



**Arizona Department of Transportation
Environmental Planning Group**

**South Mountain Transportation
Corridor Study:
Evaluation of Four Historic Buildings
and Districts, Maricopa County, Arizona**

**RAM-202-C-200
202L MA 054 H5764 01L**

**April 3, 2012
Submittal Number 1**

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County, Arizona**

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Prepared for:

Arizona Department of Transportation
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AZTEC Project No. AZG0907-087

April 3, 2012

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SHPO Report Abstract

Report Title: South Mountain Transportation Corridor Study: Evaluation of Four Historic Buildings and Districts, Maricopa County, Arizona

Report Date: April 3, 2012

ADOT Project Name: South Mountain Transportation Corridor

ADOT Project No.: 202L MA 054 H5764 01L

FHWA Project No.: RAM-202-C-200

AZTEC Project No.: AZG0907-087

Agencies: Arizona Department of Transportation (ADOT), Federal Highway Administration (FHWA), City of Phoenix, and Maricopa County Department of Transportation

Project Description: The Arizona Department of Transportation (ADOT) is studying alternatives to build the last segment of State Route 202L, the South Mountain Freeway, in southwestern Phoenix. An environmental impact statement and design concept report are being completed to establish a preferred alignment for the freeway. In conjunction with these studies, a cultural resources survey was completed for cultural resources (Brodbeck 2005). The survey identified nine resources that were recommended as eligible for listing on the National Register of Historic Places. Consultation was completed by the Federal Highway Administration (FHWA) and ADOT. The two agencies have requested that AZTEC Engineering Group reevaluate four of the Historic-period above-ground properties that were recommended as eligible.

Review Area Location: The four properties are located in Section 7 of Township 1 South, Range 2 East.

Number of Recommended National Register-eligible Historic Properties within the Review Area: 3 (Hudson Farm, Barnes dairy barn, Hackin dairy barn)

Number of National Register-ineligible Historic Resources within the Review Area: 3 (Tyson Farmstead/Barnes Dairy, Hackin Farmstead/Dairy, and Dobbins Streetscape)

Management Recommendations: The reevaluation of four properties confirmed there is one National Register-eligible historic district and three individually eligible structures. One previously recommended eligible historic streetscape was found to lack integrity and, therefore, is recommended ineligible. The reevaluation agreed with the previous recommendation that two historic districts are ineligible. There were a few minor exceptions in the determination of contributors to the Hudson Farm district.

The Hudson Farm district is eligible for the National Register under Criteria A for its association with the agricultural development of Laveen. The three individually eligible structures—the cement stave silos on the Hudson Farm, the dairy flat barn on the Hackin Farmstead/Dairy, and the dairy head-to-toe barn on the Tyson Farmstead/Barnes Dairy—are eligible under Criteria C for their design and construction. The earliest of these eligible resources, the farmhouse on the Hudson Farm, dates from about 1926; however, due to substantial alterations that were made during the period of significance, this building, as well as all of the other eligible resources that were examined reflect the post-World War II era, and exhibit a high level of integrity most representative of the period 1945–1965.

Introduction

Project Background

The Arizona Department of Transportation (ADOT) is studying alternatives to build the last segment of State Route 202L, the South Mountain Freeway, in southwestern Phoenix. An environmental impact statement and design concept report are being completed to establish a preferred alignment for the freeway. In conjunction with these studies, a cultural resources survey was completed for cultural resources (Brodbeck 2005). The survey identified nine resources that were recommended as eligible for listing on the National Register of Historic Places. Consultation was completed by the Federal Highway Administration (FHWA) and ADOT. The two agencies have requested that AZTEC Engineering Group reevaluate four of the Historic-period above-ground properties that were recommended as eligible. These properties are:

- 1) Hudson Farm, 9300 South 59th Avenue
- 2) Hackin Farmstead/Dairy, 10048 South 59th Avenue
- 3) Tyson Farmstead/Barnes Dairy, 6159 West Dobbins Road
- 4) Dobbins Road Streetscape, 6100 block of West Dobbins Road

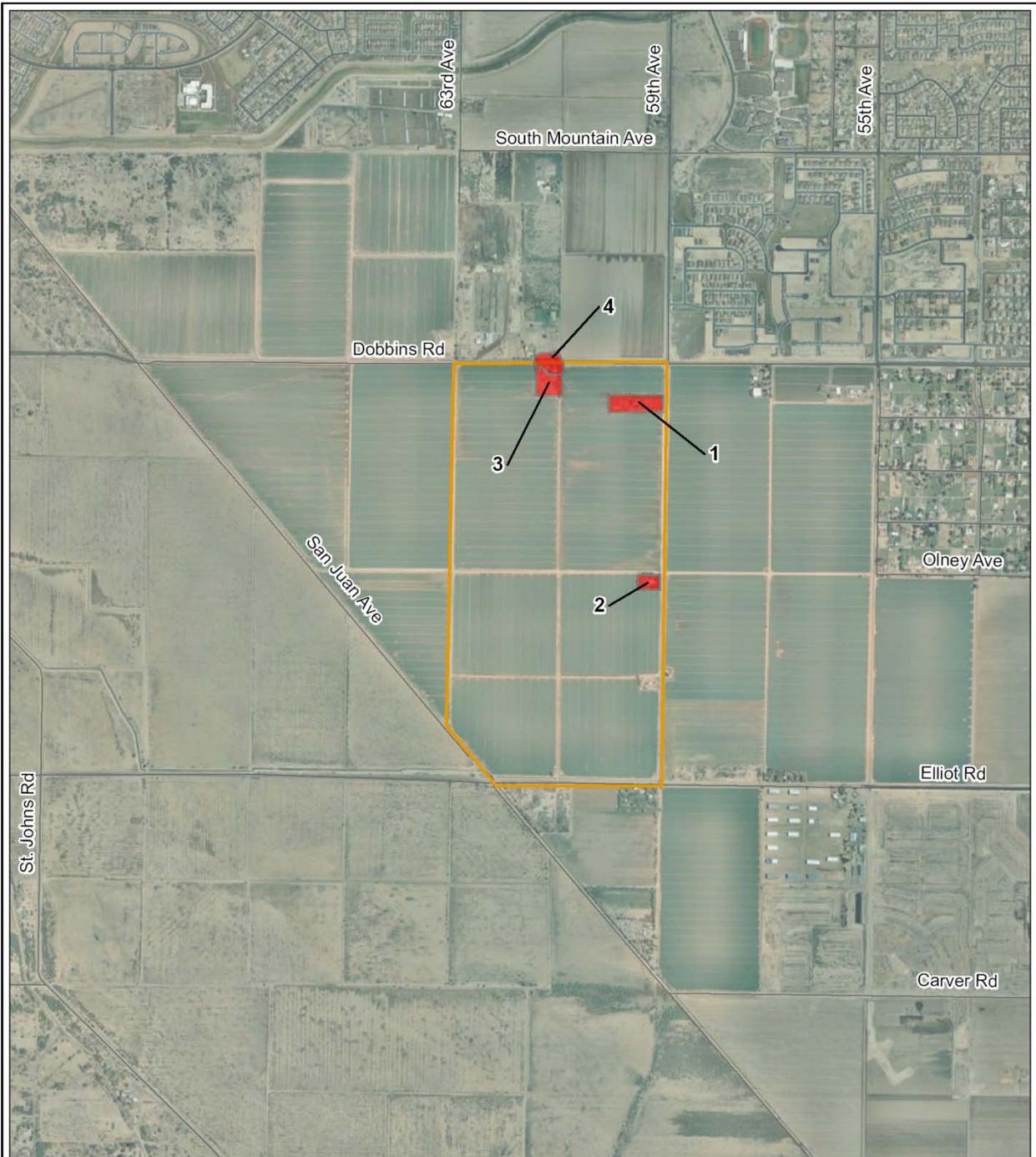
The Hudson, Hackin, and Tyson/Barnes properties are located in Section 7 of Township 1 South, Range 2 East (Gila and Salt River Baseline and Meridian). The Dobbins Streetscape is centered on the section line between Sections 6 and 7 of Township 1 South, Range 2 East (Figure 1).

Regulatory Context

The proposed SR 202L project will involve federal funds, thereby constituting an undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 requires Federal agencies to take into account the effects of their undertakings on historic properties and provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on such undertakings.

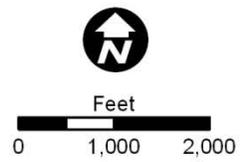
The State of Arizona has enacted two laws designed to protect cultural resources. The State Historic Preservation Act (SHPA) of 1982 (Arizona Revised Statutes [A.R.S.] 41-861 through 41-864) stipulates that state agencies work to identify and preserve significant historic properties. The Act provides the State Historic Preservation Office (SHPO) 30 working days to comment on agency plans that affect properties listed in or eligible for listing in the Arizona State Register of Historic Places. The criteria for listing in the State Register are identical to those for National Register listing. All obligations under the SHPA are being fulfilled through Section 106 consultation.

The City of Phoenix (COP) is designated a Certified Local Government (CLG) under the State Historic Preservation Program. It has enacted a local historic preservation ordinance, designated a City Historic Preservation Officer (CHPO), and formed a Historic Preservation Commission. The local ordinances establish procedures for designating historic overlay zoning as a measure to protect historic properties.



Sources: ADOT ATIS (2010); AZTEC (2012); ESRI World Imagery (2010), UTM Zone 12

- Survey Area
- Historic Districts



Map Disclaimer: This map is for general siting purposes only.

Figure 1. Project area overview.
 (1=Hudson Farm, 2=Hackin Farmstead/Dairy,
 3=Tyson Farmstead/Barnes Dairy, 4=Dobbins Streetscape)

Project Methodology

Investigation Methods

Scott Solliday visited each parcel and photographed and recorded the properties on a Historic District Inventory Form and primary buildings and any outbuildings and notable features on Historic Property Inventory Forms.

The designation of a potential farmstead or dairy district requires that certain farm- or dairy-related buildings exist on the site, as described in an earlier SR202L study (Brodbeck 2005:95):

Farmsteads include clusters of buildings and structures with residential and agricultural functions. Common elements included:

- Farmhouses
- Capacity Barns
- Silos
- Machine/Utility Shops
- Tractor Shades/Equipment Storage Shelters
- Chicken coops
- Corrals
- Central work yards

Farmsteads with dairy operations also included:

- Milking barns
- Stock pens with sun shades

Evaluation Criteria

To evaluate the significance of a property within a defined historic context, the specific features, patterns of land use, and other physical manifestations that embody the integral elements of that place, time, and event must be identified. The four historic properties evaluated in this document are part of a larger, regional rural historic landscape that spans a large portion of the southwestern Phoenix metropolitan area, or the lower Salt River Valley.

To be eligible for listing on the National Register of Historic Places, age-eligible properties must meet at least one of four criteria:

Criterion A: be associated with events that have made a significant contribution to the broad patterns of our history

Criterion B: be associated with the lives of persons significant in our past

Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant, distinguishable entity whose components may lack individual distinction

Criterion D: have yielded, or may be likely to yield, information important in prehistory or history

Historic Patterns of Development in the Proposed Project

The South Mountain Transportation Corridor includes or borders the historically agricultural communities of Phoenix and Laveen. The four properties to be reevaluated are located in Laveen, which is on the south side of the Salt River and historically isolated from Phoenix. The Salt River Valley farming communities are characterized by three main developmental periods: the Homesteading Era, the Agricultural Era, and the Urbanization Era.

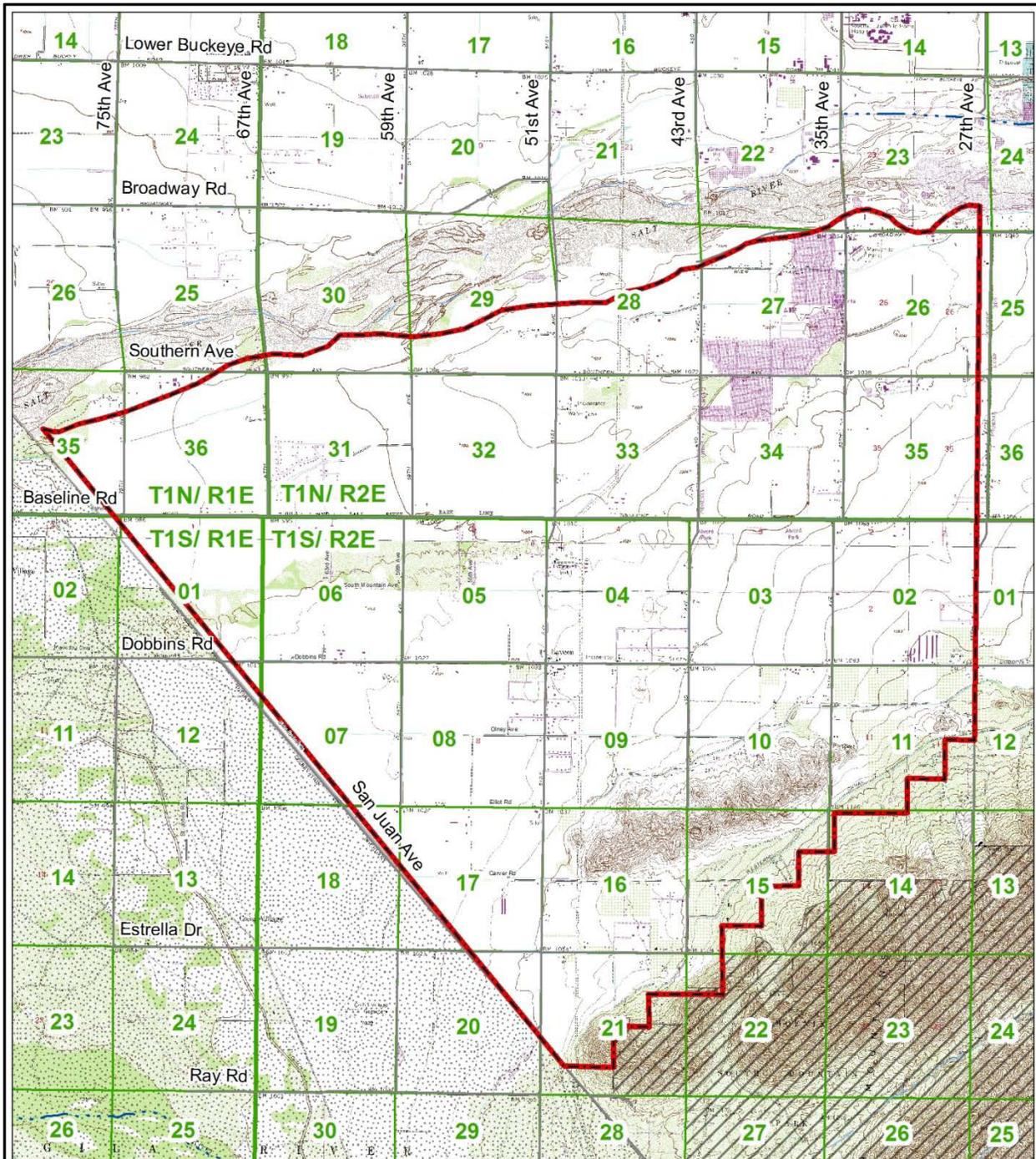
Present-day Laveen encompasses approximately 48 square miles. It is bounded on the north by the Salt River, on the south by the Salt River Mountains (South Mountain), on the west by the Gila River Indian Community, and on the east by 27th Avenue (Figure 2). Today, much of the area lies within the City of Phoenix. The following discussion will highlight the trajectory in Laveen.

The initial **Homesteading Era**, the first period of significance, extended generally from the 1870s to 1910. During this time, Arizona had territorial status and towns such as Phoenix were in their infancy. The land was developed for agriculture for the first time since the end of the prehistoric Hohokam era. Farmers relied on primitive irrigation systems and horse-drawn equipment. Farmsteads were small with few components. Communication systems and other utilities were just being introduced in the area at the end of this period. The northern half of Laveen, roughly between the Salt River and Baseline Road, was patented during this era.

Following the turn of the century, construction of the Arizona Eastern Railroad in 1910 and the completion of Roosevelt Dam in 1911 helped establish a more reliable water supply and improved transportation in the area, and the farming communities of the lower Salt River Valley entered the second period of significance, the **Agricultural Era**. This period generally extended from 1910 to the mid-1960s. Constrained by its location between the Salt River, South Mountain, and the Gila River Indian Community, Laveen developed as a small, isolated farming community (Figure 3). Travel to the Phoenix market was over dirt roads in wagons pulled by horses until paving via the Maricopa County Farm to Market Road Program was initiated in 1921.

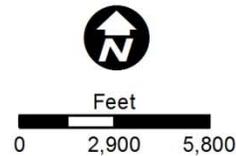
Agricultural parcels were developed in 40- to 160-acre increments within a framework of Township, Range, and Section. Farmsteads were placed on the edges and set within cultivated fields (Figure 4). Typical layouts of farmsteads included farmhouses grouped with other farm-related outbuildings, such as hay and dairy barns, equipment shade/storage structures, machine shops, utility buildings, silos, stock pens, and corrals.

The third main developmental period for agricultural communities in the Southwest Valley is the **Urbanization Era**, which began in the mid-1960s when landowners began to subdivide farms for residential developments. Initially, subdivisions retained a rural feel with typically 5- to 10-acre parcels of mixed residential uses such as equestrian or livestock properties. Also at this time, the small family farmstead dairy operations were abandoned and replaced by the larger, mechanized dairy operations we see today. By the 1990s, the conversion of the remaining farm properties to high-density residential developments with commercial businesses clustered at the major intersections began. Overall, the development trend is ongoing and, if continuous, will result in the complete urban build-out of Laveen within the next decade or two (Figure 5).



Sources: USGS 7.5' Fowler, Laveen, Lone Butte, and Phoenix, AZ; ADOT ATIS (2010); NAD 83, UTM Zone 12

-  Laveen Community Limits
-  Gila River Indian Community
-  South Mountain Park



Map Disclaimer: This map is for general siting purposes only.

Figure 2. Portions of the USGS 7.5' Fowler, Laveen, Lone Butte, and Phoenix topographic quadrangles showing the boundaries for the community of Laveen.



Figure 3. 1949 aerial photograph showing the commercial Laveen at the Dobbins Road and 51st Avenue crossroads.
(Flood Control District of Maricopa County aerial photograph)

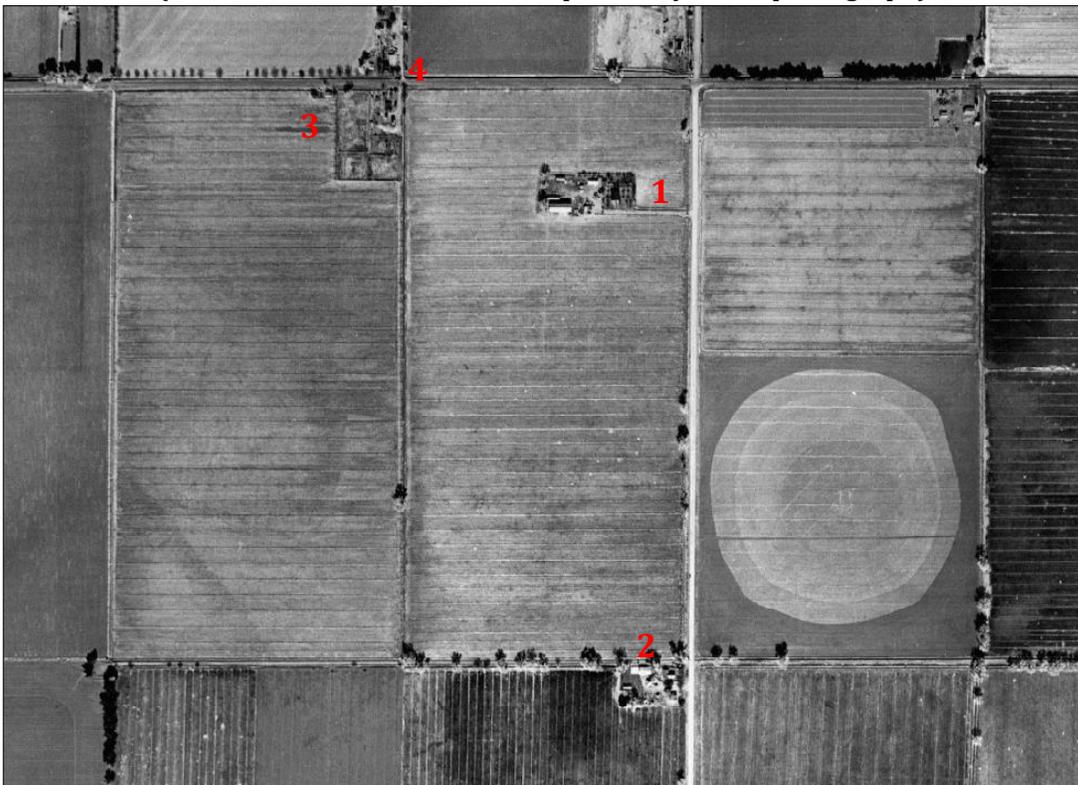


Figure 4. 1949 aerial photograph showing the four properties in under review.
(Flood Control District of Maricopa County aerial photograph)

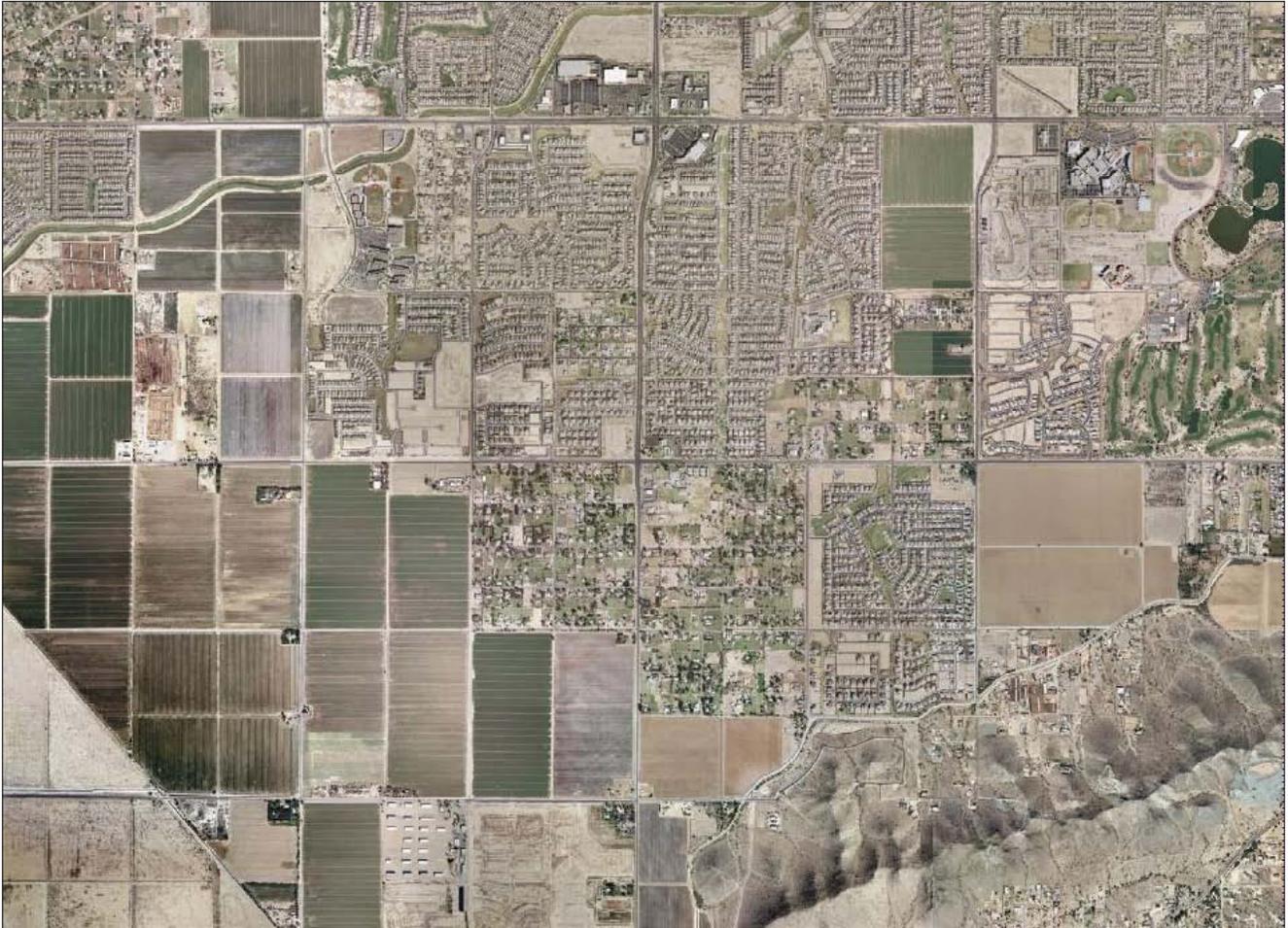


Figure 5. 2009 aerial photograph showing the urbanization of Laveen.
(Flood Control District of Maricopa County aerial photograph)

Historic Contexts and Areas of Significance

To qualify for the National Register, a property must be historically significant in that it represents an important part of the history, architecture, archaeology, engineering, or culture of an area (National Park Service [NPS] 1997). To help researchers effectively assess significance, NPS developed the concept of the *historic context*, which combines place, time, and theme to create an interpretive backdrop within which the significance of a historic property can be explained, judged, and evaluated.

The four properties are located in Laveen on the south side of the Lower Salt River. The development of these agricultural properties is closely associated with the Agricultural Era (1910 to 1965), from the initial boom of settlement and agricultural development after completion of Roosevelt Dam to the beginning of urbanization, which continues to transform the agricultural character of this rural area. The predominant historic sites identified in the South Mountain Transportation Corridor are agricultural properties with farming and dairy-related features (Brodbeck 2005). The primary historic context developed to evaluate these properties is *Rural Agricultural Farmsteads and Dairies in Laveen, 1910–1965*.

Rural Agricultural Farmsteads and Dairies in Laveen, 1910–1965

Settlement of the Salt River Valley began in the late 1860s, spurred by the U.S. Army's establishment of Camp McDowell near the confluence of the Salt and Verde rivers, which offered farmers protection from hostile Apaches and Yavapais as well as a ready market for locally produced alfalfa and grain (Luckingham 1989:12–13). The rapid development of irrigation canals soon made the fertile region one of the leading agricultural centers in the Arizona Territory. In 1887, completion of the Maricopa & Phoenix Railroad connected the Salt River Valley to the mainline of the Southern Pacific Railroad, and two years later, the centrally located town of Phoenix was selected as the new capital of the Arizona Territory. With the continued growth of Phoenix and the surrounding towns of Tempe, Mesa, and Glendale, more than 100,000 acres of productive farmland were brought under cultivation.

However, farmers were entirely dependent upon dozens of primitive irrigation systems that often failed to function through all of the seasonal fluctuations in the river's flow (Zarbin 1997). Some of the earliest canals on the south side of the Salt River south of Phoenix and west of Tempe were begun in the 1870s. The San Francisco Canal, also known as the Mexican Ditch, was begun in 1870 by Mexican settlers near Tempe (Ryden 1989). The Marmonier Ditch extended from the west end of the San Francisco Canal into what would become northern Laveen. Smaller private canals pulled water directly from the river to irrigate southside fields. For example, on August 18, 1870, H. Van Arman and P. Maddux located a ditch heading on the south side of the Salt River near the east line of Section 27, Township 1 North, Range 2 East. The ditch ran for about 6 miles (Maricopa County Recorder 1887) and was used by the earliest Laveen farmers who obtained their land patents starting in 1890 (US Bureau of Land Management [BLM] 2012). The 1903 Reclamation Service survey of lands in the Salt River Valley shows numerous canals and laterals in present-day Laveen (Figure 6).

By the 1890s many canals had been consolidated to provide more efficient delivery of water, but the development of new farmlands outpaced the technical ability to capture and use all of the annual flow of the Salt River. The National Reclamation Act (32 Stat 388) was passed in 1902, and due largely to the efforts of Phoenix area landowners coming together to organize the Salt River Valley Water Users' Association (SRVWUA), the Salt River Project (SRP) was selected as one of the first federal reclamation projects to be built in the West. The completion of Roosevelt Dam in 1911 provided a reliable year-round supply of water by impounding spring runoff that had previously flowed through the Valley unused, and by distributing water more equitably among a multitude of small landowners.

In addition to constructing federally funded dam and water projects, the Reclamation Act sought to reform previous land laws that had allowed some individuals to accumulate huge tracts of land. Section 3 of the Act states that "the Secretary of the Interior is hereby authorized, at or immediately prior to the time of beginning the surveys for any contemplated irrigation works, to withdraw from entry, except under the homestead laws, any public lands believed to be susceptible to irrigation from such works..." By 1900 most of the land in the Salt River Valley was patented or encumbered by various public land entries, typically unproven homestead claims and pending cash sales that required an extended period for completion. On July 2, 1902, the Secretary of the Interior issued an executive order withdrawing all remaining public lands in the Salt River Valley from settlement (Arizona State Land Department 1935, 1945). This reclamation withdrawal, which covered more than 1,600 square miles, stretching from the Verde



Figure 6. South half of the 1903 Reclamation Service topographic map of Township 1 North, Range 2 East showing the numerous private irrigation ditches pulling water from the Salt River.

River to Buckeye, and from the Gila River Indian Reservation to New River, was instituted to prevent speculators from acquiring large tracts that would be served by the project. Also under the provisions of the act, the newly created Reclamation Service was now responsible for establishing new procedures by which bona fide settlers could acquire a patent for lands within an established reclamation project. The patents were to encompass tracts of not less than 40 and not more than 160 acres.

Lands west of Phoenix and south of Baseline Road were originally outside the SRP service area. The Reclamation Service declined to expend funds to extend canals into the area, but by the time that Roosevelt Dam was completed farmers in the southwestern part of the Valley reached an agreement with the agency to build two new canals to irrigate 20,000 acres with the costs of construction to be paid by the landowners (Ryden 1989:32–33). The Western Canal, the last of the major canals in the SRP, was completed in February 1913 (US Reclamation Service 1915:48–49). It opened new lands in the area that would become known as Laveen that had never been irrigated. The Reclamation Service’s farm unit (40-acre tracts) survey was completed in April 1915, making it possible for homesteaders to obtain patents for these lands.

Laveen

Walter E. Laveen moved from Minnesota to Arizona in about 1913 and settled near 51st Avenue and Dobbins Road. He and his children filed claims for much of the land around this intersection (Accomazzo 1984:xxix, 4; Wikipedia Foundation 2012). He built a small wood frame store at this site to serve the growing population that was settling near the terminus of the Western Canal. Previously, local homesteaders had to travel 3 miles further to the Del Monte Market at 27th Avenue and Dobbins Road. The Laveen store became the center of the new community. Roger G. Laveen, Walter’s brother, became the postmaster for a new post office operated out of the store (Granger 1985:185). School District No. 59 had been established in 1908, and a small unnamed school was located at Southern and 67th avenues, but when the Laveen family offered a site for a new school, complete with a deep well providing a good source of drinking water, the school, school district, and community became known as Laveen (Accomazzo 1984:107). By about 1930 the town had two stores, a post office, a barber shop, a pool hall, a blacksmith shop, a garage, a Women's Club building, and a cotton gin.

The establishment of a community was very important for farmers who had settled in this isolated area. The Salt River to the north was difficult or impossible to cross much of the time. A reinforced concrete bridge was built at Center Street (Central Avenue) in 1911, but that required traveling for several miles on the rough dirt roads that ran along the section lines (Ryden 1989:47–48). In 1920 Maricopa County voters approved a bond issue to finance construction of a network of paved roads throughout the Valley. By 1922 one of these new roads extended from the Center Street Bridge to 51st Avenue and Dobbins Road, the center of the Laveen community. This was of great benefit to local farmers who were now able to easily transport milk, beef, and farm produce to markets in Phoenix.

Farms and Dairies in Laveen

The three farmstead/dairy properties in the current study are located in Section 7 of Township 1 South, Range 2 East, which also includes land in the Gila River Indian Reservation. The section has 14 off-reservation farm units and lots that were available for patenting (Figure 7).

DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
SALT RIVER PROJECT ARIZONA
OPERATED BY SALT RIVER VALLEY WATER USERS ASSOCIATION
UNDER CONTRACT WITH UNITED STATES GOVERNMENT

THIS PLAT IS AMENDATORY OF AND SUPPLEMENTAL TO PLATS:
NO. 18566 APPROVED NOVEMBER 23, 1915
NO. 17526 APPROVED APRIL 9, 1917
NO. 18691 APPROVED JUNE 9, 1921

74a
74-3

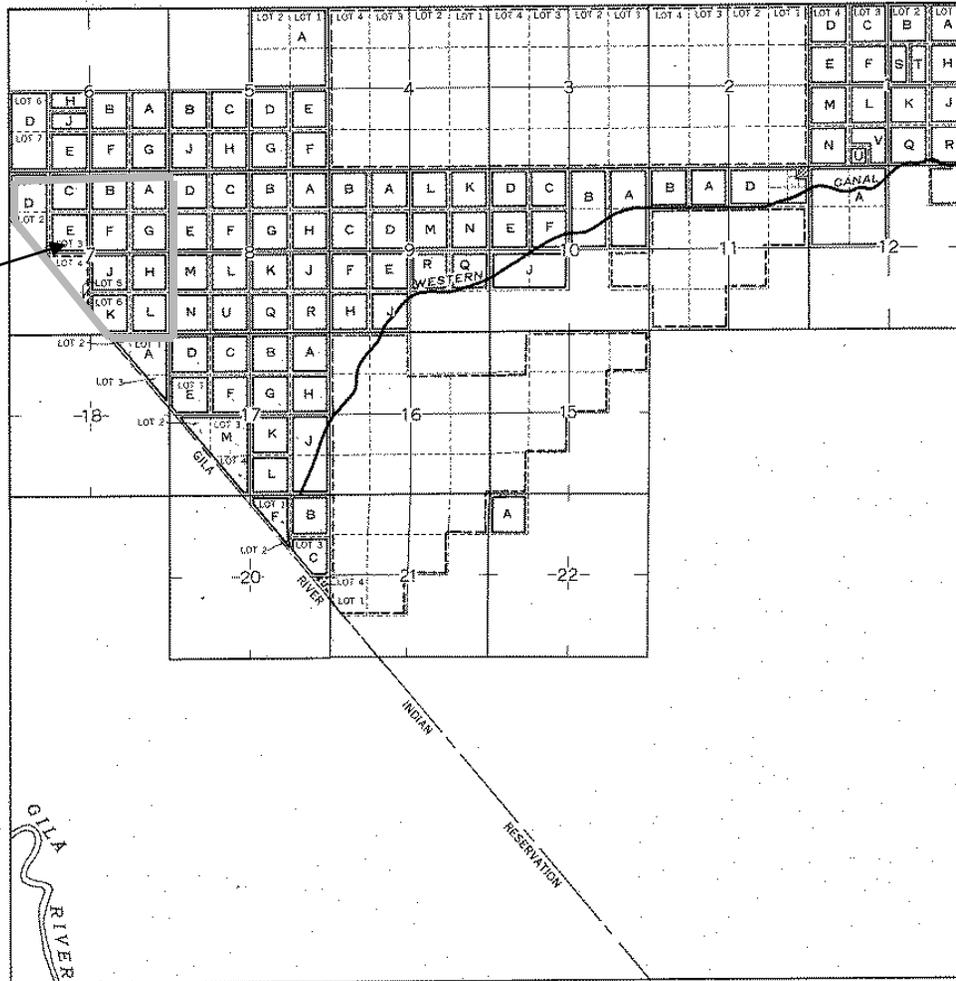
FARM UNIT PLAT
TOWNSHIP 1 SOUTH RANGE 2 EAST G.&S.R.M.

SHOWING FARM UNITS AND IRRIGABLE AREAS
FOR WHICH WATER RIGHT APPLICATIONS MAY BE MADE

United States Land Office
Phoenix, Arizona

JAN 19 1926

Section 7



PUBLIC NOTICE DATED DEC., 22, 1927
(Form 1991A, No. 6)

Paragraph 3: "The irrigable area of the fourth divisions shown on the plat are hereby made subject to all terms and conditions of the Public Notices heretofore issued for this project, except that the date of application of such terms and conditions shall be the date of this Public Notice (Dec. 22, 1927); provided, that insofar as said Public Notices have been modified, changed or supplemented by the terms, conditions and provisions of the contract of Sept. 6, 1917, between the United States and the Salt River Valley Water Users' Association, this notice shall be subject to the terms, conditions and provisions of said contract or supplements thereto."

TOTAL IRRIGABLE ACREAGE				
	1ST DIV.	2ND DIV.	4TH DIV.	TOTAL
PUBLIC LAND	3138.69	430.86	514.73	4082.70
PRIVATE LAND	1844.01	47.80	1110.10	3001.91
TOTAL	4982.70	478.66	1624.83	7086.19
NUMBER PUBLIC LAND FARM UNITS				104

EXPLANATION

- FARM UNITS, INDICATED BY HEAVY LINES, DRAWN WITHIN THE TRUE BOUNDARY, WHICH IS SHOWN BY THE LIGHT LINES.
- BOUNDARIES OF PRIVATE LANDS.
- U.S. RESERVES
- IRRIGABLE AREA, WHEN GREATER THAN THE OFFICIAL LAND OFFICE AREA, DEPARTMENTAL INSTRUCTIONS OF DECEMBER 29, 1921.

THE APPROVAL OF THIS PLAT IS HEREBY RECOMMENDED

Edwood Mead
COMMISSIONER
APPROVED DEC 22 1927
W. J. Timney
FIRST ASSISTANT SECRETARY

ACCESSION NO. 23124

Figure 7. 1927 Farm unit plat for Township 1 South, Range 2 East.

The initial homestead entries for Section 7 were filed on January 4, 1909 by James Richard Hughes (northeast quarter) and James Meredith Hughes (northwest quarter), father and son respectively. The Maricopa County Recorder's Office online documents give evidence to a complex web of buying and selling 40-acre and 80-acre portions of these 160-acre filings, even before patents were obtained. Most patent were issued in 1921, and the section was fully patented by 1926 (Table 1). Soon after the patents were obtained, additional land transactions occurred and a pattern of 80-acre farms was established for Section 7, which continued to be the predominant land use pattern in the area until the 1980s. The landownership history for the three farmsteads under consideration is outlined in Appendix A.

Table 1. GLO Patents for Farm Units in Section 7 of Township 1 South, Range 2 East.

Accession	Names	Date	Doc #	Aliquots	Farm Unit
799073	Old, Edwin D, and Ferguson, Claiborne J	3/11/1921	020781	NE¼SE¼	H
799077	Smith, Alvie O, and Ferguson, Claiborne J	3/11/1921	041352	SE¼SE¼	L
799078	Old, John E, and Ferguson, Claiborne J	3/11/1921	041354	NW¼SE¼	J
825488	Payne, William R, and Hughes, James M	9/26/1921	02242	Lot/Trct 1 Lot/Trct 2	
825493	Witten, Charles H, and Mobley, C C	9/26/1921	034199	NE¼NW¼	C
825492	Witten, Effie C, and Mobley, C C	9/26/1921	034198	SE¼NW¼	E
840216	Files, Cora Emma and Ferguson, Claiborne J	12/23/1921	041353	Lot/Trct 6	K
901385	Witten, Elnora I, and Hughes, James H	3/30/1923	054386	SE¼NE¼	G
905569	Witten, Samuel G, and Hughes, James R	5/7/1923	02243	NE¼NE¼	A
911121	Colvin, Lachoneus M and Witten, Samuel G	7/5/1923	054398	NW¼NE¼	B
911122	Colvin, Anna M	7/5/1923	054413	SW¼NE¼	F
983552	Holt, Adam C	8/6/1926	037585	Lot 3 Lot 4 Lot 5	

Throughout the 20th century Laveen farmers have produced alfalfa, cotton, milk, beef cattle, and vegetables. After World War II most of the farmland around Phoenix was quickly transformed by urban development, but the relatively isolated community of Laveen continued to be an agricultural center until recent years. In the 1980s there were six large dairies, four cattle feed lots, and two cotton gins in the area (Accomazzo 1984:292). It has only been in the last 10 years that new commercial and residential development has been displacing farming as the primary land use in Laveen.

Eligibility Recommendations

Summary of Findings

The reevaluation of four properties confirmed there is one National Register-eligible historic district and three individually eligible structures (Table 2). One previously recommended eligible historic streetscape was found to lack integrity and, therefore, is recommended ineligible. The reevaluation agreed with the previous recommendation that two historic districts are ineligible. There were a few minor exceptions in the determination of contributors to the Hudson Farm district. Following is a discussion of the findings and recommendations for each property. The Historic Property Inventory Forms are in Appendix A.

Table 2. Summary of Resource Reevaluation Recommendations.

Inventory No.	Tax Parcel No.	Property Name and Address	Date	Primary Criterion
Eligible Historic Districts				
1	300 02 038 300 02 037A	Hudson Farm 9300 S. 59 th Avenue	ca. 1926	A
Individually Eligible Historic Buildings				
1.03	300 02 038	Hudson Farm - Cement Stave Silos 9300 S. 59 th Avenue	1949	C
2.03	300 02 033	Hackin Farmstead/Dairy – Dairy Flat Barn 10048 S. 59 th Avenue	1952	C
3.02	300 02 041	Tyson Farmstead/Barnes Dairy – Dairy Head-to-Toe Barn 6159 W. Dobbins Road	1951	C
Ineligible Historic Districts				
2	300 02 033	Hackin Farmstead/Dairy 10048 S. 59 th Avenue	1930	A
3	300 02 041	Tyson Farmstead/Barnes Dairy 6159 W. Dobbins Road	1930	A
4	300 02 041, 300 02 021J	Dobbins Streetscape 6100 Block W. Dobbins Road	1930	A

The Hudson Farm district is eligible for the National Register under Criteria A for its association with the agricultural development of Laveen. The three individually eligible structures—the cement stave silos on the Hudson Farm, the dairy flat barn on the Hackin Farmstead/Dairy, and the dairy head-to-toe barn on the Tyson Farmstead/Barnes Dairy—are eligible under Criteria C for their design and construction. The earliest of these eligible resources, the farmhouse on the Hudson Farm, dates from about 1926; however, due to substantial alterations that were made during the period of significance, this building, as well as all of the other eligible resources that were examined reflect the post-World War II era, and exhibit a high level of integrity most representative of the period 1945–1965.

Recommended Eligible Properties

Hudson Farm

The Hudson Farm (Figure 8), located at 9300 South 59th Avenue, was evaluated as a historic district and is recommended as eligible for the National Register under Criteria A. It is an outstanding example of a historic farmstead in Laveen. The layout of buildings and structures around a central work yard and the associated farmland has survived virtually unchanged since the early 1950s. The only modern intrusions on the property are a palm-lined drive and stone-faced entry piers to the east of the farmhouse; these were added shortly after the period of significance and do not detract from the historic appearance of the farmstead. The farmhouse was built about 1926 but was enlarged and remodeled in the late 1940s and early 1950s; it exhibits a high degree of workmanship (Figure 9). The other structures on the property, built in the late 1940s and early 1950s, and reflect the vernacular tradition of design and construction that was typical in the Laveen area during the period of significance.



Figure 8. Hudson Farm boundaries.

We generally concur with the previous assessment of the Hudson Farm property regarding the eligibility of the farm as a whole and of the silos individually (discussed below). However, based on additional historic research we conclude that some features of the property are not eligible as contributors. A 1969 aerial photograph provides the earliest evidence of the palm-lined drive and stone-faced entry piers being present. The palm trees are very small and appear to have been recently planted. This suggests that the redesign of the landscaping and entry east of the farmhouse was carried out in the late 1960s, just after the period of significance. As such, they are more representative of the visible face of the farm for the past 40 years and, therefore, are not eligible as contributing features due to age (c.f., Figure 10, Figure 11, and Figure 12).

In the 2005 evaluation of the Hudson Farm, approximately 35 acres of agricultural fields on the parcel, to the north, west, and south of the farmstead, were considered to be a contributing feature of the district. We concur that the fields are a contributing feature to the farm district; however, the single parcel does not accurately represent the historic boundaries of the farm. Due to complex landownership patterns in the early 20th century, there were different configurations of fields in this area, but landownership records and aerial photographs since the 1930s show that through the period of significance, the Hudson Farm was an 80-acre farm that included the adjoining parcel to the south (Figure 13). Unpaved field roads have clearly delineated those boundaries, and still do today (Figure 8). The single 38-acre parcel on which the farmstead is located is too arbitrary a unit to associate with the farm. It is recommended that the two Maricopa County parcels — 300 02 038 and 300 02 037A — are representative of the historic boundaries of the Hudson Farm, and the agricultural fields on both parcels should be considered a contributor to the district. The fields are important to the integrity of the district because without this rural agricultural setting the property would not be able to convey its historic character as a farm.



Figure 9. Hudson Farm (Inventory No. 1).



Figure 10. Hudson Farmstead in 1969.
(Aerial photograph from Flood Control District of Maricopa County)



Figure 11. Hudson Farmstead in 1979.
(Aerial photograph from Flood Control District of Maricopa County)



Figure 12. Hudson Farmstead in 2009.
(Aerial photograph from Flood Control District of Maricopa County)



Figure 13. Alfalfa fields south of the Hudson Farm.

Hudson Farm Silos

The pair of cement stave silos on the Hudson Farm (Figure 14) is recommended as individually eligible for the National Register under Criteria C. They were constructed of small cast concrete blocks, measuring 28" × 10", that were made with molds manufactured by the Interlocking Cement Stave Silo Company of Des Moines, Iowa (Hanson 1916:134–135; Marietta Silos 2012). The vertical stave blocks have alternating concave and convex edges and an offset bevel on the ends that interlock. Mortar was applied between the staves, and the entire structure was held together with steel hoops, with each hoop binding the upper ends of one course of staves and the lower ends of the overlying course. Interior walls were finished with a cement coating. Concrete door frames, measuring 28" × 40", with 20" × 28" openings for grain doors, were installed on the east sides of the structures, and wood frame walk-in doors were placed on the west sides. This silo design, which dates to the early 20th century, made them inexpensive and easy to build. These small silos are quite distinct from large modern silos, which are made of slipform cast concrete, steel, or corrugated sheet metal.



Figure 14. A cement stave silo on the Hudson Farm (Inventory No. 1.03).

Dairy Barns at the Hackin Farmstead/Dairy and Tyson Farmstead/Barnes Dairy

Dairy farming has been a primary industry in Laveen since the early 20th century. The flat barn on the Hackin Farmstead/Dairy (10048 South 59th Avenue) (Figure 15) and the head-to-toe barn on the Tyson Farmstead/Barnes Dairy (6159 West Dobbins Road) (Figure 16) are recommended as individually eligible for the National Register under Criteria C. Both are excellent examples of the small family-operated dairy that was once common throughout the area, but is now very rare. These buildings are representative of the two common styles of dairy barn in Laveen during the post-World War II era.



Figure 15. Dairy flat barn on the Hackin Farmstead/Dairy (Inventory No. 2.03).



Figure 16. Dairy head-to-toe barn on the Tyson Farmstead/Barnes Dairy (Inventory No. 3.02).

The character-defining features of the flat barn include the plan, the concrete floor, and fenestration patterns that were designed not just for milking but also for the continuous movement of cows into and out of the barn (Reinemann et al. 2011). Typically, there would be a separate room in the flat barn used as a holding area for cows, but the small size of the Hackin barn indicates that this was most likely done in an area outside the barn.

The head-to-toe barn, also known as a milking parlor, reflects a 20th century design that emphasizes efficiency and putting less physical stress on the dairy workers (Graves and Spencer 1996; Reinemann 2003). The milking room in the west half of the Tyson/Barnes building has a low concrete wall that once supported a raised platform. Concrete ramps at the north and south ends of the building allowed cows to be brought into the barn on the platform, standing “head-to-toe,” while milkers worked from the lower main floor.

While milking stalls, stanchions, and equipment have been removed from both of the barns, marking and wear patterns on walls and floors give clear indications of where these features were located. Both of these dairy barns reflect a simple vernacular design that was suitable for a small family-operated dairy. Since the 1960s, these types of dairies have been replaced with modern mechanized dairies that are designed to move a large number of cows through the milking process more efficiently. Modern dairies have much larger milking barns with mechanical vacuum milking units, pipelines, crowd gates to control cows in a large holding area, and continuous circulation patterns.

Recommended Ineligible Properties

Hackin Farmstead/Dairy and Tyson Farmstead/Barnes Dairy

Three properties that were evaluated as historic districts—Hackin Farmstead/Dairy, Tyson Farmstead/Barnes Dairy, and Dobbins Road Streetscape—are recommended as not eligible for the National Register. AZTEC concurs with the previous evaluations of Hackin Farmstead/Dairy (10048 South 59th Avenue) and Tyson Farmstead/Barnes Dairy (6159 West Dobbins Road). Most of the historic buildings on these two properties have been substantially modified and no longer possess the level of integrity necessary to convey their significance (Figure 17). There is not enough of a concentration of contributing buildings and structures on either property to merit consideration as a historic district (Figure 18). Note that the Tyson Farmstead/Barnes Dairy is no longer identified as the Colvin-Tyson Farmstead/Barnes Dairy because the 1921 Colvin Farmhouse that was documented in the 2005 survey has been demolished and the property no longer has any structures dating to the period that the Colvins owned the farm.



Figure 17. One of the derelict buildings at the Hackin Farmstead.



Figure 18. One of the few buildings left of the on Farmstead/Barnes Dairy.

Dobbins Road Streetscape

The previous survey (Brodbeck 2005) recommended the Dobbins Road Streetscape (6100 Block of West Dobbins Road) as eligible for the National Register, but in reevaluating this district we recommend that it is not eligible. There are several characteristics of the Dobbins Road Streetscape that impact the integrity of the resource as a rural agricultural streetscape. Evaluation of this property was done according to the criteria outlined in National Register Bulletin # 30, *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al. 1999:1-2), which defines a rural historic landscape as “a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.” It also points out that “[l]arge acreage and a proportionately small number of buildings and structures differentiate rural historic landscapes from other kinds of historic properties” (McClelland et al. 1999:2). Such landscapes often include miles of roadway and surrounding agricultural properties. The 325 feet of roadway included in this streetscape is of inadequate length to truly convey the rural agricultural character that once dominated this area. In addition, there are modern intrusions easily visible from the streetscape. At the west end there is a prominent 1977 house on the north side of the road and a mobile home on the south side of the road that was moved onto the site about 1970. A recently constructed subdivision of two-story houses is located just over a quarter-mile east of the streetscape, and is clearly visible from within the streetscape boundaries (Figure 19).



Figure 19. Dobbins Streetscape with the modern subdivision visible in the background.

Many of the components of the streetscape have lost their historic character. Individual resources the boundaries include three farmstead buildings; however, two of these three buildings no longer possess historic integrity. The Tyson Farmhouse (ca. 1930) on the south side of Dobbins Road and the Dad Farmhouse (ca. 1940) on the north side of the road have been so altered they no longer exhibit their historic character. Only the Barnes Dairy Head-to-Toe Barn, which is recommended as being individually eligible for the National Register, has retained its integrity. Other elements within the streetscape are likewise not representative of the period of significance. An analysis of historic aerial photographs since 1949 shows the dense vegetation on the south side of the road did not exist 40 years ago. The 1969 aerial photograph shows that the area bordering the Dobbins Road Streetscape was open with very little vegetation (Figure 20). By 1979 the trees and hedge row that are now on the property were present, but they were young with very sparse foliage (c.f., Figure 21 and Figure 22). Likewise, there have been substantial changes in the row of pecan trees along the north side of the road, which are only a small remnant of the trees that once extended more than a half mile to the west. Of the few remaining pecan trees, at least two appear to be dead and the others seem to be in poor health. Finally, the most obviously missing element of a rural agricultural streetscape is a view of agricultural fields, which would have been visible from this segment of Dobbins Road during the period of significance but are now obscured by the more recent vegetation on the south side of the road.



Figure 20. 6100 block of West Dobbins Road in 1969.

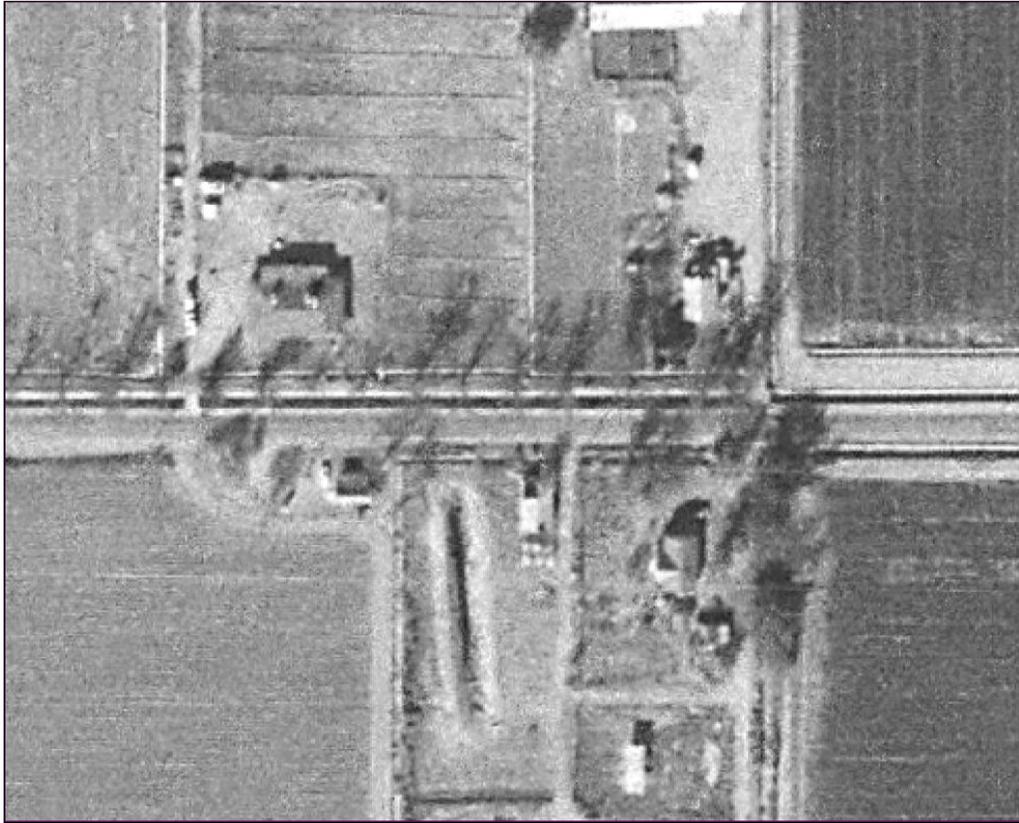


Figure 21. 6100 block of West Dobbins Road in 1979.



Figure 22. 6100 block of West Dobbins Road in 2009.

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**Appendix A:
Historic Property Inventory Forms**

Arizona Historic District Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1
District Name: Hudson Farm
Survey Area: South Mountain Corridor (2012)

DISTRICT IDENTIFICATION

BOUNDARIES: MCA parcels 300 02 038 and 300 02 037A

CITY: Phoenix COUNTY: Maricopa

SUBDIVISION PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 USGS Quad:

Acreage: 38

Architectural Styles: Vernacular

Materials: wood, concrete, stone, metal

Resources:

Total Number of Resources: 7

Age:

Percentage built pre-1966: 86

Period of Significance:

1926-1965

Condition:

Good Fair Poor

Integrity:

High Medium Low

Significance:

High Medium Low



PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: W
Negative No.: 020

GENERAL DESCRIPTION

The Hudson Farm is a 78-acre agricultural property in the Laveen area. It is located in one of the few remaining agricultural areas near Laveen, a 300-acre triangle of farmland south of Dobbins Road and west of 59th Avenue and extending southwest to the Gila River Indian Community boundary. The farmstead compound itself comprises about 3.5 acres. It includes an open work yard with a large farmhouse at the east end and several farm-related buildings and structures laid out around the west end of the yard.

Contributing Features:

- .01 Farmhouse
- .02 Auto Garage
- .03 Cement Stave Silos
- .05 Water Trough
- .06 Capacity Barn
- .07 Machine Shop
- Agricultural Fields (not inventoried)
- Lateral Canal (not inventoried)

Non-contributing Features:

- .04 Livestock Shade
- Palm-lined Drive with Entry Piers (not inventoried)

SIGNIFICANCE

This property was evaluated as a district under the historic context of Rural Agricultural Farmsteads and Dairies in Laveen, 1910-1965. The Hudson Farm, developed between about 1926 and 1970, is a rare surviving example of the small family-operated farms that were common throughout the area before 1966. It is significant at the local level under Criterion A for its association with farming in the Laveen area. The concrete stave silos are a rare property type that is significant at the local level under Criterion C for its design and construction.

See Continuation Sheet

NATIONAL REGISTER STATUS

- Listed as a District Date Listed: _____
- Determined eligible by keeper of the National Register Date: _____

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

- District is is not eligible
- More information needed to evaluate

If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 9300 S 59th Ave
Site Survey No.: 1
Assessor's Parcel No.: 300 02 038, 037A

LANDOWNERSHIP HISTORY

The Hudson Farm encompasses two Farm Units – A (NE4NE4 of Section 7) and G (NW4NE4 of Section 7) – which included 78 acres. James Richard Hughes filed for a Homestead Entry Survey (HES) for the entire NE4 in January 1909. The quarter-section was subdivided into two 80-acre parcels in 1914. The two farm units passed through several hands until purchased by Radius and Leara Hudson in 1927. The Hudsons expanded their farm in the 1970s and 1980s only to lose it through foreclosure in 1985. Jerome and Peggy LaSalvia purchased the expanded farm from the Western Farm Credit Bank in 1993. Following is a summary of landownership documented in the Maricopa County Recorder's online database.

Date	Portion of Section 7	Grantor/ Mortgagor/ Leasor	Grantee/ Mortgagee/ Leasee	Document Type	Comments
1/4/1909	NE4	US	James Richard Hughes	HES filing	
10/27/1913	NE4	James Melvin Hughes	Phoenix Flour Mills	Lease	2-yr lease of ranch or until "the payment of all bills and book accounts the Phoenix Flour Mills have against Hughes;" paid w/ horses, pigs, and cash in 1913 and 1914
3/24/1914	NE4	US	James R Hughes	3-yr proof	original filing 1/4/1909
3/25/1914	NE4	James R & Elizabeth W Hughes	Samuel G Witten	Warranty Deed	
2/10/1917	SE4NE4	C.C. & Bertha D Mobley	Effie C Witten	Quit Claim	
9/26/1922	SE4NE4	Samuel Graham Witten	Elenora I Witten	Quit Claim	
11/4/1922	SE4NE4	Samuel Graham & Elenora Witten	Ella Jones	Warranty Deed	
11/4/1922	NE4NE4	Samuel Graham & Elenora Witten	Ella & Fred B Jones	Warranty Deed	

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 9300 S 59th Ave
Site Survey No.: 1
Assessor's Parcel No.: 300 02 038, 037A

Date	Portion of Section 7	Grantor/ Mortgagor/ Lessor	Grantee/ Mortgagee/ Leasee	Document Type	Comments
12/12/1922	NE4NE4	James R Hughes	Samuel G Witten	Final Certificate Homestead	
1/8/1923	SE4NE4	James R Hughes	Elenora I Witten	Final Certificate Homestead	
1/9/1923	NE4NE4, SE4NE4	Fred B & Ella Jones	E.E. Taylor, unmarried man	Warranty Deed	
1/9/1923	NE4NE4, SE4NE4	E.E. Taylor, unmarried man	Fred B & Ella Jones	Realty Mortgage	\$10K, released 4/25/1923
1/9/1923	NE4NE4, SE4NE4	E.E. Taylor, unmarried man	Fred B & Ella Jones	Realty Mortgage	\$6250, released 4/25/1923
4/8/1924	NE4NE4, SE4NE4	E.E. & Elise Taylor	E.W. Taylor	Realty Mortgage	\$7500, released 3/14/1927
3/1/1927	NE4NE4, SE4NE4	E.W. Taylor	Radius & Leara Hudson	Realty Mortgage	\$7500, released 3/29/1934
3/18/1985	Units A, B, F, G, H, J, K, L and Lot 4	Arizona Farmers Production Credit Assn	Hudson Farms, Inc	Notice of Trustee's Sale	Also NW4SE4 & Unit G of 1S/2E/5 and lots in Maricopa Garden Farms
6/15/1993		Western Farm Credit Bank	Jerome & Peggy M LaSalvia	Deed of Trust and Assignment of Rents	Obtained by ADOT in 2011

ADDITIONAL BACKGROUND HISTORY

James Richard Hughes was born on May 17, 1867, in Kentucky. His son, James Melvin Hughes, was born in 1888 in Illinois.

Samuel Graham Witten was born on February 18, 1859, in Trenton, Missouri. He was in Arizona by 1902, was a cattle and sheep rancher, and also grew citrus.

A 1914 agreement between James R. Hughes and James M. Hughes, and S.G. Witten, had an inventory of personal property to be conveyed with the sale of this parcel of land. It had general farm implements, including some generally associated with the cultivation and harvesting of corn and alfalfa, as well as 1 cow and calf, 100 chickens, and 9 young horses.

Property Address: 9300 S 59th Ave
Site Survey No.: 1
Assessor's Parcel No.: 300 02 038, 037A

Radius Hudson (born August 1, 1885, in Missouri; died October 2, 1952, in Phoenix) married Leara Headrick, probably in Missouri. In 1920, the couple lived in Pinal County with daughter Zona Lee (born in 1919, eight miles northeast of Phoenix). When son Artie Radius was born on November 30, 1921, the couple was living at South Center (Central Avenue) and Southern Avenue south of Phoenix. They moved to Laveen in 1922. Radius Hudson was a trustee of Laveen School District No. 59, 1929-1934. His son, Ray Hudson, was a trustee of Laveen School District No. 59, 1953-1955.

INTEGRITY

A comparison of aerial photographs from 1949, 1959, and 2009 shows that most of the existing historic buildings and structures associated with the Hudson Farm were built by 1949, and all were in place in their current form in 1959. While some of the buildings and structures are in fair condition and exhibit some degree of deterioration, they still possess integrity of location, design, materials, and workmanship. The rural agricultural character of the property and the surrounding area and the relative absence of modern features on or near the property reflects integrity of setting, feeling, and association. The alfalfa fields in both of these parcels reflect the historic boundaries of the 80-acre Hudson Farm throughout the period of significance.

ADDITIONAL PHOTOGRAPHS



Alfalfa fields to the southwest of the farmstead,
photo 012, view looking southwest.

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 4

Property Address: 9300 S 59th Ave
Site Survey No.: 1
Assessor's Parcel No.: 300 02 038, 037A



Palm-lined drive and entry piers, photo 021, view looking west.



Lateral canal and entry piers, photo 022, view looking south.

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Property Address: 9300 S 59th Ave
Site Survey No.: 1
Assessor's Parcel No.: 300 02 038, 037A



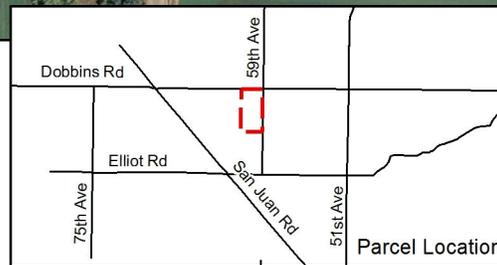
South Mountain Corridor (2012) Historic Buildings Inventory
9300 S 59th Ave
Parcel 30002037A, 038
District 1

Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only

 District Boundary



Feet
0 180 360



District Boundary

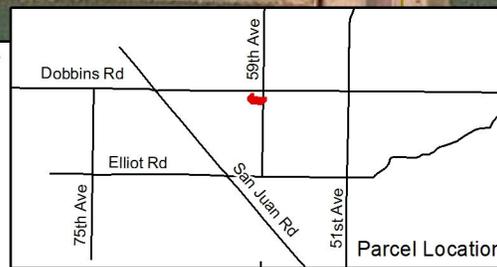
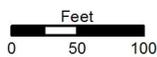
ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Property Address: 9300 S 59th Ave
Site Survey No.: 1
Assessor's Parcel No.: 300 02 038, 037A



South Mountain Corridor (2012) Historic Buildings Inventory
9300 S 59th Ave
Parcel 30002037A, 038
District 1

Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only



Farmstead

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.01
Property Name: Hudson Farm - Farmhouse
Survey Area: South Mountain Corridor (2012)

300 02 038, 037A

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A
LOT: _____ BLOCK: _____ PLAT: _____ Year of Plat: _____
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: _____ Acreage: _____
UTM Reference Zone: _____ Easting: _____ Northing: _____ USGS Quad: _____
Architect: _____ not determined known source: _____
Builder: _____ not determined known source: _____
Construction Date: 1926 estimated known source: Hudson family

STRUCTURAL CONDITION

- GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: _____
 POOR (Major problems; imminent threat)
Describe: _____
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Farmhouse

Present Use:

Farmhouse

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: N

Negative No.: 018



SIGNIFICANCE

Survey Site No.: 1.01

To be eligible for the 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:

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 when alterations were made)

This one-story house has an irregular plan and a low pitched intersecting gable roof. Originally built as a small front-gabled vernacular style house, there are several wings that were added to the east and west in the 1940s and 1950s. Offset porch, stone chimney, and stone facing on exterior walls added before 1960.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): wood frame Foundation: concrete Roof: asphalt shingle

Windows: steel casement, aluminum sliding If altered, original windows: unknown

Sheathing: uncoursed stone facing If altered, original sheathing: unknown

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 9300 S 59th Ave
Site Survey No.: 1.01
Assessor's Parcel No.: 300 02 038, 037A

ADDITIONAL PHOTOGRAPHS



Two added wings on west end of house, photo 016, view looking northeast



Westernmost added wing, photo 017, view looking north

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 9300 S 59th Ave
Site Survey No.: 1.01
Assessor's Parcel No.: 300 02 038, 037A



1950s porch and added wing on east end of house, photo 019, view looking north

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.02
Property Name: Hudson Farm - Auto Garage
Survey Area: South Mountain Corridor (2012)

300 02 038, 037A

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A
LOT: BLOCK: PLAT: Year of Plat:
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:
UTM Reference Zone: Easting: Northing: USGS Quad:
Architect: not determined known source:
Builder: not determined known source:
Construction Date: 1943 estimated known source: Hudson family

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: General deterioration, loss of windows
 POOR (Major problems; imminent threat)
Describe:
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:
Garage and apartment
Present Use:
Vacant
Sources:
Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: N
Negative No.: 009

SIGNIFICANCE

Survey Site No.: 1.02

To be eligible for the 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:

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 when alterations were made)

This one-story garage has a rectilinear plan and a side gable roof. Two garage bays on west end of the building. East end of the building was converted into an apartment in the 1950s. Small wood frame chicken coop attached to west end of the building.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete, wood frame Foundation: concrete Roof: corrugated metal

Windows: wood casement If altered, original windows: _____

Sheathing: cement stucco If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 9300 S 59th Ave
Site Survey No.: 1.02
Assessor's Parcel No.: 300 02 038, 037A

ADDITIONAL PHOTOGRAPHS



Entry of apartment on the east end of the building, photo 015, view looking north



West end of the building with chicken coop, photo 014, view looking east

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.03

300 02 038, 037A

Property Name: Hudson Farm - Cement Stave Silos

Survey Area: South Mountain Corridor (2012)

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1949 estimated known source: 1949 aerial photo

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: loss of doors, minor deterioration of materials

POOR (Major problems; imminent threat)

Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Silo

Present Use:

Vacant

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: NE

Negative No.: 003



SIGNIFICANCE

Survey Site No.: 1.03

To be eligible for the 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:

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 when alterations were made)

Two round silos built with interlocking cast concrete staves bound together with iron bands. Low pitched conical truss roof. Cement plaster on interior walls. Door on west side and small rectangular openings on east side; doors and opening covers are missing.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete staves Foundation: stone, concrete Roof: corrugated metal

Windows: none If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Property Address: 9300 S 59th Ave
Site Survey No.: 1.03
Assessor's Parcel No.: 300 02 038, 037A

ADDITIONAL BACKGROUND INFORMATION

The pair of cement stave silos on the Hudson Farm were constructed of small cast concrete blocks, 28" x 10", that were made with molds manufactured by the Interlocking Cement Stave Silo Company of Des Moines, Iowa. The vertical stave blocks have alternating concave and convex edges and an offset bevel on the ends that lock them together. Mortar was applied between the staves, and the entire structure was held together with steel hoops, with each hoop binding the upper ends of one course of staves and the lower ends of the course above. Interior walls were finished with a cement coating. Concrete door frames, 28" x 40", with 20" x 28" openings for grain doors, were installed on the east sides of the structures, and wood frame walk-in doors were placed on the west sides. The design of this type of silo, which dates to the early 20th century, made them inexpensive and easy to build.

ADDITIONAL PHOTOGRAPHS



South silo, photo 007, view looking east

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 9300 S 59th Ave
Site Survey No.: 1.03
Assessor's Parcel No.: 300 02 038, 037A



Interior of north silo, photo 001, view looking east



Interior of north silo, photo 002, view looking east

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 3

Property Address: 9300 S 59th Ave
Site Survey No.: 1.03
Assessor's Parcel No.: 300 02 038, 037A



Interior of south silo, photo 004, view looking east

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.04
Property Name: Hudson Farm - Livestock Shade
Survey Area: South Mountain Corridor (2012)

300 02 038, 037A

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A
LOT: BLOCK: PLAT: Year of Plat:
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:
UTM Reference Zone: Easting: Northing: USGS Quad:
Architect: not determined known source:
Builder: not determined known source:
Construction Date: 1980 estimated known source: 1979 aerial photo

STRUCTURAL CONDITION

- GOOD (Well-maintained; no serious problems apparent)
- FAIR (Some problems apparent)
Describe: Minor damage and weathering
- POOR (Major problems; imminent threat)
Describe:
- RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Livestock shade

Present Use:

Livestock shade

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: W
Negative No.: 006



SIGNIFICANCE

Survey Site No.: 1.04

To be eligible for the 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:

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: unknown

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

Small livestock shade with two sides enclosed with iron pipe fencing.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): iron pipe Foundation: none Roof: corrugated metal

Windows: _____ If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Ineligible due to age

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.05
Property Name: Hudson Farm - Water Trough
Survey Area: South Mountain Corridor (2012)

300 02 038, 037A

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1960 estimated known source: Visual observation

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: cracks and minor damage

POOR (Major problems; imminent threat)

Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Water trough

Present Use:

Water trough

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: NW

Negative No.: 005



SIGNIFICANCE

Survey Site No.: 1.05

To be eligible for the 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:

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 when alterations were made)

Rectangular cast concrete water trough with iron pipe extending over side.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete Foundation: concrete Roof: _____

Windows: _____ If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.06
Property Name: Hudson Farm - Capacity Barn
Survey Area: South Mountain Corridor (2012)

300 02 038, 037A

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1946 estimated known source: Hudson family

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe:

POOR (Major problems; imminent threat)

Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Capacity barn

Present Use:

Capacity barn

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: W

Negative No.: 013



SIGNIFICANCE

Survey Site No.: 1.06

To be eligible for the 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:

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 when alterations were made)

This capacity barn has a rectilinear plan and a low pitched gable roof.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): steel girders Foundation: none Roof: corrugated metal

Windows: _____ If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 1.07
Property Name: Hudson Farm - Machine Shop
Survey Area: South Mountain Corridor (2012)

300 02 038, 037A

PROPERTY IDENTIFICATION

ADDRESS: 9300 S 59th Ave CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 038, 037A
LOT: BLOCK: PLAT: Year of Plat:
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:
UTM Reference Zone: Easting: Northing: USGS Quad:
Architect: not determined known source:
Builder: not determined known source:
Construction Date: 1948 estimated known source: Hudson family

STRUCTURAL CONDITION

- GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: Minor deterioration of materials
 POOR (Major problems; imminent threat)
Describe:
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Machine shop

Present Use:

Vacant

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: NW

Negative No.: 011



SIGNIFICANCE

Survey Site No.: 1.07

To be eligible for the 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:

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 when alterations were made)

This one-story building has rectilinear plan and a low pitched side gable roof. Random rubble masonry walls, wood truss roof. The entire north side of the building is open and partitioned into four bays. Rough-hewn log posts support the north side of the roof structure.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): stone Foundation: none Roof: corrugated metal

Windows: rectangular openings If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 9300 S 59th Ave
Site Survey No.: 1.07
Assessor's Parcel No.: 300 02 038, 037A

ADDITIONAL PHOTOGRAPHS



Roof trusses, photo 010, view looking southwest

Arizona Historic District Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 2
District Name: Hackin Farmstead / Dairy
Survey Area: South Mountain Corridor (2012)

DISTRICT IDENTIFICATION

BOUNDARIES: MCA parcel 300 02 033

CITY: Phoenix COUNTY: Maricopa

SUBDIVISION PLAT: _____ Year of Plat: _____

TOWNSHIP: 1S RANGE: 2E SECTION: 7 USGS Quad: _____

Acreage: 80

Architectural Styles: Vernacular

Materials: wood, concrete block, metal

Resources:

Total Number of Resources: 4

Age:

Percentage built pre-1966: 100

Period of Significance:

1930-1965

Condition:

Good Fair Poor

Integrity:

High Medium Low

Significance:

High Medium Low

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: W

Negative No.: 038



GENERAL DESCRIPTION

The Hackin Farmstead/Dairy is an 80-acre agricultural property in the Laveen area. It is located in one of the few remaining agricultural areas near Laveen, a 300-acre triangle of farmland south of Dobbins Road and west of 59th Avenue and extending southwest to the Gila River Indian Community boundary. The farmstead compound itself comprises about 1.3 acres. It includes an open work yard surrounded by two farmhouses, a dairy flat barn, and a horse barn.

Non-contributing Features:

- .01 1930 Farmhouse
- .02 1943 Farmhouse
- .03 Dairy Flat Barn
- .04 Horse Barn
- Agricultural Fields (not inventoried)

SIGNIFICANCE

This property was evaluated as a district under the historic context of Rural Agricultural Farmsteads and Dairies in Laveen, 1910-1965. The Hackin Farmstead/Dairy, developed between about 1930 and 1950, is a rare surviving example of the small family-operated farms and dairies that were common throughout the area before 1966. It is significant at the local level under Criterion A. The dairy flat barn is a property type that was once common but now is rare; it is significant at the local level under Criterion C for its design and construction.

INTEGRITY

Three of the four historic buildings on the property have been substantially modified and no longer possess the level of integrity necessary to convey their significance. Therefore, there is no concentration of contributing buildings that would merit consideration as a historic district. Although it is in poor physical condition, the dairy flat barn has not been altered significantly since its construction; it has retained its integrity and is representative of a rare property type, so it is recommended as being individually eligible for the National Register.

NATIONAL REGISTER STATUS

- Listed as a District Date Listed: _____
- Determined eligible by keeper of the National Register Date: _____

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

- District is is not eligible
- More information needed to evaluate

If not considered eligible, state reason: Three of the four buildings have lost integrity of design and materials

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 10048 S 59th Ave
Site Survey No.: 2
Assessor's Parcel No.: 300 02 033

LANDOWNERSHIP HISTORY

The Hackin Farmstead/Dairy encompasses two Farm Units – H (NE4SE4 of Section 7) and J (NW4SE4 of Section 7) – which included 80 acres. Claiborne J. Ferguson filed for a Homestead Entry Survey (HES) for the entire SE4 in January 1913. The quarter-section was subdivided into two 80-acre parcels in 1919. The two farm units passed through several hands until purchased by H. Samuel and Charlotte E. Hackin in 1949. The Hudsons expanded their farm to include this farm in 1974 only to lose it through foreclosure in 1985. Jerome and Peggy LaSalvia purchased the expanded farm from the Western Farm Credit Bank in 1993. Following is a summary of landownership documented in the Maricopa County Recorder's online database.

Date	Portion of Section 7	Grantor/ Mortgagor/ Lessor	Grantee/ Mortgagee/ Lessee	Document Type	Comments
1/14/1913	SE4	US	Claiborne J Ferguson	HES filing	
2/15/1919	NE4SE4	CJ & Lou E Ferguson, now of LA	Alvie O Smith of Maricopa Cty	Deed and Assignment	\$6K
2/15/1919	NE4SE4	CJ Ferguson	Alvie O & Laura May Smith	Realty Mortgage	\$5K
2/15/1919	NW4SE4	CJ & Lou E Ferguson, now of LA	Laura May Smith of Maricopa Cty	Deed and Assignment	\$5K
2/4/1920	NW4SE4	AO & Laura May Smith	J.E. Old, bachelor	Quit Claim	
3/3/1921	NW4SE4	John J & Cora L Phillips	J.E. Old, bachelor	Quit Claim	
3/3/1921	NW4SE4	Lachoneus M & Anna M Colvin	J.E. Old, bachelor	Quit Claim	
3/5/1921	NW4SE4	US	John E Old	Final Certificate Homestead	conveyance of Claiborne J Ferguson; serial # 041354
2/15/1922	NW4SE4	Phoenix National Bank	J.E. Old, bachelor	Realty Mortgage	\$4K, extended until 2/15/24, then 2/15/25, then 2/15/26
1/26/1925	NE4SE4, NW4SE4	JE & ED Old of Postvale, Pima Cty	MB Kubelsky, of Laveen	Lease	\$2K for 1 yr
2/9/1926	NE4SE4, NW4SE4	JE & ED Old	Ben C Clow	Lease	\$1600 for 1 yr, to grow cotton

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 10048 S 59th Ave
Site Survey No.: 2
Assessor's Parcel No.: 300 02 033

Date	Portion of Section 7	Grantor/ Mortgagor/ Leasor	Grantee/ Mortgagee/ Lessee	Document Type	Comments
3/23/1926	NW4SE4	Federal Farm Loan (Pacific Coast Joint Stock Land Bank of LA	John E Old	Mortgage	3200; rel 3/16/36
2/5/1931	NE4SE4, NW4SE4	John & Ed Old	JP Mitchell	Lease	1 yr for short-staple cotton; watering & picking costs split in half
8/4/1931	NE4SE4, NW4SE4	ED Old, JE Old, JP Mitchell & wife	The Phoenix National Bank	Foreclosure	
11/27/1934	NE4SE4, NW4SE4	The Phoenix National Bank	JP Mitchell	Warranty Deed	
3/26/1936	NE4SE4, NW4SE4	Ida Mitchell	JP Mitchell	Quit Claim	
1/30/1946	NE4SE4, NW4SE4	JP & Ida Mitchell	Maude Hall Walker, guardian for Horace Bell Hall & Mary Lee Hall	Warranty Deed	
1/30/1946	NE4SE4, NW4SE4	Elizabeth Hall Puschner	Maude Hall Walker, guardian for Horace Bell Hall & Mary Lee Hall	Quit Claim	
10/24/1946	NE4SE4, NW4SE4	Maude Hall Walker	Horace Bell Jr Hall & Mary Lee Hall Cline	Quit Claim	Maude bought land for kids
12/1/1946	S2SE4	Ernest C & Maude Hall Walker	Mary Lee Hall Cline & Horace Bell Hall, Jr (minors)	Quit Claim	
10/7/1947	S2SE4	Federal Land Bank of Berkeley	Maude Hall Walker, guardian	Mortgage	\$10,700

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 3

Property Address: 10048 S 59th Ave
Site Survey No.: 2
Assessor's Parcel No.: 300 02 033

Date	Portion of Section 7	Grantor/ Mortgagor/ Lessor	Grantee/ Mortgagee/ Lessee	Document Type	Comments
10/16/1947	S2SE4	Elizabeth Hall Puschner	Mary Lee Hall Cline & Horace Bell Hall, Jr (minors)	Quit Claim	
6/1/1949	NE4SE4, NW4SE4	Elizabeth Hall Puschner & Mary Lee Hall Cline	Horace Bell Hall Jr	Decree of Distribution	Elizabeth & Mary not interested in the property; Maude discharged of her guardianship duties
6/10/1949	NE4SE4, NW4SE4	Mary Lee Hall Cline	Horace Bell Hall Jr	Quit Claim	
6/10/1949	NE4SE4, NW4SE4	Elizabeth Hall Puschner	Horace Bell Hall Jr	Quit Claim	
6/10/1949	NE4SE4, NW4SE4		Ernest C & Maude Hall Walker, Horace Bell Hall, Jr.	Mutual Bill of Sale & Agreement	As they now jointly own the 2 parcel, which has a Grade "A" dairy & the milk is being delivered to the Central Ave Dairy, Inc., henceforth the 2 parties will divide the interest in half
11/8/1949	NE4SE4, NW4SE4	Horace Bell Hall, Jr, Ernest C & Maude E Walker	H. Samuel & Charlotte E Hackin	Joint Tenancy Deed	
6/23/1962	NE4SE4, NW4SE4	H. Samuel & Charlotte E Hackin dba H.S. Hackin Plumbing & Heating; Hackin Plumbing & Heating Co	Pioneer Plumbing Supply Co	Foreclosure	

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 4

Property Address: 10048 S 59th Ave
Site Survey No.: 2
Assessor's Parcel No.: 300 02 033

Date	Portion of Section 7	Grantor/ Mortgagor/ Leasor	Grantee/ Mortgagee/ Leasee	Document Type	Comments
11/7/1962	NE4SE4, NW4SE4	H. Samuel & Charlotte E Hackin		Declaration of Homestead	Declaration of residing on premises & claim as a homestead, pursuant to provisions of Section 33-1101 ARS, 1956 as exempt from attachment, execution, & forced sale; value \$8K
9/15/1970	NE4SE4, NW4SE4	Pioneer Plumbing Supply Co	Hudson Farms, Inc	Agreement	To sell parcels to Hudson Farms for \$107,000
2/25/1974	NE4SE4, NW4SE4	Pioneer Plumbing Supply Co	Hudson Farms, Inc	Warranty Deed	
3/18/1985	Units A, B, F, G, H, J, K, L and Lot 4	Arizona Farmers Production Credit Assn	Hudson Farms, Inc	Notice of Trustee's Sale	Also NW4SE4 & Unit G of 1S/2E/5 and lots in Maricopa Garden Farms
6/15/1993		Western Farm Credit Bank	Jerome & Peggy M LaSalvia	Deed of Trust and Assignment of Rents	Obtained by ADOT in 2011

ADDITIONAL BACKGROUND HISTORY

When Ernest C. and Maude E. Walker, and Horace Bell Hall, Jr, sold this property to H. Samuel & Charlotte E Hackin in 1949, they also conveyed personal property that included 35 Guernsey cows, 2 Jersey cows, 1 Roan Durham cow, 12 Holstein cows, 2 heifers, 4 calves, and 1 Guernsey bull.

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

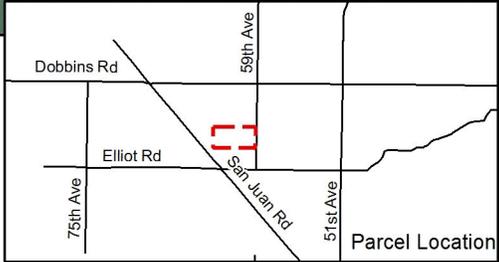
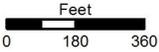
Property Address: 10048 S 59th Ave
Site Survey No.: 2
Assessor's Parcel No.: 300 02 033



South Mountain Corridor (2012) Historic Buildings Inventory
10048 S 59th Ave
Parcel 30002033
District 2

*Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only*

 District Boundary



District Boundary

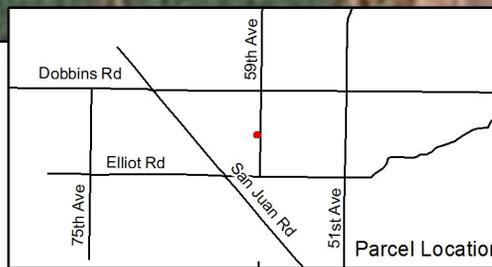
ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Property Address: 10048 S 59th Ave
Site Survey No.: 2
Assessor's Parcel No.: 300 02 033



South Mountain Corridor (2012) Historic Buildings Inventory
10048 S 59th Ave
Parcel 30002033
District 2

Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only



Farmstead

Arizona Historic Property Inventory Form

State Historic Preservation Office 1300 W. Washington Street Phoenix, Arizona 85007	Survey Site No.: 2.01 Property Name: Hackin Farmstead/Dairy - 1930 Farmhouse Survey Area: South Mountain Corridor (2012)	300 02 033
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PROPERTY IDENTIFICATION

ADDRESS: 10048 S 59th Ave CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 033
LOT: _____ BLOCK: _____ PLAT: _____ Year of Plat: _____
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: _____ Acreage: _____
UTM Reference Zone: _____ Easting: _____ Northing: _____ USGS Quad: _____

Architect: _____ not determined known source: _____
Builder: _____ not determined known source: _____
Construction Date: 1930 estimated known source: Maricopa Cty Assessor

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: _____
 POOR (Major problems; imminent threat)
Describe: Serious deterioration, loss of windows and some exterior sheathing tiles
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Farmhouse

Present Use:
Vacant

Sources:
Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: 037
Negative No.: SSW

SIGNIFICANCE

Survey Site No.: 2.01

To be eligible for the 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:

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: pre-1949 Original Site: unknown

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

This one-story house has an L-shaped plan, central entry, and low pitched side gable roof. It appears to be a prefabricated railroad worker house, a type common before World War II that was designed to be moved onto a site. Flat-roofed addition on rear. No porch but concrete stoop.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): wood frame Foundation: concrete piers Roof: wood shingle

Windows: wood double-hung If altered, original windows: _____

Sheathing: asbestos shingle If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Minor loss of integrity, better preserved examples of type are common

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 10048 S 59th Ave
Site Survey No.: 2.01
Assessor's Parcel No.: 300 02 033

ADDITIONAL PHOTOGRAPHS



1930 farmhouse, photo 031, view looking southeast

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 2.02
Property Name: Hackin Farmstead/Dairy - 1943 Farmhouse
Survey Area: South Mountain Corridor (2012)

300 02 033

PROPERTY IDENTIFICATION

ADDRESS: 10048 S 59th Ave CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 033

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1943 estimated known source: Maricopa Cty Assessor

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe:

POOR (Major problems; imminent threat)

Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Farmhouse

Present Use:

Farmhouse

Sources:

Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: N

Negative No.: 032

SIGNIFICANCE

Survey Site No.: 2.02

To be eligible for the 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:

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 when alterations were made)

This one story house has an L-shaped plan and a medium pitched intersecting gable roof. Originally a small vernacular style house with side gable roof, a large modern addition (1980s) on east end, as well as enclosure and replacement of windows and doors has significantly altered the design and materials of the house.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): wood frame Foundation: concrete Roof: asphalt shingle

Windows: aluminum sliding If altered, original windows: steel casement

Sheathing: stucco, clapboard If altered, original sheathing: unknown

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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 integrity of design and materials

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 10048 S 59th Ave
Site Survey No.: 2.02
Assessor's Parcel No.: 300 02 033

ADDITIONAL PHOTOGRAPHS



1943 farmhouse, photo 035, view looking north northwest

Arizona Historic Property Inventory Form

State Historic Preservation Office 1300 W. Washington Street Phoenix, Arizona 85007	Survey Site No.: 2.03 Property Name: Hackin Farmstead/Dairy - Dairy Flat Barn Survey Area: South Mountain Corridor (2012)	300 02 033
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PROPERTY IDENTIFICATION

ADDRESS: 10048 S 59th Ave CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 033
LOT: _____ BLOCK: _____ PLAT: _____ Year of Plat: _____
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: _____ Acreage: _____
UTM Reference Zone: _____ Easting: _____ Northing: _____ USGS Quad: _____
Architect: _____ not determined known source: _____
Builder: _____ not determined known source: _____
Construction Date: 1952 estimated known source: 1952 USGS map

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: _____
 POOR (Major problems; imminent threat)
Describe: Severe deterioration of materials, loss of windows, doors, and roofing
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Dairy barn

Present Use:
Vacant
Sources:
Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: NW
Negative No.: 029



SIGNIFICANCE

Survey Site No.: 2.03

To be eligible for the 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:

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 when alterations were made)

This one-story dairy flat barn has a rectilinear plan and a low pitched gable roof over a wood truss frame. The building has deteriorated significantly, with loss of doors, windows, much of the roofing material, but has had only minimal alterations since its construction and still retains integrity of location, design, and materials.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete block Foundation: concrete Roof: corrugated metal

Windows: missing If altered, original windows: unknown

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 10048 S 59th Ave
Site Survey No.: 2.03
Assessor's Parcel No.: 300 02 033

ADDITIONAL PHOTOGRAPHS



West end of dairy flat barn, photo 024, view looking east



Interior of dairy flat barn, photo 023, view looking north

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 10048 S 59th Ave
Site Survey No.: 2.03
Assessor's Parcel No.: 300 02 033



Interior of dairy flat barn, photo 026, view looking east

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 2.04
Property Name: Hackin Farmstead/Dairy - Horse Barn
Survey Area: South Mountain Corridor (2012)

300 02 033

PROPERTY IDENTIFICATION

ADDRESS: 10048 S 59th Ave CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 033

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1950 estimated known source:

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: General deterioration, loss of windows and doors

POOR (Major problems; imminent threat)

Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Horse barn

Present Use:

Vacant

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: W

Negative No.: 030



SIGNIFICANCE

Survey Site No.: 2.04

To be eligible for the 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:

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 when alterations were made)

This two-story horse barn has a rectilinear plan and a hay loft with front gable roof over the center portion of the barn; the larger main floor structure covered with a hip roof extending around three sides of the barn. This building has been altered significantly, with loft converted to sleeping room and part of front wall removed.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete block, frame Foundation: concrete Roof: wood shingle

Windows: wood casement If altered, original windows: _____

Sheathing: wood clapboard If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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 integrity of design and materials

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 10048 S 59th Ave
Site Survey No.: 2.04
Assessor's Parcel No.: 300 02 033

ADDITIONAL PHOTOGRAPHS



Back of horse barn, photo 025, view looking southeast



Front of horse barn, photo 028, view looking west

Arizona Historic District Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 3
District Name: Tyson Farmstead / Barnes Dairy
Survey Area: South Mountain Corridor (2012)

DISTRICT IDENTIFICATION

BOUNDARIES: MCA parcels 300 02 041 and 300 02 042

CITY: Phoenix COUNTY: Maricopa

SUBDIVISION PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 USGS Quad:

Acreage: 39

Architectural Styles: Vernacular

Materials: wood, concrete block, metal

Resources:

Total Number of Resources: 4

Age:

Percentage built pre-1966: 75

Period of Significance:

1930-1965

Condition:

Good Fair Poor

Integrity:

High Medium Low

Significance:

High Medium Low

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: NW

Negative No.: 055



GENERAL DESCRIPTION

The Tyson Farmstead/Barnes Dairy is a 39-acre agricultural property in the Laveen area. It is located in one of the few remaining agricultural areas near Laveen, a 300-acre triangle of farmland south of Dobbins Road and west of 59th Avenue and extending southwest to the Gila River Indian Community boundary. The farmstead compound itself comprises about 2.8 acres. It includes an open work yard with a farmhouse, a dairy head-to-toe barn, and a mobile home. A small 1921 house that had been previously documented has been demolished.

Non-contributing Features:

- .01 Tyson Farmhouse
- .02 Dairy Head-to-Toe Barn
- .03 Culvert
- .04 Mobile Home
- Agricultural Fields (not inventoried)

SIGNIFICANCE

This property was evaluated as a district under the historic context of Rural Agricultural Farmsteads and Dairies in Laveen, 1910-1965. The Tyson Farmstead/Barnes Dairy, developed between about 1930 and 1955, is a rare surviving example of the small family-operated farms and dairies that were common throughout the area before 1966. It is significant at the local level under Criterion A. The dairy head-to-toe barn is a property type that was once common but now is rare; it is significant at the local level under Criterion C for its design and construction.

INTEGRITY

The 1930 farmhouse on this property has been substantially modified and no longer possesses integrity, and the mobile home was moved onto the site about 1970, so it is not eligible as a historic resource due to age. Therefore, there is no concentration of contributing buildings that would merit consideration as a historic district. However, the dairy head-to-toe barn has not been altered significantly since its construction; it has retained its integrity and is representative of a rare property type, so it is recommended as being individually eligible for the National Register.

NATIONAL REGISTER STATUS

- Listed as a District Date Listed: _____
- Determined eligible by keeper of the National Register Date: _____

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

District is is not eligible

More information needed to evaluate

If not considered eligible, state reason: Only one building retains integrity

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 6159 W Dobbins Rd
 Site Survey No.: 3
 Assessor's Parcel No.: 300 02 041, 042

LANDOWNERSHIP HISTORY

The Tyson Farmstead/Barnes Dairy encompasses two Farm Units – B (NW4NE4 of Section 7) and F (SW4NE4 of Section 7) – which included 80 acres. James Richard Hughes filed for a Homestead Entry Survey (HES) for the entire NE4 in January 1909; in 1914 James R. Hughes and his Elizabeth sold the quarter-section to Samuel Graham Witten. The quarter-section was subdivided into two 80-acre parcels in 1920. A series of transactions between the Wittens, the Colvins, and the Tysons occurred between 1920 and 1926, at which time the Tysons took possession. In 1950, Robert L. Tyson agreed to sell the 80-acres to the Barnes; the sale took place in 1952. The Barnes maintained ownership until selling the land to Hudson Farm in 1985. The Hudsons expanded their farm in the 1970s and 1980s only to lose it through foreclosure in 1985. Jerome and Peggy LaSalvia purchased the expanded farm from the Western Farm Credit Bank in 1993. Following is a summary of landownership documented in the Maricopa County Recorder's online database.

Date	Portion of Section 7	Grantor/ Mortgagor/ Lessor	Grantee/ Mortgagee/ Lessee	Document Type	Comments
1/4/1909	NE4	US	James Richard Hughes	HES filing	Missing in county records
10/27/1913	NE4	James Melvin Hughes	Phoenix Flour Mills	Lease	2-yr lease of ranch or until "the payment of all bills and book accounts the Phoenix Flour Mills have against Hughes;" paid w/ horses, pigs, and cash in 1913 and 1914
3/24/1914	NE4	US	James R Hughes	3-yr proof	original filing 1/4/1909
3/25/1914	NE4	James R & Elizabeth W Hughes	Samuel Graham Witten	Warranty Deed	
5/15/1920	W2NE4	Lachoneus Moroni & Anna M Colvin	Samuel G Witten	Realty Mortgage	\$13K paid by 6/19/1925 via 1/3 of the gross proceeds or all or the crops that were produced on the land
10/2/1922	SW4NE4	Lachoneus M Colvin	Anna M Colvin	Quit Claim	

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3
Assessor's Parcel No.: 300 02 041, 042

Date	Portion of Section 7	Grantor/ Mortgagor/ Lessor	Grantee/ Mortgagee/ Leasee	Document Type	Comments
7/5/1923	NW4NE4	US	Lachoneus M Colvin and Samuel G. Witten	Final Certificate Homestead	Missing in county records
7/5/1923	SW4NE4	US	Anna M. Colvin	Final Certificate Homestead	Missing in county records
5/19/1925	W2NE4	Robert Lee & Lela Tyson	Samuel G & Elenora I Witten	Mortgage	\$14K paid by 5/1/1926
5/19/1925	W2NE4	R.L. & Lela Tyson	Samuel G & Elenora I Witten	Mortgage	\$14K
5/27/1925	SW4NE4	Lachoneus M & Anna M Colvin	Lela E Tyson	Warranty Deed	
5/27/1925	NW4NE4	Lachoneus M & Anna M Colvin	Robert L Tyson	Warranty Deed	
4/1/1926	W2NE4	Federal Farm Loan	Robert L & Lela E Tyson	Mortgage	\$8K, paid 12/22/1937
5/1/1926	W2NE4	R.L. & Lela Tyson	Samuel G Witten	Mortgage	\$5,894.23
2/3/1938	NW4NE4, SW4NE4, NE4NW4, SE4NW4	Lela E Tyson, wife of RL Tyson	R.L Tyson, husband of Lela E Tyson	Warranty Deed	Associated w/ divorce filing in 1938
7/9/1938	NW4NE4, SW4NE4	Robert L Tyson	Kemper Marley	Mortgage	\$8K, paid 4/30/1945
4/20/1942	NW4NE4, SW4NE4, NE4NW4, SE4NW4	Lela E Tyson, Plaintiff	R.L. Tyson, defendant	Judgment	1/2 ownership to go to Lela
4/14/1950	SW4NE4, NW4NE4	Robert L Tyson	Joe W & Eulala Louise Barnes	Agreement	To sell parcels to the Barnes for \$34K
11/25/1952	SW4NE4, NW4NE4	Phoenix Title & Trust	Robert L Tyson	Warranty Deed	
11/25/1952	SW4NE4, NW4NE4	Phoenix Title & Trust	Joe W & Eulala Louise Barnes	Warranty Deed	Paid 6/20/1963

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 3

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3
Assessor's Parcel No.: 300 02 041, 042

Date	Portion of Section 7	Grantor/ Mortgagor/ Lessor	Grantee/ Mortgagee/ Leasee	Document Type	Comments
8/2/1974	SW4NE4, NW4NE4	Eulala Louise Barnes, widow	Robert L Tyson Jr & Helen Tyson	Lease	Excluding 5 acres utilized for the improvements owned & occupied by the lessor (the Barnes); 2/1/1975–1/1/1978 with option to renew or extend and provided that in the event all or any part of a cotton crop theretofore planted has not been harvested, in which case the lease is extended; \$24,750
1/13/1976	SW4NE4, NW4NE4	Eulala Louise Barnes, widow	Hudson Farms, Inc	Agreement	To sell parcels to the Hudson Farms; Tyson lease cannot be renewed; Eulala & Arthur Barnes may use the residence on the premises for themselves only as long as they live
4/16/1985	SW4NE4, NW4NE4	Eulala Louise Barnes, widow	Hudson Farms, Inc	Warranty Deed	
3/18/1985	Units A, B, F, G, H, J, K, L and Lot 4	Arizona Farmers Production Credit Assn	Hudson Farms, Inc	Notice of Trustee's Sale	Also NW4SE4 & Unit G of 1S/2E/5 and lots in Maricopa Garden Farms
6/15/1993		Western Farm Credit Bank	Jerome & Peggy M LaSalvia	Deed of Trust and Assignment of Rents	Obtained by ADOT in 2011

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 4

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3
Assessor's Parcel No.: 300 02 041, 042

ADDITIONAL BACKGROUND HISTORY

James Richard Hughes was born on May 17, 1867, in Kentucky. His son, James Melvin Hughes, was born in 1888 in Illinois.

Samuel Graham Witten was born on February 18, 1859, in Trenton, Missouri. He was in Arizona by 1902, and was a cattle and sheep rancher, and also grew citrus.

A 1914 agreement between James R. Hughes and James M. Hughes, and S.G. Witten, includes an inventory of personal property to be conveyed with the sale of this parcel of land. It includes general farm implements, including some generally associated with the cultivation and harvesting of corn and alfalfa, as well as 1 cow and calf, 100 chickens, and 9 young horses.

Lachoneus Moroni Colvin (born August 16, 1846, in Council Bluffs, Iowa; died July 2, 1943, in Phoenix) and Anna Melvina Colvin (born May 12, 1866, in Utah; died September 23, 1923, in Phoenix) moved to Laveen ca. 1915. Their son, Cecil M. Colvin, was a trustee of Laveen School District No. 59, 1936-1939.

R.L. Tyson was a trustee of Laveen School District No. 59, 1931-1935.

A 1942 judgment in the divorce of R.L. Tyson and Lela E. Tyson indicates that the couple then owned about 320 acres of land in Laveen (including this 80-acre property), 373 head of cattle, 65 bales of cotton, and farming machinery and tools.

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3
Assessor's Parcel No.: 300 02 041, 042



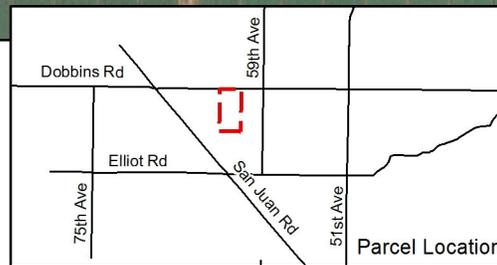
South Mountain Corridor (2012) Historic Buildings Inventory
6159 W Dobbins Rd
Parcel 30002041, 042
District 3

Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only

 District Boundary



Feet
0 180 360



District Boundary

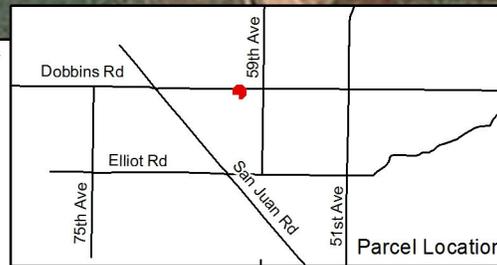
ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3
Assessor's Parcel No.: 300 02 041, 042



South Mountain Corridor (2012) Historic Buildings Inventory
6159 W Dobbins Rd
Parcel 30002041
District 3

Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only



Farmstead

Arizona Historic Property Inventory Form

State Historic Preservation Office 1300 W. Washington Street Phoenix, Arizona 85007	Survey Site No.: 3.01 Property Name: Tyson Farmstead/Barnes Dairy - Tyson Farmhouse Survey Area: South Mountain Corridor (2012)	300 02 041, 042
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PROPERTY IDENTIFICATION

ADDRESS: 6159 W Dobbins Rd CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 041, 042
LOT: _____ BLOCK: _____ PLAT: _____ Year of Plat: _____
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: _____ Acreage: _____
UTM Reference Zone: _____ Easting: _____ Northing: _____ USGS Quad: _____
Architect: _____ not determined known source: _____
Builder: _____ not determined known source: _____
Construction Date: 1930 estimated known source: Maricopa Cty Assessor

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: _____
 POOR (Major problems; imminent threat)
Describe: _____
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Farmhouse

Present Use:
Farmhouse
Sources:
Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: SW
Negative No.: 050

SIGNIFICANCE

Survey Site No.: 3.01

To be eligible for the 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:

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 when alterations were made)

This one-story vernacular style house has an L-shaped plan and a medium pitched intersecting gable roof. Shed-roofed porch extends across most of the façade. The building has been substantially altered with additions to the south (rear) and west sides, stucco sheathing, and replacement of windows.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): wood frame Foundation: concrete Roof: asphalt shingle

Windows: aluminum sliding If altered, original windows: wood double-hung

Sheathing: stucco If altered, original sheathing: wood

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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 integrity of design and materials

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3.01
Assessor's Parcel No.: 300 02 041, 042

ADDITIONAL PHOTOGRAPHS



West side of the farmhouse, photo 060, view looking east



West side of the farmhouse, photo 062, view looking southeast

Arizona Historic Property Inventory Form

State Historic Preservation Office 1300 W. Washington Street Phoenix, Arizona 85007	Survey Site No.: 3.02 Property Name: Tyson Farmstead/Barnes Dairy - Dairy Head-to-Toe Barn Survey Area: South Mountain Corridor (2012)	300 02 041, 042
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PROPERTY IDENTIFICATION

ADDRESS: 6159 W Dobbins Rd CITY: Phoenix
 COUNTY: Maricopa Tax Parcel No.: 300 02 041, 042
 LOT: _____ BLOCK: _____ PLAT: _____ Year of Plat: _____
 TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: _____ Acreage: _____
 UTM Reference Zone: _____ Easting: _____ Northing: _____ USGS Quad: _____
 Architect: _____ not determined known source: _____
 Builder: _____ not determined known source: _____
 Construction Date: 1951 estimated known source: _____

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
 Describe: General deterioration of materials, loss of some roofing
 POOR (Major problems; imminent threat)
 Describe: _____
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Dairy barn

Present Use:

Vacant

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012
 View Direction: NNW
 Negative No.: 055



SIGNIFICANCE

Survey Site No.: 3.02

To be eligible for the 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:

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 when alterations were made)

This dairy head-to-toe barn (milking parlor) has a rectilinear plan and low pitched gable roof. West half of the building has low concrete wall that once supported a raised platform. Concrete ramps at north and south ends of building allowed cows to be brought into the barn on the platform while milkers were on the main floor.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete block Foundation: concrete Roof: corrugated metal

Windows: steel casement If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 1

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3.02
Assessor's Parcel No.: 300 02 041, 042

ADDITIONAL PHOTOGRAPHS



East side of the dairy head-to-toe barn, photo 054, view looking west



Ramp at the south end of the dairy head-to-toe barn, photo 056, view looking north northeast

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 6159 W Dobbins Rd
Site Survey No.: 3.02
Assessor's Parcel No.: 300 02 041, 042



Interior of the dairy head-to-toe barn, photo 064, view looking west

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 3.03
Property Name: Tyson Farmstead/Barnes Dairy - Culvert
Survey Area: South Mountain Corridor (2012)

300 02 041, 042

PROPERTY IDENTIFICATION

ADDRESS: 6159 W Dobbins Rd CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 041, 042

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: unknown estimated known source:

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Culvert

Present Use:

Culvert

Sources:

Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: ENE

Negative No.: 052

SIGNIFICANCE

Survey Site No.: 3.03

To be eligible for the 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:

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 when alterations were made)

Cobble-lined culvert to conduct water from the SRP canal under Dobbins Road to the farm lateral.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete and stone Foundation: _____ Roof: _____

Windows: _____ If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Lacks historical or architectural significance

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office 1300 W. Washington Street Phoenix, Arizona 85007	Survey Site No.: 3.04 Property Name: Tyson Farmstead/Barnes Dairy - Mobile Home Survey Area: South Mountain Corridor (2012)	300 02 041, 042
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PROPERTY IDENTIFICATION

ADDRESS: 6159 W Dobbins Rd CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 041, 042
LOT: _____ BLOCK: _____ PLAT: _____ Year of Plat: _____
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: _____ Acreage: _____
UTM Reference Zone: _____ Easting: _____ Northing: _____ USGS Quad: _____
Architect: _____ not determined known source: _____
Builder: _____ not determined known source: _____
Construction Date: 1970 estimated known source: Maricopa Cty Assessor

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: _____
 POOR (Major problems; imminent threat)
Describe: _____
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Mobile home

Present Use:
Mobile home
Sources:
Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: SE
Negative No.: 044

SIGNIFICANCE

Survey Site No.: 3.04

To be eligible for the 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:

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: unknown Original Site: unknown

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

Manufactured mobile home moved onto site ca. 1970.

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

Farmstead surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): metal Foundation: none Roof: metal

Windows: aluminum sliding If altered, original windows: _____

Sheathing: metal If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District
Date Listed: _____ Determined eligible by keeper of the 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: Ineligible due to age

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic District Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 4
District Name: Dobbins Road Streetscape
Survey Area: South Mountain Corridor (2012)

DISTRICT IDENTIFICATION

BOUNDARIES: North part of MCA parcel 300 02 041 and south part of MCA parcel 300 02 021J

CITY: Phoenix COUNTY: Maricopa

SUBDIVISION PLAT: _____ Year of Plat: _____

TOWNSHIP: 1S RANGE: 2E SECTION: 6 & 7 USGS Quad: _____

Acreage: 2.2

Architectural Styles: Vernacular

Materials: wood, concrete block, metal

Resources:

Total Number of Resources: 4

Age:

Percentage built pre-1966: 100

Period of Significance:

1930-1965

Condition:

Good Fair Poor

Integrity:

High Medium Low

Significance:

High Medium Low

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: E

Negative No.: 042



GENERAL DESCRIPTION

The Dobbins Road Streetscape is a 325-foot segment of the 6100 block of West Dobbins Road and includes a 2.2-acre corridor along both sides of the road. It is located along the north boundary of one of the few remaining agricultural areas near Laveen, a 300-acre triangle of farmland south of Dobbins Road and west of 59th Avenue and extending southwest to the Gila River Indian Community boundary. The Dobbins Road Streetscape includes a rural two-lane roadway with dirt shoulders, an SRP lateral canal and turnout, unlined irrigation ditches, a row of pecan trees, and two neighboring farmsteads that were established ca. 1920-1940.

Non-contributing Features:

- .01 Tyson Farmhouse
- .02 Dairy Head-to-Toe Barn
- .03 Culvert
- .04 Dad Farmhouse
 - Dobbins Road (not inventoried)
 - SRP Lateral Canal (not inventoried)
 - Unlined Lateral Canal (not inventoried)
 - Pecan Trees (not inventoried)

SIGNIFICANCE

This property was evaluated as a rural agricultural streetscape under the historic context of Rural Agricultural Farmsteads and Dairies in Laveen, 1910-1965. This rural streetscape was established by about 1940 with construction of farmsteads and related features on both sides of the road. It is significant at the local level under Criteria A.

See Continuation Sheet

NATIONAL REGISTER STATUS

- Listed as a District Date Listed: _____
- Determined eligible by keeper of the National Register Date: _____

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

District is is not eligible

More information needed to evaluate

If not considered eligible, state reason: Most associated resources have lost integrity, modern intrusions

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Property Address: 6100 block of W Dobbins Rd
Site Survey No.: 4
Assessor's Parcel No.: 300 02 041 and 300 02 021J

INTEGRITY

National Register Bulletin # 30, Guidelines for Evaluating and Documenting Rural Historic Landscapes (McClelland et al. 1999), states that "[l]arge acreage and a proportionately small number of buildings and structures differentiate rural historic landscapes from other kinds of historic properties." Such landscapes often include miles of roadway and surrounding agricultural properties. It appears that the 325 feet of roadway included in this streetscape is of inadequate length to truly convey the rural agricultural character that once dominated this area. In addition, there are modern intrusions that are easily visible from the streetscape. At the west end of the streetscape there is a prominent 1977 house on the north side of the road and a mobile home on the south side of the road that was moved onto the site about 1970. A recently constructed subdivision of two-story houses is located just over a quarter-mile east of the streetscape, and is clearly visible from within the streetscape boundaries.

Many of the components of the streetscape have lost their historic character. Individual resources within the streetscape boundaries include three farmstead buildings; however, two of these three buildings no longer possess historic integrity. The Tyson Farmhouse (ca. 1930) on the south side of Dobbins Road, and the Dad Farmhouse (ca. 1940) on the north side of the road, have both been altered considerably to the extent they no longer exhibit their historic character. Only the Dairy Head-to-Toe Barn, which is recommended as being individually eligible for the National Register, has retained its integrity. Other elements within the streetscape are likewise not representative of the period of significance. Analysis of historic aerial photographs since 1949 shows that the dense vegetation on the south side of the road did not exist 40 years ago. The 1969 aerial photograph shows that this area bordering Dobbins Road was open with very little vegetation. By 1979 the trees and hedge row that are now on the property were present, but they were young with very sparse foliage. Likewise, there have been substantial changes in the row of pecan trees along the north side of the road, which are only a small remnant of the line of trees that once extended more than a half mile to the west. Of the few remaining pecan trees, at least two appear to be dead and the others seem to be in poor health.

Due to lack of integrity of design, materials, and setting, the West Dobbins Road Streetscape is recommended as being ineligible for the National Register.

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 2

Property Address: 6100 block of W Dobbins Rd
Site Survey No.: 4
Assessor's Parcel No.: 300 02 041 and 300 02 021J

ADDITIONAL PHOTOGRAPHS



View of streetscape, photo 041, view looking east



View of streetscape, photo 045, view looking east

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Sheet No. 3

Property Address: 6100 block of W Dobbins Rd
Site Survey No.: 4
Assessor's Parcel No.: 300 02 041 and 300 02 021J



View of streetscape, photo 046, view looking west northwest



View of streetscape, photo 051, view looking west

ARIZONA HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

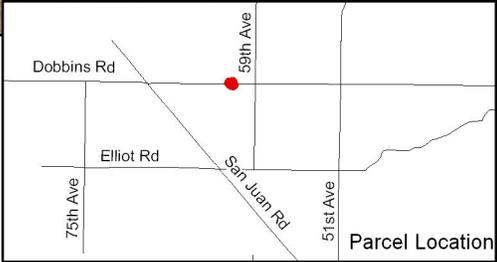
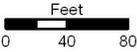
Property Address: 6100 block of W Dobbins Rd
Site Survey No.: 4
Assessor's Parcel No.: 300 02 041 and 300 02 021J



South Mountain Corridor (2012) Historic Buildings Inventory
6100 Block of W Dobbins Rd
Parcels 30002041 and 021J
District 4

*Sources: AZTEC (2011),
ADOT ATIS (2010),
ESRI World Imagery (2010)
Map disclaimer: for general
siting purposes only*

 Streetscape Boundary



Rural Agricultural Streetscape

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 4.01

300 02 041

Property Name: Dobbins Road Streetscape - Tyson Farmhouse

Survey Area: South Mountain Corridor (2012)

PROPERTY IDENTIFICATION

ADDRESS: 6100 Block W Dobbins Rd CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 041

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1930 estimated known source: Maricopa Cty Assessor

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Farmhouse

Present Use:

Farmhouse

Sources:

Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: SW

Negative No.: 050

SIGNIFICANCE

Survey Site No.: 4.01

To be eligible for the 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:

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 when alterations were made)

This one-story vernacular style house has an L-shaped plan and a medium pitched intersecting gable roof. Shed-roofed porch extends across most of the façade. The building has been substantially altered with additions to the south (rear) and west sides, stucco sheathing, and replacement of windows.

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

Farmsteads surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): wood frame Foundation: concrete Roof: asphalt shingle

Windows: aluminum sliding If altered, original windows: wood double-hung

Sheathing: stucco If altered, original sheathing: wood

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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 integrity of design and materials

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office 1300 W. Washington Street Phoenix, Arizona 85007	Survey Site No.: 4.02 Property Name: Dobbins Road Streetscape - Dairy Head-to-Toe Barn Survey Area: South Mountain Corridor (2012)	300 02 041
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PROPERTY IDENTIFICATION

ADDRESS: 6100 Block W Dobbins Rd CITY: Phoenix
COUNTY: Maricopa Tax Parcel No.: 300 02 041
LOT: BLOCK: PLAT: Year of Plat:
TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:
UTM Reference Zone: Easting: Northing: USGS Quad:
Architect: not determined known source:
Builder: not determined known source:
Construction Date: 1951 estimated known source:

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)
 FAIR (Some problems apparent)
Describe: General deterioration of materials, loss of some roofing
 POOR (Major problems; imminent threat)
Describe:
 RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:
Dairy barn
Present Use:
Vacant
Sources:
Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012
View Direction: WSW
Negative No.: 067

SIGNIFICANCE

Survey Site No.: 4.02

To be eligible for the 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:

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 when alterations were made)

This dairy head-to-toe barn has a rectilinear plan and a low pitched gable roof. The west half of the building has a concrete wall that once supported a raised platform. Concrete ramps at the north and south ends of the building allowed cows to be brought into the barn on the platform, while milkers were on the main floor.

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

Farmsteads surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete block Foundation: concrete Roof: corrugated metal

Windows: steel casement If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 4.03
Property Name: Dobbins Road Streetscape - Culvert
Survey Area: South Mountain Corridor (2012)

300 02 041

PROPERTY IDENTIFICATION

ADDRESS: 6100 Block W Dobbins Rd CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 041

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 7 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: unknown estimated known source:

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Culvert

Present Use:

Culvert

Sources:

Visual observation



PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: ENE

Negative No.: 052

SIGNIFICANCE

Survey Site No.: 4.03

To be eligible for the 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:

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 when alterations were made)

Cobble-lined culvert to conduct water from the SRP canal under Dobbins Road to the farm lateral.

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

Farmsteads surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): concrete and stone Foundation: _____ Roof: _____

Windows: _____ If altered, original windows: _____

Sheathing: _____ If altered, original sheathing: _____

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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: Lacks historical or architectural significance

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402

Arizona Historic Property Inventory Form

State Historic Preservation Office
1300 W. Washington Street
Phoenix, Arizona 85007

Survey Site No.: 4.04

300 02 021J

Property Name: Dobbins Road Streetscape - Dad Farmhouse

Survey Area: South Mountain Corridor (2012)

PROPERTY IDENTIFICATION

ADDRESS: 6100 Block W Dobbins Rd CITY: Phoenix

COUNTY: Maricopa Tax Parcel No.: 300 02 021J

LOT: BLOCK: PLAT: Year of Plat:

TOWNSHIP: 1S RANGE: 2E SECTION: 6 Quarter Section: Acreage:

UTM Reference Zone: Easting: Northing: USGS Quad:

Architect: not determined known source:

Builder: not determined known source:

Construction Date: 1940 estimated known source: Maricopa Cty Assessor

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: Minor deterioration, poor maintenance and repair

POOR (Major problems; imminent threat)

Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Farmhouse

Present Use:

Single-family house

Sources:

Visual observation

PHOTO INFORMATION

Date of photo: 3/21/2012

View Direction: NW

Negative No.: 046



SIGNIFICANCE

Survey Site No.: 4.04

To be eligible for the 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:

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 when alterations were made)

This one-story vernacular style house has a rectilinear plan and a front gable roof. No porch. Substantial alterations, including sheathing of exterior walls with stucco and replacement of windows and doors has seriously impacted the integrity of this building.

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

Farmsteads surrounded by large agricultural fields and canals

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

Relatively unchanged

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

Walls (structure): wood frame Foundation: concrete Roof: corrugated metal

Windows: aluminum sliding, wood fixed If altered, original windows: unknown

Sheathing: stucco If altered, original sheathing: wood

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

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the 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 integrity of design and materials

FORM COMPLETED BY

Name and Affiliation: Scott Solliday, AZTEC Engineering Form Date: 4/2/2012

Mailing Address: 4561 E McDowell Rd, Phoenix, AZ 85008 Phone: (602) 454-0402