

United States Department of the Interior
National Park Service

AUG 04 2003

National Register of Historic Places Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Jordan Ranch

other names/site number Jordan Orchard; Jordan Historical Park and Sedona Heritage Museum

2. Location

street & number 735 Jordan Road not for publication

city or town Sedona vicinity

state Arizona code AZ county Coconino code 05 zip code 86336

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James W. Gavan Arizona 25 NOVEMBER 2003
 Signature of certifying official/Title Date
ARIZONA STATE PARKS
 State of Federal agency and bureau

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

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

Edson H. Beall 1/28/04
 Signature of the Keeper Date of Action

Jordan Ranch
Name of Property

Coconino, Arizona
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
2	0	structures
		objects
3	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE: Agricultural Outbuilding

AGRICULTURE: Processing

AGRICULTURE: Storage

Current Functions
(Enter categories from instructions)

RECREATION & CULTURE: Museum

EDUCATION: Library

AGRICULTURE: Agricultural Outbuilding

RECREATION & CULTURE: Museum

OTHER: Restroom

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

OTHER

Materials
(Enter categories from instructions)

foundation Concrete

walls wood frame; concrete

sheathing: Native Sedona red sandstone

roof end, cross gable; shed; front gable

other

Narrative Description

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

Jordan Ranch
Name of Property

Coconino, Arizona
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** 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, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Exploration/Settlement
- Architecture

Period of Significance

1931 to 1953

Significant Dates

1931; 1937; 1946; 1947

Significant Person

(Complete if Criterion B is marked above)

Jordan, Walter Everett

Cultural Affiliation

Architect/Builder

Walter Jordan; John Kamas

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Sedona; Sedona Historical Society

Jordan Ranch
Name of Property

Coconino, Arizona
County and State

10. Geographical Data

Acreage of Property 3.75

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 2	4 3 0 4 4 2	3 8 5 9 6 2 3
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Nancy L. Burgess
organization _____ date July 31, 2003
street & number P. O. Box 42 telephone (928) 445-8765
city or town Prescott state AZ zip code 86302-0042

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Sedona
street & number 104 Roadrunner Drive telephone (928) 204-7120
city or town Sedona state AZ zip code 86336

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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7. DESCRIPTION

SUMMARY:

The Jordan Historical Park and Sedona Heritage Museum property (historically known as Jordan Ranch or Jordan's Orchard) consists of approximately 4.80 acres, 3.75 acres of which were originally part of the Walter Everette and Ruth Woolf Jordan Ranch, farmstead and orchard. The property being nominated is comprised of the remaining 3.75 acres of the Jordan Ranch and includes all of the buildings currently on this property. The Jordan residence was originally built in 1931, expanded in 1937 and expanded and remodeled to its present configuration, footprint and style in 1947. It is a one story single family residence with Bungalow features. The property also includes two Vernacular agriculture related buildings: the apple packing shed built in 1946; and a tractor shed, built in the early 1930s, which was the original fruit packing shed. This building was reused as an equipment building after the apple packing shed was constructed in 1946. The fourth building located on the property is a modern freestanding restroom building built by the City of Sedona in 1998 after the property had been acquired by the City in 1990 and converted to a historical park and museum. The Jordan residence faces east, with the apple packing shed behind it to the west and slightly south and the Tractor Shed located north and west of the residence. The modern restroom building is north of the residence. These buildings also face east (see Sketch Map, Exhibit A). East of the residence is a small, fenced orchard. These vernacular buildings do not display sophisticated styling or design but do display craftsmanship in the use of locally available stone as a building material and they retain authenticity of building materials and techniques. *See notes of Anne Jordan Jackson, February, 1995, Jordan Historical Park and Sedona Heritage Museum archives; records of City of Sedona. See photos # 3, 6, 7, 8, 9, 13, 14, & 18.*

Jordan Ranch is located on the west side of Jordan Road at 735 Jordan Road, Sedona, Coconino County, Arizona. The Jordan Ranch property represents one of the last pioneer farming/agriculture properties within the City limits of Sedona. The Jordan Ranch possess integrity of location, design, materials, workmanship, feeling and association.

COMMUNITY, SETTING AND APPEARANCE:

Sedona's settlement began about 1867 with a few early settlers who were homesteading and subsisting by hunting and farming in a remote and fairly inaccessible area known as the "Red Rock Country", which was then included in Yavapai County, Arizona. Coconino County was created in 1891 with Flagstaff as the County Seat. Electricity arrived in Sedona in 1936, and in the outlying areas above Indian Gardens in 1949. Telephones arrived for the residents in 1951. Until the 1960s, orchards and farming were the primary economic base for Sedona. The City of Sedona was not incorporated until January 1, 1988.

Sedona is located in the high southwestern desert, beneath the rim of the Colorado Plateau, at an elevation of 4,500 feet. Sedona is well known for its spectacular red rock scenery and has been featured

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in many movies and commercials and in print media. Much of the area is forested woodland with large areas of open benchland featuring bursage-ragweed, woody perennials and grasses. The native shrubby vegetation consists primarily of Louisiana sagebrush, red barberry, Wright silktassel, evergreen turbinella oak, Gregg Ceanothus, alderleaf mountain-mahogany, pointleaf manzanita and cliffrose. The predominate tree is the smoothbark Arizona Cypress, with pinon pine and Utah juniper also present. Soaptree yucca, beargrass, pricklypear and hedgehog cactus are present but not common. The climate is mild and semi-arid with distinct seasons. Many of these plants are extant at the Jordan Historical Park and Sedona Heritage Museum and are labeled with both common and botanical names. Also present on the property east of the residence is a small fenced fruit orchard containing 12 older (1972) trees set out by Walter Jordan in front of the house along with fairly new supplemental trees (see photo # 19). Species include Black Tartarin and Bing cherries, D'anjou pear, Gala, Winesap, Red Delicious, Empire, Dwarf Jonathan, Granny Smith and Yellow Delicious apples and Reliance peaches. Although it is a significant landscape feature, it was not planted until 1972 and is not a contributor.

Oak Creek Canyon and Oak Creek are predominant features of the northern and eastern portions of the City. Most of the early settlement occurred in this area because of the availability of water from Oak Creek for household use and for irrigation. This spectacular canyon begins north of the northeast corner of the incorporated city limits. Oak Creek runs southwest through Sedona and forms the western boundary of the southern most portion of the city. Sedona is bisected by the Yavapai/Coconino County line and lies in both counties. Sedona is surrounded on four sides by the Coconino National Forest. To the north is the Red Rock - Secret Mountain Wilderness Area, and to the east is the Munds Mountain Wilderness Area, both part of the Coconino National Forest. To the south are the unincorporated communities of The Village of Oak Creek and Big Park and to the southwest are Page Springs and Cornville. See Area Map, Exhibit G.

The northeastern part of the City of Sedona, in which the Jordan Ranch is located, is typical of the modern growth in Sedona since the 1960s. The Jordans settled on this 160 acre homesteaded property in 1931. The farmstead and orchards encompassed 120 acres of this property on both sides of Jordan Road, and Jordan Road was at that time simply the lane which led to the Jordan's property. Later, the road received the official name of Jordan Road, probably in the 1950s.

In 1972 the Jordan family sold the bulk of their property, including six acres on the east side of Jordan Road, to John W. McClinchy Construction and Development Corporation of Phoenix, Arizona. The development of the land was to include a "fine patio home residential community benefitting Sedona and in keeping with the natural beauty of the land and surroundings" (Red Rock News, no date). As many of the trees as possible were to be saved. This area is now mostly developed, primarily with residential subdivisions, with new construction continuing to the north. Jordan Historical Park and Sedona

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Heritage Museum are well separated from development to the north by Mormon Wash, which is a seasonal waterway. This provides a natural barrier between the park and the residential development and also offers a semi-riparian area as a part of the park property. An additional 1.05 acres on the north side of Mormon Wash, which was not originally part of the Jordan property, was donated to the City of Sedona by the Jordan Park Glen Subdivision for a future parking lot in December, 1993. This property further buffers the park from development and includes part of Mormon Wash in the park property. The Sunset Homes Subdivision abuts the property at the northwest corner. To the west is the Mogollon Homes Subdivision. To the south, occupying the former Jordan orchard property, are the Orchard I Condominiums and the Orchards II Subdivision. Fencing along the most of the south and west boundaries help to separate the park from the residential development. See Vicinity Map, Exhibit B.

ARCHITECTURAL DESCRIPTION:

The Jordan Residence:

The Jordan residence is a vernacular single family residence with Bungalow features. See photos # 9, 10, 11 & 12. The Jordan residence contains approximately 3,000 square feet. It is generally "L" shaped, rectangular in plan and asymmetrical in massing with the broad facade to the front (east). The foundation is concrete with a partial crawl space and the walls are frame construction sheathed in native Sedona red sandstone. The rock work was done by Gene Cook with his brothers Bob and Leonard Cook (*Notes of Anne Jordan Jackson, ibid.*). The residence has a large, moderately pitched side gable roof over the east portion of the house running the entire length of the front facade and an intersecting end gable over the southwestern portion which includes the attached garage, which faces the south. The intersecting end gable roof is interrupted by a second side gable roof over the kitchen. It has moderate roof overhangs and wide eaves. Roofing material is green composition shingles. Rafter tails are exposed on the front and rear. Windows are wood frame with wood lintels and include multi-paned fixed and 6/6 double hungs set singly, in pairs and in groups. All windows are original. Original doors are single French doors. Ornamentation is minimal.

The building began as a one room board-and-batten cabin with a porch, a shower and a separate outhouse built by Jack Kent for Walter and Ruth Jordan when they settled on this property in 1931. See photo # 3. In 1937, Ruth Jordan's mother, Fannie Nettie Travis Woolf, came from Tempe, Arizona to live with Ruth and Walter during the summers and two bedrooms and a bathroom were added to the front, side and rear of the cabin. The northeast bedroom was arranged to duplicate her apartment in Tempe and the plywood walls, windows and light fixtures in that room are original. (*Notes of Anne Jordan Jackson, ibid.*). See Exhibit C, Floor Plan.

In 1947, Ruth and Walter embarked on a major remodeling of the house which would expand their space to the current "L" shaped footprint of approximately 3,000 square feet. As Walter was busy with the fruit growing business, Ruth was in charge of this project. She was the "driving force" behind the

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construction of the house and oversaw the details of construction on a daily basis (*notes of Anne Jordan Jackson, ibid.*). This remodeling incorporated the earlier spaces into a new plan and a new Vernacular style with Bungalow elements. It included enclosing a front porch which wraps around the northeast corner of the house and features banded windows set in groups of four. The entire house was sided with native Sedona red sandstone. There are an enclosed porch (1937) and an unenclosed porch on the front, which is partially covered with a shed-roof, and a flagstone patio. There is a screened porch on the back of the house which is incorporated into the side gable roof. On either side of this screened porch are groups of four 6/6 double hung windows. Gables are sided with vertical butted boards with a scalloped detail on the bottom edge. Windows are wood frame with wood lintels and include multi-paned fixed and 6/6 double hungs set singly, in pairs and in groups. Original doors are single French doors. The garage doors have been replaced with a pair of cross-buck style wooden doors which open in the middle and swing out. The rear door has also been replaced with a modern cross-buck style door with a six pane window. Woodwork and trim is stained and sealed, not painted. There are flagstone patios on the front and rear facades and a memorial garden at the southwest corner of the residence. See photos # 4, 5, 9, 10, 11, & 12.

The interior is primarily finished with vertical knotty pine tongue and groove paneling which is unpainted. This was made by Perry L. Jackson (*notes of Anne Jordan Jackson, ibid.*). This interior was briefly described by Catrien Ross Laetz in the March, 1987 issue of *Arizona Highways* magazine. Laetz states: “[t]he knotty pine interior of Walter and Ruth Jordan’s Sedona home wears the gentle patina of time worn wood” (page 4). Some drywall has been added. A large living room with a stone fireplace can be entered from the front porch of the house or from the side porch, the most commonly used entrance. Immediately to the north of the living room is the one room cabin built in 1931. Added, in addition to the living room and kitchen, were two bedrooms on the north end of the building, one in the rear and one on the south west side, between the kitchen and the garage, a bathroom, a long hallway, a large store room lined with shelves and an area for wood storage. Ruth Jordan’s 1947 kitchen featured several modern amenities of the time period, including a built-in pie safe/vegetable keeper. One concept from the one-room cabin was retained, however: the fold down kitchen table (see photo # 21). The residence is currently furnished with original furnishings from the Jordan family along with period and earlier pieces obtained for display purposes. (*Notes of Anne Jordan Jackson, ibid.*) See Jordan House Floor Plan, Exhibit C. Condition is good to very good. This building is eligible for the National Register.

The Tractor Shed:

By 1934 as the Jordan’s orchard was starting to produce, they built a simple vernacular agricultural outbuilding with no foundation and a post and beam frame covered with vertical butted boards to use as a packing shed. It has a regular plan and symmetrical massing. It has a shed roof covered with corrugated metal and three pairs of wooden plank doors which open in the middle and swing out. There are no windows. This building was constructed north and west of the residence between the residence and barn

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(demolished). It is approximately 32 feet by 16 feet. After the big fruit packing shed was built in 1946, this building was converted to a tractor and equipment shed. Condition is fair due to weathering of the unpainted board exterior, lack of a foundation and structural deterioration. Recently, the Jordan Historical Park and Sedona Heritage Museum has constructed a concrete foundation inside the perimeter of the building and has done some other stabilization work which has improved the structural condition of the building. Other than the stabilization work, there are no changes to the building since its construction. See photo # 13. This building is eligible for the National Register.

The Apple Packing Shed:

In 1946 Walter Jordan, Ed Black and possibly Ed Passmore built a 40' by 120' agricultural storage and processing shed of poured concrete construction which is sheathed with native Sedona red sandstone. It has a regular plan and symmetrical massing. Originally a rectangle, there are two additions to the rear (west) of the building, one of which is a cold storage room added by the Jordans, possibly around 1950, which is also sheathed in native Sedona red sandstone (see photo #15), and a recent wood frame addition built by the City of Sedona (see photo #16). The current footprint totals approximately 4,600 square feet. The building has a moderately pitched side gable roof. The additions have shed roofs. Roofs are covered in green composition shingles. The site-built trusses are open and the interior of the original barn is one large, open space except for an original half bath in the northeast corner of the space. There are large cross-buck style wooden sliding doors at each end of the shed. There is one passage door on the west (rear) facade near the north end of the barn. Windows are wood frame 1/1 double hung set in pairs (5) and awning style (3). All windows are on the front (east) facade of the shed. The foundation is concrete. There is a loading dock on the east facade close to the south end of the shed. See photos # 14, 15, & 16).

The shed was used to sort, clean, pack and store fruit from the Jordan's orchards. They grew mostly peaches and apples, with the primary crop being peaches. In the shed, in working order, is a 40' long fruit processing machine. This machine was built by the John Bean Division of Food Machinery and Chemical Corporation (now FMC Corp.). The front section consists of a Model 6 polisher and the remainder is a Model 7PH FMC Cutler weight grader. The Jordans and their workers used this equipment from about 1950 until 1976. The Jordans sold only tree-ripened fruit, so the machine was used only for apples (see photo # 17). This building is currently used by the Sedona Historical Park and Sedona Heritage Museum for display and demonstration of equipment, including the fruit processing machine, and storage. Condition is good. This building is eligible for the National Register.

Restroom Building:

The City of Sedona purchased the Jordan property in 1990 from Ruth Jordan (Walter died in 1987) for \$5.00, with the intention to develop the property into a historic site and heritage museum. This necessitated the building of a free-standing restroom building, which was designed by architect John Kamas of Sedona and was built in 1998. It is located north of the Jordan residence, perhaps not far from the Jordans original

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outdoor toilet, which was stated to be “directly north of present bathroom, over the hill, hidden by oak brush” (*Notes of Anne Jordan Jackson, ibid.*) and is tucked into a rock outcropping. It is a Contemporary prow-front building of wood frame construction sheathed with vertical, butted boards on the upper part with native Sedona red sandstone below. It is 409 square feet, has a regular plan and symmetrical massing. See Restroom Floor Plan, Exhibit D. The roof is covered in green composition shingles. Windows are glass block, one row high, set in long bands high on the north and south facades. There are two symmetrically placed entry doors on the front (east) facade. Native Sedona red sandstone walls, outcroppings of boulders and native plants help integrate the building into the site and make it almost invisible from other locations on the property. Condition is very good. This building is not eligible for the National Register due to because it is not associated with the historic context. See photo # 18.

INTEGRITY:

The Jordan Historical Park and Sedona Heritage Museum property is an intact example of a pioneer/ranching/farming homestead with excellent architectural and historic integrity and few alterations. The only substantial alteration is the reduction in size of the property to the current 3.75 acres from the original 160 acres and the development now surrounding the park. However, the property continues to possess integrity of location, design, materials, workmanship, feeling and association.

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8. STATEMENT OF SIGNIFICANCE

The Jordan Farm is eligible for the National Register under criterion "B" for its association with Walter Everette and Ruth Woolf Jordan, pioneer fruit growers and members of a significant agriculture/farming family who settled in Sedona in the 1920s. This property relates to the "Agriculture" context as an example of the process and technology of cultivating and irrigating the soil, producing crops and cultivating plants. This property is also eligible under criterion "C", as a property which embodies the distinctive characteristics of the vernacular/Bungalow styles. This property relates to the "Architecture" context as an example of the practical art of designing and constructing buildings, in this case in a vernacular/Bungalow style using local materials. The period of significance represents the time period from the time the house was built in 1931 to 1953. The property possesses integrity of location, design, materials, workmanship, feeling and association.

HISTORICAL BACKGROUND:

The modern historic development period of Sedona traditionally begins in 1867 when John James (Jim) Thompson homesteaded along Oak Creek in Oak Creek Canyon north of present-day Sedona. At this time, the area was known as "Red Rock Country", but did not have an official name. Located then in Yavapai County, it was far from any other civilization, isolated, dangerous and beautiful. Thompson established his homestead on land which had previously been farmed and irrigated by local Native American peoples and therefore named his homestead "Indian Gardens Ranch", which he later shortened to "Indian Gardens". The nearest stage station was Beaver Head Stage Station, located approximately 15 miles to the south along the old, and very primitive, stage road from Winslow through Prescott (the Territorial Capital and County Seat of Yavapai County) to Yuma. During that same year, other settlers were also arriving: John Lee settled at "Red Rock" and Margaret Ann Jackson became the first white woman to live on Lower Oak Creek. Soon, the Abraham James family moved into the area known as "Camp Garden". In 1880, Jesse Jefferson Howard, known as "Bear" Howard because of his bear hunting skill, built a cabin on the West Fork of Oak Creek. He hunted bear and deer and sold the meat to the railroad construction camps near Flagstaff. He is believed to have planted the first orchard in the area, some of which still exists.

In 1867, Jim Thompson built a "fairly tolerable" road, by hand, from his homestead at Indian Gardens to the area then known as "Camp Garden". This road was washed away in a flood and Thompson then built another road high above the creek going south from Indian Gardens, which wound around through Wilson Canyon and entered present-day Sedona approximately along the alignment of present day Jordan Road. This was one of several hand built roads which formed the beginning of a road system which would later develop into the framework for Sedona's present-day roads, including the Upper Red Rock Loop Road, the Lower Red Rock Loop Road, Schnebly Hill Road and State Highway 89A.

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In 1902 approximately six families lived in the area and Theodore C. (called T.C. or Carl) Schnebly requested that a Post Office be established. The names "Oak Creek Station" and "Schnebly Station" were suggested, but were too long for the cancellation stamp. T. C.'s brother, Dorsey Ellsworth Schnebly, suggested the community be named "Sedona" after his sister-in-law, T. C.'s wife, Sedona Schnebly. The post office was approved June 26, 1902 and was originally located in the back of T. C. and Sedona's home. After the death of their daughter in 1905, the Schneblys moved back to Missouri, and other members of the Schnebly family handled the Postmaster duties until 1910.

The property on which Walter Everette and Ruth Woolf Jordan established their farm and orchard had originally been homesteaded in 1914 by Frank Thompson, son of John James (Jim) Thompson. About 1930, Walter Jordan's father, W. A. "Will" Jordan, traded property in Oak Creek for this property. Shortly thereafter, Walter Jordan bought out his father's interest. Walter and his brother George, who was also a fruit grower, developed an irrigation system to provide water to their orchards. Walter, George and their father started their first Sedona orchard, which George later owned, in the 1920s (see biographical information in Section 8, Criterion "B"). The mild climate, the availability of water and flat benchland in various areas made Sedona an ideal spot for orchards, and there were many fruit growers in the area. Some fruit is still grown today in the Sedona area, however commercial-sized production no longer exists.

The early written history of Sedona is minimal. Most primary written documents consist of homestead and land records and personal accounts of life in the area. Since the City was not incorporated until 1988, City records do not reflect the history of the community prior to that date. However, a basic history of the area can be gleaned from various published materials.

In the 1930 census, the population of Sedona was 116. In describing a road trip from Flagstaff to Sedona, The WPA Guide to 1930s Arizona (published 1940, republished in facsimile in 1989, at pp. 329 & 330) states in part:

The color of the sandstone changes from white to red at approximately 22 m(iles). Scrub oak and buck brush replace mountain pines. Clinging to sharp cliffs' walls, an odd irrigation system of wooden troughs carries water to orchards of the lower canyon. Here the road crosses Oak Creek to the western side and a short trail leads to a natural swimming hole (boating and picnicking). To the right at Indian Gardens, above the ranch, is a natural bridge.

A panorama at approximately 23 m(iles) includes the trout stream, steep red cliffs and small patches of orchard on the widening bottom lands to the south.

Where Oak Creek Canyon enters a box canyon formed of deep red limestone, 28.3 m(iles), the road leaves the bottom of the canyon and climbs over deep red Supai sandstone.

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Among the trees in this region is the wild Arizona blue cypress. As the canyon bottom widens, several small orchards appear, lying along the old creekbed. Plums, apples, grapes, peaches and pears are grown here for sale in nearby towns. The cathedral like rocks to the south are splendid landmarks.

Although Sedona is today known primarily for its spectacular red rock setting and scenery, which draws over two million tourists a year from all over the world, its original claim to fame was its incomparable fruit. Fruit growing was a major economic factor in Sedona from the 1920s until the 1960s. Crops included grapes, apples, peaches, pears and some types of nuts.

Criterion "B":

The Jordan Historical Park and Sedona Historical Museum can be considered eligible for the National Register under criterion "B" for its association with Walter Everette Jordan, a pioneer fruit grower and member of a significant agriculture/farming family who settled in Sedona in the 1920s. This property relates to the "Agriculture" context as an example of the process and technology of cultivating and irrigating the soil, producing crops and cultivating plants. The period of significance for criterion "B" represents the year the Jordans first settled on this land and built their first house in 1931 to 1953.

Walter Everett Jordan "in his own words, discovered America at the old home place on Rattlesnake Hill on Upper Verde" (now Clarkdale) on September 27, 1897 in the Verde Valley of Central Arizona (*undated article by Ruth Jordan Jackson Van Epps*). He was the son and sixth child of W. A. "Will" and Annie T. Bristow Jordan.

On April 26, 1875, Reverend James T. Bristow, his wife Luranda Smith Bristow and their six children, including their daughter Annie, left Humansville, Missouri in a wagon train drawn by ox team for the Verde Valley of Arizona Territory. Bristow had traded their property in Missouri for the cattle they brought with them. They settled in 1875 in the Middle Verde, six miles north of Camp Verde, where they ran cattle, cut hay, sold butter and eggs and planted an orchard and raised other crops.

In 1880, Will Jordan came to Prescott, Arizona from Maine and then to the Verde Valley. At first, he killed quail, ducks and geese, which he sold. One winter, he made \$500 from this endeavor, a substantial sum of money at the time. In 1889, W. A. Jordan married Annie Bristow. Will Jordan established an orchard, and farmed successfully, first in Clarkdale and later in Bridgeport. He sold much of his produce to the residents of Jerome, 9 miles away. Among other fruits, he was raising Ben Davis apples, which were not selling. Someone advised him to change the name to "Globe Beauties", which he did, and he found a ready market in Phoenix, where he sold all that he could produce. Eventually the smoke from the smelters at the copper mines destroyed the fruit and other crops. Thirteen farmers along Peck's Lake sold out to Phelps Dodge Mining Company, and Will Jordan managed those farms until the smelter fumes destroyed the land. The

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farmers later sued Phelps Dodge on the basis of their yield records and won the suit in the Court of Judge William Howard Taft of the United States Supreme Court. Aware that fruit was being grown successfully in the Sedona area, Will Jordan bought land in Sedona in the mid 1920s, determined to get as far away from the smelter smoke as possible. There, he and his sons George and Walter established an orchard. The first year, the elder Jordans and their sons budded 800 peach trees.

In the March, 1987 issue of Arizona Highways, Walter Jordan described Sedona when he first arrived as follows: “[w]hen I first arrived in Sedona in 1928, it was just like God built. There were rattlesnakes, deer, mountain lions and even bear. But there weren’t many people. Our nearest neighbor’s place was at least half a mile away”.

In 1928, Walter Jordan met Ruth Woolf, who was teaching at the Beaver Creek School near McGuireville. She had been born in Crittenden County, Kentucky in 1902. She moved to Tempe, Arizona with her family in 1912 and graduated from Tempe Normal School (now Arizona State University) in 1922. She moved to the Verde Valley that year to teach at the one-room Beaver Creek School, but then went on to teach in Ashfork (now spelled Ash Fork), returning to Beaver Creek School in the late 1920s. Ruth and Walter were married on July 20, 1930 (see photos # 1 & 2). At first, they lived with George Jordan and his wife Helen at the orchard they had established along with W. A. Jordan in Sedona. However, in 1930 Walter and George bought out their father’s interest, primarily because they wanted to establish an irrigation system and the elder Jordan did not. By this time, Walter had begun to establish his own orchard on a portion of the land which had been purchased by their father (the subject of this nomination).

George and Walter Jordan became partners in digging a ditch and devising and installing an irrigation system using an overshot water wheel that was 20 feet in diameter, which would provide water, pumped by a turbine engine almost a mile from Midgley Bridge up the hill from Oak Creek, to the highest portion of the Jordan’s land. The water was pumped up a 300 foot high lift into a reservoir from which the water flowed by gravity onto George’s and Walter’s orchards. This project was a pioneering effort in agricultural irrigation in the Sedona area. According to a newspaper article from 1972, Walter Jordan stated that it took two years for them (George and Walter), to devise and install the irrigation system, which was completed in 1931. Writing about Walter Jordan just after his death in an April 27, 1987 article in the Red Rock News, reporter Elizabeth Rigby states that the “ingenious irrigation system and reservoir he devised and installed was deemed equal to any that might have been created by a graduate engineer, and it certainly worked most effectively”. Although there were earlier efforts to irrigate crops in the Sedona area, including evidence of a simple irrigation system developed by Native Americans at Indian Gardens, writings indicate that Walter and George Jordan developed and installed the first system which utilized a pumping station. This endeavor was so successful that they were persuaded to dig a well and establish Sedona’s first water system, which became the Sedona Water System, today known as the Arizona Water Company.

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In 1931, Ruth and Walter Jordan moved onto the land where Walter had started the irrigated orchard and they built the 14' by 20' one-room cabin (see photo #3). The first year, their 50 fruit trees were damaged by deer and rabbits. They re-planted and then planted truck crops to see them through until the trees were mature enough to bear fruit, including carrots (which Walter called "complexion powders"), strawberries and several varieties of beans. These were sold to neighboring communities, but Walter Jordan also delivered produce to Phoenix. In its prime, Jordan Ranch included 5,000 grape vines, ten acres of peach trees (700 to 800 trees), mostly Elberta and Hal-berta varieties, and ten acres containing more than 300 apple trees. One of their most productive apple varieties was the "Stark Crimson". Fruit was shipped to Phoenix, Seattle, San Francisco, St. Paul and New York, to England and even to Thailand. The Jordan's fruit became well known throughout the state. Together with his brother George Jordan, they farmed approximately 300 acres of land running along both sides of Jordan Road. Further, in her April 27, 1987 article in the Red Rock News, reporter Elizabeth Rigby states that "when it came to the production of Oak Creek apples and peaches, Walter Jordan was one of the leaders". Also, see George Jordan advertisement, Exhibit E.

In 1937, they enlarged the one room cabin and in 1947, after building the fruit packing shed in 1946, they remodeled and enlarged the house to its present configuration and appearance. In 1938, Ruth attended Arizona Teacher's College at Flagstaff (now Northern Arizona University) to renew her teaching certificate. During World War II, she taught at Sedona School and at the Red Rock School. She also helped to found the Wayside Chapel in Sedona and taught Sunday School there for many years. Also during World War II, in the fall of 1942, the Jordans were asked to supply 1,000 boxes of apples to the armed forces in Europe and they were given one week in which to do this. At the time, the Jordans were picking peaches, carrots and beans. Battling the challenges of hail storms, floods, lack of electricity, lack of help and too small a truck, the Jordans worked long days and then Walter drove all night, back and forth to Phoenix, for eight nights straight to get the apples on the train to begin their journey to the U. S. Armed forces in Europe (*undated notes of Ruth Jordan Jackson Van Epps*).

The Jordans had three children: Ruth, Anne and Walter, Jr. They also had interests other than the orchards. Walter and his brother George were both avid bowlers, and participated in the state championships several times. Walter was a hunter and a champion fisherman. In his retirement years, Walter Jordan was considered an expert on the raising of fruit and provided advice to many regarding the raising of produce and fruit. He knew the best fertilizers to use, the best pruning techniques and the most effective irrigation methods to produce flawless, sizable and delicious fruit. He became known statewide as "the orchard man" and was invited by several universities to lecture to students on his successful methods. He turned these invitations down, regretting that he had little formal education (he went only through the 8th grade) and considering himself unqualified. He also learned to can fruit, a skill taught to him by his wife, Ruth. Walter continued singing in the choir at the Wayside Chapel into his 90th year.

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After losing most of their fruit crop in 1970 and 1971, the Jordans decided to sell. In 1972, the Jordans sold all but five acres of their land for development. Walter immediately set out fruit trees in front of the house. They harvested their last commercial crop in 1973, which turned out to be a bumper year, in spite of the trees not having Walter's care for the last year (see photo #20). Walter Jordan died on April 14, 1987, while repairing a water line on his property. In December of 1990, the City of Sedona purchased the remaining property from Ruth Woolf Jordan. Ruth Jordan died in Sedona on January 7, 1996.

Criterion "C":

The Jordan Ranch may be considered eligible for the National Register of Historic places under Criterion "C" as a property which embodies the distinctive characteristics of the vernacular/Bungalow type. This property relates to the "Architecture" context as an example of the practical art of designing and constructing buildings, in this case in a vernacular type using local materials. The period of significance for criterion "C" represents the time period from the time the irrigation system was completed and the Jordan's house was built in 1931 to 1953. The property possesses integrity of location, design, materials, workmanship, feeling and association.

The Jordan Ranch represents one of the last pioneer ranch/agricultural properties within the City limits of Sedona. Although virtually unrecognized today, the early settlement of Sedona was directly tied to homesteading and to the opportunity to farm along with the availability of water. This relatively inaccessible area was ideal for farming, although the terrain in many areas and the unpredictable weather limited the size of many farms and orchards. The climate, though subject to hard frosts after the fruit trees had budded, was apparently conducive to the growing of fruit as evidenced by the fact that almost all of the early Twentieth Century settlers were engaged in the commercial growing of fruit crops, including peaches, apples and grapes. The Thompsons, Schneblys, Jameses, Purtymunds, Pendleys, Frank Owenby and the Jordans were all pioneer fruit growers in Sedona. Cattle ranching also provided a livelihood and was fairly common on the upper benchlands of the area. Around the turn of the century, the market for the locally grown fruit and vegetables was primarily Jerome and Flagstaff. To get to Flagstaff to the northwest required a trip on what was called the "Big Park Road" south to Beaver Head Stage Station, then heading northeast around Oak Creek Canyon, up onto the Mogollon Rim and then west to Flagstaff. This trip took six days. The other alternative was to use the crude road through Oak Creek north to Indian Gardens and then ride mules or horses up the steep trail called "Thompson's Ladder" to wagons and horses stored at the top of the rim. This route shortened the trip time by two days. These were long, dangerous and laborious trips.

The development of farming in Sedona, and particularly fruit growing, along with accompanying and necessary development of irrigation, kept the unincorporated community alive in the first five decades of the Twentieth Century. Its "discovery" in the 1920s by the movie industry brought a new element of the economy to Sedona, and required that better roads and access be developed. The movies in turn

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brought tourists to see the spectacular landscape of Sedona, which has evolved today into a tourism based economy with a population of 10,192 (2000 Census). More than 2,000,000 tourists visit Sedona each year.

The property of Jordan Historical Park and Sedona Heritage Museum consists of approximately 4.80 acres, 3.75 acres of which were originally part of the Jordan Ranch and orchard. The property includes the Jordan residence, completed in 1947, the fruit packing shed built in 1946 and a tractor shed, built in the early 1930s. The fourth building located on the property is a modern freestanding restroom building built by the City of Sedona in 1998. The property possess integrity of location, design, materials, workmanship, feeling and association.

The Arts and Crafts Movement:

The popularity of the Bungalow styles was due to the Arts and Crafts Movement in America (as influenced by the English Arts and Crafts Movement), and publications such as House Beautiful, House and Garden, Inland Architect and News Record and Western Architect and the resulting flood of pattern books which appeared, offering plans for "Craftsman" Bungalows. Gustav Stickley and his Craftsman magazine also had a tremendous influence in matters of taste during the early years of this century. These periodicals catered to homeowners or to potential builders of homes and to their various home-related hobbies and activities. The reformers of the Arts and Crafts movement sought to reestablish the ties between beautiful work and the worker, returning to an honesty of design, not to be found in mass produced items. In addition to being economical, informal and open, the popularity of the Bungalow style occurred at a time of economic prosperity which allowed many families to purchase their first homes.

In Arizona, a desire of new residents to identify with their predominately Midwestern origins was combined with a desire to conform to the national identity as a way to dispel the frontier image. Thus, the height of the popularity of the Bungalow continued throughout Arizona from the turn of the century through the 1930s, though the style continued to be popular until after World War II and is still being built today. The Bungalow was intended to be a forthright, direct, and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the Bungalow was typified by use of materials left as close as possible to their original state. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal. Ornamentation was characterized by exposed beams and rafters, natural stain of wooden surfaces and the use of stone, brick, concrete and concrete block. French doors leading to porches and terraces were common, as were pergolas. A brick or stone fireplace was a major element. This new type of residence became an "everyman's home", replacing the Victorian cottage of the 1880s and 1890s.

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In Bungalow, author Jan Cigliano defines the "Ideal Bungalow":

- Modest overall size and scale
- One or one-and-a-half story
- Second floor area contained under roof structure
- Low to ground in appearance
- Rectangular or square shape
- Deep roof overhangs and wide eaves
- Porch across facade, or prominent in front, and on two or three sides
- Exterior typically composed of different materials
- Natural wood related to region or area
- Colors and tones related to nature and immediate environment
- Low gable roof with dormers

She describes the Craftsman Style Bungalow (1900-1930) as follows:

Broad, expansive porches, patios and terraces, vine-covered pergolas, and groups of windows to bring in fresh air and a land of blue skies are common features in this popular Bungalow style. The entire house and the low-pitched roof emphasize the horizontal line of the landscape. The building materials reflect this harmony: foundations, exterior walls, massive fireplaces, and chimneys are built of local stone; half-timbered wooden gables and exposed beams express the wooden construction; wall paneling and ceiling grids depict the nature of indigenous logs, cedar shakes, oak and mahogany. Built-in furnishings include cabinets, sideboards, benches and bookshelves.

The Jordan residence is a vernacular single family residence with Bungalow features. See photos # 6, 9, 10, 11, & 12. It is generally rectangular in plan and asymmetrical in massing with the broad facade to the front (east). The moderate pitch of the roof, the use of vertical butted boards in the gable ends, the use of native stone as a sheathing material, the presences of porches, including a screened porch, the use of wood frame windows set in pairs and banded groups, the lack of ornamentation and the long, rather low profile of the residence all reflect the influences of the Arts and Crafts Movement and present elements of the Bungalow style.

The agricultural buildings follow "folk" vernacular building traditions. The appearance of these buildings often is dependent upon the geography of the site or locale and the materials available. These vernacular buildings do not display sophisticated styling or design but do display craftsmanship in the use of locally available stone as a building material and they retain authenticity of building materials and techniques. Traditionally built of locally available materials, such as rock, clay, log or timber, these buildings are simple in plan, usually exhibiting one or two square or rectangular units and a simple roof

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system consisting of a shed, front or side gable and occasionally a hip style roof. The buildings are sturdy, utilitarian and have little or no ornamentation.

By 1934 the Jordans had built a simple vernacular agricultural outbuilding with no foundation and a post and beam frame covered with butted boards to use as a packing shed (see photo # 13). It has a regular plan and symmetrical massing with a shed roof covered with corrugated metal and three pairs of wooden plank doors which open in the middle and swing out. There are no windows. Recently, a concrete foundation has been constructed inside the perimeter of the building for stabilization. Other than the stabilization work, there are no changes to the building since its construction.

In 1946 Walter Jordan built an apple packing shed of poured concrete construction which is sheathed with native Sedona red sandstone (see photos # 14, 15 & 16). It has a regular plan and asymmetrical massing. Originally a rectangle, there are two shed roofed additions to the rear (west) of the building, one of which is a cold storage room added by the Jordans, possibly around 1950, which is also sheathed in native Sedona red sandstone, and a recent wood frame addition built by the City of Sedona. The building is a vernacular agricultural processing and storage building with a loading dock. It has a moderately pitched side gable roof. All windows are on the front (east) facade and are wood frame 1/1 double hung set in pairs and awning style. The foundation is concrete. In the fruit packing shed is a 40' long fruit processing machine built by the John Bean Division of Food Machinery and Chemical Corporation (now FMC Corp.). See photo # 17.

The fourth building on the site is a free-standing restroom building designed by architect John Kamas of Sedona and built in 1998 (see photo # 18). It is a Contemporary prow-front building of wood frame construction sheathed with vertical, butted boards on the upper part with native Sedona red sandstone below. It is 409 square feet, has a regular plan and symmetrical massing. Windows are glass block, one row high, set in long bands high on the north and south facades. There are two symmetrically placed entry doors on the front (east) facade. This building is not eligible for the National Register.

INTEGRITY:

The Jordan Ranch property is an intact example of a pioneer farming homestead with excellent architectural and historic integrity and few alterations. The changes are unobtrusive and do not detract from the historic integrity or character of the buildings. A substantial alteration is the reduction in size of the property to the current 3.75 acres from the original 160 acres (120 acres of which was actually farmed) and the development now surrounding the park. However, the property continues to possess integrity of location, design, materials, workmanship, feeling and association.

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10. GEOGRAPHICAL DATA

Verbal Boundary Description and Boundary Justification:

The specific boundary of the Jordan Ranch includes the remaining 3.75 acres of the original Jordan Ranch, is shown on the accompanying map entitled "Sketch Map, Exhibit A" and consists of Coconino County Assessor's Parcel numbers 401-03-001F . Parcel number 401-03-001K is included as it is a portion of the property which is currently under the ownership of the City of Sedona.

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PHOTOGRAPHS

All photographs:

Jordan Historical Park and Sedona Heritage Museum
Sedona, Coconino County, Arizona

Photographs numbered 1, 2, 3, 4, 5, 6, 7, 8, 17, 20 and 21 are of Jordan Ranch: photographers are unknown; dates, if known, are listed below. Photographs, copies of photographs and negatives for photographs # 1, 2, 3, 4, 5, 6, 7, 8, 17, 20 and 21 are located at Jordan Historical Park and Sedona Heritage Museum Archives, 735 Jordan Road, Sedona, AZ 86336. Photographs numbered 9, 10, 11, 12, 13, 14, 15, 16, 18 and 19 are of Jordan Historical Park and Sedona Heritage Museum: photographer Nancy L. Burgess, December 5, 2002; negatives are located at the Arizona SHPO, 1300 West Washington Street, Phoenix, AZ 85007. See Exhibit F, Photo Map.

1. , Walter Everett Jordan, wedding portrait
July 20, 1930
2. Ruth Woolf Jordan, wedding portrait
July 20, 1930
3. Cabin
about 1931
East
4. Jordan Residence, Phase 3
1947
NW
5. Jordan Residence, Phase 3
1947
ESE
6. Jordan Residence, Phase 3
1947
WNW
7. Jordan Ranch
unknown (after 1947)
North

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8. Jordan Ranch
unknown (after 1947)
West
9. Jordan Residence, front and side
December 5, 2002
NW
10. Jordan Residence, rear
December 5, 2002
SE
11. Jordan Residence, rear and side
December 5, 2002
, NE
12. Jordan Residence, side
December 5, 2002
South
13. Jordan Tractor Shed, front
December 5, 2002
West
14. Jordan Apple Packing Shed, front
December 5, 2002
NW
15. Jordan Apple Packing Shed, side with early addition
December 5, 2002
North
16. Jordan Apple Packing Shed, side with recent addition
December 5, 2002
South
17. Jordan Apple Packing Shed, interior
December 5, 2002
NE

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18. Restroom Building
December 5, 2002
NW
19. Grounds, with residence in the background
December 5, 2002
WNW
20. Walter and Ruth Jordan with the last crop
September 27, 1973
Interior of Apple Packing Shed, facing NE
21. Walter and Ruth Jordan in their kitchen
September 26, 1983
NW

Historic Jordan Property & Sedona Heritage Museum

SKETCH MAP

UTM NAD 27
Arizona Central Zone
1204 30 442E 38 59 623N

OR

T17N R6E
Section 6
SE 1/4 SE 1/4
401-03-001F &
401-03-001K



1 inch = 60 feet



City Index

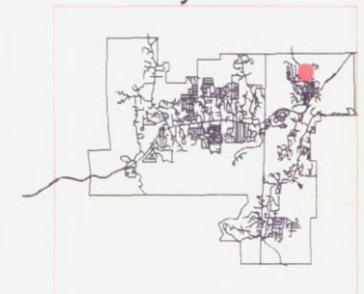
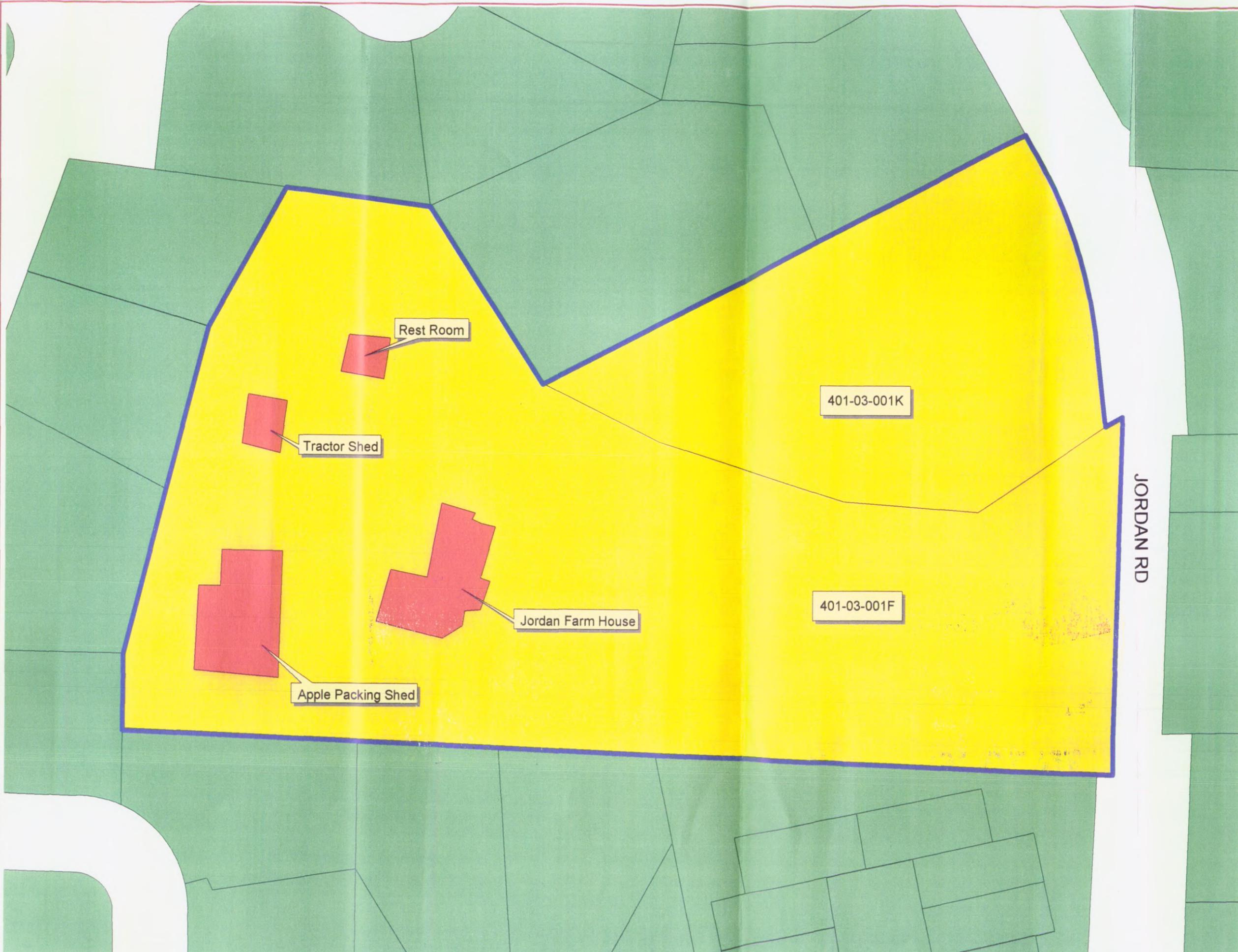


EXHIBIT A

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aseifert@city.sedona.net
arcview/city/andybert.apr 1/13/2003



Area Map

Historic Jordan Property &
Sedona Heritage Museum

UTM NAD 27
Arizona Central Zone
1204 30 442E 38 59 623N

OR

T17N R6E
Section 6
SE 1/4 SE 1/4
401-03-001F &
401-03-001K

-  Pavement
-  Trails/Urban Pathways
-  Buildings, 2001
-  Zoning
-  Parcels

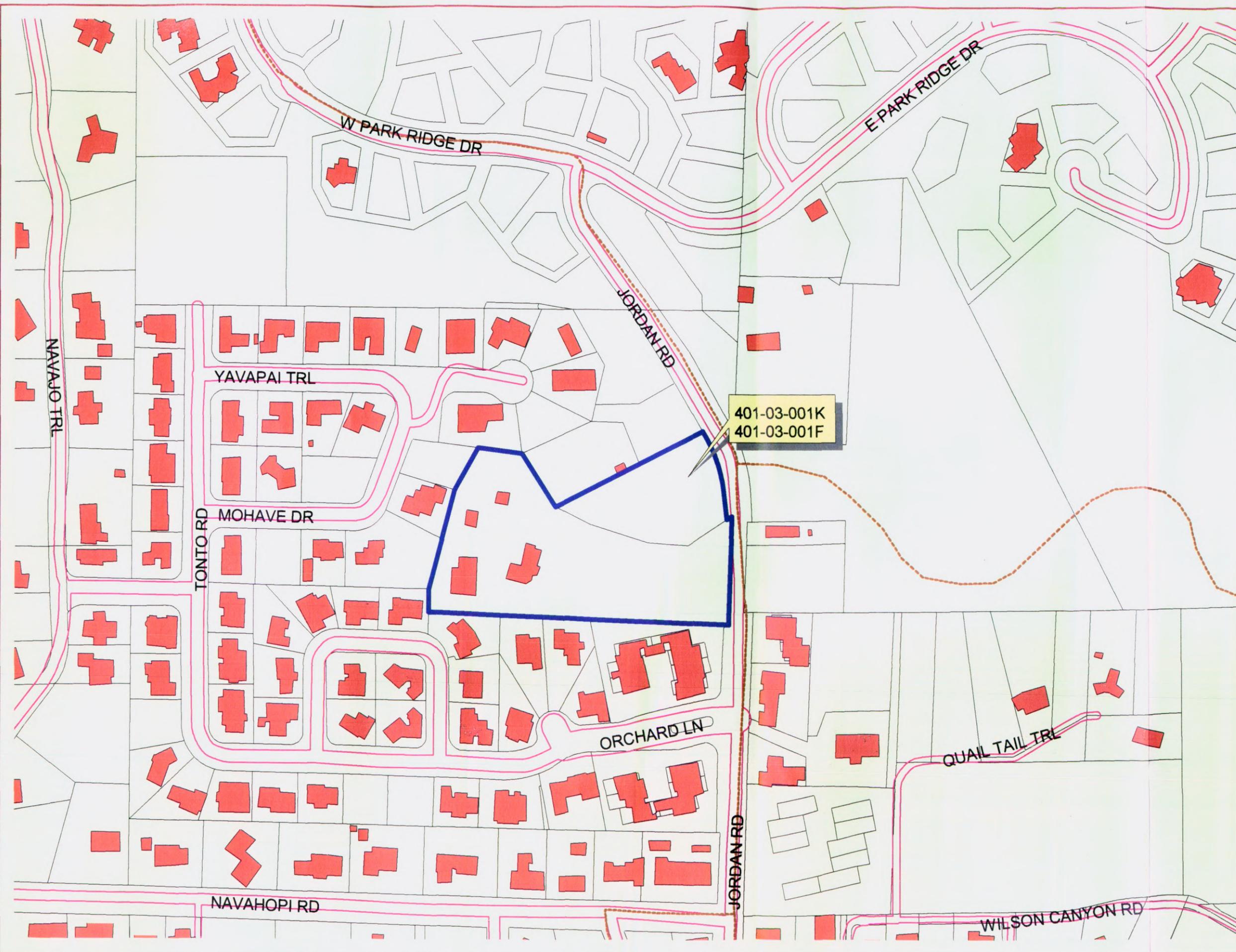


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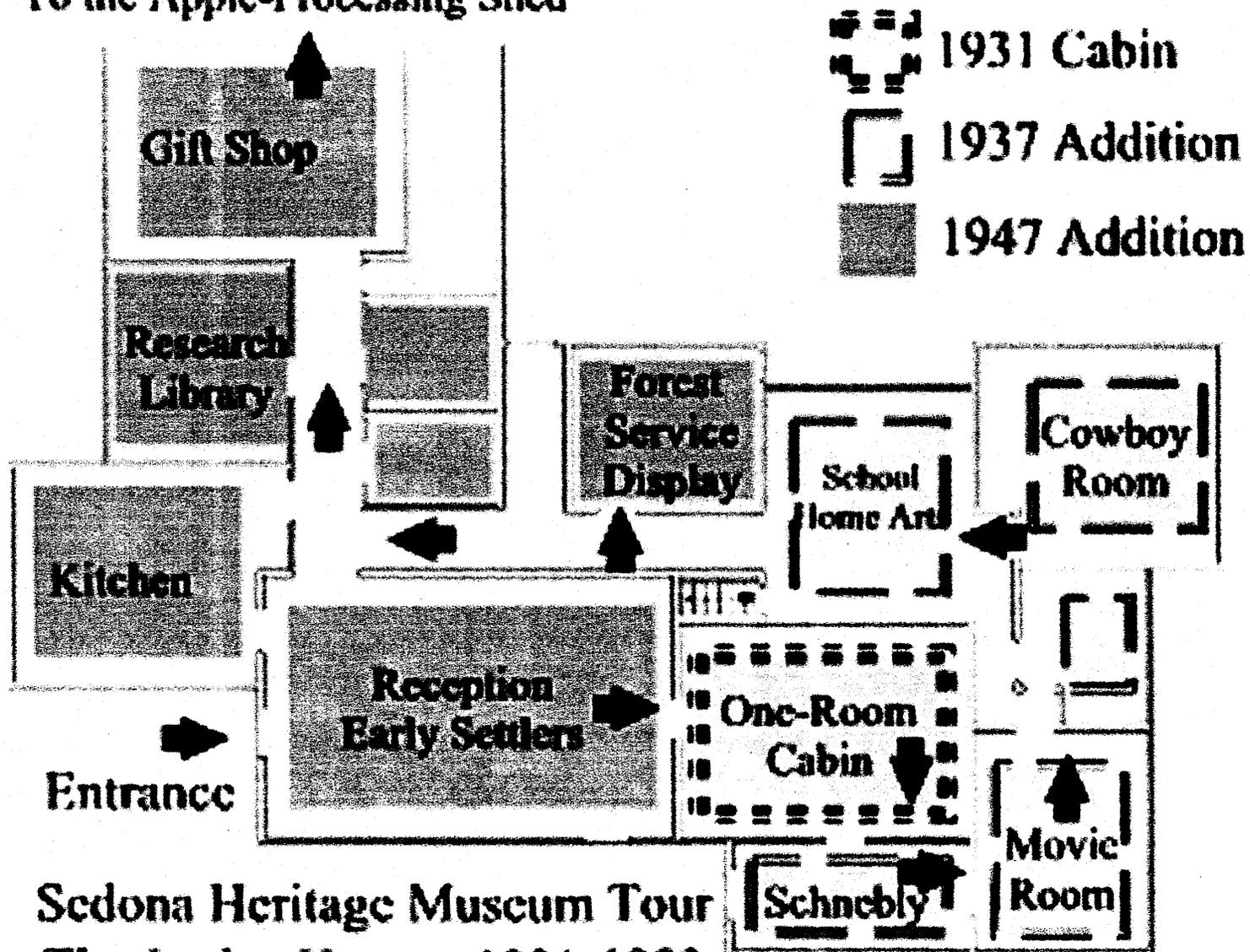
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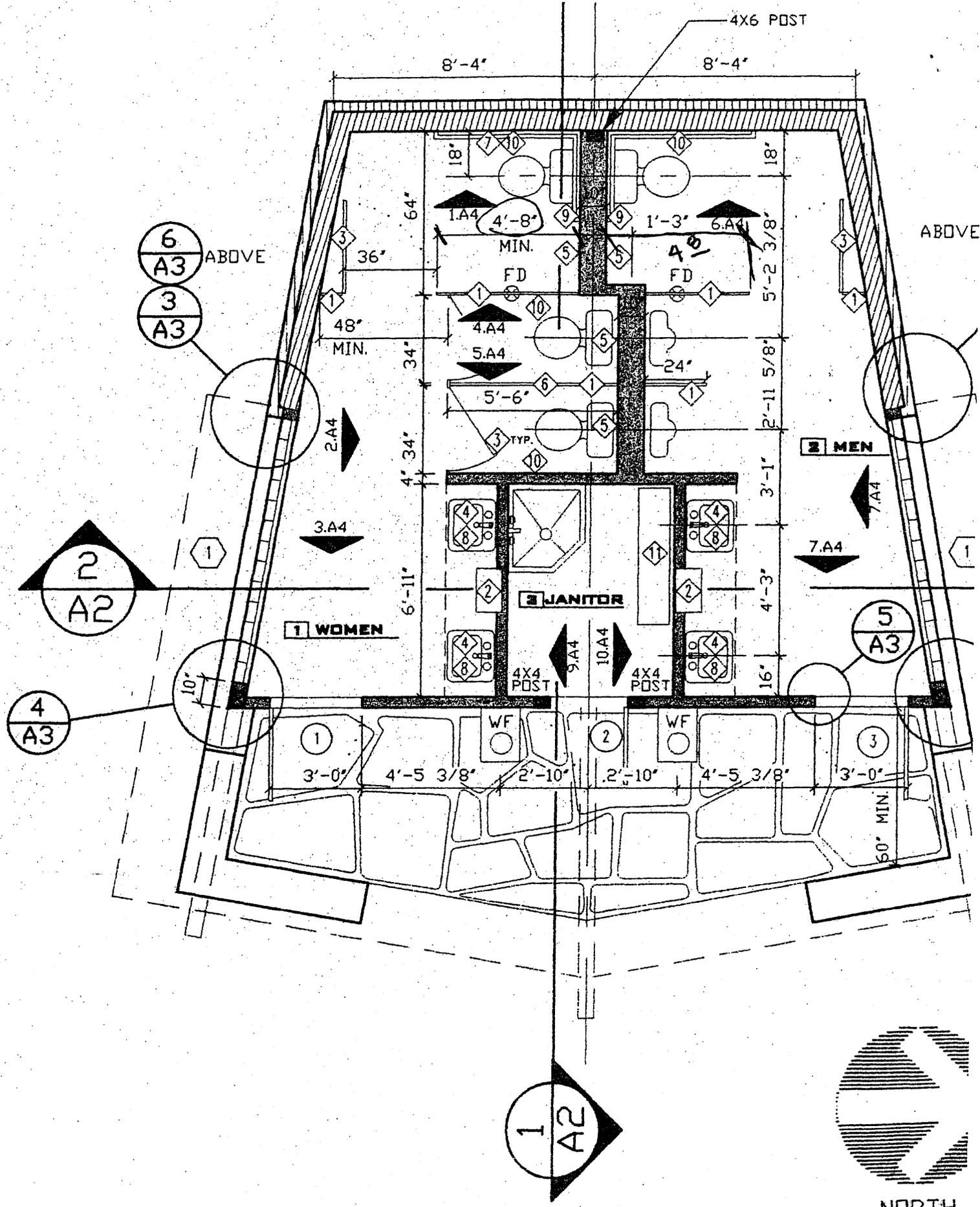
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To the Apple-Processing Shed



Sedona Heritage Museum Tour
The Jordan Home - 1931-1993



FLOOR PLAN

RESTROOM FLOOR PLAN

SCALE : 1/4" = 1'-0"

409 SQ. FT.

EXHIBIT D

STOP and READ

Have a Nice Outing

DRIVE TO BEAUTIFUL OAK CREEK CANYON

While there, buy a load of

JORDAN'S

Tree-Ripened

FRUIT

1 Mile North of Sedona

Buy at Wholesale Prices! Right at the Orchard!

All Fruit is Graded — Prices Range According to Grade

If you are unable to make the trip to Oak Creek Canyon

Go To Your Favorite Grocery Or Market

and insist upon getting Jordan's Tree-Ripened Fruit! —

BEST THAT MONEY CAN BUY!

THE CANNING SEASON IS NOW ON!

THE CANNING SEASON IS NOW ON!

Historic Jordan Property & Sedona Heritage Museum

PHOTO MAP

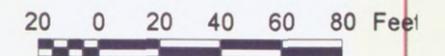
UTM NAD 27
Arizona Central Zone
1204 30 442E 38 59 623N

OR

T17N R6E
Section 6
SE 1/4 SE 1/4
401-03-001F &
401-03-001K



1 inch = 60 feet



City Index

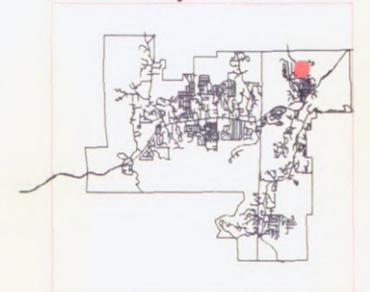
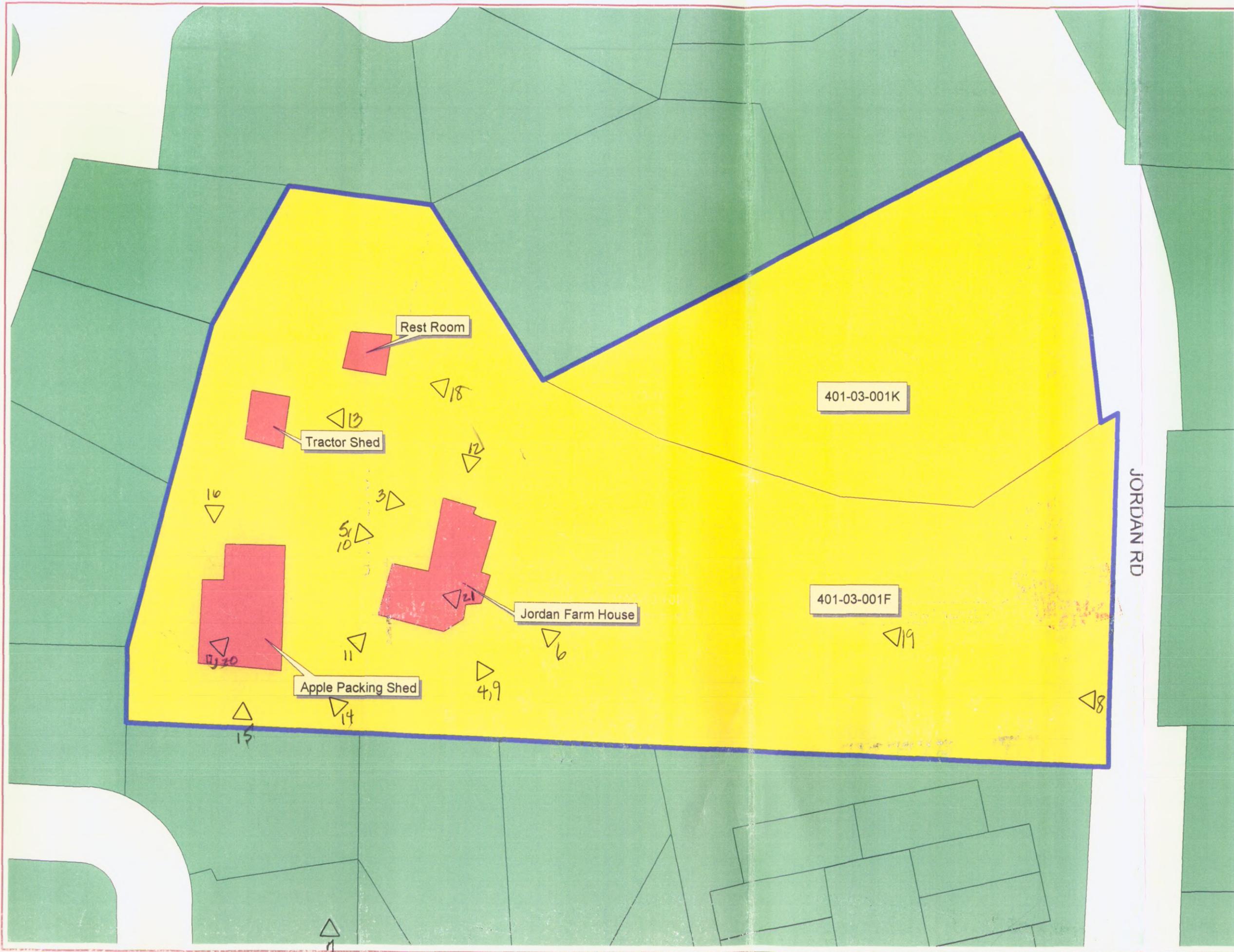


EXHIBIT F

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arcview/cityandybert.apr 1/13/2003



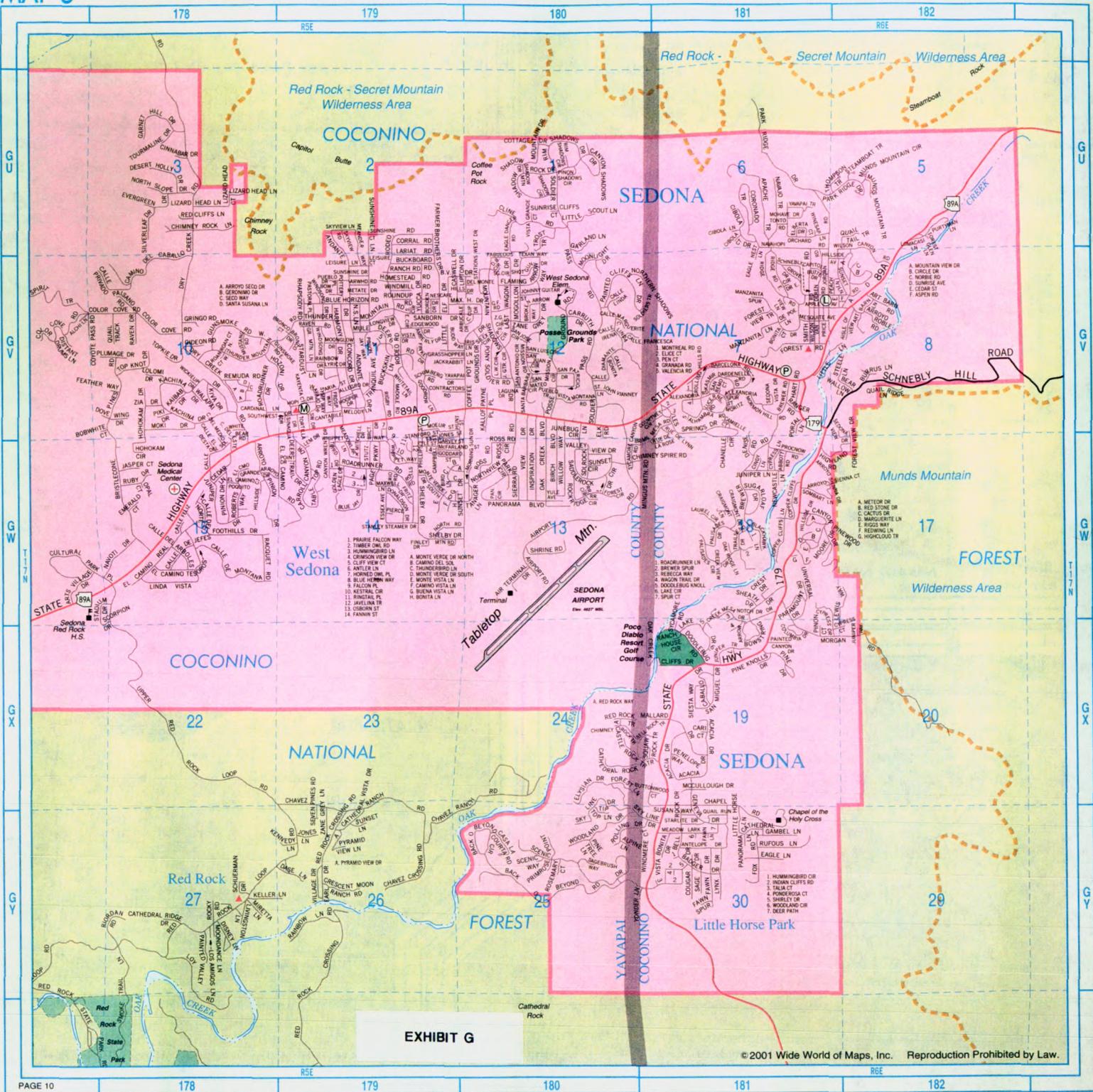


EXHIBIT G

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