalez, Dominique Claboret, Jose Garcia, Poliano Martinez, Pedro Perez, James Washburn, Cleotilde Zuniga, Charles Bowers, and Neil McCallum. As much as the issued patents relate, original homesteaders settled on the land in a distinctive pattern. During this time, the federal government issued all but one homestead north of Dobbins and all but five north of Baseline. The majority of residents claimed land beginning in the east and gradually moving west. For example, of those properties above Baseline, ten were east of 51st Avenue. Notably, the most northeasterly Section, between 27th and 35th Avenues from Southern to Broadway, was the only Section fully claimed by 1911.²⁵ Phoenicians and migrants into the rural community are currently replicating this settlement pattern.

This information, however, merely represents the successful patents issued. BLM ledgers supplied by SRP provide initial homestead application dates, revealing that many more residents lived in Laveen. As opposed to the successful patents, these ledgers recorded a total of sixty-six different entries. Undoubtedly, many of these filed unsuccessful claims to homestead the land, rejected for undisclosed reasons. Looking at later patents, many reapplied for homesteads or simply purchased the land from the BLM, but sometimes nearly a decade after they first applied.

Diverging from the patent record, these ledgers cite Antonio Lopez as the earliest resident of Laveen as early as 1872, apparently residing around Southern and 59th Avenue. Notable names listed in these ledgers, but who were not issued homestead patents before 1911 were Roger G. Laveen and William O. Moore, two community leaders who made important contributions between 1911 and 1929.²⁶

Early homesteading, squatting, and settlement necessitated the need for an organized school in Laveen as early as 1884. In the story of Laveen, the local school plays a tremendously important role. In fact, Betty Accomazzo refers to the school's opening as the community's founding. She stated, "like other small communities, the schoolhouse was the center of activities," a centralized place where the community could gather as one. According to Accomazzo, Mexican and Mormon families home schooled these first Laveen students in homes between 51st and 75th Avenues from Baseline to Southern. Over the next twenty-five years, a few more residents and possibly the emigration of previous teachers created a community desire to begin an independent school district. At a time when Laveen's development relied on subsistence farming, home schooling sufficiently fulfilled their needs. As irrigation became more organized with larger, more substantial canals, farmers needed a school district for the area's growing, although still relatively small, rural population. On August 8, 1908, the Maricopa County Board of Supervisors approved designation of School District 59, "Horowitz."²⁷

Through 1912, the Horowitz School District comprised a relatively small, but large part of the Laveen community, including all residents northwest of 35th Avenue and Baseline to the Salt River. The following June, in 1909, classes were finally held in a new one-room schoolhouse located just south of Southern on 67th Avenue. At that time, seventeen children

attended the school under the tutelage of the first teacher, Rollin S. Howard.^{*** 28} Community leaders exhibited intelligent forethought, for the changes that happened in the area were about to become monumental.

The Foundation Is Laid: 1911-1929

The official founding of Laveen came in early November of 1913 with the opening of a post office to service the rural community. It was the effect of two events that occurred in 1911 that significantly changed Laveen's future. In March, Dwight B. Heard influenced the construction of the first bridge across the Salt River, connecting downtown Phoenix with his land holdings in the South Mountain agricultural area. Even with the creation of this Central Avenue Bridge, traveling into Phoenix from Laveen was still a trek, but for the first time, some sort of reliable connection with the outside world existed.²⁹

That same month, an even more monumental event occurred. The river remained an uncertain and dangerous ally even though farmers experimented, rather successfully, with canal irrigation in the late nineteenth century. Almost twenty years after settlers first employed canal use in the Salt River Valley, they realized the Salt and Verde could not supply enough water for survival year in and year out. In fact, the rivers were so sporadic that adequate amounts only flowed one in three years. County leaders determined that the solution lay in a vast reservoir system. Trapping and holding the rivers' flow in storage could supply the Valley's growing population and agricultural demands. As a result of the county's enormously rising population, the Maricopa County Board of Trade decided more significant dams should be constructed, a

^{***} The ratio of boys to girls was 9:8 while the average age of the children was just over 8 years old. Maricopa County School Superintendent, 1909 School Census.

financial task not befitting the county or even territorial governments. In the meantime, drought hit the desert and agriculture diminished immensely as farmers emigrated to other regions.^{††† 30}

The Valley's diminishing agricultural production was a priority for the Territory and federal governments. In 1902, Congress presented an answer to the Salt River Valley with passage of the Hansbrough-Newlands Bill, which provided federal loans for reclamation projects. As a rule, however, the government would not deal with individual landowners, a governmental method of assuring the grantee's responsibility for the loan. To receive backing, therefore, Salt River farmers formed the Salt River Valley Water Users Association (SRVWUA) in 1903 and construction of Roosevelt Dam began five years later, finally being completed in 1911.³¹

Roosevelt Dam miraculously changed the amount of agriculture that could occur on Valley land, a fact not lost on contemporary and prospective Laveen farmers. Because of the more stable and canal infrastructure introduced in Laveen, many of the smaller, individual or familial dams that took water from downstream phased out. Roosevelt reduced the volume of the Peninsular, Horowitz, and Champion District canals while others like the Marmonier Canal were able to connect with larger upstream canals and maintain their flow. The Marmonier, for example, previously drew its water directly from the Salt River, but made arrangements to obtain the San Francisco Canal's wastewater after 1911.³² For some farmers in the West Valley, the Roosevelt Dam at first offered mixed blessings. For other farmers, however, Roosevelt meant opportunity. In Laveen, the Salt River Project (SRP) promised more irrigable land and new settlement within the community. Arguably, one of the largest canals that emerged from the Salt

^{†††} The commencement of the drought began in 1890 and lasted well into the first decade of the twentieth century. From 1896 to 1905, the number of cultivated acreage decreased by 30,649, around 3,405 per year. Greenwald, 9.

River Project was the Western Canal, which stretched its body across the Valley and into the open arms of Laveen.³³

Since 1867, all of the Salt River Valley's major canals primarily served East Valley farms. With the planning of Roosevelt Dam, farmers to the south of Phoenix urged the construction of a canal to water their lands as well. The Reclamation Service sought to appease these requests and immediately began making plans to construct a western canal that would

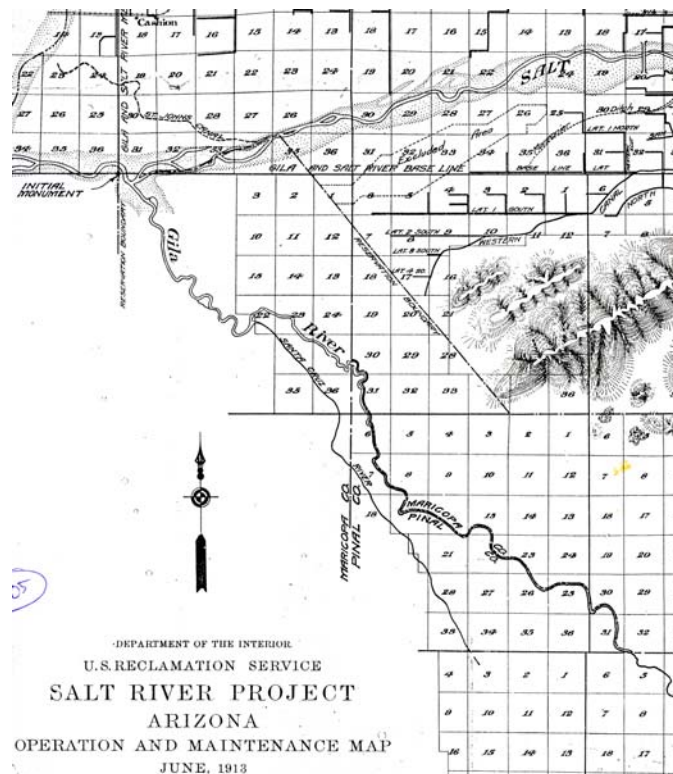


Figure 1.5 SRP map illustrating the impact of new canals in Laveen.

ideally be an offshoot of the still privately owned Tempe Canal. The first phase of the Western Canal promised to irrigate an additional 13,000 acres of land in South Phoenix from Priest to 48th Street.³⁴ Unfortunately, the Tempe Canal Co. refused to sell, forcing the Reclamation Service to build a duplicate canal. From 1911-1912, construction commenced from Tempe to 48th Street.

Farmers and land prospectors further west also saw potential in this new service and formed the Western Canal Construction Co. to take on the responsibility of extending the canal from 48th Street to 19th Avenue and further west. By 1913, the Western Canal Company finished construction on the canal and its five laterals in Laveen. The Baseline Lateral and Laterals 1-4 South, further spurred development along their routes and significantly increasing the irrigable acreage of the Salt River Project.³⁵

During this period, while many farmers in the area concerned themselves with getting water to their farms, others had a problem of too much water. In the Salt River Valley, many canals began in the east and traveled west, parallel to the river. This trend left a natural floodplain in the region that included Laveen. For many farmers, drainage became just as important as irrigation. To counteract this process, the Maricopa County Drainage District No. 5 formed under county supervision in 1920. In essence, the Maricopa Drain recycled the water already in circulation within the Peninsula, Horowitz, and Champion Irrigation District. The location of the Maricopa Drain, as later residents knew it, started south from the Salt River at about 35th Avenue, just north of Southern and headed southwest to the western border of Laveen and the Reservation. The Maricopa Drain served to both irrigate and drain the land, a necessity farmers discovered later in the 1920s when drought plagued the Salt River Valley.³⁶

Although canal irrigation led to increased productivity within the Salt River Valley, the development of a new crop was just as influential in Laveen's growth. During the early days of agriculture in the area, farmers focused on the traditional staples of barley, alfalfa, and wheat in small and balanced portions. In the first decade of the 20th Century, cotton began spreading across the Valley as a plausible crop. A small farmer in South Phoenix first tried cotton in the late 1800s, but the crop failed to flourish for many years. By the time of Laveen's founding,

however, cotton became a booming local and regional industry. By 1919, it was so prosperous that it challenged every other production in the state, including mining. Quickly, Arizona became known for its superior quality cotton, even surpassing Texan and Egyptian cotton. World War I soon placed an increased demand for cotton, especially the type discovered and exploited in central Arizona, the long-staple Pima variety.³⁷

At first, cotton merely presented another crop to diversify production. By America's involvement in World War I, cotton proved extremely profitable. Because of the high quality product being grown in the Salt River Valley, farmers received nearly double the price as other American growers. In 1917, a story circulated that two Phoenix Union High School teachers resigned mid-year to farm 160 acres of the crop. A commercial yearbook of Maricopa County stated that the "uniformly high quality of product is [a] guarantee to the growers that the returns from crop should always make production worth-while."³⁸ Many farmers knew this without being told. The same source reported that in 1919, a government advisor to cotton growers in Mesa, named E.W. Hudson, decided to plant his own crop on 800 acres. In turn, he profited upwards of \$225,000, an astounding \$281 per acre.³⁹

Such financial stability and wealth would be hard to refuse. Cotton settled the land for good. Many Laveen farmers saw the potential in cotton and decided to apportion all or at least some of their land to growing the crop. Not all Laveen soil was suitable for cotton, however. The high alkalinity that naturally occurred in the land led to the abandonment of many acres near the Salt River. J. Garnett Holmes proved instrumental in developing methods to reclaim potential farmlands otherwise thought too salty for the growth of cotton. Holmes set up his experimental reclamation land on several large plots near the Salt River in western Laveen. Working on behalf of the Arizona Agricultural Experiment Station, Holmes bought 650 acres of land from

November of 1917 to December of 1918, from 63rd to 79th Avenues between Southern and Baseline, known as Snake Ranch.^{†††} With help from his brother, L. Carl Holmes, J. Garnett took land previously disregarded and made them profitable pieces of farm property, even serving as a lab for other farmers to work out and test their own alkaline problems.⁴⁰

Cotton had a much larger impact on the area, however, than providing wealth to land-owning farmers. Each year, transient Mexican workers swelled the Laveen community to work the fields. Reportedly, each property contained six small wooden shacks to house their temporary field hands. Where cotton grew, ginning also likely took place. With its growing cotton production, Laveen became a natural location for this industry. Not only could a gin serve local Laveen growers, but Indian farmers from the GRIC as well. Before Laveen's 1920s gin, the closest was seven miles northwest of Phoenix. Taking advantage of its local production, The Laveen Ginning Co. purchased one acre from T.C. McReynolds in 1924 and 1925 on the northwest corner of 45th Avenue and Dobbins. Some five years later, the Western Cotton Oil and Ginning Co. bought out the Laveen Ginning Co. For area growers, the establishment of closer services was a welcome sight and embedded Laveen as an independent agricultural producer throughout the Valley.⁴¹

The Postmaster General of the United States ordered the opening of a post office nine miles southwest of Phoenix to serve a growing population otherwise known as School District 59. He appointed Roger G. Laveen the first postmaster, thereby naming the community Laveen. Although Walter Laveen applied for a homesteading patent in 1910, Laveen's Post Office was erected in 1913 on his claimed land on the southeast corner of 51st Avenue and Dobbins. This post office served a much smaller Laveen than we know today. Even by 1929, postal service

^{†††} The exact location of this land was the E ½ Nw ½ of Section 31 in Township 1 North, Range 2 East, the N ½ and SE ¼ of Section 36 in Township 1 North, Range 1 East, and the N ½ SE ¼ of Section 35 in the same Township and Range. Maricopa County Recorder, Real Estate Deeds.

delivered to sixty-seven homes that included the modern village boundaries as well as St. John's Indian School in Komatke^{§§§} but excluded the lands north of Southern and east of 42nd Avenue, which remained in Phoenix.⁴² With the establishment of a post office, the intersection at 51st and Dobbins became the hub of a vital and bustling agricultural community, out from which all commercial activity emanated and community thrived.

Born in 1888, Roger Laveen was one of six children, Walter, Frank, Esther, Fereida, and Agnes. The Laveen family migrated to Phoenix from Graceville, Minnesota sometime after the turn of the nineteenth century. In 1909, Roger purchased his first piece of Arizona property in the Churchill Addition of Phoenix for \$3,500 where he and his sisters, Esther and Fereida, lived. While unemployed, Roger told the census taker that he was a stenographer by trade in the real estate industry. Little could he foresee that the next U.S. Census would lend his name to an entire precinct.⁴³

Roger filed a homestead claim for 160 acres on April 14, 1910 for the northwestern corner of what would become 51st Avenue and Dobbins ("Laveen Road"). On the opposite corner, his brother Walter applied for an eighty-acre homestead several months later. The historic record remains unclear as to when Roger Laveen moved to the rural community that bore his name. Analyzing the historic record, one scenario becomes likely, but not conclusive. Given that he purchased a home in Phoenix in 1909 and the Central Avenue Bridge was not completed to provide access to professional employment until 1911, Roger Laveen likely applied for a homestead on speculation. When the opportunity arose to live in Laveen and work in Phoenix, Roger moved to the developing community and offered to become postmaster. If this were the case, why did the BLM withhold Laveen's patent after he deeded a piece of land to help

^{§§§} Fr. Novatus Benzing founded the St. John the Baptist Mission and School in 1896, five miles south of Laveen along 51st Avenue. The school, and surrounding Indian community, became an important neighbor to Laveen. St. John's Indian School, 1966, Arizona Historical Foundation, Arizona State University, Tempe, AZ.

construct a Western Canal lateral in 1913? If Laveen resided in the community and abutted a source of irrigation, he should have been able to acquire a patent much sooner than 1918, which indicated his inability to settle or irrigate the parcel for eight years. Moreover, Roger held onto his Phoenix property until 1921.⁴⁴

In total, Roger Laveen's name is listed on four homesteading patents from 1918 to 1923 as he perhaps helped others obtain land in the community. One by one, Roger sold each parcel of land in 40-acre plots with his own homestead being sold to Marvin Williams in 1919. Roger then bought the property across 51st Avenue from Levi Young on land that Frank Wells purchased from the government in 1892. Between 1910 and 1919, the Laveen family owned the four corners around 51st and Dobbins, eventually selling the land to other families. Roger only served as Laveen's postmaster for two years so that by the 1920 Census, he took up farming as an occupation. A few years later, he went on to become Maricopa County Deputy Recorder and was subsequently elected County Recorder as a Democrat. Although Roger likely lived in this community into the 1950s, he sold this last piece of land in Laveen in 1931 and bought another more manageable lot in the Diamond Heights section of Phoenix.⁴⁵



Figure 1.6 The only known picture of the original Laveen Country Store/Post Office.

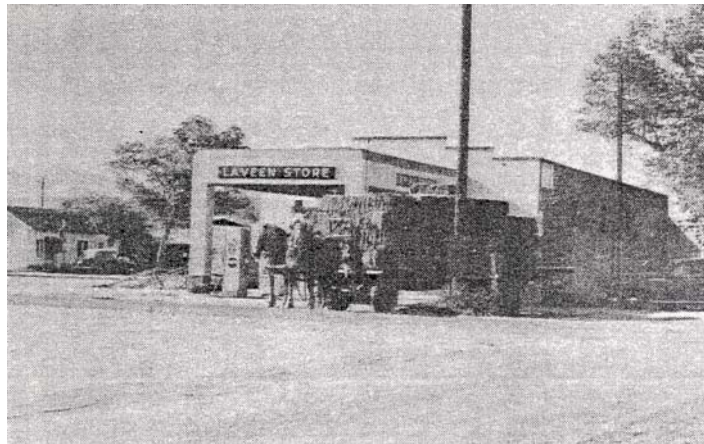


Figure 1.7 This picture from the 1940s provides a good view of the new, more substantial Country Store constructed in 1922.

With a new post office and school at the center of this agrarian community, Laveen positioned itself to develop socially. It is unlikely that much else existed near the post office when it opened in 1913. Before long, however, other properties sprang up. The original post office consisted of a modest frame structure, but in 1919, Armon and Shell Cheatham bought the Laveen Store. By 1922, the community grew enough to warrant a second structure and amenities. Therefore, the Cheathams moved the original 100 feet to the east to build a newer store. With two buildings on the site, the Cheathams kept the post office along the street with a Safeway grocery in the same structure. The older moved building then housed a pool hall, slot machines, and beer and sandwich shop.⁴⁶ With a renewed central core, this area became the center of the community - it transitioned focus from the lands north of Baseline to the properties around this small, but quickly emerging town center.

The rural community southwest of Phoenix and situated in the midst of the Salt and Gila River confluence came into its own during this period. From 1909 to 1925, School District 59 held classes in the same one-room schoolhouse away from the center of the community. Increased population in southern Laveen placed stress on the small schoolhouse after 1911 and

particularly during World War I. In fact, until the 1913-14 school year, the district only needed one teacher. To combat further overcrowding later in the decade, school leaders asked the community for a \$27,000 bond to acquire land to construct several new schools. Nearly one week later, in March of 1919, the bond passed.⁴⁷

The apparent answer to overcrowding at the time was not the construction of a large centralized school, but the acquisition of property in various locations throughout the community. During the agricultural prosperity that occurred before 1920, many Arizona communities popularized the idea of expanding educational locations to better serve local neighborhoods. When the cotton depression hit Laveen, however, the School District responded by cutting back preparations for satellite schools. Laveen's financial situation coincided with a new educational philosophy proposed by the U.S. Bureau of Education that called for school centralization. A report entitled "Educational Conditions in Arizona," sought to promote better school conditions at one site rather than spread limited resources across several campuses, which

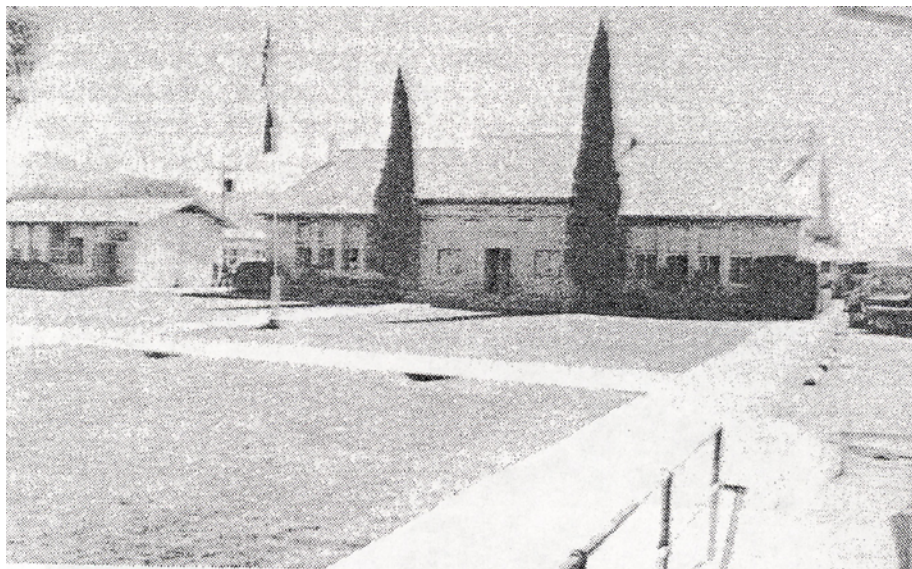


Figure 1.8 This four-room schoolhouse was the first structure on the new centralized campus adjacent to the Country Store.

would effectively reduce the quality of education in rural environments. While the Bureau had education in mind, it indirectly advocated schools as community centers that encouraged cohesive identities, not segmented communities with different locations.⁴⁸

In the case of Laveen, school centralization successfully spawned a strong community bond. In 1924, Walter Laveen and his wife, Cora Ludlow, a teacher in Laveen since 1914, sold one acre of their property to the Laveen School District. The following September, a new eight-grade schoolhouse opened on this property immediately east of the Laveen Store.^{**** 49}

This education system, however, was not equally available to all Laveenites. In 1909, the Arizona Territorial Legislature instituted educational segregation. An interview with Irene McClellan King, a Laveen resident and African American schoolgirl in the 1920s, revealed that attendance at the Laveen School was a year-to-year situation. If enough black students failed to reside within the Laveen District, its black students commuted to the Roosevelt School District's black school at 27th Avenue and Southern. Compared to Laveen's Anglo school, however, the black institution was superior in many ways. In the 1930s, Ruth Cheatham, who attended Laveen's Anglo institution, remembered regular spelling competitions with the black school. Following the spelling bees, Anglo Laveen students would often return home on the losing side.⁵⁰

Laveen's rural industry attracted many types of people. Entertainment united this diverse community. Because Laveen was rural, its residents managed to entertain themselves. This trait produced a strong kinship and identity for local residents. As King remembered, Laveen's rural location did not keep them from activities. She recalled weekly Saturday night socials at friends' homesteads where the guests enjoyed each other's company while dancing the night away.

^{****} The School District demolished this building in the 1980s to make room for Building E of the Laveen Elementary School. Baldwin, conversation.

Likely, many families had such parties, which later became community-wide events. To build such community around the Country Store, a stage was erected in the 1910s where Saturday night dances, wrestling matches, and horse races were held, events that sometimes involved the local Indian population.⁵¹

The Country Store became the center of attention for area locals. Apart from economic opportunity, this atmosphere and social culture, together with both the cotton harvest and Country Store's commercial monopoly for miles around attracted diverse populations. According to Ralph Spotts, Laveen's postmaster from 1949-1979, "this was a gathering place for everyone south of the Salt River [Laveen] was a lively town, and a little rough at times, I've been told, especially during cotton harvest."⁵² Laveen became a social meeting place as the geographic link between its own assorted population, the Reservation to the southwest, and South Phoenix to the east.

Indeed, with the gathering of the crop, Laveen's population witnessed a surge of temporary workers who, after a long day in the fields, needed time for recreation. The informal events listed above provided some, but not all of the possibilities available in Laveen. Some years down the line, in the early 1950s, tractors would automate the cotton-picking process and the transients left their shacks in the fields, causing Laveen's downtown to wither. Until this time, however, some retailers focused on the transient audience. For example, early homesteader, William (Billy) O. Moore, opened a pool hall sometime in the late 1920s on a portion of his land along Dobbins Road, a half-mile east of the Laveen store.⁵³

In 1915, Alda Galusha became the first president of the Laveen Women's Club, the first structured social association within the community. Almost ten years later, the organization bought land from Billy Moore on Dobbins, not far from the second pool hall and paid to erect a

venue where the community could hold organized events. In fact, to support their own fundraising efforts, including promoting public health and literature in schools, the Women's Club held regular dances in the building. In 1927, the Women's Club fell into financial hardship and was forced to sell the land and hall back to Moore.⁵⁴ By the late 1920s, Laveen was well on its way to building the type of community atmosphere that defined its identity for many decades, a character instituted and advanced by several prominent families.

The Laveen family is celebrated for their efforts in founding the community, but others who settled around the same time held onto its traditions and built new ones. Like other rural communities, a Laveen culture stemmed out of its natural setting. Early residents came to Laveen at a time when homes did without water or electricity. In fact, running water only came to some properties by 1942. Due to these factors, residents kept cool through natural methods as homesteaders surrounded their homes with trees to provide shade. This trend formed a built environment that made each homestead look like a natural oasis in the midst of the area's vast farm fields. Many of these early residents, transient farm workers, left after a year or two while others stayed in the area for several years and became the basis for Laveen's sustained culture. These families included the NcNeils, Mabens, Hudsons, McClellans, Pitrats, Cashes, Jordans, Colvins, McReynolds, and Appersons.⁵⁵ It was the Cheathams, however, who formed a particularly strong and lasting presence in the area.

When Roger Laveen became postmaster in 1913, the Cheathams were a united family on their dairy in Duncan, Arizona. At the age of sixty-three, their father, William Calvin Cheatham (W.C.), left the family farm for Scottsdale in 1916. Two years later, W.C. moved to the rural community of Laveen. In 1919, perhaps after a few trips to see their father, Armon D. and his brother Shell found a financial opportunity in the community that could reunite the family. That

December, the brothers bought the Laveen Store from Susan Archer and migrated to the young community.⁵⁶

After making the trek to Laveen, Armon, his wife Lula, and their three boys, Ernest, George, and Leonard, lived in the residential quarters behind the Country Store. As owner of the Laveen Store, the Postmaster General appointed Armon postmaster of Laveen, a position he retained until 1949. By 1922, Armon and Shell moved the store 100 feet away from the road,

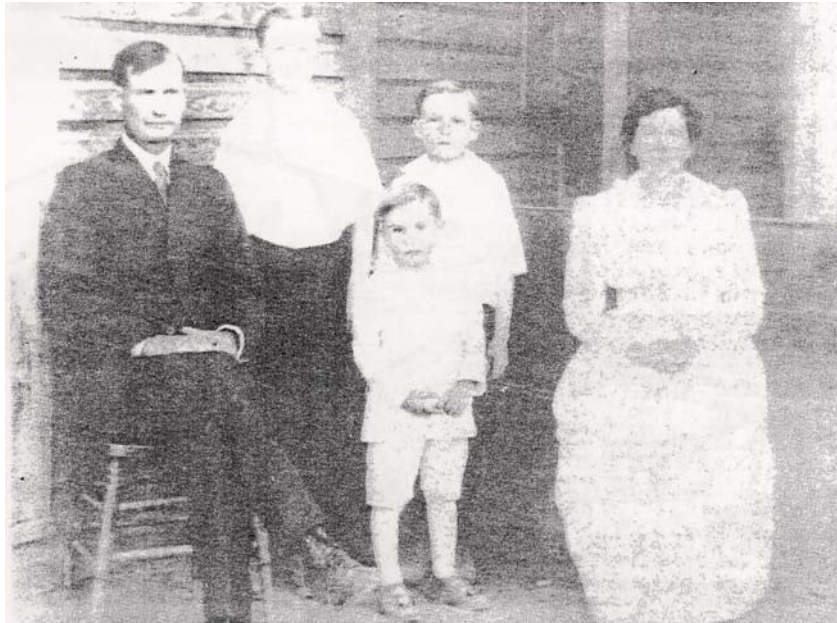


Figure 1.9 The Cheatham Family with Armon, Sr. on the left.

making room to build a new, more substantial structure to serve a maturing population. By doing so, the Cheathams took down the community stage, necessitating the need for the Women's Club hall to provide a community social assembly place.^{57†††}

††† While Armon prospered as a retailer, his father and brother worked the land. W.C. and Shell purchased a property around 47th Avenue and Dobbins where they built two houses. Shortly thereafter, Shell married a local girl, Arrie, whose family lived in a small adobe home, called the Brun Place at 55th Avenue and Carver. After marriage in February of 1920, the couple moved into Shelton's home and worked to farm cotton, tend the Laveen store, and raise cattle. Accomazzo, 17-18.

Two years after moving to Laveen, Armon Cheatham bought his own forty-acre farmstead and house on the west side of 51st Avenue and Elliot to work the land while retaining ownership of the store. Because of their farming interests, the family also became involved in the Valley's water use during this period. W.C. Cheatham became a member of the Salt River Valley Water Users Association (SRVWUA) Council for District 5 (an area within the Salt River Project that directly incorporated Laveen) from 1921 to 1926 and from that point on, the Cheathams regularly sat on either the Council or Board of two SRP related organizations.^{**** 58} Perhaps the Cheathams blossomed more than any other family, but others certainly left their mark on the community.

While many of Laveen's residents were largely unknown, two of its most famous residents, T.C. McReynolds and Edgar Apperson. McReynolds moved to the area from Kokomo, Indiana in 1916. Like so many others, McReynolds moved to Phoenix for health reasons at the age of forty-six and bought a property on the north side of Dobbins and 43rd Avenue where he farmed until opening a large dairy at 27th Avenue and Southern in 1928.⁵⁹ In Laveen, McReynolds could escape the pressures of the boardroom and enjoy life as a simple farmer. He demonstrated ability as a businessman and community leader long before migrating to Laveen, but continued his entrepreneurial and aggressive drive in Arizona where a 1930 biographical sketch stated "any satisfactory record of the agricultural, commercial, and financial development of Arizona in the last twelve years must include T.C. ... [he] has had a direct and potent influence on the state's advancement and prosperity."⁶⁰ Indeed, McReynolds' resume included V.P. of the Mutual Cotton Oil Co., Pres. of Union Investment Co., Lebanon Heat, Light, &

^{****} W.C. sat on the Council from 1921-1926, Armon, Sr. from 1927-1936, and Earnest from 1948-1963 when he was elected to the Board where represented District 5 from 1963-1974. Earnest Cheatham was also elected to the SRP Agricultural Improvement and Power District No. 5 where he sat on the Council from 1952-1963 and was subsequently elected to the Board, presiding from 1963-1974. Roy Cheatham also became involved, sitting on this Council from 1976-2004. (SRP Archives)

Power Co., The Converse & Amboy Light and Power Co., and organizer of Roosevelt Hay Growers' Association and the Pima Cotton Growers Association as well as a member of the SRVWUA Board and Council from 1918 to 1920 for Laveen's District 5.⁶¹

On July 4, 1894, Edgar and Elmer Apperson built and test-drove an early prototype of the horseless carriage in Kokomo, Indiana. In 1898, the brothers collaborated with Elwood Haynes to form the Haynes-Apperson Automobile Company to sell its trademark Jackrabbit for \$1,250, cited by the Smithsonian as one of the first automobiles.⁶² In 1918, the community of Laveen, which four years earlier had only two cars, became the home of Edgar Apperson, who visited his longtime friend and financial backer, T.C. McReynolds, a Laveen resident since 1916. Having a penchant for the rural nature and mild winter climate of the community, Edgar bought land on the southwest corner of 35th Avenue and Baseline Road. For fifteen years, Laveen welcomed its own winter visitor. Although he could not foresee it at the time, the automobile's promotion of urban sprawl and bedroom communities in the late twentieth century indirectly implicated Apperson and his invention for Laveen's ultimate decline. Without any children, Edgar left his Laveen property at the southwest corner of 35th Avenue and Baseline Road, to his foster son, Gilbert Alvord. Over time, Phoenix acquired the property and developed it into a park containing a large lake, initially called Alvord Park and now known as Cesar Chavez Park.⁶³

Hard Times Form Community: 1929-1945

As financial booms caused Laveen to prosper, depressions caused many residents to flee while some arrived. Even during the Great Depression, farming remained relatively stable in central Arizona. In other parts of the nation, however, farmers did not fare as well. On their way

to farmlands and better opportunities in central and southern California, many Okies fled the Dust Bowl and traveled through Phoenix. Many simply stopped to re-supply, but others settled permanently in the Salt River Valley.

Laveen changed little at the beginning of the Great Depression. As the 1930s progressed, however, so too did Laveen's physical and cultural environment. In the early 1930s, Laveen's primary commercial district developed. At Laveen's central core (51st Avenue and Dobbins Road), the community boasted several auto garages, a blacksmith, and two general stores from which residents could pick up hardware, clothing, dry goods, groceries, ice, gas, wood, or any other supply that could be shipped from Phoenix. Next to the Post Office sat the old wood-framed Post Office building, which then housed a barbershop as well as one of Laveen's two pool halls where customers could also play checkers or dominoes and drink beer or wine. Next to the Cheatham pool hall was the four-room schoolhouse followed by Billy Moore's pool hall and finally the Women's Club Neighborhood House where dances were still held on a regular occasion. Across Dobbins was the only cotton gin in Laveen, the Western Cotton Oil and Ginning Co, formerly the Laveen Ginning Co.⁶⁴

Migration into Laveen again placed stress on the school district during the 1930s. Trustees searched for new financial sources with which to expand the campus. During the Depression, Laveen residents were unable to aid with the School's extension. In June of 1937, however, help came from the federal government as Maricopa County applied for a Works Project Administration (WPA) grant to improve their rural schools. Throughout its history, the WPA tended to focus its support on public facilities like schools. The overcrowding of the County's rural schools led to collaboration with the WPA. In total, the WPA helped construct 23,000 buildings nationwide. Of this number, almost 4,000 were school related.⁶⁵

Support for the school also came from within the community. The Women's Club and Billy Moore donated the old club hall to the district, which proceeded to dismantle the Neighborhood House's^{§§§§} cement walls and moved the building ¾ mile down the street to the school's campus, northwest of the four-room classroom building.^{*****} By April of 1940, the school district used \$4,000 of WPA funds to dig a basement and construct adobe walls for a new school building to serve as an auditorium and cafeteria.⁶⁶ Following in the tradition of the Women's Club, this newly revived structure, called Building A on the Laveen School campus, was as much for the larger community as it was for educational purposes. In 1995, historian Doug Kupel successfully nominated Building A for listing on the National Register of Historic Places citing that it remained "the lone survivor of bygone days."⁶⁷ In the history of the state and nation, this modest structure represented the WPA's value as an organization that placed immense weight in projects that sought to reinvigorate local infrastructure with community ventures.⁶⁸

Building A capped a decade in which cultural unity towards the betterment of community further defined what would become known as Laveen's rural heritage. The early 1930s witnessed a growth of cultural organizations and had an overall effect on the desire of Laveenites to build a strong and bonded identity. Using this established culture, which formed the Women's Club and 4-H some twenty years earlier during the community's formative period, the Parent Teacher's

^{§§§§} The Laveen community knew the Women's Club Hall as the Neighborhood House. Many Neighborhood Houses existed in other communities, such as one in South Phoenix that is currently listed on the City Register of Historic Properties at 7th Street and Southern Avenue.

^{*****} As Ruth Cheatham recalled, the original cement bricks were removed to another property where the owner used them to construct a barn or garage. This story was initially related to Harold Baldwin and he believes the cement bricks make up part of the barn at 10048 S. 59th Avenue. Baldwin, conversation.

Association (PTA) and Laveen Homemakers found themselves in a comfortable rural environment where farming and dairies were the dominant industry.^{†††††}

As evident with the growth of the Laveen Elementary School campus, the mid-1930s saw similar growth in educational organizations. Within a community historically centered on education, the PTA not surprisingly helped play an extremely prominent part in the course of District 59's development. The PTA met as early as November, 1934 under a nominating committee led by Areta Cheatham and Mrs. W.J. Maben.⁶⁹

Where the PTA organized socially around educational matters, the Laveen Homemakers trained women to be successful housewives. The club, however, disbanded only fifteen years after its founding, when most of its members married and actually became housewives. While short lived, the Homemakers formed a bond that lasted many more years as they "learned many ways to make their home look more attractive, and time management was another great learning process."⁷⁰

While these organizations sought betterment in daily life on Earth, another institution served the community's spiritual needs. By 1939, Laveen called for an organized Baptist church to be established for its population. At the time, a pastor from the nearest Baptist congregation, the Central Baptist Church in Phoenix approved Laveen for services. Soon thereafter, the first sermons were given on Sunday mornings in Building A. After many good years under the leadership of the Central Church, the community finally obtained their own Baptist church. Two years later, an independent Laveen Baptist Church bought one acre of land from Roger Laveen,

^{†††††} While the Laveen 4-H organization acted under the auspices of the South Mountain chapter until 1953 when they finally received their own charter, its beginnings occurred as early as the 1920s. The club met great success to the extent that by 1964, Laveen boasted a membership of sixty students with such subgroups as the Future Dairymen, the Tomboy Tailors, the Tractor Rodeo Group, and others involved in automotive, photography, leather craft, electrical wiring, and scrapbook making and was responsible for painting an "L" on Carver Mountain. Accomazzo, 239, 241, 243.

across from the school on Dobbins Road and erected a church building with much help and generosity from the immediate community.⁷¹



Figure 1.10 The original Laveen Baptist Church looking northwest from Dobbins Rd.

Plenty of new residents made Laveen their home between 1929 and 1945, but the Cheathams did the most to continue and build upon the community's traditions. In 1931, the Cheatham brothers, Leonard and George started the Cheatham Dairy, which likely began on one of the Cheatham's former properties until moving to its well-known location to 51st Avenue, ½ mile south of Baseline Road. With Armon, Sr. as Chairman of the Board, the Cheatham Dairy and Farm prospered. The family maintained a large harvest of cotton and hay but also boasted having one of the largest Holstein herds in the nation. The Cheatham's own fleet of Belgium draft horses, which they employed in lieu of tractors well after other area farmers entrusted their crop production to more mechanical means. These workhorses became recognizable trademarks of the Cheatham operation and enhanced their place in the community, one that continued over the years.⁷²

For many years, hardships gripped the nation – jobs left the cities and so did people. Americans in metropolitan areas grew weary of the hustle and bustle of city life and fondly reminisced of their ancestor’s lives on farms, away from the stress of traffic and overcrowding. By the end of World War II, many moved into rural America seeking this type of relaxed lifestyle.⁷³ Around Phoenix, massive defense contractors and military infrastructure absorbed more people into the West Valley to work at places like Luke Air Force Base, the Goodyear Plant, and the Caterpillar Proving Ground.

Apart from the Metropolis: 1945-1972

Laveen further defined its culture following WWII with the founding of several new social organizations. In 1947, the Laveen Cowbelles formed “to promote friendly relations among cattle people.”⁷⁴ The rural community became home to only the third such organization in Arizona, primarily a non-profit organization. To raise money, the Cowbelles planned extensive programs, some of which became time-honored traditions - selling cookbooks, homemade Afghan rugs, sponsoring box socials, a Big Bazaar, Mexican Dinner, rummage sale, card parties, and Christmas Dinner-Dances at the homes of members or in the school auditorium. The most successful of these events, however, was a community barbecue.⁷⁵

Compared to other entities in the Salt River Valley, the celebrated Laveen Barbecue now represents the area’s distinctive culture. The exact start of the barbecue is debated, but dates range from as early as 1942 to the beginning of the Cowbelles in 1947 and as late as 1952. According to the *Laveen Centennial History*, the Cowbelles formed an alliance with the March of Dimes to fight polio. From the start, this event proved to be a community affair – elder boys

from the Elementary School volunteered to dig barbecue pits behind the school athletic fields while men chopped beef and stirred beans and women baked cupcakes. The Cheathams even brought two of their impressive Belgian horses down 51st Avenue to give hayrides to children, a defining moment at any Laveen Barbecue.⁷⁶

By the end of the 1950s, scientists cured polio, but the barbecue found new causes to rally behind and it developed into an event that continued to unite the entire community. Over the next forty years, the Cowbells relinquished control of the barbecue's planning. In their place, new organizations stepped forward, such as the Laveen Community Council and the Laveen Lion's Club. Since those early days, the barbecue has grown in staggering proportions: organizers added entertainment, food preparations became mechanized, and festivities began to be held a full week in advance with a community parade down Dobbins Road.⁷⁷ In the December of 1960, the Laveen Community Council formed under the leadership of its first president, Ralph Spotts. The council consisted of any civic, cultural, businesses, or church organization interested in the promotion of all civic and educational plans in Laveen. As one of their first matters of business, the Community Council adopted responsibility for the Laveen Barbecue, the ideal program for an organization of this sort.⁷⁸

Concerns about education again followed in the wake of World War II. Another increase in population further necessitated an expansion of the school away from the historic campus adjacent to the Country Store. Like the first expansion, residents were asked to approve a bond for \$35,000. This bond passed without trouble and in late 1960, voters approved another bond for \$120,000. The new school took shape on the grounds of Maurice C. Cash's property. A resident in the community beginning in the late 1920s, Cash and his wife, Alice, donated two and a half

acres for a park near 35th and Roeser. Soon thereafter, the Cash family provided land to the School District to form M.C. Cash Elementary School, completed in 1964.⁷⁹

In the 1950s, Laveen's industry began to diversify. For the first time, the community shared its dominance as an agricultural community with the automotive industry that flourish along Broadway Road. In 1951, Manzanita Park (Speedway) started holding races on the southeast corner of 35th Avenue and Broadway. Soon, mechanical shops and salvage yards claimed this one-mile stretch of Broadway as their own. In 1955, only one industrial business, the Reeves Sand and Rock Co., stood along this strip. Five years later, six such companies and countless residential listings likely associated with the new industry made their home between 2700 and 3500 West Broadway Road.⁸⁰

A USGS topographic map from 1952 reveals a community touched by many influences that slowly led to urban pressures. The opening of Manzanita Speedway and other auto and quarry industries along Broadway alludes to the expansion of Phoenix into this sleepy village. For instance, Laveen included its own airfield (Airtopia Airport) and at least two times as many structures existed in the general community by 1952, a number that would double or triple by the next survey in the early 1970s. In comparison, the 1914 USGS map did not show any structures on Dobbins between 43rd and 51st Avenues while the 1952 map illustrates thirty or so structures in that area. This indicated the immense growth of the community, especially around its commercial and cultural hub. From 27th to 35th Avenues along Broadway, however, roughly the same number of structures existed by 1952, up from perhaps one to five only five years earlier, revealing the ferocity with which development would enter Laveen from Phoenix.⁸¹

Conclusion

Throughout its past, Laveen attracted people who had become disenchanted with city life and were engrossed with the idea of new possibilities so close to a growing metropolis. Its residents came together to construct a unique and historic rural culture that formed a proud identity. Even through modern development, longtime residents strive to retain their stalwart culture. Such a historic settlement pattern and cultural maturity is indicative of similar rural areas in Arizona, yet is unique to Laveen because of its access to Phoenix, attracting a diverse range of residents and growth possibilities.

Nearly fifty-five years ago, *The Arizona Republic* recommended a loop tour of the South Valley that began on 51st Avenue and continued south through the so-called quaint farming community of Laveen. *The Republic* sought to promote the unique sights and culture that existed in the often-neglected region south of Phoenix. While many Phoenicians already popularized this one-day excursion through Laveen, St. John's Indian School, South Mountain, Chandler, and beyond, the article described it as "one of the most interesting, yet least visited sections of this historic-laden state." In these quiet communities, city folk could find "the peacefulness usually associated with areas far removed from the hustle and bustle of city life."⁸² As central Arizona grew, however, places like Chandler developed into suburban cityscapes devoid of their farming characteristics. On the other hand, Laveen's numerous barns, fields, and silos made it a virtually untouched community that exemplified the Salt River Valley's modest but fundamental beginnings.

Not long ago, the village of Laveen enjoyed a relatively independent and obscure existence on the southwest outskirts of a growing metropolis. As the City of Phoenix expanded,

its surging population sought new land to inhabit. To these urbanites, the agricultural properties of Laveen promised close proximity to Phoenix as well as cheap land for housing. These people were not farmers, nor did they want to cultivate the land. Since the mid-1970s, and spurting since 2000, much of Laveen's northern lands developed into immense tract housing developments. New housing developments terrorized the community's memory as historic buildings disappeared overnight. Such disregard for Laveen's past caused a stir among those who still care about this place. Some openly believe that none of Laveen's physical environment remains intact and while this is observably false, one by one, the community's long-time residents do see their buildings, and thus, pieces of their heritage, destroyed.

¹ Randy McCabe, conversation with the author, August 3, 2006.

² Fred Andersen, *Historic American Engineering Record: Western Canal HAER No. AZ-22* (San Francisco: Department of the Interior, Western Division, 1990), 10.

³ Robert H. Forbes, *Agricultural Experiment Station: Salt River Valley Soils* (Tucson, AZ: University of Arizona, 1898), 87.

⁴ Jose Silva, "Land Evaluation and Site Assessment System: An Effective Tool to Assist With Land-Use Decision Making" (master's thesis Arizona State University, 1995), 21; David H. Greenwald and Pat H. Stein "Comparison of Prehistoric and Historic Settlement In the Phoenix Basin," in *The Sky Harbor Project Early Desert Farming and Irrigation Settlements*, vol. 4 *Special Studies, Synthesis, and Conclusions* (Tucson, AZ: SWCA, Inc. Environmental Consultants, 1996), 13.

⁵ United States Bureau of Land Management, *1870 Arizona Survey Map: Township 1 North Range 1 East, Township 1 North Range 2 East, Township 1 South Range 1 East, Township 1 South Range 2 East* (Prescott: U.S. Land Office, 1870).

⁶ Silva, 16; Greenwald, 11.

⁷ Greenwald, 11-2, 1.

⁸ Dr. Omar A. Turney, "Map of Prehistoric Irrigation Canals" (Phoenix: State of Arizona, 1929).

⁹ Geo-Map, Inc., *Central Phoenix Basin: Archaeology Map* (Phoenix: Arizona Department of Transportation, 1992); Silva, 19.

¹⁰ Stein, 2-3.

¹¹ *Ibid*, 8-9.

¹² *Ibid*, 9; Richard Batman, *American Ecclesiastes: The Stories of James Pattie* (San Diego: Harcourt Brace Jovanovich, 1984), 124, 174.

¹³ Stein, 72-3; D.E. Connor, *The Walker Expedition In Arizona* (Riverside, CA: D.E. Connor, 1913), 13; Henry Walker, 40.

¹⁴ Leland J. Hanchett, Jr. *Catch the Stage to Phoenix* (Phoenix: Pine Rim Publishing, 1998), 40, 49; Walker, 41.

¹⁵ Henry Walker, 41; Hanchett, 11; United States Bureau of Land Management, *1870 Arizona Survey Maps*; Bureau of Land Management, *1900 Arizona Survey Map: Township 1 North Range 1 East, Township 1 North Range 2 East, Township 1 South Range 1 East, Township 1 South Range 2 East* (Tucson, AZ: General Surveyor's Office, 1900).

¹⁶ United States Bureau of Land Management, *1900 Arizona Survey Maps*; Hanchett, 46; Henry Walker, 46.

¹⁷ Salt River Project, SRP Canals (Phoenix: Salt River Project, [?]), 1, 14; Greenwald, 5.

¹⁸ Betty Accomazzo, ed., *Laveen Centennial History: 1884-1984* (Laveen, AZ: Laveen Community Council, 1984), 107.

¹⁹ Thornton Jones, *History and Map of Development of Irrigation Projects In Central Arizona Constructed or Aided With Federal Funds and Statement of Federal Investment Therein* (Phoenix: SRP Archives, 1939), 5-6, 12.

²⁰ Salt River Project, Canal files (Phoenix: SRP).

²¹ Pat H. Stein, *Homesteading In Arizona: 1870-1942* (Phoenix: Arizona State Historic Preservation Office, Arizona State Parks, 1990), 4.

²² *Ibid*; U.S. Bureau of Land Management, Arizona Office, conversation with the author, July 25, 2006.

²³ *Ibid*, 9.

²⁴ *Ibid*; United States Bureau of Land Management, General Land Office, "Land Patents: Township 1 North Range 1 East, Township 1 North Range 2 East, Township 1 South Range 1 East, Township 1 South Range 2 East" (Washington, D.C.: Bureau of Land Management, 1890-1963).

²⁵ U.S. BLM, GLO, "Land Patents."

²⁶ United States Bureau of Land Management, "Land Ledgers: Township 1 North Range 1 East, Township 1 North Range 2 East, Township 1 South Range 1 East, Township 1 South Range 2 East" (Phoenix: SRP Archives).

²⁷ Accomazzo, 107; Maricopa County School Superintendent, Notes:1905-1940 (Phoenix: Arizona State Archives).

²⁸ Douglas Kupel, "National Register of Historic Places Nomination Form: Laveen School Auditorium," (nomination, Arizona State Historic Preservation Office, Arizona State Parks, 1995), 12-3; Maricopa County School Superintendent, "1909 School Census: District 59," (Phoenix: Arizona State Archives); Maricopa County School Superintendent, "Teacher Certificates," (Phoenix: Arizona State Archives).

²⁹ "New Post Office," *Phoenix Gazette*, October 30, 1913; Kupel, 12.

³⁰ Greenwald, 8-9;

³¹ *Ibid*, 9-10.

³² Salt River Project, Specific Canal files.

³³ Vernon L. Clark, *History of the Salt River Valley Water Users' Association* (Phoenix: Salt River Project Archives, 1936), 7.

³⁴ Kupel, 12.

³⁵ Salt River Project. SRP Canals, 13; Andersen, 1; Kupel, 12; United States Department of the Interior, Reclamation Service, *Salt River Project, AZ: Operation and Maintenance Map* (Washington, D.C.: DOI, 1913).

³⁶ Shelly Dudley, "Maricopa Drain: A History," in "Historical Documentation of the Maricopa Drain: Flood Control District of Maricopa County" (report, Arizona State Historic Preservation Office, Arizona State Parks, 1991), 2, 4.

³⁷ A. George Daws, *The Commercial History of Maricopa County* (Phoenix: Daws, 1919); Kupel, 12.

³⁸ Daws.

³⁹ *Ibid*.

⁴⁰ "New Post Office"; Maricopa County Recorder, Land Deeds: 1922-1931 (Phoenix: Maricopa County Recorder).

⁴¹ Ralph Spotts, "How I Remember Laveen," in *Laveen Centennial History* (Laveen, AZ: Laveen Centennial Council, 1984), xxix; Maricopa County Recorder; Daws.

⁴² "New Post Office"; U.S. Bureau of Land Management, "Land Ledgers"; Dwight Edwin Chenault, *Phoenix and Glendale U.S. Mail Rural Route Map*. (Phoenix, 1929).

⁴³ Maricopa County Recorder; United States Bureau of the Census, *Thirteenth Census of the United States – 1910 Population*, prepared by the Geography Division in cooperation with the Housing Division, Bureau of the Census, Washington, D.C., 1910; Obituary of Agnes Laveen, *Arizona Republic*, December 4, 1961.

⁴⁴ Maricopa County Recorder.

⁴⁵ U.S. Bureau of Land Management, "Land Patents"; Maricopa County Recorder; Accomazzo, 185; Roger Laveen file, Arizona Collection, Arizona State Library, Phoenix, newspaper article.

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- ⁴⁶ Spotts, xxix; Vivian Gladys Richie Gehling, "A Few memories of the 20s and 30s," in *Laveen Centennial History* (Laveen, AZ: Laveen Community Council, 1984), 8.
- ⁴⁷ Maricopa County School Superintendent, Teacher Certificates; Kupel, 13.
- ⁴⁸ Kupel, 13; U.S. Department of the Interior, Bureau of Education, *Educational Conditions In Arizona: Report of a Survey By the United States Bureau of Education* (Washington, D.C.: Government Printing Office, 1918), 138.
- ⁴⁹ Maricopa County Recorder, Land Deeds; Kupel, 13.
- ⁵⁰ David Dean and Jean A. Reynolds, "African American Historic Property Survey," (Phoenix, AZ: City of Phoenix Historic Preservation Office, 2004), 24, 27; Irene McClellan King, interview by Maria Hernandez, July 29, 1981, transcript, Arizona Collection, Arizona State University, Tempe; Cheatham interview, August 1, 2006.
- ⁵¹ King, interview, 6; Spotts, xxix.
- ⁵² Spotts, xxix.
- ⁵³ Ibid.
- ⁵⁴ Accomazzo, 191; Maricopa County Recorder, land deeds.
- ⁵⁵ Accomazzo, 38, 1-50; Baldwin, conversation.
- ⁵⁶ Accomazzo, 18; U.S. Bureau of the Census, *Thirteenth Census*; Maricopa County Recorder, Land deeds.
- ⁵⁷ Accomazzo, 20, 185.
- ⁵⁸ Accomazzo, 20; U.S. Bureau of the Census, *Thirteenth Census*;
- ⁵⁹ Maricopa County Recorder; Accomazzo, 6.
- ⁶⁰ Richard E. Sloan, ed., *History of Arizona*, vol. 4, *Biographical* (Phoenix: Record Publishing Co., 1930), 236, 239, 214.
- ⁶¹ Ibid.
- ⁶² Smithsonian Institution, National Museum of American History. "America On the Move: Haynes Automobile." http://americanhistory.si.edu/onthemove/collection/object_1270.html (accessed July 4, 2006).
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- ⁶⁴ Spotts, xxix-xxx.
- ⁶⁵ Kupel, 13-14.
- ⁶⁶ Baldwin, conversation; Harold Baldwin, "A Proposal For A Laveen Community Center Building," (proposal, Laveen Elementary School District No. 59, 1991), 3; Kupel, 1, 13.
- ⁶⁷ Kupel, 1.
- ⁶⁸ Ibid, 1, 11.
- ⁶⁹ Ibid, 199.
- ⁷⁰ Ibid, 253.
- ⁷¹ Clyde Jones, "A Short History of the Laveen Baptist Church," in *Laveen Centennial History* (Laveen, AZ: Laveen Community Council, 1984), 194.
- ⁷² Accomazzo, 20, 29, 31.
- ⁷³ Kupel, 13.
- ⁷⁴ Doris French, "Laveen Cowbells," in *Laveen Centennial History* (Laveen, AZ: Laveen Community Council, 1984), 211.
- ⁷⁵ Ibid, 211-12.
- ⁷⁶ Baldwin, conversation; Harold Baldwin, "The Laveen Barbecue: Celebrating 54 Years of Small Town Hospitality," *South Mountain Villager*, February 2002, vol. 11, no 2., 10-11.
- ⁷⁷ Ibid; Accomazzo, 255, 283.
- ⁷⁸ Accomazzo, 255.
- ⁷⁹ Kupel, 13; Accomazzo, 14.
- ⁸⁰ Phoenix City Directories, Arizona Room, Phoenix Public Library, Phoenix, 1955, 1960.
- ⁸¹ United States Geological Service. Topographic Maps, Washington, D.C.: USGS, 1914, 1952.
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ASSOCIATED PROPERTY TYPES

The scope of this survey is to identify historical properties associated with the community of Laveen. Traditionally, Laveen existed as an agricultural area that experienced an organized and typical pattern of growth. The historic context for this study, *Agricultural and Community Development in Laveen, 1880-1960*, traces the agricultural, residential, and commercial as well as the social and religious activities of the community. This maturation began with agriculture and continued into the post World War II era with heavy industrial usage in its northeastern sections. In total, the Laveen Village contains six property types: agricultural, residential, industrial commercial, religious, and recreational.

Due to the status of Laveen as an entity within Maricopa County while also being largely contained by the City of Phoenix's boundaries, this survey encompasses both City and County lands. Whereas Laveen has historically been an unincorporated part of Maricopa County, the City of Phoenix currently has jurisdiction over about 75 percent of the Village and development has followed suit in these areas.

A combination of archival research, oral histories, and communication with the community resulted in the identification of dozens of properties associated with the historic development of the Laveen community. When this information was compared with the current condition of Laveen, the Historic Preservation Office was pleased to find a wide variety of historic properties remaining in the area. In the end, the City of Phoenix Historic Preservation Office (HPO) surveyed twenty-one properties, augmenting an Arizona Department of Transportation (ADOT) commissioned report that recorded seven additional properties affected

by the proposed 202 Loop, one of which has since been demolished. Due to the amount of new construction within the Phoenix portion of Laveen, nineteen of the surveyed properties lay in County jurisdiction.

These properties were evaluated to determine their eligibility for the National Register of Historic Places. When applying the National Register criteria, an eligible property must have significance, i.e., historical, cultural, archaeological, architectural, or engineering importance; it must retain enough of its integrity to convey its significance; and must be at least fifty years old and have attained its significance at least fifty years ago.

Significance may be established by association with notable events or broad patterns of history (Criterion A), association with an important person (Criterion B), distinctive characteristics of design or construction (Criterion C), or the potential to yield important information about prehistory or history (Criterion D). In general, properties associated with the context, *Agricultural and Community Development in Laveen, 1880-1960*, will be significant for their importance to the broad patterns of history (Criterion A) or their distinctive architectural design and features (Criterion C). Although the historic properties discussed in this survey are either buildings or structures eligible under Criteria A or C, future properties may be identified for their eligibility under Criterion B.

ASPECTS OF INTEGRITY

While the aforementioned criteria help identify a building, district, site, structure, or object's significance, seven aspects of integrity exist to guide and evaluate a building's existing ability to convey its significance: location, design, setting, materials, workmanship, feeling, and

association. Depending on its area of area of significance, different aspects of integrity must be present for a building to retain eligibility.

Integrity refers to the physical characteristics of a property that allow it to convey its significance. To be considered eligible, a structure must retain its basic form and character-defining features to the degree that it still provides a true and authentic representation of its historic appearance. According to the National Register criteria, evaluation of integrity requires analysis of seven qualities: location, design, setting, materials, workmanship, feeling, and association. All buildings undergo change over time, so it is not essential that all seven attributes remain intact, but an eligible property must convey a sense of the time during which it attained significance.

Location is an important component of a building's integrity. Generally, a structure that has been moved from its original location would be considered ineligible unless considered extraordinarily significant or the event occurred more than fifty years ago and the new site contains a significance of its own or the primary significance is architectural. Such an example is evident in Laveen with the National Register listed School Auditorium (Building A). Furthermore, location can be integral to a community's development pattern. Often, the community's cultural and commercial resources will spatially congregate around important focal points, like a downtown. In Laveen, this center runs along Dobbins Road from 47th to 51st Avenues.

Design refers primarily to architecture – the form, plan, and structure that determines the appearance of a building. An eligible property should still possess important elements of its original design, such as roof type, fenestration, and decorative elements. Over time, remodeling repairs, or construction of additions can drastically change the essential form and appearance of a

structure. To an extent, this is understood to be part of the natural evolution of a building as it is adapted to changing needs. Modifications that were made during the period of significance are usually considered an essential part of a building's history; if modifications that were made after the period of significance were sensitive to the original design, a building may still retain enough of its character-defining elements to convey its significance.

Setting is the relationship of a property to its surrounding environment and its place in the broader streetscape. A number of aspects can adversely impact a structure's integrity of setting: redevelopment and infill construction, commercial or industrial encroachment into residential farming neighborhoods, the widening of streets, construction of freeways, and proximity of poorly maintained properties and vacant buildings.

Similar to design, materials refer to the original fabric and texture of a structure, evident in its walls and surfaces. The original materials of a building should be preserved and visible to the greatest extent possible; new materials used for repairs and maintenance should be similar to those that were used in the original construction. The loss of original materials is most evident in walls where brick masonry has been painted, stucco plaster has been applied over brick or concrete block, or metal or artificial siding materials have been mounted over exterior walls. Such applications are often irreversible, but do not necessarily make a property ineligible. For example, the almost exclusive use of stone in Laveen, and especially Tufa, is a rare construction material and should not be altered to maintain the structure's historic fabric.

Workmanship is evidence of work by a skilled craftsman or artist represented in a structure. Such attributes are uncommon in twentieth century construction in Phoenix, but their presence would be an important factor in evaluating a building.

Feeling is a quality that continues the visual representation of a building's historic form, function, and use. Evaluation should determine whether a resource can still be recognized as being the same structure that existed during the period of its significance. The integrity of feeling associated with a building is particularly strong when the current use of a property is the same or similar to its historic use. In quickly developing agricultural communities like Laveen, rural farm feelings are a difficult quality to maintain.

Association is the relationship of a property to the historic context under which it is being evaluated. An eligible property will have a specific tangible link to the people, events, or activities outlined in the historical narrative. The association with historic uses and environment must be strong or direct and not incidental or short term, i.e. it must have been built, owned, occupied, or used for an adequate period of time, generally at least ten years. Again, most properties in Laveen Village have historically been associated with agriculture and must convey this character defining association.

To be eligible under Criterion A, a building or structure must retain aspects of location, materials, feeling, and association. If associated with an important figure or their impact on the community (Criterion B), a property must contain facets of the historic materials, feeling, and association. As a building eligible for its characteristics of design or construction (Criterion C), it must retain integrity of design, workmanship, materials, and feeling.

Using these criteria to evaluate Laveen's existing historic properties, the following discussion focuses on the primary associated property types and the registration requirements used to evaluate each type. In general, evaluation of a property is based on a study of the primary façade, which should retain most of the essential physical features that made up its character or

appearance during the period of significance, and on its association to the historic context *Agricultural and Community Development in Laveen, 1880-1960*.

PROPERTY TYPES

Agricultural Properties

The most iconic property type in Laveen is associated with agriculture: silos, dairy barns, and sheds. Due to the diversity of crops grown in Laveen throughout its past, many types of farms exist, resulting in different kinds of structures. For their association with and role in the development of Laveen's principally agrarian economy and culture, its agricultural properties are potentially eligible under Criterion A.

Although aspects of location, material, feeling, and association are important, the presence of open land is essential to indicating a property's agricultural significance. Farms must retain an association with cultivation on large land holdings. Thus, while many of Laveen's farms are giving way to medium density residential development, historic agricultural properties must both occupy at least one acre and show signs of current or past cultivation. A silo immediately surrounded by subdivided residential housing, for example, cannot impart the same feeling or association with agricultural production as it did when fields of cotton lay in the background. In such a scenario, however, such structures may still be eligible under Criterion C if they represent a type, period, or method of unique architecture or under Criterion B if they represent an association with an important community individual.

Commercial Properties

As a predominantly agrarian community, Laveen historically lacked significant commercial activities until recently. What commerce did exist, however, was almost wholly restricted to the intersection of 51st Avenue and Dobbins Road. With the exception of the Laveen Country Store, none these commercial buildings remain. Any identified future properties could be eligible under Criteria A, B, or C.

As one of the most central pieces of the Laveen community, the Laveen Country Store is the only surviving fifty-year old property. The store, however, is unable to convey its significance under Criterion A because of a lack of integrity. Modern alterations to the building's design and materials, such as stucco, aluminum window and door frames, moving the entryway, squaring off end parapets, and removing an entryway porch have effectively resulted in the transformation of a traditional commercial structure similar to other area stores (i.e. the Del Monte Market at 27th Avenue and Dobbins Road) into a modern nondescript building.

Industrial Properties

In conjunction with commercial properties, buildings strictly associated with industrial development are few and far between. What little industry existed prior to 1960 was primarily associated with cotton. However, a great deal of automobile and heavy industry entered northeastern Laveen beginning in the 1950s and grew to become an important part of that area's economy. In the next few decades, many of these properties will become fifty years old and potentially eligible for nomination under Criteria A, B, or C.

At this time, the Laveen Ginning Co. gin is the only identifiable industrial structure. Located at the geographic limit of Laveen's historic center, the gin held a prominent place within

the community, signifying the importance of cotton to this agrarian region. As such, the gin is potentially eligible under Criterion A. Like its distant property type relatives, commercial and agricultural types, the gin must (and does) retain aspects of integrity that include location, materials, association, and feeling.

Educational Properties

Historically, educational buildings have played a vital role within the Laveen community. For this reason, these buildings and related structures are likely to be eligible under Criteria A, B, or C. As the Laveen community expanded, more schools were necessary to serve a growing population. For this reason, more educational properties will be coming of age in the near future for historical evaluation.

The Laveen School Auditorium (Building A) represents both the only currently historically eligible educational property and the only building already listed on the National Register of Historic Places. Even though it was moved to its current site by the WPA c.1937, the auditorium retains excellent integrity under Criterion A because the move occurred over fifty years ago and during the period of significance. Despite the Elementary School's growth, Building A has been able to maintain its location at a transforming, but still culturally important, intersection.

Entertainment Properties

From 1913 to 1950, entertainment in the small community of Laveen often took place in informal places such as canals, houses, or school buildings. After 1950, few properties were

associated with recreation. Thus, while few of these types remain, future properties may be eligible under Criteria A, B, or C.

Depending on their purpose, properties for differing entertainment uses will include various features that provide necessary aspects for associational integrity. Historically, Manzanita Speedway represents the largest and best remaining example of entertainment facilities within Laveen. Manzanita is eligible under Criterion A for its place in the history of auto racing on both a local and state level in addition to being eligible under Criterion C for its unique dirt track. Under these levels of significance, Manzanita has maintained the necessary aspects of integrity. Most importantly, Manzanita has preserved its basic features: box office, concession stands, stadium seating, and press/announcer's box, and the dirt track, its most distinctive element.

Religious Properties

Until recently, the community of Laveen contained only one religious institution, the Laveen Baptist Church. It is unlikely that any other religious properties will become eligible in the next few decades. Nevertheless, such types could be significant under Criteria A, B, or C.

As an organization that played an important part in the formation of Laveen's community culture, the two historic buildings associated with the Laveen Baptist Church are significant under Criterion A. However, alterations to their designs and materials left both the original Laveen Baptist Church and Parsonage ineligible due to a lack of integrity. For example, the church featured characteristically religious attributes - cruciform design and wooden steeple – that were subsequently removed.

Residential Properties

Residential properties comprise the largest group of historic properties in Laveen. Houses may be eligible under Criterion A for their association with farming activities or other settlement patterns. Indeed, most of Laveen’s residential properties are associated with agricultural farmsteads. In this case, such properties need to follow the same criteria identified under agricultural property types. Moreover, several currently historic properties, and many that may become eligible in the years to come, are not connected with the community’s agrarian past and would therefore be significant for their association with an individual person or family (B) or architectural features: a material, type, period, or method of construction. (C). In fact, many of Laveen’s residential properties are also potentially eligible under Criterion C for their noteworthy use of stone construction.

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Evaluation

During the course of this survey, twenty-one existing properties were identified. Listed below is a summary of recommendations regarding these properties, based on evaluation according to the registration requirements:

• Previously listed on the National Register	1
• Potentially eligible as individual properties	12
Total eligible properties	
	13
• Not eligible due to significance	
	1
• Not eligible due to lack of integrity	
	4
• Not eligible due to age	
	3
Total ineligible properties	
	8

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 1 Survey Area: Laveen Village

Historic Name(s): Manzanita Park

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 3417 W. Broadway Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 105-68-002-A, 105-68-004-A, F

Township: 1 North Range: 2 East Section: 26 Quarter Section: NW Acreage: 28.1

Block: Lot(s): 7 Plat (Addition): Maricopa Garden Farms Year of Plat: 1923

UTM reference: Zone: 12 Easting: 394650 Northing: 3696735 USGS 7.5' quad map: Fowler

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1949, 1954, 1965 estimated known source: Newspapers, Aerial photos

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Race track: dog then auto

Sources: Newspapers, McDonald

PHOTO INFORMATION

Date of photo: 10/11/2006

View Direction (looking towards):

South

Negative No.: IMG_2917



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
See continuation sheet 2.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 2.
- 3. SETTING (Describe the natural and/or built environment around the property)
See continuation sheet 2.

Describe how the setting has changed since the property's period of significance:

- 4. MATERIALS (Describe the materials used in the following elements of the property) See continuation sheet 2 for more detail.
Walls (structure): Concrete block Foundation: Concrete Roof: Unconfirmed
Windows: Aluminum and wood
If the windows have been altered, what were they originally? N/A
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? N/A
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
One of only two remaining dirt tracks for auto-racing in the Salt River Valley.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Manzanita Park Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Entertainment/Recreation - Associated with the history of auto racing in Arizona and the Salt River Valley, 1908-present.

Manzanita Park, as it was originally named, opened to auto racing in 1951. At that time, the one-mile expanse between 27th and 35th Avenue along Broadway Road was quickly transitioning from an agricultural to automotive and machine industry. When it opened, Manzanita Park represented this mixture of industry and rural agriculture that featured a ¼ mile dirt track oval. This venue foreshadowed the type of non-agrarian development Laveen and this immediate area south of the Salt River could expect over the next fifty years.

Auto racing constituted a major form of entertainment in the Salt River Valley and across the Grand Canyon State as early as 1908 with the introduction of the Los Angeles to Phoenix Road Race, otherwise known as the “Cactus Derby”. The following year, track racing began at the Arizona State Fairgrounds. Before paving became practical as a racing surface, dirt tracks represented the most popular form of venue. Throughout its history, the Salt River Valley contained no fewer than eleven dirt track speedways. Many of these experienced short runs while a few enjoyed periods of monumental success, such as State, South Mountain, and Manzanita Speedways. With most of these raceways gone, Manzanita is one of only two existing dirt ovals in the Valley and is one of the oldest in Arizona.

Before autos came to Manzanita, dog racing unsuccessfully graced its dirt by 1949. This venue, however, could not compete with the larger Greyhound Park in Phoenix and quickly complied with drivers’ requests from South Mountain Speedway to form a competitive track on the southwestern outskirts of the city. Over its first decade and a half in operation, Manzanita struggled to attract profitable crowds. To attract new fans, organizers repeatedly worked to increase Manzanita’s reputation. In 1954, promoter George Husky made a monumental decision to enlarge the oval from the previously used ¼ mile track to ½ mile, enabling Manzanita to become a first-class jalopy venue. From aerial photographs, a larger ½ mile track was present as early as 1949, but its use is unidentified. Again in 1961, promoter Harry Redkey tried to attract more racers to Manzanita when he increased the prize money from \$400 to \$1000 per night.

New highs graced Manzanita Speedway, however, in 1965 when Keith Hall, a former racer, purchased the site. Where Manzanita previously resembled a makeshift establishment, Hall brought stability to the speedway. He upgraded the track, built new concession stands, bathrooms, press box, signage, and overhauled the electrical system. Likely, it was these upgrades that allowed Hall to bring a major stock car racing championship, the Western United States Championships (currently the Western World Championships) to Manzanita. This premier event, which some have called the world series of sprint car racing, attracted new fans and national attention. While it was this annual event that largely placed Phoenix on the national map as a hotbed for American racing, the 1954 track enlargement allowed the Speedway to gradually increase in popularity through the remainder of the 1950s and attain lasting success in the mid-1960s.

C. ARCHITECTURE

Entertainment/Recreation – Type of construction: use of dirt track for auto racing.

Manzanita Speedway contains one of the few remaining dirt track raceways in Arizona. While most modern tracks are paved, Manzanita represents a unique style of construction and materials used in auto racing.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Manzanita Park Continuation Sheet No. 2

OUTBUILDINGS

Manzanita Speedway currently includes 14 structures and buildings: office, tickets booths, concession stands, bathrooms, entrance gate and plaza, program booth, a primary concession booth, spectator stands, announcer/press booth, and pit house. Many of these structures and buildings were constructed in 1951, but reconstructed or renovated in 1965.

DESIGN

From its original design as an automobile racetrack, changes first occurred in 1954 with the track's official enlargement to ½ mile. The most significant changes, however, came in 1965 with an almost total remodeling of the structures on the site, including new concession stands, bathrooms, press box, and signage.

Buildings –

All of the buildings are simple box-shaped designs with flat roofs and exposed rafters. They have concrete slab foundations, concrete walls with stucco sheathing, and flat openings. Two types of windows exist on the property. The office windows are aluminum while the remaining windows are hollow with wood framing.

Stands –

The primary spectator stands are fiberglass while the remaining stands are a mixture of both fiberglass and wood. The stands are cemented in a concrete base surrounded by a concrete wall.

Track –

Circular shape with inner circular pit, made of dirt.

SETTING

Manzanita Park was established in a transitional area of agricultural farmlands emerging into heavy industry, which included salvage yards, auto repair shops, machine sales, sand/rock grinding, used car sales, and construction companies, among others. It is likely that Manzanita's conversion from dogs to autos in 1951 helped to further encourage similar industries in the surrounding locations. Such development helped the area change to its current industrial setting as well as further advanced similar development further west along the south side of the Salt River, which had not occurred prior to Manzanita's establishment.

CITY OF PHOENIX / STATE OF ARIZONA

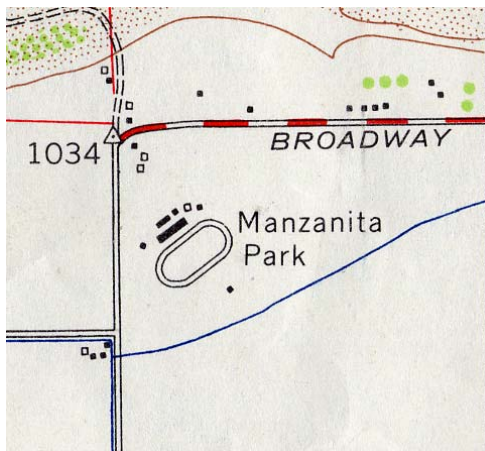
HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Manzanita Park

Continuation Sheet No. 3



1934 aerial photo showing the SE corner of 35th and Broadway. 1949 aerial photo showing the dog track, Manzanita Park.



1952 USGS map showing the new Manzanita Park.



1968 aerial photo showing the changes made by Hall.



2004 aerial showing parcels and modern speedway.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Manzanita Park

Continuation Sheet No. 4



View of front facing southeast.



View of front facing southwest.



Manzanita entrance c. 1951.



Manzanita entrance, c. 1968.



View of the Speedway from stands, looking south towards South Mountain Park.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Manzanita Park

Continuation Sheet No. 5



View of center stands, looking northwest.



View of main concession area, looking southeast.



View of Entrance Plaza, looking east.



View of auxiliary concession stand, looking northwest.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

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PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 2 Survey Area: Laveen Village

Historic Name(s): M.C. Cash Elementary School

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 3741 W Roeser Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 105-74-143

Township: 1 North Range: 2 East Section: 27 Quarter Section: SE Acreage: 4.73

Block: _____ Lot(s): _____ Plat (Addition): Maricopa Garden Farms Year of Plat: _____

UTM reference: Zone: 12 Easting: 393904 Northing: 3696098 USGS 7.5' quad map: Fowler

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: 1964 estimated known source: Oral histories; aerial photos.

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Farming; School

Sources: Aerials

PHOTO INFORMATION

Date of photo: 5/7/2007

View Direction (looking towards):

West

Negative No.: IMG_4330



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

As the School District grew, the Cash School necessarily expanded and built other school buildings, none of which are historically significant.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Two identical buildings: one story, rectangular plan with boxlike shape, low-pitched side-gabled roof with steel beam fascia and principle roof extending to form long porches supported by similar steel beams - seven doors to a side (classrooms) with restrooms and storage on the ends.
3. SETTING (Describe the natural and/or built environment around the property)
The School currently lies in the center of the high-density residential area that it serves.

Describe how the setting has changed since the property's period of significance:
When built, the School complimented new residential subdivisions previously surrounded by farmland.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Concrete block Foundation: Concrete Roof: Asphalt Shingle
Windows: Fixed steel with glass block
If the windows have been altered, what were they originally? _____
Wall Sheathing: N/A
If the sheathing has been altered, what was it originally? _____
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: Age

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property M.C. Cash Elementary School Continuation Sheet No. 1

SIGNIFICANCE

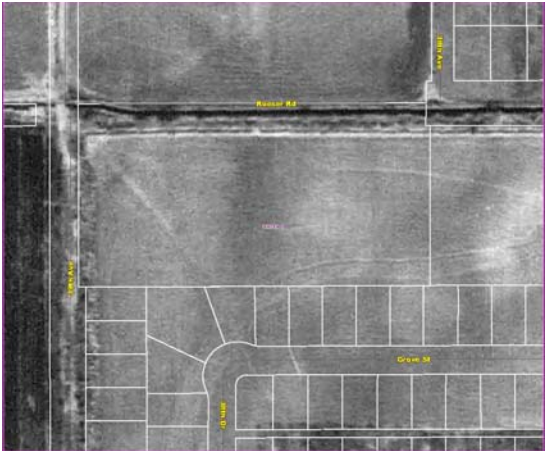
A. HISTORIC EVENTS/TRENDS

Education - Associated with the Laveen School District expansion and community growth, 1945-1973.

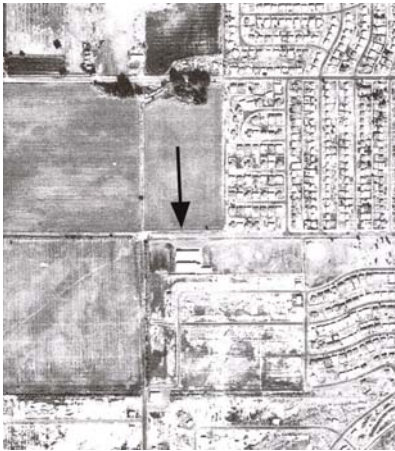
For the first time in thirty years, the community began to grow demographically by 1960. A rising population presented the first influence of Phoenician sprawl in Laveen. Concomitantly, concerns about education again followed in the wake of World War II. This increase in population further necessitated an expansion of the School District away from the historic campus adjacent to the Country Store. Like the first expansion that resulted in the District's centralization, residents were asked to approve a bond for \$35,000. This bond passed without trouble and in late 1960, voters approved another bond for \$120,000 to purchase and build a second campus, which took shape on the grounds of Maurice C. Cash's property in northeastern Laveen. A resident in the community since the late 1920s, Cash and his wife, Alice, donated two and a half acres for a park near 35th and Roeser. Soon thereafter, the Cash family provided land to the School District to form M.C. Cash Elementary School, completed in 1964.

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property M.C. Cash Elementary School Continuation Sheet No. 2



Aerial photos from 1959 (left), 2005 (right), and 1968 (below).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property M.C. Cash Elementary School

Continuation Sheet No. 3



Front school building looking southwest (left) and southeast (right).



Rear school building with front building in background (looking northeast).

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 3 Survey Area: Laveen Village

Historic Name(s): Porter Ranch

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 9040 S. 27th Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-14-008,

300-14-009-N

Township: 1 South Range: 2 East Section: 2 Quarter Section: SE Acreage: 6.45

Block: _____ Lot(s): _____ Plat (Addition): Youngs Acres Year of Plat: 1927

UTM reference: Zone: 12 Easting: 395956 Northing: 3692137 USGS 7.5' quad map: Lone Butte

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: c. 1933 estimated known source: Aerial photo

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Newspapers, aerial photos

PHOTO INFORMATION

Date of photo: 9/21/2006

View Direction (looking towards):

North

Negative No.: IMG_2835



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

There are two houses on the property. The earliest is southernmost, built by 1934 while the second was constructed between 1934 and 1949.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.
- 3. SETTING (Describe the natural and/or built environment around the property)
Agricultural with commercial undertone: citrus and cotton but corner also location of Del Monte Market.
Describe how the setting has changed since the property's period of significance:
Today, the corner has not changed much. Citrus still grows on this parcel and the surrounding land is cotton and dairy.
- 4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): See continuation sheet 1. Foundation: _____ Roof: _____
Windows: _____
If the windows have been altered, what were they originally? _____
Wall Sheathing: _____
If the sheathing has been altered, what was it originally? _____
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Red brick corner and window designs; simulated thatched roof with shingles bent to curve around eaves

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Porter Ranch Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

According to land ownership maps, several Porters, E.H. and S.H. Porter, owned this southeast quarter of Section two between 1919 and 1929. Renowned businessman, Fred S. Porter owned portions of the northeast quarter of Section two. It remains unclear, however, if the later Porter lived at this location because 1934 aerial photos only show farm or grazing fields on this land. The Porters came to own the surveyed property by 1919 and built the current house between 1914 and 1934, also likely ranching (hence the silo) and making saddles on this and adjacent properties.

The Porter family moved to the Phoenix area in 1892, opening the N. Porter Saddle and Harness Company of Phoenix, named after Newton Porter. After the elder Porter died in 1906, his son, Fred became manager of the family business. As of 1930, the N. Porter Saddle Co., under Fred Porter's leadership, was "one of Arizona's most distinctive business institutions" and held the title of 3rd largest business of its kind in the world. Porter was globally renown for their stock and quality of product. As Armon Cheatham remarked, a farmer or cowboy didn't have a saddle unless it was a Porter. Originally, the company occupied an office on S. Central Avenue, but relocated to the Craig Building in downtown Phoenix in 1922. According to a newspaper article about the historic Del Monte Market on the southeast corner of 43rd Avenue and Dobbins, the Market sold Porter Saddles during the 1920s, which was purportedly located across the street at the home site. Perhaps its offices or simply the home of the company's owners lived diagonally across 43rd Avenue and Dobbins, but it is unlikely that saddles were made at the location.

C. ARCHITECTURE (front house and silo)

Residential – Design: unique example of Cotswald Revival.

Agriculture – Construction: unique type of design (silo only).

The front Cotswald Revival house is a great example of this style, a rare example within the Salt River Valley. The use of red brick to accentuate corners and windows is a unique style of workmanship.

The silo is the most distinctive agricultural feature in Laveen. At one time, these structures dotted the landscape. Today, however, they remain a unique and rare example of a dying breed that supply a sense of Laveen's agricultural heritage. Three silos survive and only one of this type of construction – solid concrete without reinforced bars - remains. As opposed to the earlier, less sturdy examples of silo construction evident at the Maben and Barney properties, the Porter silo is one piece of concrete that will not fall, according to owner Jerome LaSalvia. LaSalvia believes that this silo is only one of a few of its kind that still stands within the greater Salt River Valley.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Porter Ranch Continuation Sheet No. 2

DESIGN

Front house – c.1933

Cotswold Revival: one story, asymmetrical façade, short L-shaped floor plan, brick walls without sheathing, gabled asphalt shingled roof, brick chimney prominently located, small gabled portal, flat openings, and large wooden 3-over-1 single hung windows (the large front bay window may be a later addition. The house's distinctive workmanship is evident in its bricks painted white, making geometric red patterns around principle features, bent roofs (“wavy”) around eaves, and Spanish tile lining top of gable.

Rear building – c.1934-1949

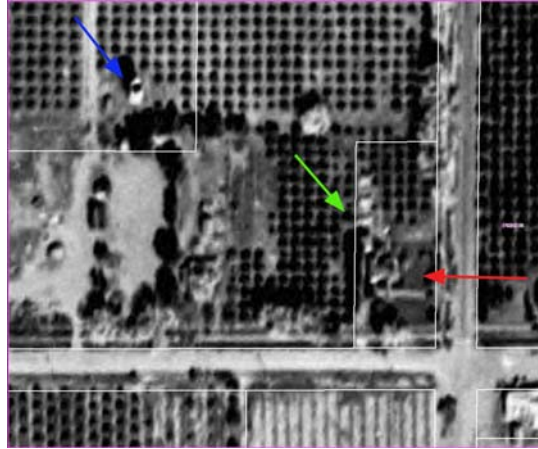
Two-story rectangular design with outside stairwell, asphalt shingle front gabled roof, flat openings, white brick walls, awning over walkway, and steel windows and corner window on front. First floor is partially used for garage.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Porter Ranch

Continuation Sheet No. 3



Aerial photos from 1934 (above left), 1949 (above right), and 2005 (below) showing original front Cotswold House (in red) and silo (in blue) with later rear addition (in green).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Porter Ranch Continuation Sheet No. 4



View looking northwest.



View looking northeast.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Porter Ranch (rear garage/home) Continuation Sheet No. 5



View of rear building, looking northwest.



View of rear building, looking southwest.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Porter Ranch (silo) Continuation Sheet No. 6



View of silo (on adjacent property) looking north (left) and southwest (right).

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 4 Survey Area: Laveen Village

Historic Name(s): La Salvia Dairy

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 2916 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-14-003-A

Township: 1 South Range: 2 East Section: 2 Quarter Section: SE Acreage: 24.37

Block: Lot(s): Plat (Addition): Youngs Acres Year of Plat: 1927

UTM reference: Zone: 12 Easting: 395588 Northing: 3692126 USGS 7.5' quad map: Lone Butte

Architect: not determined known source:

Builder: La Salvia family not determined known source: Jerome La Salvia

Construction Date: c. 1955 estimated known source:

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Parlor barn and old residence are inactive, missing many parts of their

Poor (Major problems; imminent threat) Describe: structure, and in poor structural condition.

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Ranching, dairy, farming, residence.

Sources:

PHOTO INFORMATION

Date of photo: 2005

View Direction (looking towards):

N/A

Negative No.: .jpg



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

As an operating dairy, many various structures exist on the property, but only the three mentioned structures are historically significant.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet 1. _____
- 3. SETTING (Describe the natural and/or built environment around the property) The La Salvia Dairy is a thriving business on a large tract of land with thousands of cattle and numerous structures that represent this industry. Describe how the setting has changed since the property's period of significance: Since the 1950s, Jerome La Salvia has added many structures to the property, but it remains overwhelmingly agrarian.
- 4. MATERIALS (Describe the materials used in the following elements of the property) Walls (structure): See continuation sheet 1. Foundation: _____ Roof: _____ Windows: _____ If the windows have been altered, what were they originally? _____ Wall Sheathing: _____ If the sheathing has been altered, what was it originally? _____
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) _____

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property La Salvia Dairy Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

After the Porters (refer to Inventory form #3) left the property, Tony and Angeline La Salvia bought the land in the 1950s. The La Salvias continued to use the land much as the Porters had, for ranching and dairy. The La Salvia family (including their son Jerome) continued to prosper in the dairy business, becoming one of the most successful and last bastions of Laveen's dying farm and dairy industry.

C. ARCHITECTURE (parlor barn only)

Agriculture – Construction: unique type of design.

Farmers use any number of styles of milking parlors to milk dairy cattle. Many older farms use flat-barn parlors like the La Salvia barn, where the milker and cow are at the same level and the milker bends down to apply the milking machine to the cow - more modern farms use recessed parlors, where the milker stands in a recess such that his arms are at the level of the cow's udder. In Laveen, the dairy industry was once a prominent business, similar to farming cotton. At one time, parlor barns were common structures. Today, only two remain, including this good example.

DESIGN

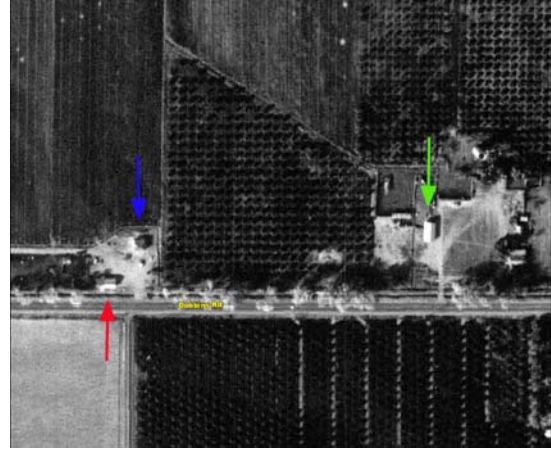
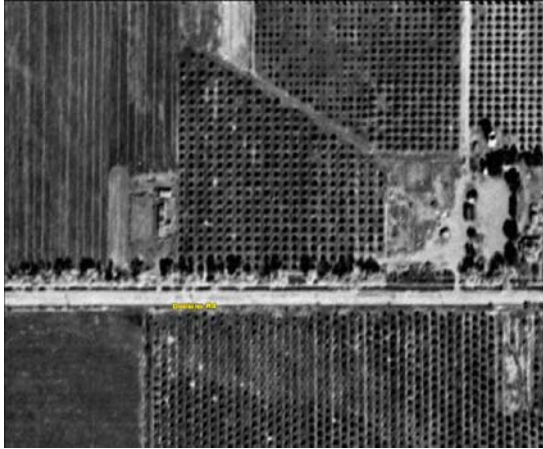
- 1) Parlor barn c. 1955: one story, rectangular shape, concrete slab foundation, brick structure (except pediment, which is horizontal wood board cladding), normal-pitched front-gabled roof of wide metal sheets, flat openings, wood framed windows. Built by Tony and Jerome La Salvia.
- 2) Old La Salvia residence c. 1955: one story vernacular, square-plan, asymmetrical façade, wood frame with horizontal wood board siding, hipped roof with wood shingles and overhanging eaves, flat openings, wood double-hung windows.
- 3) Front barn c. 1959: one story, rectangular shape (broadside facing street), concrete slab foundation, brick structure (except pediment, which is vertical metal siding), normal-pitched front-gabled roof of wide metal sheets (topped by smaller gable addition for ventilation), flat openings, steel fixed windows, rear of structure open and is supported by wood columns.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property La Salvia Dairy

Continuation Sheet No. 2



Aerial photos of the La Salvia Dairy property in 1949 (above left) showing only the Porter silo (see Porter Ranch property), 1959 (above right) showing La Salvia changes to the property, and 2005 (below).



CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property La Salvia Dairy (early residence and barn) Continuation Sheet No. 3



View of early La Salvia residence looking north (left) and northwest (right).



View of barn looking north (above left), northeast (above left), and northwest (below).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property La Salvia Dairy (parlor barn) Continuation Sheet No. 4



View of parlor barn looking north (above), northeast (below left), and northwest (below right).



CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 5 Survey Area: Laveen Village

Historic Name(s): Van Lun Dairy

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 3030 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-14-003-B

Township: 1 South Range: 2 East Section: 2 Quarter Section: SE Acreage: 14.63

Block: _____ Lot(s): _____ Plat (Addition): Youngs Acres Year of Plat: 1927

UTM reference: Zone: 12 Easting: 395312 Northing: 3692130 USGS 7.5' quad map: Laveen

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: c. 1960 estimated known source: Aerial photos.

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Dairy, residential.

Sources: Aerial photos.

PHOTO INFORMATION

Date of photo: 1/23/2007

View Direction (looking towards):

North

Negative No.: IMG_0827



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

As an operating dairy, many various structures exist on the property, but only the two mentioned structures are historically significant.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet 1. _____
- 3. SETTING (Describe the natural and/or built environment around the property) The dairy is a thriving business on a large tract of land with hundreds of cattle and numerous structures that represent this industry. Describe how the setting has changed since the property's period of significance: The property essentially remains the same.
- 4. MATERIALS (Describe the materials used in the following elements of the property) Walls (structure): See continuation sheet 1. Foundation: _____ Roof: _____ Windows: _____ If the windows have been altered, what were they originally? _____ Wall Sheathing: _____ If the sheathing has been altered, what was it originally? _____
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction) _____

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: Age

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Van Lun Dairy Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

Several years after the La Salvia family began a successful dairy on an adjacent property, the Van Lun family purchased this land and began their own dairy, pointing to the promise and opportunity the dairy business offered (and continues to supply) to Laveen farmers. While such structures and industries once thrived throughout Laveen, dairies have declined in the past several decades to become a rare example of the community's agrarian heritage.

C. ARCHITECTURE (parlor barn only)

Agriculture – Construction: unique type of design.

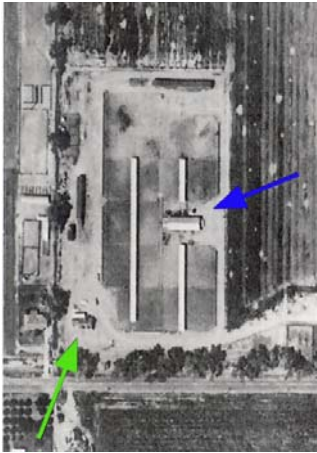
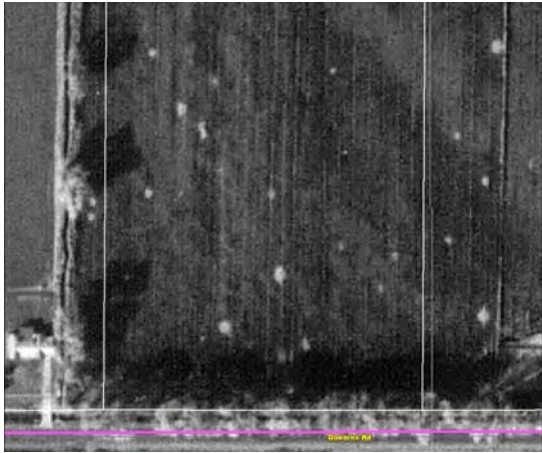
In Laveen, the dairy industry was a prominent business, similar to farming cotton. At one time, parlor barns were common structures. Today, only three milking barns remain, including this good example. This is the only one of three still in use today.

DESIGN

- 1) Farmhouse, c. 1960: two-story, asymmetrical façade, brick structure painted (horizontal wood board siding on gable ends), steep-sloped side-gabled roof covered in wood interlocking shingles, two gabled dormers on front side, windows have been changed to vinyl sliding throughout the structure, side projection room (original) with gable wall chimney.
- 2) Milking barn, c. 1960: one story, rectangular shape (broadside facing street), concrete slab foundation, brick structure (except pediment, which is vertical corrugated metal siding), normal-pitched front-gabled roof of corrugated metal sheets, flat openings, combination of aluminum sliding windows on eastern end of structure and glass block on western end, aluminum doors, rear of structure open and is supported by metal rod columns.

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Van Lun Dairy Continuation Sheet No. 2



Aerial photos of the Van Lun Dairy in 1959 (above left), 1961 (above right), and 2005 (below).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Van Lun Dairy Continuation Sheet No. 3



View of farmhouse looking north (above left), northeast (above right), and northwest (below).



HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Van Lun Dairy

Continuation Sheet No. 4



View of barn front looking west (above left), northwest (above right), and southwest (below).



View of barn rear looking southwest (left) and northwest (right).

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 6 Survey Area: Laveen Village

Historic Name(s): Las Lomas Subdivision Lot 13

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 9642 S. 27th Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-79-017-C

Township: 1 South Range: 2 East Section: 11 Quarter Section: NE Acreage: 1.14

Block: Lot(s): 13 Plat (Addition): Las Lomas Year of Plat:

UTM reference: Zone: 12 Easting: 395995 Northing: 3691542 USGS 7.5' quad map: Lone Butte

Architect: not determined known source:

Builder: not determined known source:

Construction Date: c. 1949 estimated known source: Aerial photos

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Aerial photo

PHOTO INFORMATION

Date of photo: 2005

View Direction (looking towards):

N/A

Negative No.: .jpg



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

There are currently a total of seven houses on this lot – only three of which date to as early as 1959.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: c.1949-1959 Original Site: Unknown
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.
3. SETTING (Describe the natural and/or built environment around the property)
The property is high density residential surrounded by low density residential and agricultural use.

Describe how the setting has changed since the property's period of significance:
The property's setting has not changed significantly in the past fifty years.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): See continuation sheet 1. Foundation: _____ Roof: _____
Windows: _____
If the windows have been altered, what were they originally? _____
Wall Sheathing: _____
If the sheathing has been altered, what was it originally? _____
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: Lack of significance.

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Las Lomas Subdivision Lot 13 Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Residential - Associated with the urbanization of Laveen, 1913-present.

The Las Lomas subdivision was one of the first in the Laveen community. In particular, Lot 13 of the Las Lomas subdivision was the only plot to construct high density residential housing over time, beginning with two by 1949 and expanding to three by 1959 and finally seven. Las Lomas was subdivided in 1928 by T.M. Smith, J.L. Flack, and L.E. Cash. Leora and Ralph Johnson owned the property during the Great Depression, but a 1934 aerial did not show any buildings in the immediate area. In 1939, the Johnsons sold to Willard and Ethel Myers who held onto the property until 1944 when they in turn sold to J. and Edith Kusmenko. It was possibly during the Kusmenko's tenure that the first house(s) was built. The Kusmenko family owned the property for over a decade before selling to Arthur and Pearl Wells, who likely expanded and used the one acre lot for rental homes. By June 1960, Pearl Wells (a widow by that time) sold to H.T. and Gladys Owens.

This lot within the Las Lomas subdivision may potentially be eligible as a good collection of vernacular housing, possibly utilized for farm workers during the 1950s. However, at this time, such information is not available and therefore, the property is not eligible. With more information, however, Las Lomas may be deemed historically significant under Criterion A at a later date.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Las Lomas Subdivision Lot 13

Continuation Sheet No. 2

DESIGN

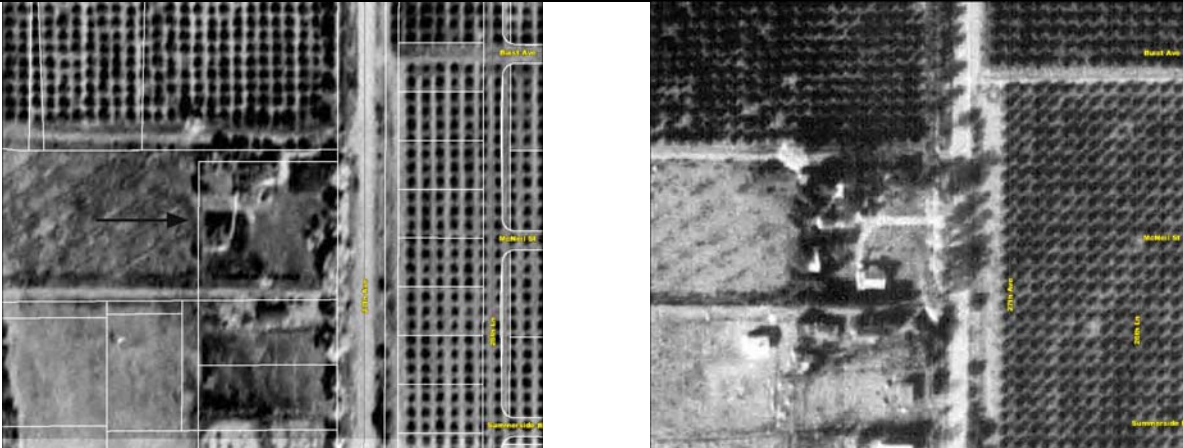
- 1) Bungalow c.1959: one story, concrete foundation, brick structure (small on bottom half and wider on top), two normal-pitched front-gabled roofs with asphalt shingle, large front porch with small wooden hewn columns and railing, flat roofed wooden carport to the immediate northwest, flat openings, single-hung wooden windows,
- 2) Minimal Traditional c. pre-1959: one story, hall and parlor design, concrete foundation, wood framing with horizontal wood (drop) board cladding, normal pitched side-gabled roof (salt-box like) with metal sheets, rear shed-like projection to the west, extended (shed-like) front door patio roof supported by two wooden columns, dropped roof carport to the west (supported by three wood columns), flat openings, aluminum sliding windows facing front (1 two light and 1 tripartite), wooden single-hung window in the rear (west) side.
- 3) Minimal Traditional c.1959: one story, simple box shape with shed-like projections to the east, concrete foundation, wood framing with horizontal wood board cladding, normal-pitched side-gable roof with composition sheets, extended (shed-like) front door patio roof supported by two wooden columns, flat openings, aluminum sliding windows.
- 4) Minimal Traditional c.1949: one story, hall and parlor design, concrete foundation, wood framing with horizontal wood (drop) board cladding, normal pitched hip-on-gable roof with composition sheets, extended (shed-like) front door patio roof supported by two wooden columns, flat openings, mixture of wood single-hung and tripartite wood casement windows.
- 5) Minimal Traditional c. pre-1959: one story, box shape, asymmetrical façade, concrete foundation, wood framing with horizontal wood board cladding, normal-pitched front-gabled roof with composition sheets, overhanging porch supported by five rough hewn wooden columns and railing, flat openings with wooden decorative lintels, single-hung wood cased windows.
- 6) Minimal Traditional c. pre-1959: one story, hall and parlor type design, asymmetrical façade, concrete foundation, wood framing with narrow horizontal wood board cladding on top 2/3 and horizontal board and batten siding on lower 1/3, normal pitched hip-on-gable roof with asphalt shingles, cross-gable patio roof, flat openings, steel sliding windows, shed-like projection on southern side with exposed eaves and vertical wood siding.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Las Lomas Subdivision Lot 13

Continuation Sheet No. 3



Aerial photos from 1949 (above left), 1959 (above right), and 2005 (below).



View of property looking west (left) and southwest (right).

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Las Lomas Subdivision Lot 13 (House 1)

Continuation Sheet No. 4



View of bungalow house looking south (above), southwest (below left), and southeast (below right).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Las Lomas Subdivision Lot 13 (House 2 & 3) Continuation Sheet No. 5



View of House 2 looking south (left) and southeast (right).



View of House 3 looking south (left) and southwest (right).

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Las Lomas Subdivision Lot 13 (House 4 & 5) Continuation Sheet No. 6



View of House 4 looking west (left) and southwest (right).



View of House 5 looking west (above), northwest (below left), and southwest (below right).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Las Lomas Subdivision Lot 13 (House 6) Continuation Sheet No. 7



View of House 6 looking west (above), northwest (below left), and southwest (below right).



CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 7 Survey Area: Laveen Village

Historic Name(s): Raish House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 9822 S. 27th Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-79-012-B

Township: 1 South Range: 2 East Section: 11 Quarter Section: NE Acreage: .95

Block: _____ Lot(s): 12 Plat (Addition): Las Lomas Year of Plat: _____

UTM reference: Zone: 12 Easting: 395981 Northing: 3691368 USGS 7.5' quad map: Lone Butte

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: 1946 estimated known source: Maricopa County Assessor; oral history

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence; art studio.

Sources: Oral histories.

PHOTO INFORMATION

Date of photo: 3/16/2007

View Direction (looking towards):

Southwest

Negative No.: IMG_3719



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Shed immediately adjacent (east) to house, date unknown; small shed in NW corner of property (age ineligible).

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.

3. SETTING (Describe the natural and/or built environment around the property)
See continuation sheet 1.

Describe how the setting has changed since the property's period of significance:

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Concrete with stone Foundation: Concrete Roof: Asphalt Shingle

Windows: Vinyl

If the windows have been altered, what were they originally? Wood

Wall Sheathing: N/A

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District

Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: Lack of architectural integrity and historical significance.

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007

Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Raish House Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Residential - Associated with community growth, 1945-1973.

Following the death of her husband on July 16, 1943, Anna Laura Raish assumed ownership of a number of properties in this area, including Lot 11 of Las Lomas. According to the Maricopa County Recorder, she did not sell this property by the time the house was built, which she either resided in or rented, possibly to one of the area's farm-working families. Randy McCabe, the property's current owner, states that he is only the fourth owner of the house. Within a decade of the house's construction, Sharlene Wycoph purchased the property. Being a Phoenician artist, it is likely that Wycoph made minor alterations to the house and grounds, most notably a set of Wrightian columns (Wycoph was a friend of Frank Lloyd Wright). Wycoph sold the property in 1969 and McCabe arrived in 1996.

DESIGN

Vernacular (possible duplex): broadside facing north, single story, boxlike shape, asymmetrical front, side-gabled normal sloped roof with cross-gable dormer over east door, square openings, wide front porch with wood posts (likely added later), front stone chimney.

SETTING

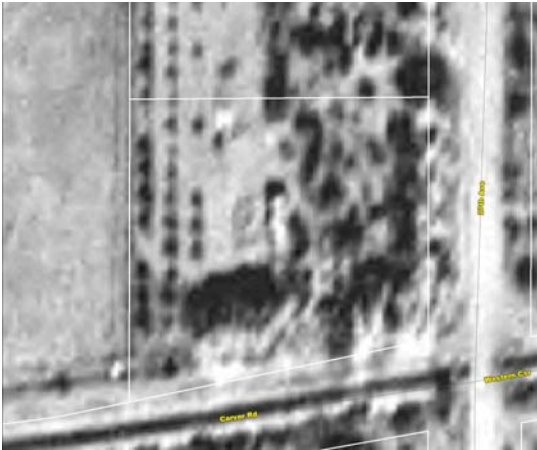
Although subdivided early in its history, the property provides an excellent example of how homesteads remained cool – using an abundance of foliage for self-shading. At almost one acre of land, the property retains a fantastic sense of open space. Many of these trees, shrubs, and bushes grew over the past half century and were not as full during the period of significance, but aerial photos do show signs of extensive landscaping, particularly along 27th Avenue.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Raish House

Continuation Sheet No. 2



Aerial photos from 1949 (left) and 2005 (right) showing the house in the bottom left of the highlighted parcel.



View of house looking south (left) and southeast (right).



Set of columns on western end of property.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 8 Survey Area: Laveen Village

Historic Name(s): Knapples House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 9825 S. 35th Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-15-012-A

Township: 1 South Range: 2 East Section: 11 Quarter Section: NW Acreage: 4.75

Block: _____ Lot(s): _____ Plat (Addition): _____ Year of Plat: _____

UTM reference: Zone: 12 Easting: 394462 Northing: 3691324 USGS 7.5' quad map: Laveen

Architect: _____ not determined known source: _____

Builder: Harry Goldie not determined known source: Style, oral history.

Construction Date: c.1949 estimated known source: Aerial photos.

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence, farming.

Sources: Aerial photos.

PHOTO INFORMATION

Date of photo: 3/16/2007

View Direction (looking towards):

East

Negative No.: IMG_3651



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

As a farm, numerous other buildings exist on the property, but none that are historically significant.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.
- 3. SETTING (Describe the natural and/or built environment around the property)
The property continues to be used for farming and is surrounded by farmlands.
Describe how the setting has changed since the property's period of significance:
The setting has not changed since the property's period of significance.
- 4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Stone (Tufa) Foundation: Concrete Roof: Asphalt Shingle
Windows: Steel Casement and aluminum
If the windows have been altered, what were they originally? _____
Wall Sheathing: N/A
If the sheathing has been altered, what was it originally? _____
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Knapples House Continuation Sheet No. 1

SIGNIFICANCE

C. ARCHITECTURE

Material - The use of Tufa stone as a rare construction material in the Salt River Valley.

The Knapples House is a unique local example of stone construction. While most Laveen homes were made of wood, a few, mostly constructed by Harry Goldie, utilized stone as the primary construction material. This house, in particular, features Tufa stone, an extremely rare type of stone in its characteristic Ranch design.

DESIGN

Ranch: one story, asymmetrical façade, L-shaped plan, low-pitched cross-hipped roof, front porch with wood columns, features a stone fireplace on the gable wall to the east, one steel casement tripartite window (single-paned), one 4-over-4 steel fixed (single paned), and several aluminum sliding windows on the longer portion of the house. An addition exists on the eastern portion of the Ranch - extended roof with open eaves, vertical board siding.

CITY OF PHOENIX / STATE OF ARIZONA

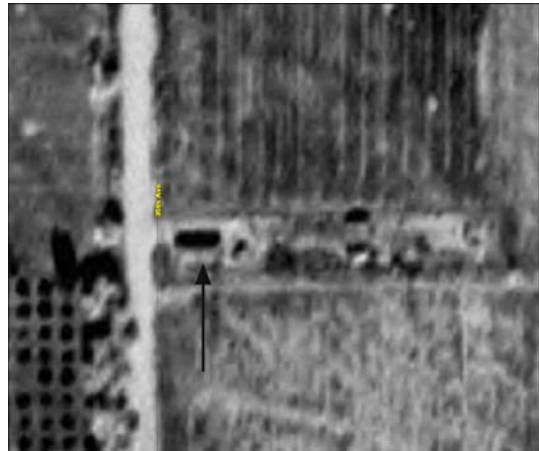
HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Knapples House

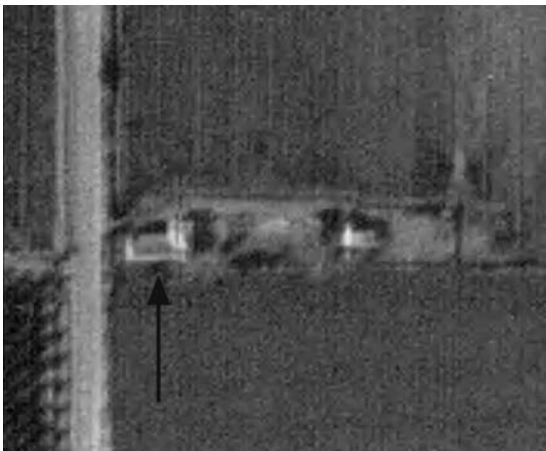
Continuation Sheet No. 2



View of house looking south.



Aerial photos from 1934 (top left), 1949 (top right), 1959 (below left), and 2005 (below right).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Knapples House Continuation Sheet No. 3



View of eastern end of house looking south.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 9 Survey Area: Laveen Village

Historic Name(s): Owens House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 3808 W. Carver Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-09-016-D

Township: 1 South Range: 2 East Section: 15 Quarter Section: NE Acreage: .98

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 393886 Northing: 3690033 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: Harry Goldie not determined known source: Oral history

Construction Date: c.1936 estimated known source: Maricopa County Assessor; 1937 & 1949 Aerial

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Aerial photos

PHOTO INFORMATION

Date of photo: 9/21/2006

View Direction (looking towards):

Southeast

Negative No.: IMG_3249



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Two sheds are located to the rear of the house. One dates to before 1949, the other likely 1943.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
The home is 20th century vernacular architecture: single-story, flat roof, and wooden porch awning. The home has been added onto to the east, but is unnoticeable from the street. Also features a large satellite dish that is only visible from the north.
3. SETTING (Describe the natural and/or built environment around the property)
The home is about 60' from road, behind the Western Canal in a shaded grove, accessible by concrete driveway bridging canal.
Describe how the setting has changed since the property's period of significance:
When built, this home was one of a few in the immediate area. Today, low-density housing has been constructed on surrounding properties.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Stone Foundation: Concrete Roof: Rolled Asphalt
Windows: Steel casement, single pane. Large tripartite window on eastern façade of home.
If the windows have been altered, what were they originally? N/A
Wall Sheathing: N/A
If the sheathing has been altered, what was it originally? N/A
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

- Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

- Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Owens House Continuation Sheet No. 1

SIGNIFICANCE

C. ARCHITECTURE

Residential – Materials: use of stone as primary construction material.

The Owens House is a unique local example of stone construction. While most Laveen homes were made of wood, a few, mostly constructed by Harry Goldie, utilized stone as the primary construction material.

Belle Ray first homesteaded this land in 1926 as part of a 160-acre plot. By 1929, J.M. Reed purchased the property. He sold the land to Erasmus Owens sometime during the Great Depression, which had many of the same effects as elsewhere in Arizona. In 1936, Harry Goldie and his family migrated to Laveen and needed a plot of land to make their home. Owens owned parcels north and south of Carver Mountain along the Western Canal. Needing a home on his newly acquired property, Owens approached his relative and builder, Harry Goldie, who arrived in Laveen in 1936 looking for a place to settle with his family. Owens offered Goldie a lot on the north side of Carver Mountain (see survey property #16) if Goldie would construct a home on the south side of Carver for Owens. Like many of Goldie's homes, stone was used in the construction of the Owens House.

The 1952 USGS 7.5" Laveen Quadrangle map shows a set of three structures at the present site, located at what historically was the confluence of the Western Canal and another discontinued branch of the Western Canal flowing southeast. This house was one of the first to be built in between the Carver and South Mountains, representing the relatively later development in this narrow valley within Laveen.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Owens House

Continuation Sheet No. 2



1949 aerial photos showing property and surrounding area (left) and close-up of property (right). 2004 aerial below.



View looking southwest.



View looking southeast.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Owens House

Continuation Sheet No. 3



Views of the Owens House entrance and tripartite window to its east.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 10 Survey Area: Laveen Village

Historic Name(s): Bell Homestead

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: S. side W. Estrella Avenue east of 51st Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-07-010-D

Township: 1 South Range: 2 East Section: 21 Quarter Section: NW Acreage: 149.76

Block: _____ Lot(s): _____ Plat (Addition): _____ Year of Plat: _____

UTM reference: Zone: 12 Easting: 391429 Northing: 3688861 USGS 7.5' quad map: Laveen

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: c. 1925 estimated known source: 1934 Aerial, bldg. characteristics

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Aerial photos

PHOTO INFORMATION

Date of photo: 12/11/2006

View Direction (looking towards):

South

Negative No.: IMG_3233



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

A farm shed lies to the rear of the main building, but is not considered historic.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Bungalow: one story, rectangular floor plan, cross-gabled roof with horizontal siding on gables, wood-columned porch offset from center of building, flat openings, ornamental wood vent screens at apex of gables, stucco walls, extended fascia ends.
3. SETTING (Describe the natural and/or built environment around the property)
Agricultural homestead surrounded by farm fields.
Describe how the setting has changed since the property's period of significance:
Over the years, the property and its surrounding environment has not changed significantly.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood or cement Foundation: Concrete Roof: Roll
Windows: Wood, double-hung
If the windows have been altered, what were they originally? N/A
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Unconfirmed
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Turquoise ornamental wood vent screens at apex of gables.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Bell Homestead Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

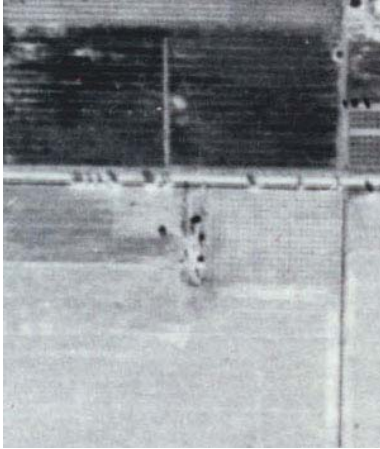
Historically, the land south of Carver Mountain was settled later than the northern reaches of Laveen due to its distance from the Salt River (irrigation). However, with the construction of the Western Canal and subsequent laterals through the 1920s, areas as far south as the Bell homestead could be irrigated. On August 17, 1917, Mary M. Bell bought the northwest portion of section 21. At that time, the Western Canal stretched to the southern boundary of section 17, just north and west of Bell's property. It is not clear whether Bell had access to irrigable waters, but this may explain the location of the home, away from the property corners. The Canal did not enter her land directly, but a wagon road, the primary route from Phoenix to the southwest Valley, did traverse Bell's property. Bell owned this land until as late as 1926 when she sold the land to a J. Ratteree who only held onto the property for a maximum of three years, before selling to S.J. Wilden. By this time, the wagon road had been replaced by an extension of the Western Canal, making this and surrounding lands even more profitable, a fact supported by the increased interest in land evident from land ownership maps.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Bell Homestead

Continuation Sheet No. 2



1934 and 2004 aerial photos showing the homestead and surrounding land.



View of homestead, looking southeast.



View of homestead, looking southwest.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 11 Survey Area: Laveen Village

Historic Name(s): Barney Ranch

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 10810 S. 51st Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-03-008-E

Township: 1 South Range: 2 East Section: 17 Quarter Section: NE Acreage: 1.93

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 391143 Northing: 3690419 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1919 estimated known source: Silo inscription; oral history, aerial photo

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence, farm

Sources: Ruth Cheatham, aerial photos

PHOTO INFORMATION

Date of photo: 11/15/2006

View Direction (looking towards):

Southwest

Negative No.: IMG_3035



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Property includes a silo, farm shed, and prefabricated house. All are historic. While the prefab house dates to the early 1940s or before – it is uninhabitable.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.
- 3. SETTING (Describe the natural and/or built environment around the property)
When built, these structures were some of the few built in south Laveen. Surrounding them were farm fields and sparsely located homesteads and farmsteads.

Describe how the setting has changed since the property's period of significance:

With the exception of adjacent houses to the north and west, the property remains essentially as it did when the house was constructed.

- 4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): See continuation sheet 1. Foundation: _____ Roof: _____
Windows: _____
If the windows have been altered, what were they originally? _____
Wall Sheathing: _____
If the sheathing has been altered, what was it originally? _____
 - 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
-

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property Barney Ranch Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

By 1919, J.W. Barney owned the property on the southwest corner of 51st Avenue and Elliot Road. Here, he established a farm, likely consisting of alfalfa, cotton, and corn. Barney remained at the property until Armon and Lula Cheatham, owners and operators of the Laveen Country Store, decided to move from their small apartment behind the store to the farmhouse. The Cheathams moved to Laveen from Duncan, Arizona in 1919 to buy the Laveen general store and be closer to their family, who had migrated to the Phoenix area within the previous decade. Armon continued to manage the store part time while also getting back to farming the land, continuing to plant the crops Barney cultivated. It was also at this site, using the existing silo, where the Cheatham Dairy first began under the instigation of Armon's oldest son, Leonard, in 1931.

C. ARCHITECTURE

Agriculture – Construction: unique type of design (silo only).

The silo is the most distinctive agricultural feature in Laveen. At one time, these structures dotted the landscape. Today, however, they remain a unique and rare example of a dying breed that supply a sense of Laveen's agricultural heritage. Three silos survive and only two of these types – concrete with reinforced bar. This silo represented an early type of more fragile construction that pieced concrete together and held it in place with reinforced bars.

DESIGN and MATERIALS

- 1) Farmhouse c.1919: The farmhouse is a form of classical bungalow: one story, rectangular boxlike shape, concrete foundation, large frontal porch with heavy squared piers, wood framing, flat openings, front-gabled low pitch roof with horizontal siding on gable end and exposed rafters, roof material made of corrugated metal, tall wood double-hung windows.
- 2) Farm shed c.1919: Rectangular, wooden structure with one opening in the front, facing 51st Avenue. Roof is wood with standing seam metal sheathing.
- 3) Silo 1919: Circular concrete walls with a type of reinforced bar encircling the structure, placed about every 1.5 feet. Appx. height of structure is 50'.

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property Barney Ranch

Continuation Sheet No. 2



Aerial photo showing the property in 1934.



1949 aerial photo showing farmstead (top), shed (middle), and silo (bottom).



2004 aerial photo showing the same building and structures.



View of farmhouse looking northwest.

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property Barney Ranch

Continuation Sheet No. 3



Farm shed looking west.



Farm silo looking south (left) and up (right).



Farmstead silo with inscription:
“Warriner, Concrete Stave Silo Co., Phoenix Ariz., Barney Ranch, 1919.”

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 12 Survey Area: Laveen Village

Historic Name(s): Armon Cheatham, Jr. Home

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5125 W. Elliot Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-03-008-B

Township: 1 North Range: 2 South Section: 17 Quarter Section: NE Acreage: .68

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 391125 Northing: 3690478 USGS 7.5' quad map: Laveen

Architect: George Rubel not determined known source: Ruth Cheatham

Builder: Harry Goldie not determined known source: Ruth Cheatham

Construction Date: 1960 estimated known source: Ruth Cheatham

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Ruth Cheatham

PHOTO INFORMATION

Date of photo: 11/15/2006

View Direction (looking towards):

South

Negative No.: IMG_3179



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Late Ranch rambler: U-shaped floor plan, extremely low-pitched side-gabled roof with exposed rafters and fascia, cut Tufa stone walls.
3. SETTING (Describe the natural and/or built environment around the property)
The house was built adjacent to Armon's parents' house and farm. In the rear, the land was continually used for farming.
Describe how the setting has changed since the property's period of significance:
With the exception of the adjacent house to the west, the property remains essentially as it did when the house was constructed.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Stone (Tufa) Foundation: Concrete Roof: Asphalt Shingle
Windows: Steel
If the windows have been altered, what were they originally? _____
Wall Sheathing: _____
If the sheathing has been altered, what was it originally? _____
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: Age

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Armon Cheatham, Jr. Home Continuation Sheet No. 1

SIGNIFICANCE

C. ARCHITECTURE

Material - Use of tufa stone as a rare construction material in the Salt River Valley.

The Armon Cheatham, Jr. House is a unique local example of stone construction. While most Laveen homes were made of wood, a few, mostly constructed by Harry Goldie, utilized stone as the primary construction material. This house, in particular, features Tufa stone, an extremely rare type of stone.

Armon, Jr. was the fourth of four sons to Armon D. and Lula Cheatham in 1922 and the only one born in Laveen. Armon attended Laveen Elementary School and Phoenix Union High School, after which he joined the family dairy, which his father and brothers began as early as 1931. At the dairy, Armon was in charge of maintaining the dairy equipment. At their peak, the Cheatham dairy boasted one of the largest herds of registered Holstein Cattle in the nation and was locally revered for their continued use of Belgian draft horses.

In 1943, Armon married Ruth Goldie in Phoenix and bought a small pre-fabricated house, which he moved from northern Laveen to his parent's property (see surveyed property #17). The couple and their children lived in this house, continuing to expand their quarters until the late 1950s, when they decided to build a larger home. At this time, the four brothers enjoyed success in the dairy business and decided to build each member a home. The first to acquire a residence was George (surveyed property #12), who hired Ruth's father, Harry Goldie to build a home using Tufa stone as a major part of the construction materials. Armon and Ruth decided to follow in George's footsteps and subsequently used Tufa for their new home as well. Tufa was a signature material used by builder Harry Goldie and the Cheatham dairy, which also featured the stone in an addition onto the dairy.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Armon Cheatham, Jr. Home

Continuation Sheet No. 2



2004 aerial of the property.



Views looking southeast (above left) and southwest (above right).



Panorama of the house from front.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 13 Survey Area: Laveen Village

Historic Name(s): George Cheatham House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 8402 S. 51st Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-02-009-M

Township: 1 South Range: 2 East Section: 5 Quarter Section: SE Acreage: .74

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 391190 Northing: 3692893 USGS 7.5' quad map: Laveen

Architect: George Rubel not determined known source: Ruth Cheatham

Builder: Harry Goldie not determined known source: Ruth Cheatham

Construction Date: 1957 estimated known source: Maricopa County Assessor; 1959 Aerial photo

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Ruth Cheatham, aerial photos

PHOTO INFORMATION

Date of photo: 10/12/2006

View Direction (looking towards):

Northwest

Negative No.: IMG_2972



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Rambling California Ranch: single story, asymmetrical orientation, low-pitched gable roof, attached carport, frontal wood siding with Tufa stone, front porch with wood posts, and varying sliding steel windows. Openings are flat. Fireplace.
- 3. SETTING (Describe the natural and/or built environment around the property)
Originally, rural farmland (alfalfa) surrounded the house with the Cheatham dairy ¼ mile to the northeast.
Describe how the setting has changed since the property's period of significance:
Residential tract housing. All elements of rural farmland destroyed, although property remains nicely landscaped and open.
- 4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Stone (Tufa), wood Foundation: Concrete Roof: Asphalt
Windows: Steel
If the windows have been altered, what were they originally? _____
Wall Sheathing: Stone, wood (board and batten)
If the sheathing has been altered, what was it originally? Unconfirmed
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Tufa stone construction.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property George Cheatham House Continuation Sheet No. 1

SIGNIFICANCE

C. ARCHITECTURE

Material - The use of Tufa stone as a rare construction material in the Salt River Valley.

The George Cheatham Home is a unique local example of stone construction. While most Laveen homes were made of wood, a few, mostly constructed by Harry Goldie, utilized stone as the primary construction material. This house, in particular, features Tufa stone, an extremely rare type of stone in its characteristic California Ranch design.

George was the second of four sons to Armon D. and Lula Cheatham. Armon and Lula moved to Laveen from Duncan, Arizona in 1919 to buy the Laveen general store and be closer to the rest of their family, who had migrated to the Phoenix area within the previous decade. In 1936, George married Edna Philpott and the couple bought a forty-acre parcel from Elizabeth Mayr ½ mile north of the Country Store. Mayr homesteaded the land with Roger Laveen in 1919 and built a red brick house on the property. It was in this house that George and Edna resided until 1956 when they tore down the brick house to construct their own Ranch-style home made of white Tufa stone.

George graduated from the Laveen Elementary School and Phoenix Union High School, after which he worked for the Western Gin Co. and also managed the Laveen garage for a time. In 1931, the Cheathams, Armon, Sr., Earnest, George, and Leonard began a longtime partnership that resulted in the Cheatham Dairy. In 1940, the family moved the growing business to ½ mile south of Baseline on 51st Avenue. One year later, George was influential in expanding the size of the dairy and farm to its apex of 1000 acres. During the 1950s, the Cheathams enjoyed much success with their farming and dairy business and thus decided to build each member a new home for their families. The first to acquire a new home was George, who hired his sister-in-law's father, Harry Goldie to use Tufa stone as a major part of the construction materials. Tufa was a signature material used by Goldie and the Cheatham dairy, which also featured Tufa in an addition to the dairy.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property George Cheatham House

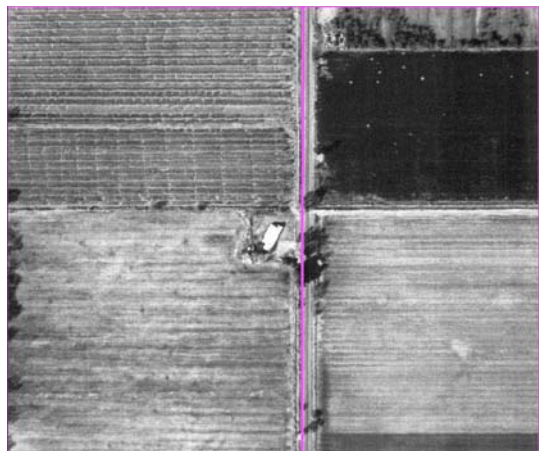
Continuation Sheet No. 2



View looking southwest.



View looking west.



1959 aerial photo of George Cheatham's home.



2004 Aerial of the home.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 14 Survey Area: Laveen Village

Historic Name(s): Laveen Country Store

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5099 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-10-021-B

Township: 1 South Range: 2 East Section: 9 Quarter Section: NW Acreage: .94

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 391237 Northing: 3692085 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: not determined known source:

Construction Date: c. 1922 estimated known source: Armon and Ruth Cheatham

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Commercial - Post office, general store, Safeway, pizza parlor, real estate agency

Assessment of the Laveen Sources: Country Store by ACS, Ltd.

PHOTO INFORMATION

Date of photo: 10/12/2006

View Direction (looking towards):

West

Negative No.: IMG_2936



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

On the eastern end of the parking lot is a windmill stand for picking up water. While the property has historically been a gathering place to fill up on water, this structure is not historic.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
1-story rectangular design with a flat roof and flat openings. In the 1970s, 30 feet were added to the south end, parapet removed, bricks stuccoed, a canopy added to the east façade, and gas pumps removed.
3. SETTING (Describe the natural and/or built environment around the property)
The building sits at the physical cross section of the community, traditionally farmland. Today, the intersection remains largely undeveloped.
Describe how the setting has changed since the property's period of significance:
The beginnings of track housing can be seen across 51st Avenue.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Cement block Roof: Unconfirmed
Windows: Aluminum
If the windows have been altered, what were they originally? Unknown
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Brick
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: Loss of architectural integrity.

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Country Store Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Commercial Development - Associated with the commerce in Laveen, 1913-1974.

The Laveen Country Store has been the cornerstone of the community since 1913. The first store was a small wood frame building built on property claimed by Walter Laveen on the NW ¼ NW ¼ of Section 9 in Township 1 South, Range 2 East. The Laveens built the small store as a country market and rural post office, which opened in October, 1913. While Walter likely owned the building, the community's first Postmaster was Walter's brother, Roger, who worked in this capacity until 1915. In 1919, the Bureau of Land Management granted Walter a homestead patent for the northwestern most forty acres in section 9. In March of 1919, Walter sold the store to Susan Archer, whose husband Charlie thus became Laveen's third postmaster.

Not one year later, Susan sold the store to Armon D. and S.C. Cheatham, two dairy farming brothers from Duncan, Arizona who moved to Laveen to purchase and operate the store. On Christmas day, the Cheathams officially assumed ownership of the store, taking their place at the top of Laveen society. At first, Armon and his family lived in small living quarters behind the store. In 1922, the Cheathams moved down the street to larger living quarters and in 1925, they leased the store to successful Scottsdale grocer, Marshal Kubelsky, and decided to return to agriculture.

After purchasing the store, the Cheathams moved the original store 100 feet to the east (this building burned in the mid 1920s) and constructed a new, studier brick store in its place. With its main entrance on the north side, under a canopy, the new store measured nearly 70 x 30 feet and housed the post office and Safeway market. Since 1913, the southeast corner of Lateral 17 (51st Ave.) and Dobbins Road was a gathering place for the community. Before each house had water, the only faucet in the area existed on the south side of the Laveen store. Not only would Laveen residents take advantage of this source, residents of the Gila River Indian Community (GRIC) would often come at night, lining Lateral 17 with their wagons to fill barrels with water to take home. For many years, the Laveen Country Store operated as the only market in the area. The Laveen store was not just a source of nourishment, but a place of entertainment. Adjacent to the school grounds, the store was home to a stage that witnessed many wrestling matches to occupy the time of the residents, farm workers, and Native Americans from the GRIC.

At some later date, by the 1940s, the Cheathams added gas pumps to the north side of the store, operating the only gas station in Laveen. Armon Cheatham retired as Postmaster in 1947, turning over the position and full ownership of the general store to Ralph Spotts, who owned the market until 1974.

INTEGRITY

Since Ralph Spotts' ownership, numerous others possessed the store, continuing to utilize its central location and reputation as a community gathering space. It was also during the 1970s that the building underwent a significant enlargement and remodeling.

Under such considerations, the Laveen Country Store is significant under Criteria A for the role it played in the development of the community and association with many members who played central roles in the history of Laveen. Nevertheless, the external façade of the building has been altered to the point that its material integrity may determine this building ineligible for the local register.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Laveen Country Store Continuation Sheet No. 2



View looking southwest.



View looking northwest.



The Laveen Country Store in the 1940s.
(Armon and Ruth Cheatham)



The Laveen Country Store in 1984.
(Accomazzo)

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 15 Survey Area: Laveen Village

Historic Name(s): Laveen School Auditorium (Building A)

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5001 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-10-022-A

Township: 1 South Range: 2 East Section: 9 Quarter Section: NW Acreage: 19.1

Block: _____ Lot(s): _____ Plat (Addition): _____ Year of Plat: _____

UTM reference: Zone: 12 Easting: 391380 Northing: 3691900 USGS 7.5' quad map: Laveen

Architect: _____ not determined known source: _____

Builder: Works Projects Admin. (WPA) not determined known source: NRHP Nomination; Concrete stamp

Construction Date: 1924, moved c. 1937 estimated known source: Oral History

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:
Educational - school cafeteria, auditorium, community meeting space, school metal shop

Sources: NRHP Nomination

PHOTO INFORMATION

Date of photo: 10/12/2006

View Direction (looking towards):

South

Negative No.: IMG_2934



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

The school campus contains several other classroom buildings, offices, cafeteria, etc.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: c. 1937 Original Site: SE corner of 47th Ave. and Dobbins

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Stacked adobe blocks on cast concrete stem walls. The building is reminiscent of other period military constructed buildings that are one-story above ground with low-pitched gambrel roofs.

3. SETTING (Describe the natural and/or built environment around the property)
The auditorium sits in a relatively open clearing with a few trees primarily on the north end.

Describe how the setting has changed since the property's period of significance:

Additional education buildings to the east of this building, but nothing has added immediately surrounding the auditorium.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Adobe Foundation: Concrete Roof: Wood w/ asphalt shingles
Windows: Wood, double-hung

If the windows have been altered, what were they originally? _____

Wall Sheathing: Cement plaster

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District

Date Listed: 2-16-1996 Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007

Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen School Auditorium (Building A) Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Education - Associated with rural school consolidation trends in Arizona, 1920-1940.

The Laveen School Auditorium, also known in the community as Building A, is listed on the National Register of Historic Places under Criteria A, for its association and illustration of rural school centralization in Arizona from 1920 to 1940.

The frame of the school auditorium building was originally constructed in 1924 by the Laveen Women's Club nearly ¾ mile east of the current school site on what was then Billy Moore's property. After experiencing hard times, the hall remained vacant for numerous years. New migration into the small, rural community placed strains on the small school district, which at the time contained only two small buildings on the Laveen Elementary School campus, anchored by a four-room schoolhouse. Without a major source of funding, however, the district lacked the ability to meet increasing demands.

In order to resolve the rural education predicament, Maricopa County applied for a Works Projects Administration (WPA) grant in June, 1937 that would allow for the physical improvement of its rural schools, such as Laveen. To utilize the existing buildings within the community, the Women's Club Hall was dismantled and the frame moved to the nearby school campus. According to oral accounts, the auditorium's floor and roof remain original to 1924. By April of 1940, the WPA had used \$4,000 to dig a basement and construct adobe walls for the new auditorium building.

Prior to 1920, many Arizona communities like Laveen, sought to spread out their educational infrastructure. Depressed cotton prices after World War I, however, resulted in decreased funding for the schools, making school distribution impractical. Likely resulting from this financial shortage was a trend towards centralization in which communities placed schools at the center of the community to promote interaction between residents, thereby formulating a sense of local identity. In Laveen, the school became cemented as the center of the community, not only in physical terms, but also emotionally. Over the years, dances, plays, graduations, and community meetings have been held in the auditorium, a tradition that continues today.

The building is also indicative of WPA projects throughout the U.S. Of a total 23,000 undertakings nationwide, 316 were reconstructed or improved auditoriums. Arizona only accounted for seven of these and six of auditorium improvements occurred within Maricopa County. In the depths of the Great Depression, the Roosevelt Administration, and therefore, the WPA, were largely interested in facilitating education, endowing community betterment, and endorsing recreation, all of which were promulgated with the reuse and expansion of an established community treasure, the Laveen Women's Club Hall.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen School Auditorium (Building A)

Continuation Sheet No. 2



View looking northwest.



View looking southwest.



View looking west.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 16 Survey Area: Laveen Village

Historic Name(s): Laveen Baptist Church

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5036 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-12-004-A

Township: 1 South Range: 2 East Section: 4 Quarter Section: SW Acreage: 3.54

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 391354 Northing: 3692188 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: Harry Goldie not determined known source: Ruth Cheatham

Construction Date: 1945 estimated known source: Laveen Baptist Church

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Place of Worship, classrooms.

Sources: Laveen Baptist Church

PHOTO INFORMATION

Date of photo: 9/21/2006

View Direction (looking towards):

South

Negative No.: IMG_2860



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

The property consists of the 1945 church and additions, 1948 parsonage, 1963 church, and mid 1990s church building.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet 2.

- 3. SETTING (Describe the natural and/or built environment around the property)

Describe how the setting has changed since the property's period of significance:

- 4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Concrete block Foundation: Concrete Roof: Asphalt Shingle

Windows: Steel casement and fixed wood opaque

If the windows have been altered, what were they originally? Wood, double hung

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? Concrete Block

- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District

Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: Loss of architectural integrity.

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007

Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Baptist Church

Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Religion - Associated with the rise of established religion in Laveen, 1939-1948.

The earliest landowners in Laveen were a mixture of Presbyterian and Baptist practitioners with a significant population of Catholics as well. Persisting with a focus on children, the community repeatedly tried to establish a Sunday School in the 1920s and 1930s with no continuous success. In the mid 1930s, however, a few Presbyterians and Methodists invited a Baptist missionary to preach the word of God to the community, but again by 1938, a lack of ministers blocked progress. More than a dozen worshipers did belong to the Central Baptist Church in Phoenix at Central Avenue and Wilshire Drive. This small group made the weekly pilgrimage to this congregation, but the majority of Laveen did without organized religion. Around 1939, however, Jack Maben, a recently ordained preacher, was asked to hold weekend revival meetings, which attracted a regular attendance of twenty to twenty-five school children.

Likely due to the relatively overwhelming response to these meetings, Jack and Clarence Maben approached the Central Baptist Church to sponsor a mission in Laveen. This congregation of Southern Baptists saw the opportunity to spread the Bible and was in fact looking for a place to sponsor a mission. On April 5, 1939, Pastor Cyrus G. Sewell approved the Laveen mission and appointed Reverend Hardy Stevens, a member of the Central church, to serve the agricultural community. In August, Sewell baptized six new members into the church and the mission grew slowly but steadily. As the membership increased, a Sunday School began, necessitating further institutional organization. In November, Clarence Maben, Jack's wife, was elected as the Sunday School Superintendent.

For the next few years, the Central Baptist Church continued to sponsor Laveen. In 1941, Central Baptist and the State Mission Board proclaimed the Laveen mission a success and decided to renew their funding. A mere two years later, Laveen welcomed Rev. James Breedlove into the community and under his leadership, Laveen Baptist Church was born. On August 19, 1943, the Central Baptist Church met to authorize the formation of an independent Laveen congregation. At this time, seventeen members of the Central Baptist Church, including three Mabens, four Cheathams, four Goldies, and four Staggs, left this church to become members of their own local congregation, finally signifying the transition of leadership from old to new. Representing the Laveen Baptist Church, as it officially became one month later, Jack Maben arranged to utilize the recently constructed school auditorium to hold Sunday services for \$10 per month.

Laveen was not long without its own church building. In December of 1943, Reverend Breedlove's brother, Clint, of Lubbock, TX, sent the congregation a \$2,000 check to construct a place of worship. This church, dedicated on February 11, 1945 was a simple cruciform building of concrete block with a steeple on the front gable (facing Dobbins Road). Like the rest of the community, the story of the Laveen Baptist Church during its first twenty-five years was that of immense growth. The Church simply could not keep up with membership. During its first decade, the Church boasted a total congregation of seventy-nine. Such growth demanded that the church expand, which it proceeded to do in the 1950s. As it had money, the congregation continually added onto the original building from south to north to east and then south, forming a partially enclosed courtyard. In 1963, a newer church was constructed and dedicated in front of the older building, being situated east-west along Dobbins Road. In 1974, the 1945 and 1950s additions were remodeled to resemble more appealing "Mediterranean" styles.

INTEGRITY

Due to changes made in 1974 to the 1945 church, this building is currently ineligible for listing on the local or national register of historic places. It may be re-evaluated in the future and possibly listed as an example of modification to Post-War buildings to aesthetically attract parishioners.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Baptist Church Continuation Sheet No. 2

DESIGN

The original church building of 1945 was built in a simple cruciform style with two gables and a steeple on the front (or southernmost gable, facing Dobbins Road) and a chimney at the northeast rear. In 1974, this and other additions received a makeover of cream-colored stucco to reflect Mediterranean architecture. As part of this effort, a parapet was added around the structure, hiding both the original gable and later flat roofs. The parapet rises about two feet above the original roofline. The steeple was also removed and the windows changed to a mixture of more modern steel casement and narrow fixed wood opaque.

SETTING

When the original church was built in 1945, it lay in the midst of downtown Laveen. The area immediately surrounding the Church still reflected the area's rural character, but was relatively more developed than elsewhere in the community. Across Dobbins was the elementary school campus and next to it, the Laveen Country Store. On the north side of Dobbins, just to the west of the Church was another store and several other small buildings/structures. Today, the rear of the Church abuts residential developments and almost all the rural land around this area has been or is under development.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Laveen Baptist Church

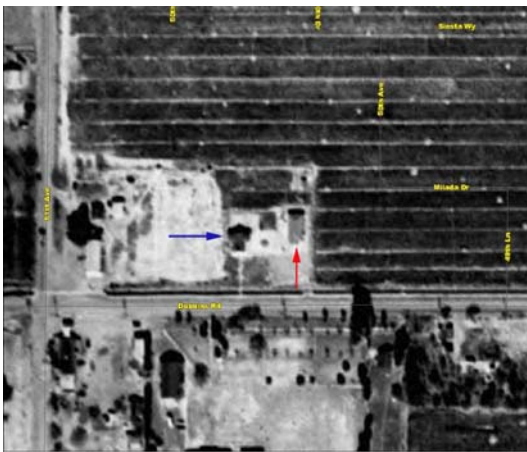
Continuation Sheet No. 3



The original Laveen Baptist Church looking northwest.



The original section of the Church, remodeled in 1974.



1949 and 2004 aerial photographs showing the original church (in blue) and the parsonage (in red)

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Baptist Church Continuation Sheet No. 4



The original church building, looking northeast.



Additions made in the 1950s, forming a courtyard, looking north.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 17 Survey Area: Laveen Village

Historic Name(s): Laveen Baptist Church Parsonage

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5036 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-12-004-A

Township: 1 South Range: 2 East Section: 4 Quarter Section: SW Acreage: 3.54

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 391354 Northing: 3692188 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: Myers Family, Church community not determined known source: Laveen Baptist Church

Construction Date: 1948 estimated known source: Laveen Baptist Church

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Home for church pastor, congregation meeting place, offices

Sources: Laveen Baptist Church

PHOTO INFORMATION

Date of photo: 10/11/2006

View Direction (looking towards):

North

Negative No.: IMG_2875



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

The property consists of the 1945 church and additions, 1948 parsonage, 1963 church, and mid 1990s church building.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet 1.

3. SETTING (Describe the natural and/or built environment around the property)

Originally, rural commercial district.

Describe how the setting has changed since the property's period of significance:

Development into more high-density rural commercial district surrounded by residential subdivision.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Concrete Block Foundation: Concrete Roof: Asphalt Shingle

Windows: Vinyl

If the windows have been altered, what were they originally? Wood or steel

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? Exposed concrete block

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Concrete mixed on-site. Metal grating around the front entrance, date unknown.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District

Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: Loss of architectural integrity.

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office

Date: 5/24/2007

Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003

Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Baptist Church Parsonage Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Religion - Associated with the rise of established religion in Laveen, 1939-1948.

During the Laveen Baptist Church's first decade, it enjoyed continued growth under the leadership of several short-lived pastors. In March of 1947, J.A. Myers succeeded J. Camp as pastor. Myers came to Laveen with a vision of enlarging the Church "to fit the need of a field so ripe." Myers observed the close fellowship of Laveen, a community always willing to help their neighbors. The new pastor quickly witnessed this characteristic firsthand, as the congregation was willing to labor with Myers to improve the five-year old church. When he arrived, the church lands were primarily dirt. One of the first changes was to plant Bermuda grass, create a gravel parking lot, build a playground, paint the church, and erect a sign painted by none other than the pastor. Next, Myers, his family, and the church community united to construct a large parsonage (Myers wanted the parsonage large for future use as a banquet place for the congregation). Because of the donated labor to build the house, the final cost was \$3,000. Soon thereafter, however, it was appraised for \$12,000. With a pastor not only living within the community, but at its center, the parsonage was likely constructed to cement the place of the new church within the growing community as well as to stabilize the church's leadership. Indeed, the church's membership rose from 79 in 1953 to 235 in 1973. Furthermore, from 1943 to 1950, the church welcomed no less than five pastors. In 1950, however, the congregation benefited from its longest pastoral term at the time, six years, which then became somewhat of an average for many years. Both statistics represent the coming of age of the Laveen Baptist Church, facts which parallel the growth of the broader Laveen community.

When the church was expanded in the 1950s, the parsonage remained separate, although connected by a short concrete pathway. The parsonage was likewise stuccoed in 1974 with the rest of the buildings, but its essential form remained unchanged.

DESIGN

The parsonage vaguely resembles a Southwestern vernacular style: single story with a hipped roof, hipped porch with slump block posts, and flat openings. The building also features a chimney on the east side. Very little of the original fabric remains: the building has been heavily stuccoed, windows changed, and the porch posts changed to slump block.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Baptist Church Parsonage Continuation Sheet No. 2



View looking northeast.



View looking northwest.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 18 Survey Area: Laveen Village

Historic Name(s): Laveen Ginning Co.

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 4650 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-12-018-C

Township: 1 South Range: 2 East Section: 4 Quarter Section: SW Acreage: 4.7

Block: _____ Lot(s): _____ Plat (Addition): _____ Year of Plat: _____

UTM reference: Zone: 12 Easting: 392042 Northing: 3692178 USGS 7.5' quad map: Laveen

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: c. 1925 estimated known source: Accomazzo; Recorder's deeds

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Cotton gin; farm equipment sales

Sources: Accomazzo, aerial photos

PHOTO INFORMATION

Date of photo: 10/12/2006

View Direction (looking towards):

North

Negative No.: IMG_2883



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

The site also contains an office, and remnants of another smaller gin built during the period of significance. This latter structure, however, is ineligible.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.

3. SETTING (Describe the natural and/or built environment around the property)
Originally, rural surrounded primarily by farmland and only a handful of buildings along Laveen's commercial core.

Describe how the setting has changed since the property's period of significance:

This land has not been developed as much as other parts of Laveen. To its rear, the gin is surrounded by low-density housing.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Corrugated Metal

Windows: Steel

If the windows have been altered, what were they originally? _____

Wall Sheathing: Corrugated Metal

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District

Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007

Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Laveen Ginning Co. Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Association with the cultivation of cotton in Laveen, 1913-present.

Laveen today is known for its rural character distinguished by farmland and open spaces. This character, however, was based on the cultivation of cotton, beginning in the 1910s. By the time of Laveen's founding, cotton became a booming local and regional industry. Cotton became so prosperous that it challenged every other production in the state. Quickly, Arizona became known for its superior quality cotton, a type surpassing Texan and even Egyptian Cotton. Soon, World War I placed an increase in the demand for cotton, especially the type farmed in the Salt River Valley, the long-staple Pima. During this period, Laveen's population boomed and the community developed.

Where cotton grew, ginning likely took place. As cotton became increasingly prosperous, Laveen developed the need for a local gin. Before 1923, farmers selling their cotton needed to travel some nine miles to a gin at 13th and Jackson Streets in Phoenix. Thus, in 1924, The Laveen Ginning Co., and the Anderson-Clayton company, purchased eight acres from T.C. McReynolds on the northwest corner of 45th Avenue and Dobbins, in the heart of Laveen's commercial and cultural district. The operation of their own gin signified the prosperity Laveen cotton farmers experienced in the previous ten years. While King Cotton would not provide the same stability for the community in years to come, it played a crucial role in creating the community of Laveen.

C. ARCHITECTURE

Industry – Construction: unique type of style and materials.

The Laveen Gin was the only gin within the small agrarian community of Laveen. Several gins, however, occupied the current site, but the existing gin is the only remaining structure of its type. In a rapidly urbanizing environment, The Laveen Gin represents a rare type of structure within Laveen, its surrounding communities, and the Salt River Valley.

DESIGN

Originally, the primary gin building was narrower and featured a shorter shade covering that extended to the east. About fifteen feet was added to the western portion of the gin, using corrugated metal with a shed roof. This was likely done between 1949 and 1959. Throughout the property's existence, numerous smaller sheds have been constructed to meet the needs of its occupants and business. Recent owners added a longer roof, extending to the north, or rear, of the gin, for shade purposes. Currently, there are also several small shed-type structures to the rear of the gin, but are largely obscured from the primary right of way along Dobbins Road. In all, additions to the gin largely maintain a consistency in materials and style, regardless of age.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Laveen Ginning Co.

Continuation Sheet No. 2



View looking northwest.



View looking northeast.



1934 Aerial Photo.



1949 and 2004 Aerial photographs showing the gin (in blue) and the current parcel.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 19 Survey Area: Laveen Village

Historic Name(s): Maben Farmstead

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 4302 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-12-052-A, B,

300-12-051

Township: 1 South Range: 2 East Section: 4 Quarter Section: SE Acreage: 2.8

Block: Lot(s): 34 Plat (Addition): Colvin Park Ranchettes Year of Plat: 1966

UTM reference: Zone: 12 Easting: 392788 Northing: 3692154 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: not determined known source:

Construction Date: c.1919; c.1929 estimated known source: Architectural style; oral history, 1934 aerial

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Farm, residence

Sources: Oral history, aerial photos

PHOTO INFORMATION

Date of photo: 10/12/2006

View Direction (looking towards):

North

Negative No.: IMG_2960



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

The surveyed property consists of farmhouse, shed, and silo, all historic.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
See continuation sheet 1.
- 3. SETTING (Describe the natural and/or built environment around the property)
Originally, rural farmland with farms occupying the corners of 43rd Avenue and Dobbins.

Describe how the setting has changed since the property's period of significance:

Today, despite the beginnings of a housing development on the intersection's NE corner, much of the land remains open (cotton still grows on the SE corner). Behind the house, low-density housing took the place of cotton fields, but an agricultural atmosphere remains.

- 4. MATERIALS (Describe the materials used in the following elements of the property) **For 1931 house.**
Walls (structure): Wood Frame Foundation: Concrete Roof: Asphalt Shingle
Windows: Wood, double-hung and casement
Likely, not all windows are original due to muntin irregularities.
If the windows have been altered, what were they originally? Materials all seem to be wood.
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Wood siding
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Maben Farmstead Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

The Mabens, William Jackson and Clara, migrated to Laveen in 1929, buying property from respected community member, T.C. McReynolds. (The silo is identical to the one at the Barney Ranch - stamped 1919. Thus, the silo could and likely dates, along with the shed, to the same time period, constructed by T.C. McReynolds, who moved to the location in 1916.) Their residence, affectionately known as the "Mansion of Laveen," was constructed at 43rd Avenue and Dobbins Road by 1931 when the Maben's granddaughter, Ruth Cheatham, remembers visiting the house. Using the nearby shed and silo, the Mabens farmed cotton and ran a Guernsey dairy. They also represented the effects of the Great Depression on farmers in Laveen; later in the 1930s, the Mabens could not make their payments and were forced out of their home. The family was also influential in bringing organized religion to Laveen, being a major part in the establishment of the Laveen Baptist Church.

C. ARCHITECTURE

Agriculture – Construction: unique type of design (silo only).

The silo is the most distinctive agricultural feature in Laveen. At one time, these structures dotted the landscape. Today, however, they remain a unique and rare example of a dying breed that supply a sense of Laveen's agricultural heritage. Three silos survive and only two of these types – concrete with reinforced bar. This silo represented an early type of more fragile construction that pieced concrete together and held it in place with reinforced bars.

DESIGN and MATERIALS

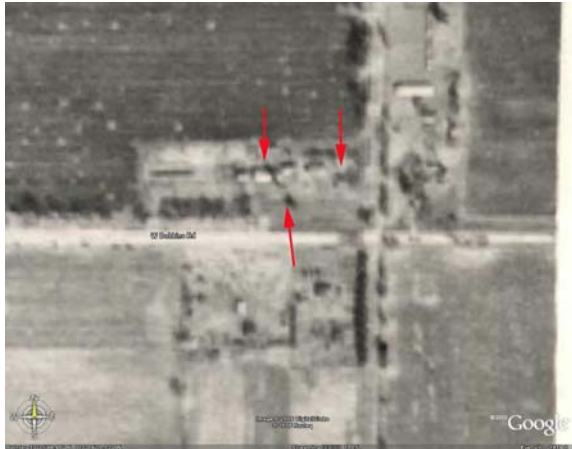
- 1) House, c.1929: Two-story, symmetrical box-like design, low-pitched side-gabled roof with exposed rafters, large front covered porch, a gable-wall chimney. Originally, the house was sheathed with wood siding. The house was likely added onto at some date: fascia added to upper roof eaves, rear addition, and rear enclosed patio with extended secondary roof.
- 2) Silo, c.1919: Concrete walls with a type of reinforced bar encircling the structure, placed about every 1.5 feet. Appx. height of structure is 40'.
- 3) Shed, c.1919: Rectangular design using metal with long side facing Dobbins Road. Roof is standing seam metal, low-pitched gable with exposed rafters.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Maben Farmstead

Continuation Sheet No. 2



1934, 1949, and 2004 aerial photos of the Maben Farmstead with house, silo, and shed (from right to left).



CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Maben Farmstead

Continuation Sheet No. 3



Views of house looking northeast (above left), northwest (above right).



View of house, looking west.



Farm shed and silo, looking northeast.

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 20 Survey Area: Laveen Village

Historic Name(s): Moore Farmstead

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 4313 W. Dobbins Road

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-10-013-D

Township: 1 South Range: 2 East Section: 9 Quarter Section: NE Acreage: 9

Block: Lot(s): Plat (Addition): Year of Plat:

UTM reference: Zone: 12 Easting: 392775 Northing: 3692058 USGS 7.5' quad map: Laveen

Architect: not determined known source:

Builder: not determined known source:

Construction Date: c.1919 estimated known source: Bldg. characteristics, oral history, 1934 aerial

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe:

Poor (Major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence, cotton farming equipment buisness

Sources: Accomazzo, aerial photos

PHOTO INFORMATION

Date of photo: 2005

View Direction (looking towards):

Negative No.: .jpg



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Several historic buildings remain: a farmhouse, outhouse, seasonal residence, and three sheds. Other structures on the property, an office and several other sheds are not considered historic.

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) See continuation sheet 2.
- 3. SETTING (Describe the natural and/or built environment around the property) See continuation sheet 2.

Describe how the setting has changed since the property's period of significance:

- 4. MATERIALS (Describe the materials used in the following elements of the property)
 - Walls (structure): See continuation sheet 2. Foundation: _____ Roof: _____
 - Windows: _____
 - If the windows have been altered, what were they originally? _____
 - Wall Sheathing: _____
 - If the sheathing has been altered, what was it originally? _____
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

- Individually listed Contributor Non-contributor to _____ Historic District
- Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

- Property is is not eligible individually.
- Property is is not eligible as a contributor to a potential historic district.
- More information needed to evaluate
- If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
 Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Moore Farmstead Continuation Sheet No. 1

SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

Agriculture - Associated with the agricultural maturity of Laveen, 1913-1973.

Within Laveen, Moore helped to establish Dobbins Road as the commercial and social center of Laveen. When the Laveen Women's Club, which organized in 1915, began looking to build a club hall in 1924, Moore sold the club a 1-acre lot adjacent to his home for \$1. When the Women's Club fell into financial trouble in 1927, Moore bought the land back from the club and continuing to maintain the structure. Moore retained possession of this social gathering place for nearly a decade before donating the building to the school district as a cafeteria and auditorium (Laveen School Auditorium – Building A, property #6). In addition, he also opened a pool hall in the 1920s for community entertainment.

According to land settlement ledgers from the Salt River Project archives, Billy Moore first arrived on 160 acres at the NE corner of section 9 of Township 1 South, Range 2 East as early as July 9, 1908. According to a 1912 USGS map, however, no structures existed on Moore's property. The earliest physical evidence of the Moore farmstead is a 1934 aerial photograph, which shows four structures, a home facing 43rd Avenue, a farm shed several hundred feet to the west of the farmhouse, a house shed directly to the rear of the house, and a seasonal housing unit to the south of the farmhouse, possibly used for seasonal labor. From this aerial, a solid line of trees lining 43rd Avenue can also be viewed (these trees remain present today). At that time, however, the property lacked any other significant foliage.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Moore Farmstead

Continuation Sheet No. 2

DESIGN and MATERIALS

- 1) Farmhouse, c.1919: Bungalow design: single story, rectangular plan, fairly symmetrical, large porch across façade with heavy squared piers of wood, medium-pitched side-gabled roof with asphalt shingles and a long shed dormer across front. Walls are brick, painted white on a raised concrete foundation. Windows appear to be double-hung wood with segmental arched openings. North-side addition is not original.
- 2) Rear home shed, c.1919: Likely wood frame or adobe covered in stucco, rectangular form with single large opening in front and small window opening in rear, front-gabled roof with wide vertical siding.
- 3) Seasonal housing, pre-1934: Single-story, long rectangular shape with long end facing 43rd Avenue, concrete block walls without sheathing, flat openings (additional doors may have been added and replaced), original front door and window remains wood, medium-pitched side-gabled corrugated metal roof with wide vertical wood siding, and two smoke stacks.
- 4) Early farm shed, pre-1934: Simple rectangular structure with medium-pitched front-gabled corrugated metal roof and vertical wood siding, wood support columns. W-shaped rafter system visible.
- 5) Later farm shed, 1934-1949: From aerial photos, this structure has been considerably renovated. Long rectangular building with substantial bay for equipment. Building is wood with a combination of wood and corrugated metal sheathing, low-pitched corrugated metal roof. Bay consists of wooden support beams and corrugated metal extended roof with rafters visible underneath.
- 6) Other farm sheds, 1934-1949: These structures take a variety of forms and shapes. None are very large and consist of a combination of wood and metal frames. Roofs consist of medium-pitched metal front-gabled with exposed rafters as well as saltbox and shed type roofs.

SETTING

In 1934, the Moore farmstead was on the edge of vast amounts of farmland. The farmstead was sparsely landscaped with the exception of a bank of trees from north to south along 43rd Avenue. Today, these trees remain and many more have also been planted on the property. Although the parcel managed to remain relatively large with a cotton farming equipment business to the immediate west, incorporating the original farmstead shed, the farmlands to the south and west are or have been developed into residential subdivisions.

CITY OF PHOENIX / STATE OF ARIZONA

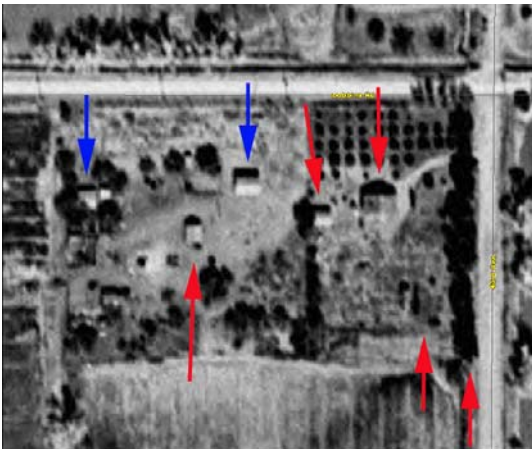
HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Moore Farmstead (aerial photographs, 1934 – 2004)

Continuation Sheet No. 3



1934 aerial photos showing the existing structures (photo on the left, from east to west: tree line on 43rd Ave., homestead, seasonal shelter, shed, and farm shed) and surrounding landscape (photo on the right).



1949 aerial (on left) showing the 1934 buildings and features (in red) as well as new buildings that remain in the 2004 aerial (on the right, in blue)

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Moore Farmstead (homestead, c. 1919)

Continuation Sheet No. 4



View from front, looking west.



View looking southwest.



View looking northwest.



View of farmstead shed (to northwest) and rear (east).



CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Moore Farmstead (seasonal housing and associated features) Continuation Sheet No. 5



Views of seasonal labor housing looking to the southwest.



View of tree line along 59th Avenue, looking northwest.



View of outhouse (date unknown).

CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Moore Farmstead (farm shed built prior to 1934) Continuation Sheet No. 6



Views of farm shed looking south (top left), southwest (top right), and southeast (below).



CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property Moore Farmstead (farm sheds c. 1934 - 1949)

Continuation Sheet No. 7



View of westernmost sheds (looking west).



View of farm building (looking west).



Views of farm building looking southwest (top left), northwest (top right), and northeast (below).



CITY OF PHOENIX / STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 21 Survey Area: Laveen Village

Historic Name(s): Goldie House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 10211 S. 43rd Avenue

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No.: 300-11-019

Township: 1 South Range: 2 East Section: 10 Quarter Section: SW Acreage: 2.5

Block: _____ Lot(s): _____ Plat (Addition): _____ Year of Plat: _____

UTM reference: Zone: 12 Easting: 392833 Northing: 3691029 USGS 7.5' quad map: Laveen

Architect: _____ not determined known source: _____

Builder: Harry Goldie not determined known source: Ruth Cheatham

Construction Date: c. 1937-1945 estimated known source: Maricopa County Assessor, Ruth Cheatham

STRUCTURAL CONDITION:

Good (Well-maintained; no serious problems apparent)

Fair (Some problems apparent) Describe: _____

Poor (Major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Residence

Sources: Ruth Cheatham

PHOTO INFORMATION

Date of photo: 9/21/2006

View Direction (looking towards):

East

Negative No.: IMG_2856



SIGNIFICANCE (see continuation sheet 1)

To be eligible for the Phoenix/Arizona/National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
To the house's immediate north is a matching stone shed/garage (c.1937).

INTEGRITY

To be eligible for the Phoenix/Arizona/National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION Original Site Moved date: _____ Original Site: _____
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Dutch colonial revival: three stories (with basement), rectangular plan, high pitched gambrel roof, front dormer windows on second floor, flat canopy over extended roof porch, mix of stone and wood siding, flat openings, gable wall chimney.
- 3. SETTING (Describe the natural and/or built environment around the property)
The house is highly shaded by trees that block direct view from the street.

Describe how the setting has changed since the property's period of significance:
When built, the house featured fewer or younger trees, obscuring a smaller portion of the house.

- 4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Stone Foundation: Stone Wall (basement) Roof: Metal
Windows: Wood (double-hung)
If the windows have been altered, what were they originally? _____
Wall Sheathing: Stone (cut) and wood
If the sheathing has been altered, what was it originally? _____
- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
The house contains a stone fireplace and basement, both are rare features in Laveen's architecture (the area is prone to flooding).

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed Contributor Non-contributor to _____ Historic District
Date Listed: _____ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate
If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Alex Bethke – City of Phoenix Historic Preservation Office Date: 5/24/2007
Mailing Address: 200 W. Washington St., 17th Floor, Phoenix, AZ 85003 Phone No.: 602-261-8699

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Goldie House Continuation Sheet No. 1

SIGNIFICANCE

C. ARCHITECTURE

Materials – Use of stone for construction materials.

Built over the course of a decade. The Goldie Home is a unique local example of stone construction. While most Laveen homes were made of wood, a few, mostly constructed by Harry Goldie (the builder and owner of this home), utilized stone as the primary construction material.

The Goldie family exemplified migration to Arizona post WWI and to Laveen during the Great Depression. Harry and Theresa (Maben) Goldie moved to Arizona in hopes of raising cotton. By the middle of the Great Depression, most likely by the early 1930s, the Goldies transitioned to the dairy business in Superior while mining at the same time. Once the mining industry crashed, Harry and Theresa moved their family to Laveen in 1936 where Theresa's parents had lived for almost a decade. At first, they moved into her parents' home at 43rd Avenue and Dobbins Road (see surveyed property # 4) until Harry obtained a piece of land for his family from a relative, Erasmus Owens. Needing a home on his newly acquired property, Owens approached his relative and builder, Harry Goldie, who was looking for a place to settle with his family. Owens offered Goldie a lot on the north side of Carver Mountain (see survey property #16) if Goldie would construct a home on the south side of Carver for Owens. At first, the family lived in a tent while Harry worked on a more substantial living space and obtaining other construction jobs in the area. The first structure built was a small garage (to the house's immediate north). Over the next three or four years, Harry worked to excavate a basement where the family could live. This portion of the project was completed by 1940. With a little help from his sons, Harry built the family home himself, even digging the basement.

The Goldies represented an important segment of the population who migrated to Laveen hoping for economic opportunities closer to the safety of their extended families. In Laveen, the Goldies found a mutually supportive community. The Goldies practiced small-scale farming – they had grapefruit trees, date palms, grape vines, and a small garden – while Harry worked in road construction until an accident crushed his foot and he shifted into life as a builder and mechanic, helping with several community projects, including parts of the Laveen Baptist Church.

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

Name of property Goldie House

Continuation Sheet No. 2



View looking northeast.



View looking southeast.



View of front façade, facing northeast.



View of northern side.



View of original garage looking east.