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# TECHNICAL MEMORANDUM ELIGIBILITY ASSESSMENT

Gabriela Dorigo - EcoPlan Associates, Inc.



**EcoPlan Associates, Inc.**

*Environmental Science & Resource Economics*

## Technical Memorandum

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**Date:** 4 December 2006

**To:** Mark Brodbeck

**From:** Gabriela Dorigo

**Project No.:** 06-982

**Project Name:** Loop 202 South Mountain Freeway, 57<sup>th</sup> Ave. and Van Buren St.

**Regarding:** Eligibility Assessment for Two Residential Properties

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As requested by HDR Engineering, Inc. (HDR), EcoPlan Associates Inc. (EcoPlan) assessed the National Register of Historic Places (NRHP) eligibility of two houses located within a single parcel at 5727 W Van Buren St., currently within the City of Phoenix (COP) limits (refer to Figure 1); the area had not been incorporated when the buildings in the property were built.

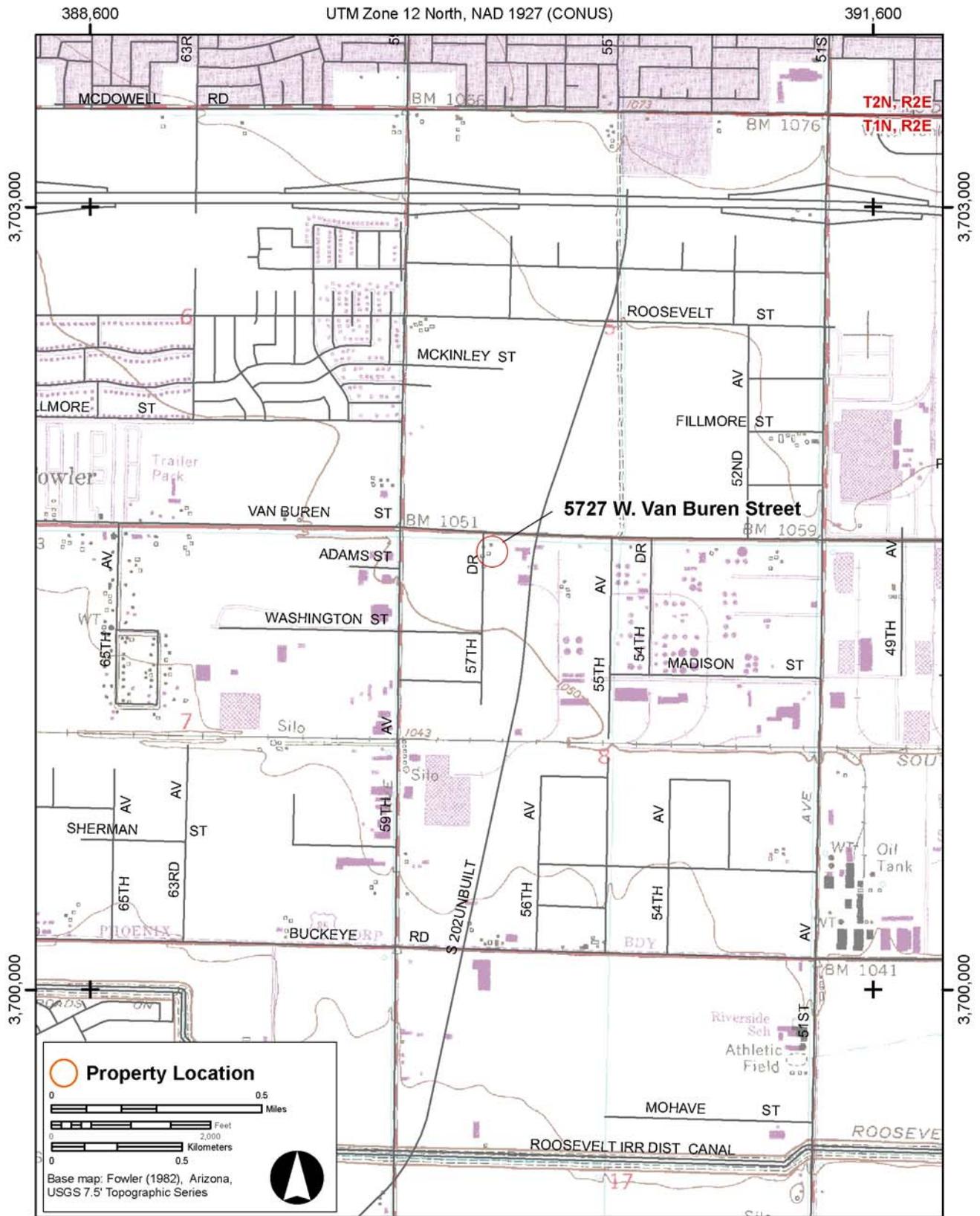
### Methodology

Because the eligibility assessment conducted by EcoPlan will be part of a larger study conducted by HDR (Brodbeck 2005), and given the timeframe provided, no new historic context was developed for analyzing these properties. Instead *A Historic Context for Agricultural Properties in the Lower Salt River Valley* (Brodbeck 2005) was used. Cultural resource records collections housed at the COP Historic Preservation Office were consulted for information regarding these houses and earlier surveys in the area where they are located. Two studies were consulted: *South Mountain Agricultural Area, Historic Resources Survey* (Ryden and others 1989), and *Phoenix, Rural and Estate Architecture* (Woodward and Osmon 1991).

To assess the eligibility of the houses, historic and current maps and aerial photographs were compared, tax and deed records housed at the Maricopa County Assessor and Recorder's offices were consulted, and the properties were closely inspected. The Phoenix Public Library's biographical database and ASU's Arizona and Southwestern and Arizona Historical Foundation indexes were consulted to explore the potential of these houses to be eligible under NRHP Criterion B. Because the houses—currently located within the COP limits—were built before the area was incorporated, it was not possible to find building permits (the COP does not have the relevant records, and according to a Maricopa County employee, the county does not retain old records).

### Results

The houses are recommended non-eligible to the NRHP due to a general lack of historical and architectural significance. The buildings and structures in the property fail to convey the character of a historical farmstead in the context of the agricultural development of the Lower Salt River valley; no significant persons appear to be associated to the houses; and they lack architectural distinction.



W06-982\CULT\EI\gAss\Fig1

Figure 1. Jackson farmstead location

## JACKSON FARMSTEAD

Address	5727 W Van Buren St., Phoenix
Location	NE 1/4 of the NW 1/4 of the WE 1/4 of Section 8, Township 1 N, Range 2 E
Landform	alluvial terrace
Elevation	1,053 ft
Parcel dimensions	330 ft by 66 ft (0.5 acres)
Land jurisdiction	private
UTM coordinates	390125 m E, 3701672 m N
USGS map	Fowler, Arizona
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Property type	farmstead
Built in	1947/48

### Description

The Jackson farmstead—depicted in Figures 2 to 7—is within the COP limits, although the area had not been incorporated when the buildings on the parcel were constructed. The parcel containing the two houses under consideration is located at the SE corner of Van Buren St. and 57<sup>th</sup> Dr. Changes both to the farmstead and the surrounding area have altered the farmstead itself and the rural character that the area originally had. The property has been in possession of the Jackson family until today, with different members of the family occupying the different houses.

The Jackson property, originally encompassing 80 acres, currently occupies a 0.5-acre elongated parcel 330 feet by 66 feet, and contains two houses and a shed. The land was purchased in 1916 by W. W. and Kate Jackson and it appears that there were no buildings on it prior to this time. The original 80-acre parcel extended from Van Buren St. to the Southern Pacific Railroad, and from the current 57<sup>th</sup> Ave. to 59<sup>th</sup> Ave., as indicated in a land ownership map of 1923. Although it is not clear when the original farmhouse (demolished) was built, by 1937 there was a building at the site, as depicted in a 1937 Maricopa County transportation map. Historic maps and aerial photographs, Maricopa County assessor's records, and information provided by the property owners indicate that by the early 1950s the farmstead was fully developed—with the addition of secondary houses and structures. It constituted a traditional farmstead with a cluster of buildings and structures amid a group of trees. The surrounding land was dedicated at different times to dairy and agricultural production.

The two remaining houses of the farmstead within the current property boundaries were the last to be built. The south house was built in the late 1940s and the north house in 1950. Sometime between 1975 and 1978, to allow for land subdivision and the opening of 57<sup>th</sup> Dr., the buildings of the farmstead west of the current 57<sup>th</sup> Dr.—including the original farmhouse—were demolished, with the exception of the south house, which was moved and placed in its current location, east of 57<sup>th</sup> Dr. By the early 1980s the Jackson property had acquired the current characteristics. Both the farmstead and the area where it is located have been greatly modified over time. As the area gradually changed from agricultural to industrial the rural character was lost. A sequence of historic aerial photographs shows the changes the site and the area went through before they acquired their current characteristics (refer to Figures 2 to 5).

The Jackson property is separated from Van Buren St. by an unlined irrigation canal. The parcel is partially fenced, with a continuous fence separating it from the parcels to the east and south, and a non-continuous fence facing 57<sup>th</sup> Dr. The property contains two houses with a shed between them; large trees and plants are present. The north house is set back approximately sixty feet from the north property line

and 15 feet from the west property line. The south house, which sits next to the west property line, is set back approximately 200 feet from the north property line.

The north house is a one story early ranch house, with an L-shaped floor plan. A porch to the south appears enclosed. The house has a wood frame and wide wood horizontal boarding. A cross-gabled low pitched roof covers the house; the porch is covered by a dropped roof that extends from the main one, all with asphalt shingles. Most windows in the house are small paned steel casement windows. The porch—enclosed subsequent to initial construction—and the southeast corner of the house have aluminum sliding or sash-type windows. The front door, made of wood, does not have any detail. Another door, in the enclosed porch area, has fixed glazed panes in the top part. Air conditioning units are located on the roof. There are ventilation openings in the gables and two metal vents near the roof ridge. As is normally the case with farmhouses in general in this area, and of ranch houses in particular, this house is very simple and unpretentious. It is in good condition. The shed between the north and south houses is wood frame with corrugated metal panels as roof and walls.

The south house is a shotgun house with a unit added subsequent to initial construction at its northeast corner. The building, which was moved from its original location, is positioned on bricks. This house too has a wood frame and wood horizontal boarding, with narrow boards in the house, and wide boards in the added unit. The house and the added unit are covered by low pitched gable roofs with asphalt shingles. The building has sliding aluminum windows, and a wood side door with simple moldings. An air conditioning unit occupies part of a window in the southern wall. There are ventilation openings in the gables. As normally occurs with shotgun houses, this house is of extreme simplicity. It is in good condition.

### **Eligibility assessment**

Originally, the 80-acre parcel had the typical characteristics of a farmstead. It consisted of a cluster of buildings and equipment sheds amid a group of trees, located in a rural area along a transportation link, and was associated with agricultural fields. Both the property and the area have changed considerably, and the two remaining buildings are not consistent with the historic agricultural development of the area.

Although some agricultural fields remain in the area, the rural character has been lost due to changes since the property was developed. Currently the area has the character of an industrial park. The property itself also has been greatly altered, with the demolition of the original farmhouse and other structures, the relocation of one of the buildings—the south house, and a reduction of the site occupied by the buildings and structures to a fraction of its original size.

Although the two remaining houses are in good condition, the farmstead as a whole has lost integrity. Due to size reduction, it only partially retains integrity of location. The feeling of the area when the farmstead developed and its association with an agricultural origin have been lost, as gradual changes over the years slowly transformed the area from completely rural to industrialized, and the property is no longer associated with agricultural fields. Because of size reduction, the demolition of some buildings and structures, and the construction of 57<sup>th</sup> Dr., the property also has lost integrity of design.

The Jackson farmstead has lost integrity to the point that it is no longer associated with its agricultural past. It is then not representative of agricultural trends associated with that era, and therefore not significant under Criterion A of the NRHP. Nevertheless, the two remaining houses can be assessed individually.

The shotgun house type consists of a narrow one-story dwelling with rooms aligned one behind the other with no hallways. It developed as an inexpensive design to fit narrow lots in urban areas before the widespread use of the automobile. Its design, low construction costs, and air cooling qualities made it popular in dense and hot urban areas of the Southern United States throughout the 1920s. Although shotgun houses were built within the Phoenix metropolitan area in the early twentieth century, it is unusual to find isolated shotgun houses associated with agricultural fields.

The ranch house was the preferred style for residential subdivisions springing up in urban areas of the valley at the time the north house was built. Its simplicity and horizontal emphasis made it a well suited style for houses in rural subdivisions as well, and it is common to find this style in the rural zones southwest of the Phoenix Metro area. It is unusual however, to find ranch houses, which were normally constructed as elements within larger tracts, as isolated occurrences, and associated with agricultural fields.

The north and south houses, built during what has been defined as “the agricultural era” in the development of the Salt River valley (Brodbeck 2005), are not consistent with the local rural landscape at the time. Thus, they are not representative of agricultural trends associated with that era, and therefore not significant under Criterion A of the NRHP.

Research conducted regarding ownership of this property does not suggest that it is associated with significant persons. Therefore, the Jackson property does not appear to be significant under Criterion B of the NRHP.

Owner/s	Date
James H. Jackson and Edith Jackson	1959 – present
Fisher Contracting Company	1959 – 1959 (May to September)
William Jackson	1947 – 1959
W. W. Jackson and William Jackson	1946 – 1947
W. W. Jackson and Kate Jackson	1916 – 1946
Joe M. Lamb	before 1916

The existing buildings are in good condition, but they lack architectural distinction in terms of design, materials or craftsmanship. In addition, they are not within the typical setting associated with their types. The south house is a shotgun house that is not within the normal urban setting for shotgun houses, and was not built during the period associated with the development of this type of dwelling. The north house is a ranch house that is not within the normal setting for ranch houses, that of a residential subdivision. Therefore, the houses are not significant under Criterion C of the NRHP. Additionally, neither house exhibits information potential.

In sum, the Jackson farmstead is recommended as non-eligible for the NRHP due to a general lack of historical and architectural significance. The setting has lost its rural character and the current property is only a fraction of the original farmstead. The property fails to convey the character of a historical farmstead in the context of the agricultural development of the Salt River valley. Because of their lack of historical or architectural significance, the two remaining houses, individually, are also recommended non-eligible for the NRHP.

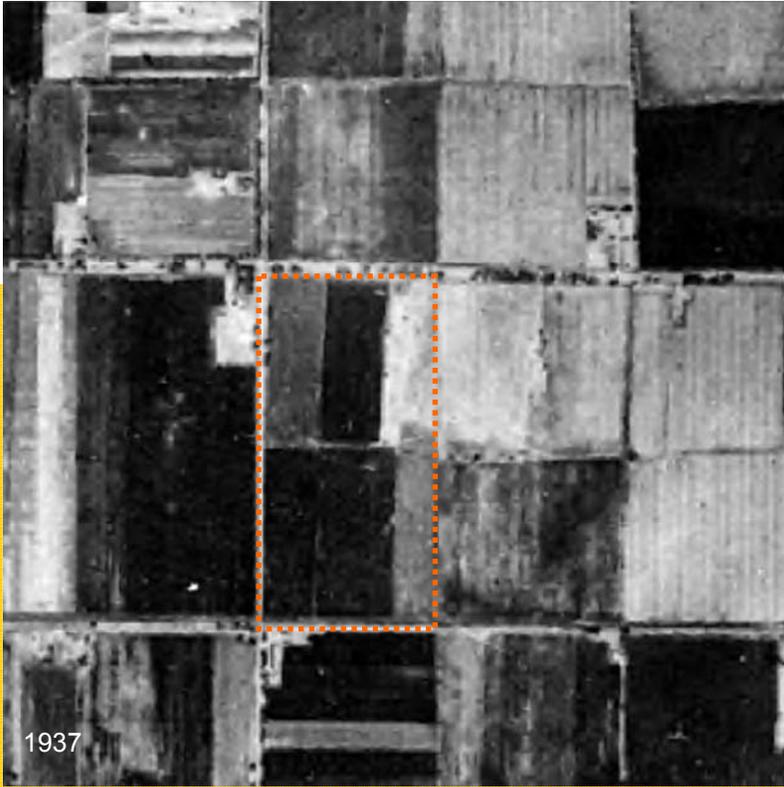


Figure 2. Jackson farmstead.  
Original setting

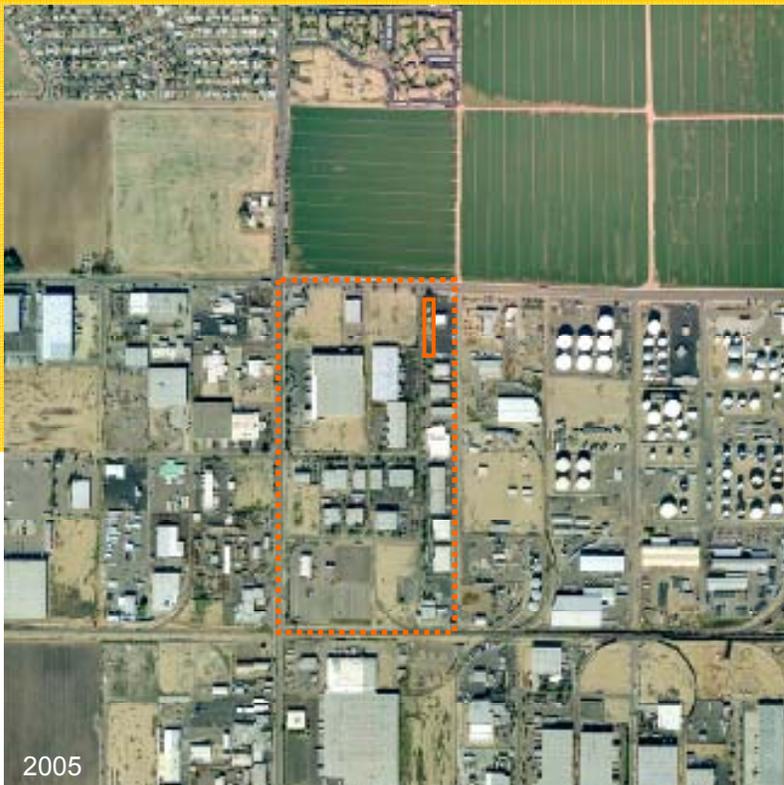
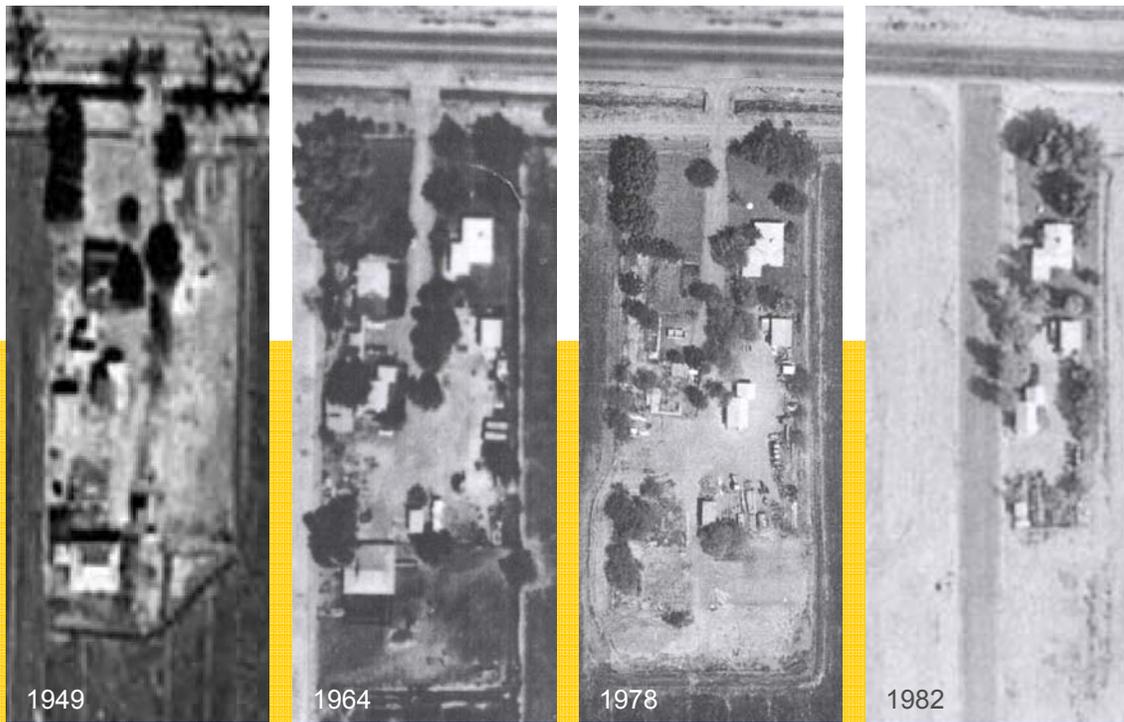


Figure 3. Jackson farmstead.  
Current setting

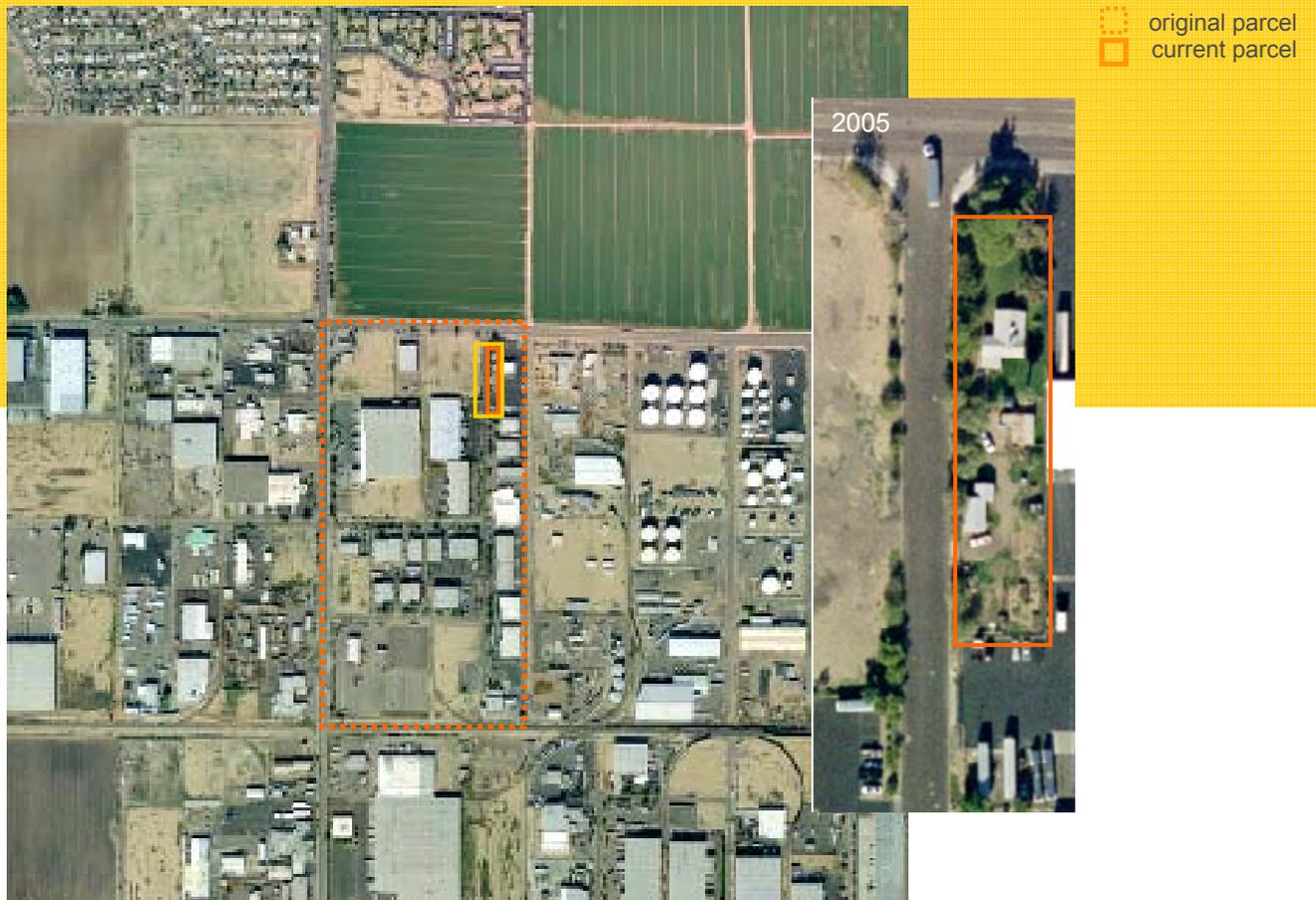
 original parcel  
 current parcel



**Figure 4. Jackson farmstead. The site over time**

Because land subdivision changed over time, the site refers to the area of the original farmstead, which was associated with surrounding agricultural fields, and includes the parcel where the remaining farmstead buildings are located.

**Figure 5. Jackson farmstead. Site and setting as they look today**



original parcel  
 current parcel

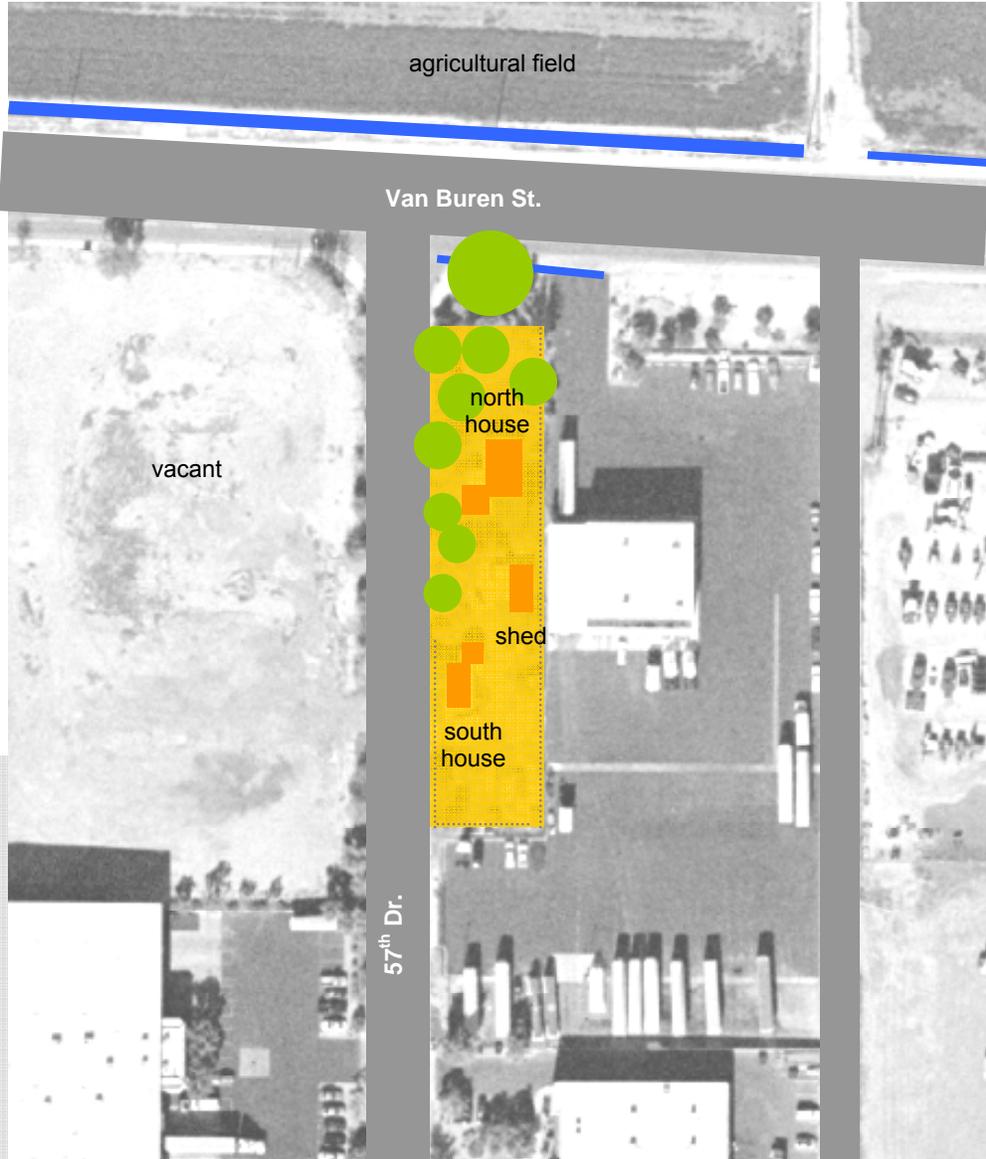


Figure 6. Jackson farmstead

**Figure 7. Jackson farmstead**  
entire property, looking northeast  
north house, looking southwest



shed, looking northeast  
south house, looking northwest

## References

Brodbeck, Mark

2005 *An Addendum Cultural Resources Report for the 202 L, South Mountain Freeway EIS & L/DCR Project, Maricopa County, Arizona.* HDR Engineering Inc., Phoenix, Arizona.

Ryden, Don W., Gary H. Miller, Robert G. Graham, and John Jacquemart

1989 *South Mountain Agricultural Area. Historic Resources Survey.* Ryden Architects, Phoenix, Arizona.

Woodward Jr., James W., and Patricia A. Osmon

1991 *Phoenix Rural and Estate Architecture. Thematic Survey of Historic Rural and Estate Architecture..* Woodward Architectural Group, Phoenix, Arizona.

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

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: n/a Survey Area: South Mountain Freeway Alternatives

Historic Name(s): Jackson Farmstead (ranch [north] house)
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5727 W Van Buren St.

City or Town: Phoenix vicinity County: Maricopa Tax Parcel No. 104 - 04 - 003

Township: 1 N Range: 2 E Section: 8 Quarter Section: NW Acreage: 0.5

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

UTM reference: Zone 12 Easting 390125 Northing 3701672 USGS 7.5' quad map: Fowler, AZ

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1950 known estimated (source: county tax records)

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.

Residential
Farmstead

Sources:

PHOTO INFORMATION

Date of photo: 11.21.06
View Direction (looking towards)
Southwest
Negative No.:



**SIGNIFICANCE**

To be eligible for the National Register of Historic Places, 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 for the National Register.

- 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 a local community.)
- B. PERSON (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 that 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 of wood structure and corrugated metal roof and walls.

**INTEGRITY**

To be eligible for the 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)  
Early ranch house of simple manufacture with enclosed porch at southeast corner.

- 3. SETTING (Describe the natural and/or built environment around the property) \_\_\_\_\_  
Area dedicated to light industry with some remaining agricultural fields.

Describe how the setting has changed since the property's period of significance:  
Originally an agricultural area, it has been transformed from completely rural to industrialized.

- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): wood                      Foundation: concrete                      Roof: asphalt shingles  
Windows: small-paned steel casement, sliding aluminum, and sash-type  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: painted horizontal wood boarding  
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     Noncontributor to \_\_\_\_\_ Historic District  
Date Listed: \_\_\_\_\_     Determined eligible by Keeper of National Register (date: \_\_\_\_\_)

**RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO 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: Gabriela Dorigo, EcoPlan Associates, Inc.                      Date: 12.01.06  
Mailing Address: 701 W Southern Ave. # 203, Mesa, AZ 85210                      Phone No.: 480.733.6666

# 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 form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

## PROPERTY IDENTIFICATION

For properties identified through survey: Site No: n/a Survey Area: South Mountain Freeway Alternatives

Historic Name(s): Jackson Farmstead (shotgun [south] house)  
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 5727 W Van Buren St.

City or Town: Phoenix  vicinity County: Maricopa Tax Parcel No. 104 - 04 - 003

Township: 1 N Range: 2 E Section: 8 Quarter Section: NW Acreage: 0.5

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Plat (Addition): \_\_\_\_\_ Year of plat (addition): \_\_\_\_\_

UTM reference: Zone 12 Easting 390125 Northing 3701672 USGS 7.5' quad map: Fowler, AZ

Architect: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Builder: \_\_\_\_\_  not determined  known (source: \_\_\_\_\_)

Construction Date: 1947 - 1948  known  estimated (source: property owners)

## 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.

Residential

Farmstead

Sources: \_\_\_\_\_

## PHOTO INFORMATION

Date of photo: 11.21.06

View Direction (looking towards)

Northwest

Negative No.: \_\_\_\_\_



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- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
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Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)  
Shed of wood structure and corrugated metal roof and walls.

**INTEGRITY**

To be eligible for the 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 1975/78) Original Site: west of 57<sup>th</sup> Dr.
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)  
Shotgun house of simple manufacture with added unit at northeast corner.

- 3. SETTING (Describe the natural and/or built environment around the property)  
Area dedicated to light industry with some remaining agricultural fields.

Describe how the setting has changed since the property's period of significance:  
Originally an agricultural area, it has been transformed from completely rural to industrialized.

- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): wood                      Foundation: bricks                      Roof: asphalt shingles  
Windows: sliding aluminum  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: painted horizontal wood boarding  
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     Noncontributor to \_\_\_\_\_ Historic District  
Date Listed: \_\_\_\_\_     Determined eligible by Keeper of National Register (date: \_\_\_\_\_)

**RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO 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: Gabriela Dorigo, EcoPlan Associates, Inc.                      Date: 12.01.06  
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