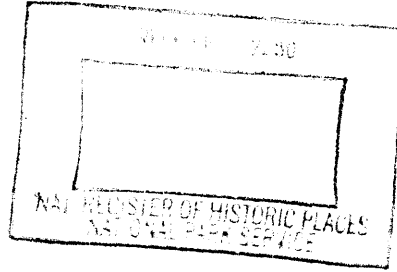


United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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 any 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 Wickenburg-Boetto House

other names/site number Henry Wickenburg House. Boetto House

2. Location

street & number 225 South Washington Street not for publication

city or town Wickenburg vicinity

state Arizona code AZ county Maricopa code 013 zip code 85390

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. Stowman AZ SHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

17 AUGUST 2006
Date

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

- I, hereby certify that this 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): _____

Joe Signature of Keeper
Edson H. Beall
Date of Action 10.4.06

5. Classification

Ownership of Property (check as many as apply)		Category of Property (check as many as apply)		Number of Resources within Property (Do not include previously listed resources in the count.)	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> district	<u>1</u> Contributing	<u>0</u> Noncontributing
<input type="checkbox"/> public-State	<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	<input type="checkbox"/> structure	<u>1</u>	<u>0</u>
		<input type="checkbox"/> object			
					building(s)
					site
					structure
					object
					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
N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/ single dwelling	VACANT
	WORK IN PROGRESS

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
OTHER/vernacular	foundation STONE
	walls ADOBE and STUCCO
	roof WOOD, ASPHALT and METAL
	other

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

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)

- X 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.
X 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1903 - 1957

Significant Dates

1903
1913
1957

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Henry Wickenburg

Criteria Considerations

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

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a 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.

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:

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

Name of repository:

Wickenburg Historical Preservation Society

10. Geographical Data

Acreege of Property .86 acres

UTM References (Place additional UTM references on a continuation sheet)

1	12	340293	3759573	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

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.) Legal city lot parcel number

11. Form Prepared By

name/title	Patricia Olson, Ph.D., Architect			date	May 19, 2006
organization	Otwell Associates, Architects			telephone	928-445-4951
street & number	121 East Goodwin Street			zip code	86303
city or town	Prescott	state	AZ		

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 the SHPO or FPO.)

name/title	Wickenburg Historical Preservation Society			telephone	928-684-5129
street & number	P, O. Box 1341			zip code	85358
city or town	Wickenburg	state	AZ		

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 the 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 Project (1024-0018), Washington, DC 20503.

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NARRATIVE DESCRIPTION

Summary

The Wickenburg-Boetto House is a one-story adobe house constructed in a turn of the 20th-century vernacular style. The house is located at the end of a residential street immediately west and parallel to the Burlington Northern Santa Fe (BNSF) railroad tracks in Wickenburg, Arizona. The Town of Wickenburg is named for Henry Wickenburg, who constructed the Wickenburg-Boetto House. The original portion of the house is an "L"-shaped "front gable and wing" style with a shed-roofed enclosed porch. Additions were constructed by John Boetto at the rear (south) and the northwest corner of the house. Dates for these additions are unknown, although they were completed prior to the 1931, according to the 1931 Sanborn Fire Map. The rear addition provided a modern kitchen and the northwest corner addition included a bathroom and screened porch. The exterior of the house retains a high degree of integrity, including the original adobe with lime plaster and molded concrete block walls, wood windows, and wood trim. The roofing, wood windows and trim are deteriorated, while the adobe walls are in fair to good condition. The property is currently owned by the Wickenburg Historical Society, which plans on restoring the house, with its additions, to serve as a museum for interpreting Wickenburg's history.

Description

The Wickenburg-Boetto House is located in Wickenburg, an Arizona town founded by and named for Henry Wickenburg, who constructed the home. The home now occupies an approximately .86 acre lot, which is a portion of the larger original 17- acre property. The house is constructed on the highest elevation of the site. The site is wooded along the south, east and west sides. The ground cover is primarily sand with some cactus. The lower elevation area of the site is heavily wooded. The Wickenburg Historical Society owns the Wickenburg-Boetto House and current house site, with the City of Wickenburg retaining ownership of the remaining property.

The Wickenburg-Boetto House is a one-story adobe house constructed in an early 20th-century vernacular style. The original house form was an L-shaped "front gable and wing" style with a shed-roofed porch that completes the approximately 31' x 32' overall footprint. The original house configuration consists of a two-room gabled roof portion running east-west, with an intersecting gable-roof single room projecting to the north (front). A shed-roofed porch room completes the nearly square footprint.

Two additions were constructed at the rear (south), and the northwest corner of the house. Dates for these additions are unknown, although they were completed prior to the 1931, according to the 1931 Sanborn Fire Map. The rear addition provided a modern kitchen and small entry porch, and the northwest corner addition includes a bathroom and screened porch. Both additions are rectangular in footprint with a shed roof covering at the rear addition, and shed roof over the majority of the northwest addition, with the exception of a short gable end roof on the northernmost portion of the addition where it extends beyond the original front gable end wall. The walls of the majority of the house are stuccoed. The exceptions are the at the molded concrete block at the lower portion of the porch wall, the triangular area between the window head and the shed roof slope at the east side of the northeast corner porch, and the upper portion of the west wall

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of the porch room at the south addition, both of which are finished with narrow horizontal wood siding. The roof over the original L-shaped portion of the house consists of steep, intersecting gables. The shed roofs over the additions are lower sloped. One half-round gutter is located along the north edge of the northeast corner porch room. It is open on the end, with no downspout. The roofing has been completely replaced, possibly many times, in the past 103 years since the house was constructed. The current roof covering consists of asphalt shingles on the north, east and west slopes of the gable and shed roofs, and corrugated sheet metal on the south slopes of both the main gable roof and the addition. Rolled, asphalt-impregnated roofing has been used to cover deteriorated and missing portions of the shingle roofing. In some areas no roof covering remains and the roof sheathing is exposed.

The windows of the original portion of the house are 4 over 4 wood casements, centered on each gable end wall, continuously along the north and east walls of the northeast porch, and at the southwest corner of the south wall. The window pattern consists of two small square lites over two vertical, rectangular lites. The windows are trimmed with a wide wood trim board, an apron, and a projecting, sloped wood sill.

At the northeast addition, an asymmetrical, horizontal band of screened openings starts below the ridgeline of the gable end and extends around the corner along the west wall. The head height of these screened openings is lower than the other openings on the north elevation, starting at approximately half the height of the casement windows. The screens and painted shade cloth on these openings are torn and deteriorated. At the south end of these screened openings on the west wall are two square, 4-lite wood casement windows. There is also a small, square casement window located at the upper portion of the wall of the bathroom. The window head height is higher than the adjacent screened openings and windows, at the same height as the original casement windows. The south wall of the entry porch of the south addition contains three screened windows centered on the south side and one on the west side adjacent to the screened door. Two small wood casement windows are located at the south and east kitchen walls.

The exterior walls of the original portion of the house are constructed of 12" thick adobe block with a lime stucco exterior finish and a plastered interior finish over a stone cobble foundation, consisting of site gathered stones laid in hand-dug trenches. The foundation and the lower third of the northeast corner porch room wall is constructed of molded concrete masonry. The additions are wood frame construction with concrete masonry foundations. The exterior finish at the wood frame portions is stucco over wood lathe and the interior finish is plaster over wood lathe.

In addition, a small wood frame and corrugated plastic-covered storage room was added to the south side, but this structure has been almost completely destroyed by fire and the remaining portion is severely deteriorated. Near the western end of the northeast porch is an exterior concrete stairway that extends below grade to the crawl space below the house. The stairway and surrounding retaining walls are constructed of poured concrete and the stairway is uncovered. Henry Wickenburg is known to have built tunnels to hide from Indian raids and local legend states that this house may have been connected to such a tunnel, although that has not been physically confirmed to date. Additionally, three concrete steps lead to the front doorway and to a former doorway location at the southwest corner of the bathroom. This doorway may have been used as an access to an outhouse that was originally located at the back on the property. This doorway opening has been infilled to match the adjacent frame wall construction and finishes (interior and exterior).

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Vertical, rectangular, louvered wood attic vents are located at each of the three gable ends and crawl space vents are present in various locations around the house. A chimney is located between the northwest corner porch at the west wall of the original adobe house. A solid mass of patching material has been added at the interior corner connecting the upper gable roof corner to the porch/bathroom shed roof, likely in an attempt to solve a leaking problem (which is evidenced by water staining inside the house). Small, square wood louvered attic vents are centered at the upper portions of the gable end walls with crawl space vents below directly below at the foundation at all three gable end walls.

There is also a horizontal wood board at the east and west gable end walls secured at each with a rectangular steel plate and bolt into the wall just above the level of the eave line. It may have been added as a wall stabilizing element connecting through to the roof structure or possibly to support tie rods connecting the east and west gable end. The ends of this element are cut diagonally to match the adjacent roof slope and stop approximately one foot from each eave line. There are also two flues, one at the eastern end of the south wall of the kitchen and one behind the kitchen at the southeast corner of the original adobe house (Note: The wood stove is no longer existing within the interior, although a segment of the flue pipe and a metal cover plate remain).

All of the interior floors are wood plank over wood framed construction on a post and beam structural system. The condition varies. There has been some water damage to the floors due to roof leaks. The interior doors and casings are intact throughout the original 3-room portion of the house. The original interior doors are raised 4-panel wood doors with wide wood casings. Most are extant, although many have been removed from their frames. Three doorways contain transom windows, which are intact. The current design of the house reflects the changes made over time, but the overall aesthetic and integrity of the original portion of the house remain intact.

Integrity

Overall, the Wickenburg-Boetto House retains a high degree of integrity. The house occupies its original location and the design remains unaltered (since the Boetto additions to the original house) with the exception of shed roofed storage room addition to the south side of the building (which has been severely damaged by fire and should be removed). The Wickenburg-Boetto House is a good, intact example of adobe residential architecture in the early 20th century in the American Southwest. Most of the original materials are extant, both interior and exterior, although some are deteriorated, including the wood windows, wood trim, and the roofing (which has been replaced and/or covered over by other materials). The house conveys its historic feeling through its original materials, form and setting.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Wickenburg-Boetto House is located in Wickenburg, Arizona, at the south end of Washington Street, just west of the railroad tracks at the western edge of the downtown area. The Wickenburg-Boetto House is named for its association with Henry Wickenburg, founder and namesake of the Town of Wickenburg, and the John Boetto family, early Arizona pioneers and the longest residents of the house. Henry Wickenburg constructed the house in 1903 and died by his own hand of a gunshot on the property on May 14, 1905. After interim ownership by other parties, John Boetto purchased the house in 1913. The Boetto family retained ownership until it was sold to the Town of Wickenburg in 2000. The Wickenburg-Boetto House is considered significant under National Register Criterion A for its association with Henry Wickenburg, founder of the town of Wickenburg and with John Boetto, an early pioneer of Wickenburg, miner, and owner of the house for over 40 years. The Wickenburg-Boetto House is also considered significant under National Register Criterion C as a rare surviving example of early 20th century vernacular residential architecture in Arizona, specifically adobe construction. The period of significance for the Wickenburg-Boetto House begins with its construction in 1903 and ends in 1957, the year of John Boetto's death, and includes the additions to the house, which were made by the Boettos.

Early Settlement Along the Hassayampa River

The property is eligible for National Register of Historic Places at a local level of significance under Criterion A for its association with the early development of Wickenburg, Arizona. The vernacular adobe house, with its multiple additions, is reflective of the town's history as embodied in the lives of two prominent Wickenburg pioneers and community leaders, Henry Wickenburg, and John Boetto. Henry Wickenburg was an early Arizona pioneer who, after establishing the lucrative Vulture Mine became the founder and namesake of Wickenburg and served as its long-time community leader. John Boetto and his family, also Arizona pioneers, were prototypical of the many immigrant mining settlers who came to Wickenburg in the early part of the twentieth century.

The modern town of Wickenburg is located in Central Arizona, along the Hassayampa River. The name Hassayampa comes from the Yavapai Indian word "Haseyamo" or "Hasayamo" which roughly translates as "following the water as far as it goes." The Hassayampa, one of the main water courses of Central Arizona, begins about ten miles southeast of Prescott and runs south until it drops below ground twelve miles south of the town of Wickenburg. The water often disappears underground in the sandy soil where the bedrock drops below and resurfaces periodically where the rock rises to the level of the riverbed. The Hassayampa is therefore also known as the "upside down" river.

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In the early 1850s, Captain Lorenzo Sitgreaves, a government topographical engineer who conducted the first scientific expedition across Arizona, explored a railroad route across northern Arizona. Lieutenant A.W. Whipple explored a more southerly route in 1853-54. In 1857 Edward F. Beale opened a wagon road across the 35th parallel closely following the routes of Whipple and Sitgreaves. The date of the first European settlement of the Hassayampa River region is somewhat disputed. Some accounts indicate that the Walker Party was the first and others that it was the Peeples Party. In late 1862 or early 1863, Joseph Walker, a well-known pioneer, ascended the Hassayampa River from the south, where gold was discovered at many points along his route. The Walker Party is credited as the first party of settlers to reach Central Arizona (Hawkins, 11). Shortly after that the Peeples Party led by Pauline Weaver is believed to have arrived from California (Hawkins, 9-10). Henry Wickenburg was said to have been one of the Peeples Party, although the facts concerning the circumstances under which Henry Wickenburg reached the area are as contradictory as the stories about the Peeples and Walker parties (Hawkins, 11). Charles E. Genung, who knew him well, said he followed a party of explorers from La Paz and overtook them after traveling nearly 200 miles alone. One account states that he located first in Peeples Valley, then moved on to the area that was to become the town of Wickenburg, then called "Pumpkin Patch" after the Indian gardens located there. It was reported, "Wickenburg and his two companions harvested the crop due to low provisions and took possession of the land" (Hawkins, 11).

The Vulture Mine

Henry Wickenburg and his companions were apparently attracted to the area around Wickenburg by ore that King Woolsey, Lieutenant Colonel of the Territorial Militia, had shown to Mr. Wickenburg. It was thought to have come from a mine in the Harqua Hala Mountains (Hawkins, 12). The Harqua Hala range is located southwest of the present day towns of Aguila and Wenden, west of Wickenburg. Henry Wickenburg discovered gold in October 1863, which initiated the development of the Vulture Mine and ultimately the establishment of the Town of Wickenburg. The mine was located fourteen miles northwest of what would become the town of Wickenburg. The Vulture Mine became the richest gold producing mine in Arizona's history. In 1864, Henry Wickenburg, with the assistance of Charles E. Genung, built an arrastra to process the ore. They ground out a ton of ore and cleared 150 dollars. Eventually Henry Wickenburg ran out of resources to continue to extract the gold (Goff, 31). In 1866, Wickenburg sold the mine to a New York company. The governor's message, reported in the December 12, 1868 *Miner* called the Vulture 'one of the richest and most extensive and remarkable deposits of gold quartz on the continent'. A variety of stories exist regarding the name of the Vulture mine. The most famous is that Henry Wickenburg saw a vulture at the same time he captured his first view of gold. Another version says that Henry Wickenburg discovered gold as he went to find a buzzard that a member of his party shot. Since the bird had led to the discovery of the gold, he named the mine after it. During the years of its operation, the Vulture Mine is said to have produced \$4,000,000 - \$6,000,000 worth of gold, although some disputed accounts state a sum of up to \$30,000,000 (Pry, 64). Small gold bars bearing the Vulture stamp were even employed as the common currency of exchange in Arizona for years (Hawkins, 68).

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The founding of the Town of Wickenburg is directly related to the development and operation of the Vulture Mine. Since the mine site itself could not support more than a few miners and their families, the main settlement grew up along the Hassayampa River. The miners found an abundance of wood and water, both of which were used for domestic purposes and running the mining operations. They grew pumpkins and established a series of *rancherías* along the river. At first Wickenburg was little more than a string of tent camps with associated mining *arrastras* scattered along a five-mile length of the river. The settlement attracted merchants who provided goods and services for the Vulture mining operations. Soon town activities began to concentrate near the stamp mill constructed at Martinez Wash and the Hassayampa River. Not far south of this location is where Henry Wickenburg established his first home along the Hassayampa River. It came to be known as the "Tunnel House." It was a rock structure built into a hillside, with a tunnel in which he would hide from the local Indians (this house was destroyed by the 1890 Walnut Grove Dam flood). Eventually other residents and businesses congregated nearby. How the settlement acquired the name Wickenburg is not clear, but it appears that a guest at Henry Wickenburg's ranch, James Moore, used the name "Wickenburg Ranch" as the return address on several letters he wrote to Arizona's territorial governor while staying at the settlement in 1864. Eventually the name was shortened to Wickenburg (Pry, 23). Although the Vulture mine was only intermittently profitable, it did advertise Arizona and the Hassayampa region, and its reported riches brought prospectors, residents and investors to the territory which had previously been regarded as an arid wasteland (Pry, 64).

The Vulture Mine struggled in the late 1860s. Wickenburg was dependent on the mining activities for its survival, and fortunes rose and fell with the productivity of the Vulture Mine. The mine operations had to overcome difficulties posed by its remote location, distance from a reliable water supply, and the struggle to keep the mine operating on a profitable basis (Pry, 39). In addition, continual warfare with the Yavapai Indians also made life in Wickenburg difficult, primarily by confining miners and settlers to the towns and camps. By 1865, the early mining camp tents were replaced with adobe dwellings and a post office was established in Wickenburg. By 1867, there were approximately 200 people living and working in a number of adobe structures associated with the Vulture Mine.

In 1871, the Vulture Mine flooded during the drilling for a new mine shaft, suspending operations until funding could be obtained to buy new pumps and resume work on the shaft. When depression struck the country in 1873, sources for investment capital decreased and the Vulture Mine failed to raise the funds. By the end of 1873, the mine closed (Pry, 40-46). In 1874, the mine was seized by Maricopa County as payment for back taxes. Over the following years various parties made attempts to reopen the Vulture Mine, but it never reached the scale of the previous operations. From 1878 to 1881 there were attempts to reestablish the mining operations, including construction of a new stamp mill and a 10-mile long pipeline to carry water from the Hassayampa River to the mine site. The project was completed in 1880, and by

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1881, the Central Arizona Mining Company was showing a profit; however, within a year the company was losing money and eventually, in 1884, the Vulture Mine was closed again (Pry, 46-48).

Development of Wickenburg

By 1866, Wickenburg was one of the largest settlements in the Territory and was a rival for the location of the capital of Arizona, losing to Prescott by only two votes (Hawkins, 17). Robert Groom surveyed the original townsite in 1868; however, the first plat was never officially filed (Hawkins, 19). The town was resurveyed in the early 20th century. Wickenburg owed much of its prosperity to its highway location at the fork of the only road between northern and southern Arizona and the California road (by way of Ehrenberg) (Hawkin, 55). Wickenburg served as a way station between the southern and northern portions of the Arizona Territory and California through the expanding U.S. in the late 19th century (Hawkins, 55). The California and Arizona Stage Company's main office, repair shops and corrals were located in Wickenburg. Long wagon trains drawn by mules or oxen arrived from Ehrenberg, Phoenix, Prescott and other points with goods, grains, lumber, and other goods (Hawkins, 55). In May of 1875, mail service to California by way of Ehrenberg was discontinued, and Wickenburg became only a way station on a semi-weekly line from Prescott to Phoenix. Wickenburg's population declined to 200 people by 1878 and only 104 in 1880. By 1883, Wickenburg "became almost a ghost town," but the town refused to die. (Hawkin, 64-65).

Although Wickenburg was known as a mining community, what sustained the town during difficult times was farming. The rich soils of the Hassayampa River bottom extended several miles up and down the river from Wickenburg. Every Wickenburg farm had its own network of ditches that diverted water directly from the river, and each farm had livestock, horses, mules, cattle and sheep (Pry, 50). Most of the farms were devoted to subsistence farming, with often a modest surplus that could be sold or bartered for household goods that were not available locally. Henry Wickenburg and Frederick Brill were more substantial farmers, selling their produce in Prescott and other mining communities in central Arizona. In 1890 the Walnut Grove Dam broke and the flood resulted in a large loss of lives (over 70 killed) and property in the Hassayampa River bottom. All the ranches and farms at or near Wickenburg were destroyed. It also stripped the river bottom of the valuable soil that had made it productive for farming, as well as uprooting many of the fruit trees that had been planted (Pry, 53-54). Henry Wickenburg, along with many others, lost his farm and the valuable river bottom soil, a tragedy from which many of Wickenburg's farming families did not recover. The farming was reduced to a fraction of its former production (Pry, 54). Accounts indicate that Henry Wickenburg continued to live on his ranch land following the 1890 Walnut Grove Dam flood in an adobe house located at 411 South Tegner (still existing). He lived at this location until he sold the house and a portion of his ranch and constructed the Wickenburg-Boetto House in 1903 (Wickenburg Historical Preservation Society).

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Despite the closure of the Vulture Mine and the flood, many residents of Wickenburg remained. With farming wiped out, Wickenburg again became a mining town, with the development of a number of new mines in the region surrounding the town. The arrival of the Santa Fe, Prescott & Phoenix (SFP&P) Railroad in 1895 allowed for the development of the tourism industry, as well as ranching, which secured the economic future of the town and surrounding communities (Pry, 60). At the turn of the century, Wickenburg was still a rustic town, without a church, library, bank, telephone, electricity or a substantial hotel for tourists (Pry, 67). However, with renewed interest in mining in the region and the railroad to bring people and supplies, Wickenburg's population began to increase again and business activity was renewed.

By the early 20th century, many of the original adobe buildings in Wickenburg had become deteriorated. With the arrival of the Santa Fe, Prescott and Phoenix Railroad there was no longer a need to rely on adobe and other local materials for construction, and new wood frame and brick buildings could be constructed. At first, the economic impact of the railroad in Wickenburg was modest, as Wickenburg recorded the least amount of business of the cities located along its line (Pry, 60). Nevertheless, the long-term impact of the railroad on Wickenburg's economy was significant. Without railroad service, Wickenburg would not have developed as a tourist destination, nor would the ranch economy have been able to expand in the early decades of the 20th century.

The Town of Wickenburg was incorporated in 1909. By 1915, road and railroad travelers found a town very different from its early beginnings. The railroad dominated transportation, and business development shifted from the Phoenix-Prescott-Ehrenberg road to Railroad Street (now Frontier Street) (Pry, 71). The town's primary residential area was west of the railroad tracks where the Wickenburg-Boetto House is located, with additional homes scattered between the business area and the river, as well as the ranches and farms in the river bottom. Although, mining remained important, it accounted for very few jobs. The town's long-time residents learned to adapt to a shifting labor market (Pry, 73). Farming continued, with the most significant increase in ranching, where new residents sought out acreage previously considered marginal. In the early decades of the 20th century, sheep and goats were more plentiful than cattle, since they could sustain themselves on sparsely vegetated land. Ranching was also aided by the railroad, which made ranching feasible by lowering the cost of transportation (Pry, 74). Mining declined as ranching grew. By the 1920s, Wickenburg was a ranching community. Until that time mining and ranching coexisted as the economic supporters of the community (Pry, 74). In the 1920s, ranching of sheep, goats and cattle became the mainstay of the area's economy (Pry, 93). Due to drought conditions and low cattle prices in the 1920s, local ranchers turned to tourism for extra money (Pry, 95).

The development of Wickenburg as a tourist center began as the number of tourists visiting the West increased, and more of them sought an "authentically western" experience (Pry, 90). A new kind of travel

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accommodation was created, the dude ranch, now commonly known as a guest ranch. In little more than a decade, Wickenburg became the self-proclaimed "dude ranch capital of the world" (Pry, 89-90). According to Tony O'Brien, developer of Wickenburg's first full-time guest ranch, "it was a turning point in Wickenburg between cattle ranching, mining and dude ranching" (Pry, 95-96). Guest ranches brought new money and life to Wickenburg. Without tourism some predicted that Wickenburg would have soon resembled the town in the late 1870's, when it nearly became a ghost town (Pry, 96). The guest ranches attracted both tourists and outside investment capital. Guest ranches gave tourists the opportunity to experience the "real" West, in contrast to traditional resorts and hotels. The climate, casual atmosphere, opportunities for participation in the ranch activities, relaxation and proximity to nature were all attractions offered by the guest ranches (Pry, 99). In subsequent years Wickenburg has seen a decrease in guest ranching as an economic force and transition to a service economy for tourists, residents and retirees.

Tourism and general economic development was also aided by the development of U.S. Highway 60, a nationwide highway from Virginia to California (completed in 1934), and Highway 89, the Phoenix-Prescott highway (completed in 1935), designated as part of Arizona's main north-south highway. This promoted the development of tourism and placed Wickenburg at the intersection of two major highways, one of which (U.S. 60) carried all of the automobile and truck traffic between central Arizona and the West Coast (Pry, 106). At the close of the 1930s, Wickenburg was still a small, relatively isolated ranching and mining community. It was also becoming known for its desert climate (Pry, 111). After the Depression ended, which had suppressed the tourist industry for a time, Wickenburg began to attract not only tourists again, but also investors and new residents. This was a boon for the business community, and the local Chamber of Commerce worked hard to advertise the local climate and friendly small-town atmosphere. In 1942, President Franklin Roosevelt closed mines throughout the West, including the Vulture Mine and other mines in the area, so that capital and resources used by mines could be diverted to processing metals for the war effort. The Vulture Mine never reopened, "ending Wickenburg's days as a mining center" (Pry, 122-23). Fortunately, development of the tourism and ranching industries secured Wickenburg's economic future (Pry, 60).

Wickenburg changed dramatically over the years since its founding, bearing witness to the rise and eventual demise of mining and the railroad, development of U.S. Route 60 as the main automobile route to California through Wickenburg, and concomitant development of tourism and ranching in and around Wickenburg. To this day, the Wickenburg-Boetto House remains an acknowledged historic landmark in the community. The historic significance of the property is further evidenced by its recent acquisition by the Wickenburg Historical Preservation Society. The Historical Preservation Society is planning to rehabilitate the house for use as a museum to interpret the lives of both Henry Wickenburg and the Boetto Family, and to educate both locals and visitors about the Town of Wickenburg's mining roots and evolution into a modern tourist destination.

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The Wickenburg-Boetto House has been called one of the "landmarks of the town" (*Wickenburg Sun*, 27 October 1956). The house was one of three places that former State of Arizona Historian Sharlot Hall noted as worthy of preservation in Wickenburg in a 1926 letter to the editor of the City of Prescott's daily newspaper, the *Arizona Miner*. She states that the grave and house of "Uncle Henry" Wickenburg is one of the three things that make Wickenburg unique among Arizona towns and a tourist destination. The other two are the graveyard on the hill above the railroad station and the ruins of the mills that worked the Vulture ore in the early days (*Arizona State Miner*, 19 July 1924). She goes on to say "the grave and home of Uncle Henry Wickenburg should become a public charge of the town not merely for the fine spirit of remembrance, but for the good advertising in it." Sharlot Hall believed that Wickenburg should be more than just a place to stop for gas and water – it's a place with "a history and a spirit" to be recognized (*Arizona State Miner*, 19 July 1924).

Henry Wickenburg

Henry Wickenburg was born Johannes Henrius Wickenburg in Holsterhausen, Essen, Germany on November 21, 1819 (Goff, 29; Wickenburg Historical Preservation Society, baptismal record). The area surrounding his birthplace was devoted primarily to farming, but there were also mineral deposits. Essen was a coal-mining region of West Germany. Henry Wickenburg's family was involved in both farming and mining. Although local law forbade landowners to mine the coal on their land, the Wickenburg brothers' mined a vein of coal beneath their barn surreptitiously (a practice that had a long tradition in the area). When discovered, the brothers "just disappeared" (Goff, 30). Henry migrated to America. His brother's remains were found many years later in their mine. The cause of death, whether suicide or not, was not questioned or further discussed, and he was buried with miner's honors (Goff, 30). After arriving in New York, Henry traveled to California around Cape Horn, while working on a freighter. He worked at the Ophir Mine near Auburn and helped to dig the first artesian well at Fresno, California. He traveled to the Arizona Territory in 1862 from California, "following the paths of other gold seekers" (Goff, 29).

In 1863 he discovered gold at what would become the Vulture Mine, and initially worked the mine by himself. In 1866 he sold 80% of the mine (the most valuable part of his claim) to Benjamin Phelps, who represented a group of New York investors, for which he was paid less than half the amount promised (Pry, 70). A dispute arose over his ownership of a clear title to the property and he spent most of what he had received in trying to collect the remainder of the agreed upon price for the property. The investment group established the Vulture Mining Company and built a stamp mill on the Hassayampa River, about one mile north of the early mining settlement. Initially, Henry Wickenburg lived in one of the tents of what was then only a small mining camp. When Henry Wickenburg retired from mining after the sale of the Vulture Mine, he established a farm near the mining settlement, along the Hassayampa River. Although he continued to be involved in mining after the sale of the Vulture Mine (mainly in locating and selling other claims), "he was at heart a farmer" (Pry, 70). In 1879 Henry Wickenburg was deeded 160 acres of land through a land grant signed by Rutherford B. Hayes. A portion of this land became a

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main part of the Town of Wickenburg (*Arizona Republic*, 13 April 1963). Henry Wickenburg's first house was a rock ranch house located on his farm on the Hassayampa River. The house (which came to be known as the "Tunnel House") backed up to a cave opening, which led into a tunnel. He used the tunnel as a hiding place during Yavapai Indian raids.

Henry Wickenburg became one of the few commercial farmers in Wickenburg, as most farmers were subsistence farming at the time. He and Fredrick Brill, another Wickenburg farmer, sold grain, produce and fruit to residents of Wickenburg, Prescott and other mining communities in central Arizona. His farm was known throughout the area for its fruit, potatoes and other produce. He also kept a large herd of goats and supplied milk to the town. He had several cabins and storehouses and two or three tunnels for defense against the constant Indian attacks of the time. The Tunnel House and his farm were destroyed in the 1890 Walnut Dam Flood and the tunnel has since caved in and is no longer accessible. However, the cave opening is still visible (Wickenburg Historical Preservation Society Records). The home that he lived in prior to the Wickenburg-Boetto House, located at 411 South Tegner Street in Wickenburg, is an adobe house, which still remains. Henry Wickenburg sold this house and a portion of his ranch to the F.X. O'Brien Ranch in 1903. The original 1879 deed (for 160 acres) was destroyed in a fire at the Desert Caballeros Western Museum in 1972.

Henry Wickenburg sold town lots from the land he owned in Wickenburg, which led him to plat the Wickenburg Addition to the original townsite in 1901. In 1903 he built his last home, the Wickenburg-Boetto House, on a 17-acre parcel of the land at the end of Washington Street. He lived with Mr. and Mrs. W.S. Holland in his last years. Mrs. Holland was Henry Wickenburg's caretaker. He deeded the property to her in 1903. The chain of title for the Wickenburg-Boetto House indicates that he retained the right to sell the town lots that he owned and execute transfer deeds on his own.

Henry Wickenburg remained a life long bachelor and was known as a gruff, but friendly and generous man who enjoyed the role of resident old-timer. Unfortunately he would not live long enough to see the organization of the town's first government when it was incorporated in 1909. In 1905, in ill health and apparently despondent over finances, he ended his own life in a grove of trees on his property. He had lived in the Wickenburg area from the time of his discovery of gold at (what would become) the Vulture Mine until his death (believed to be by his own hand from a gunshot to the head) on May 14, 1905. His grave is located just two blocks from the Wickenburg-Boetto House, within sight of the location of his first house, the "Tunnel House." Mrs. Holland became the owner of Henry Wickenburg's property upon his death and retained ownership of the property after the Hollands' divorced. She sold the property to George Ward and Arthur Greenleaf in 1912. Arthur Greenleaf and his wife Virgie sold the Wickenburg-Boetto House to John Boetto in 1913.

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The Boetto Family

John Boetto and his family are acknowledged as one of the early pioneer families of Wickenburg. John Boetto was born in northern Italy on February 29, 1874 and came to the United States in 1892. His wife, Mary, was also born in Italy on June 21, 1878. The location and date of the John and Mary Boetto's marriage is unknown. They first lived in Colorado and Mexico before coming to Arizona. The Boetto family arrived in Wickenburg in 1907. In his early years Mr. Boetto worked in mining, hauling water from town to the Belmont Mine, 28 miles from Wickenburg. He purchased the Wickenburg-Boetto House for \$2500 in 1913. When he retired from mining, John Boetto raised chickens and bees, and constructed additions to his modest adobe house. He also held the position of the Town's first fire chief, and held the honor of holding Badge Number One.

John and Mary Boetto had one son, Tony, who was born in 1906. Tony grew up in Wickenburg and served four years in the Navy as a Chief Petty Officer. He returned to Wickenburg to teach industrial arts in the local high school. He was married and his wife's name was Laurel (Bonnie) Boetto. He joined the volunteer fire department in 1946 and served as chief from 1952 until his untimely death in 1955 (Las Senoras de Socorro, 5). Mary and Laurel Boetto were also a civic leaders in Wickenburg. They were members of the local "Rebeccas." The Rebecca Lodges grew out of the interest of women in participating in the IOOF (Independent Order of Odd Fellows) activities. The Rebeccas did civic work in the community and provided assistance to their members in need. Mary Boetto died in 1945 (*Wickenburg Sun*, 3 March, 1945).

The Boetto family became stewards of the Wickenburg-Boetto House. According to the *Wickenburg Sun*, John and Mary Boetto lived in the Wickenburg-Boetto House from 1913 until their deaths. As long time residents of Wickenburg, they were well known in the community, very involved in civic activities, and typical of the mining families of Wickenburg. Everyone knew they lived in the adobe house at the end of Washington Street. An article in *True West Magazine* refers to the house as the 'Boetto home' in reference to the current ownership (Goff 1973, 54). John Boetto's 79th birthday was acknowledged in the *Wickenburg Sun*, which fondly reported that in the days preceding his birthday he was "hard at work laying a stone retaining wall alongside his property" (*Wickenburg Sun*, 27 October 1956). Laurel Boetto, Tony's wife, inherited the Wickenburg-Boetto House in 1957, upon John Boetto's death. She sold the property to the City of Wickenburg in 2000.

Early 20th Century Vernacular Architecture

The Wickenburg-Boetto House is also eligible for listing in the National Register under Criterion C as a rare surviving example of early 20th century vernacular adobe architecture. Most of the new homes constructed in the early 20th century in Wickenburg were frame construction, while the remaining deteriorated adobe homes were being replastered and renovated. The Wickenburg-Boetto House is

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constructed of adobe blocks on a stone cobble foundation. Adobe construction required no transportation of offsite materials for production of the adobe blocks, which could be produced by hand on site from the native soil. This simplified the building process in remote locations, such as Wickenburg, in the early 20th century Southwest United States.

In adobe brick manufacture, straw or grass was usually included as a binder, which, although not structural, helped the bricks shrink more uniformly while they dried. Adobe has been widely used as a construction material in the American Southwest where lumber was not available, first by Native Americans and later by the Spanish, Mexican and Anglo-Americans who moved into the region. At the turn of the 20th century when the railroads arrived, Victorian-age industrial products and processes were brought to the Arizona Territory, which changed methods of construction, including development of the Victorian Adobe System of construction (Garrison, 34).

Victorian Adobe System

The Wickenburg-Boetto House can be classified as a Victorian System of adobe construction, which is one of three adobe construction systems that evolved in the American Southwest. The three system types include the Indigenous System (1848-1881), the Victorian System (1882-1914), and the Revival System (1915-1948). The Victorian System developed as Victorian-age industrial products became available with the arrival of the railroads in the American Southwest. The method of adobe construction changed from the previous Indigenous System through the introduction of sawmills and limekilns. Dimensional lumber production replaced the use of logs and branches, and lime came into use as an exterior coating. Use of these two products reduced the maintenance requirements of previous adobe construction practices. These adobe homes also took on a Victorian style through the use of wood detailing which is evidenced in the Wickenburg-Boetto House. The Victorian Construction System used thick adobe walls constructed on a continuous stone foundation. The foundations reduced the potential for wicking of dampness up into the adobe walls and supported the wood-framed floors (over a crawl space). The windows of the Victorian adobe system exhibit the larger Victorian window proportions, with simple wood casement or double-hung windows. The windows in the original portion of the Wickenburg-Boetto House are wood casement windows with the larger Victorian proportions. The lintels and casings are constructed of dimensional lumber and the doors of this system are usually four panels with wide wood moldings, evident in the Wickenburg-Boetto House. Rafters and ceiling joists are usually 2x4 with spacing as wide as 32" on center and wood shingles are supported on 1x4 spaced sheathing. Half-round gutters and round downspouts are common. This can be found on the north edge of the porch roof of the Wickenburg-Boetto House, with no gutters or downspouts on the other roofs of the house. Ceilings were either cloth or 1x4 beaded tongue and groove fir or pine in the Victorian Adobe System, the latter of which is the case in the Wickenburg-Boetto House.

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The exterior walls of the Victorian adobe construction system are smooth lime plaster applied over a scored or raked adobe surface. The lime stucco is usually whitewashed and often scored as stone or brick. However, this treatment does not appear to have been applied to the Wickenburg-Boetto House. The stucco on the Wickenburg-Boetto House is a smooth finish. Lime is also used for the mortar in the stone foundation, but rarely used as the adobe mortar. Interior walls of the Victorian Adobe System are plastered with mud and either wallpapered or lime washed. Simple wood jigsaw details or moldings are often used. Metal is used for hinges, hardware, fasteners, nails and anchor bolts. The Victorian Adobe System also has many design variations, primarily in the roof type and stylistic detailing.

The additions to the original three-room adobe structure have become historically significant over time, as additions were common in vernacular architecture. Although the details and materials are frame rather than adobe construction, the additions to the Wickenburg-Boetto House are integral to the historic character and current form of the house.

Gable-Front-and-Wing Type

In addition to the Victorian Adobe Construction System, the Wickenburg-Boetto house exemplifies the Gable-Front-and-Wing Cottage style, which was a very common historic vernacular type in Arizona. It was the most popular and widely used of all types in rural and urban areas throughout the U.S. This type is normally one to one-and-one half stories with an L-shaped footprint, generally oriented so that the projecting wing is frontal, as in the Wickenburg-Boetto House, with a three-room floor plan and roof ridge of uniform height. The most common roof form is a cross-gable, as is exemplified in the Wickenburg-Boetto House. A porch is frequently placed within the "L" in between the space that is created by the two wings. In the Wickenburg-Boetto House this porch has been enclosed by a continuous row of casement windows above a molded concrete block wall that extends to grade. The most common type of porch roof was a drop shed projection as is also evident in the Wickenburg-Boetto House.

The Wickenburg-Boetto House also exemplifies the form of a "Compound-Plan" dwelling. Compound-plan dwellings combine linear and/or massed elements at right angles to create "bent" or "cross-wing" forms, including L-shaped plans, which were the most common in Arizona. These forms generally comprised an irregularly massed, asymmetrical plan, as in the Wickenburg-Boetto House.

The gable-front-and-wing is also referred to as "indigenous," "Queen Anne," or "national folk" style. Adobe was a common construction material of the gable-front-and-wing type. The entrance of this house type was through the porch and two doorways, one opening to the parlor and the other to the multipurpose room. The Wickenburg-Boetto House displays the simple wide wood casings, sills and headers detailing variant.

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Additions were also common to the gable-front-and-wing style and included elements that are exemplified in the Wickenburg-Boetto House, including the kitchen, bathroom, and porch additions. The northwest corner porch may have been used as a sleeping porch. A later shed addition to the rear was particularly common as a kitchen, as in the case of the Boetto family's kitchen addition to the original three-room house.

Period of Significance

The Period of Significance for the Wickenburg-Boetto House begins with the construction of the home by Henry Wickenburg in 1903 and ends in 1957 at the time of John Boetto's death. John Boetto lived in the house from 1913 to 1957 and constructed the additions to the home.

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Wickenburg Sun (Wickenburg), 8 February 1957.

Wickenburg Sun (Wickenburg), 3 March 1945.

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VERBAL BOUNDARY DESCRIPTION

All that portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 7 North, Range 5 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the most southeasterly corner of Lot 14, Block 14 of Wickenburg Addition to the Town of Wickenburg, according to Book 3 of Maps, Page 3 on file in the office of the Maricopa County Recorder, Maricopa County, Arizona;

Thence, North 41°19'00" East, 160.00 feet to the most southwesterly corner of Lot 12, Block 14 of said Wickenburg Addition;

Thence, South 48°41'00" East, 191.13 feet to a point on a non-tangent curve concave southwesterly and having a radius of 1860.08 feet and a center point which bears South 47°13'11" West;

Thence, continuing along said curve through a central angle of 08°30'50" and an arc length of 276.40 feet;

Thence, South 34°16'00" East, 39.84 feet;

Thence, South 78°02'24" West, 110.01 feet;

Thence, North 56°27'26" West, 99.14 feet;

Thence, North 44°34'01" West, 100.38 feet;

Thence, North 88°09'47" West, 59.95 feet to the POINT OF BEGINNING.

BOUNDARY JUSTIFICATION

Boundary corresponds to the parcel currently owned by the Wickenburg Historical Society.

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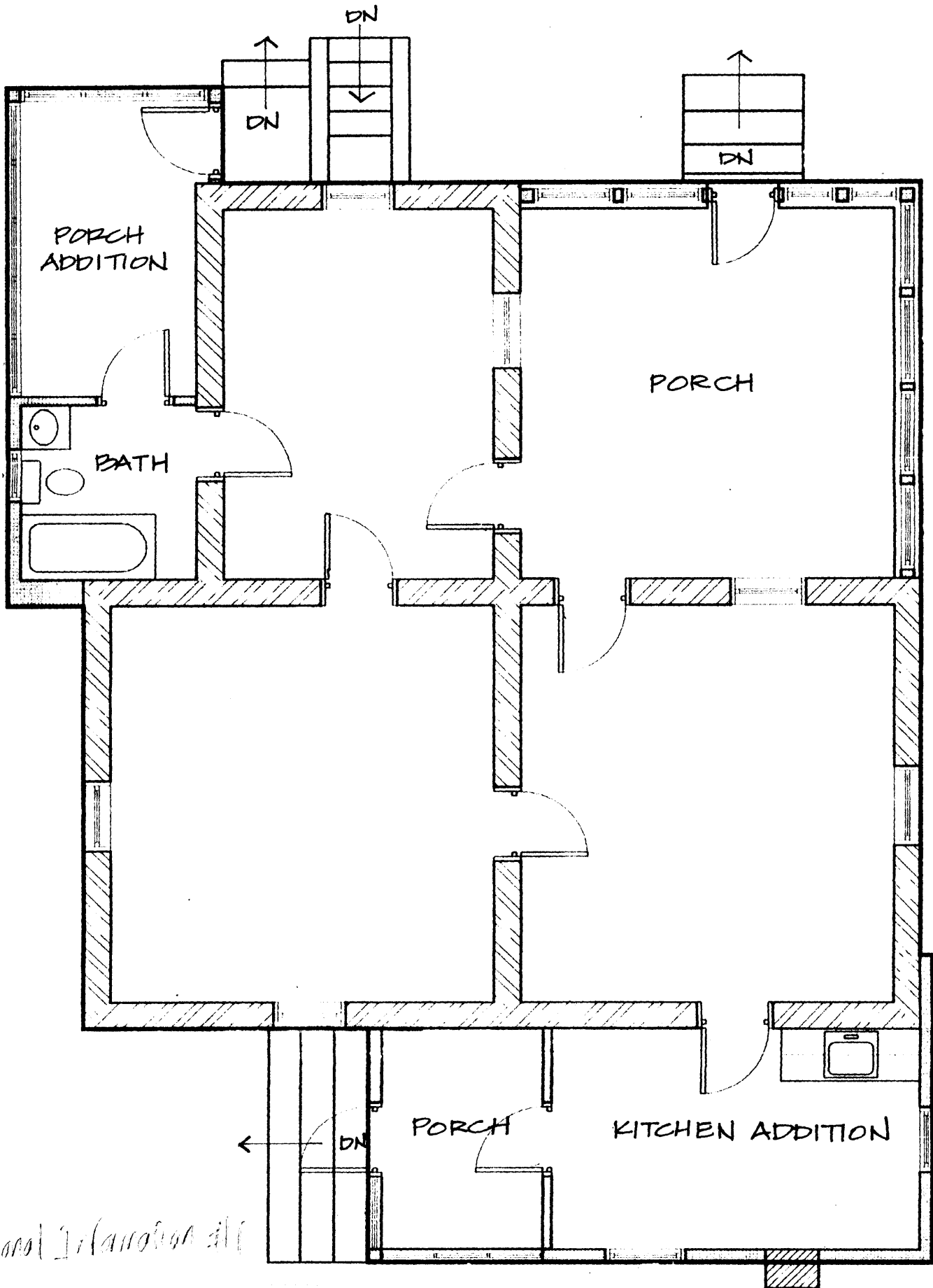
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PHOTOGRAPHS

Photographers: Bill Otwell/Patricia Olson
Date: June & September 2005
Location of Original Negatives: Otwell Associates, Architects
121 East Goodwin Street
Prescott, AZ 86303

<u>Photo #</u>	<u>View</u>
1	Front (north) elevation looking south
2	Side (east) elevation looking west
3	Rear (south) elevation looking north
4	Side (west) elevation looking east

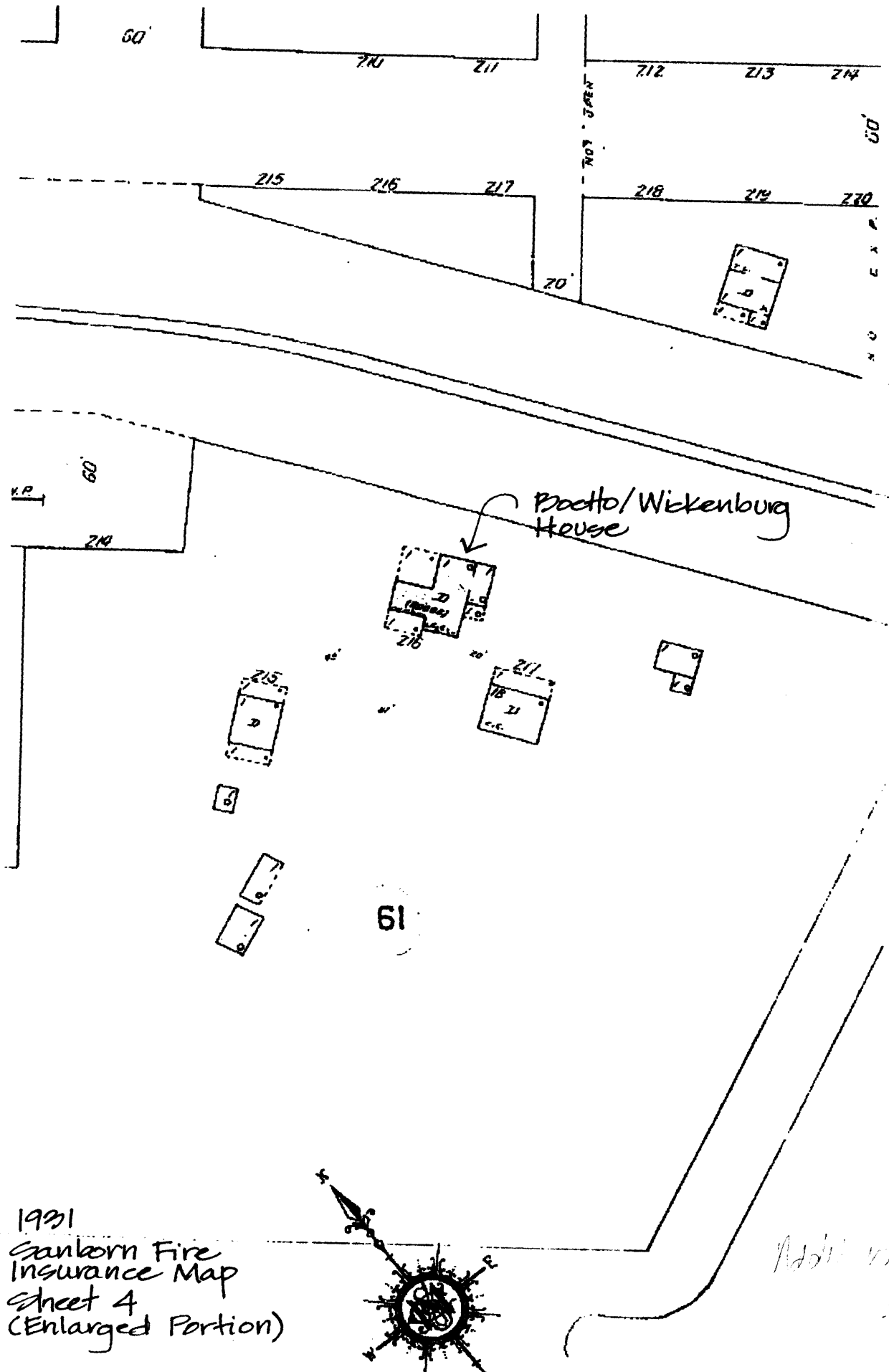


Additional information etc

BOETTO/WICKENBURG HOUSE FLOOR PLAN

SCALE 1/4" = 1'-0"





1931
 Canton Fire
 Insurance Map
 sheet 4
 (Enlarged Portion)

Abbie Wickenburg
 Pratto