

United States Department of the Interior
National Park Service

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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 Binghampton Rural Historic Landscape

historical name Binghampton

other names/site number River Bend Area

=====

2. Location

street & number around intersection of N.Dodge Blvd. & E. River Road not for publication
city or town north of Tucson vicinity _____
state Arizona code AZ county Pima code A0019 zip code 85718

=====

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. Jamieson 17 MARCH 2003 AZ STATE
Signature of certifying official Date

ARIZONA STATE PARKS
State or 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 commenting or other official Date

State or Federal agency and bureau

=====
4. National Park Service Certification
 =====

I, hereby certify that this property is:

Edson H. Beall 5/1/03

- 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): _____

[Signature]

Signature of Keeper

Date of Action

=====
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

Contributing	Noncontributing	
___	___ buildings*	
<u>59</u>	<u>17</u> sites(landscape units)	
___	___ structures	
___	___ objects	
<u>59</u>	<u>17</u> Total	

*on 20 of the landscape units
 there is 1 contributing house
 each (total 20)

Number of contributing resources previously listed in the National Register _____

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

=====
6. Function or Use
 =====

Historic Functions (Enter categories from instructions)

Cat: <u>agriculture</u>	Sub: <u>agricultural field</u>
___ domestic	___ horticultural facility
___ education	___ irrigation facility
___	___ single dwelling
___	___ school
___	___
___	___

Areas of Significance (Enter categories from instructions)

agriculture
architecture

Period of Significance 1898-1953

Significant Dates _____

Significant Person (Complete only if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Mr. Torsell, Gordon Luepke

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

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9. Major Bibliographical References

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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

Arizona Historical Society Library, Pima County
Files of Residents, Consultant

Name of repository: _____

=====
10. Geographical Data
=====

Acreage of Property 427.125 acres

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

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	3	_____	_____
2	_____	_____	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 Janet H. Parkhurst

organization Janet H. Strittmatter Inc. date February 14, 2003

street & number 3834 E. Calle Cortez telephone 520-320-9043

city or town Tucson state AZ zip code 85716

=====
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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Binghampton Rural Historic Landscape
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SUMMARY

Binghampton Rural Historic Landscape is a geographically distinct, 427-acre, residential/agricultural enclave in Pima County, Arizona, just north of the central Tucson city limits. Comprising numerous individually-owned parcels, the district is located in the south half of Section 21 and the north half of the north half of the south half of Section 28, and the northwest quarter of Section 27 of Township 13S, Range 14E depicted on the Tucson North USGS Quadrangle of the Gila and Salt River Baseline and Meridian. On its east and west, Binghampton Rural Historic Landscape lies roughly between the alignments of N. Alvernon Way and N. Country Club Road. On its north and south, the district is located between the Santa Catalina Mountain foothills and the Rillito River at the point where the "reverse-S" of the watercourse has lent the site its well-known name "River Bend Area." Most of the district, including the south and central portions, lies in the flat, active floodplain of the bank-protected Rillito River, which curves to form much of the south and west boundaries, and Finger Rock Wash, which penetrates into the heart from the east. Rich soil has accumulated here from the watershed alluvia, creating what the district's first Mormon settlers called "the fertile valley between the river and the foothills." The northern portions of the district incorporate hilly, natural desert terrain on the first alluvial terrace below the Catalina Mountain foothills. River Road, a scenic, historic east-west route along the north side of the Rillito River, is the major roadway passing through the district. It bisects the area by its well-known dual-bend pattern, undoubtedly determined by the early land ordering system in this area.

Through continuing rural use, since its founding as a Mormon agrarian settlement in 1898, through its post-Mormon era of small ranches and farms, until today, the district has maintained a unique sense of place. Once a lush, natural riparian habitat of cottonwood, alder, sycamore, willow and walnut, the area was greatly modified after 1898 by its Mormon settlers. Divided into large, twenty- and forty-acre rectilinear tracts, divisions of the township, range and section land ordering system, and watered by an extensive ditch irrigation system, the zone was first transformed into a patchwork of cultivated crop, orchard and pasture fields. After the Mormon era, wells supplied irrigation water and land sales before the early 1950s set the largely rectilinear pattern evident today; that of smaller parcels ten acres or less in size. (The exception is the forty-acre Latter Day Saints Cemetery on the northeast corner of the district.) Irrigation-

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intensive agricultural practices commonly gave way to less water intensive uses such as horse culture or simply letting fields go fallow (see following for land uses).

Tucsonans frequently view Binghampton Rural Historic Landscape by automobile from River Road, currently being widened and realigned in places by Pima County; or as pedestrians, equestrians or cyclists along the Rillito River walk. They recognize the rural district's distinctiveness by features which date from or are reminiscent of earlier times. Some features include pecan orchards, horse pastures, open fields, secluded, tree-shaded residences, stone retaining walls, post and rail fences and tree-lined drives. On foot, visitors may hear roosters crowing, horses neighing, goats bleating or the call of wild hawks nesting in the decades-old trees. Binghampton Rural Historic Landscape is geographically distinct and contrasts greatly with adjacent, low-density, upscale residential foothills development to the north and higher density urban development to the south.

Binghampton Rural Historic Landscape is being nominated under two criteria of significance. Under Criterion A, the district has two historic contexts (1) as Tucson's first Mormon agrarian settlement (1898 to the 1920s) on twenty- to forty-acre parcels and (2) as a distinct enclave of 1920s/1930s through early 1950s modest-scale, owner-occupied ranches, farms and residences on smaller parcels configured largely from earlier field patterns. Today's rural character most strongly reflects the second, post-Mormon context. Under Criterion C, the district is being nominated for the architectural quality of a number of its houses and buildings constructed between 1898 through 1953; the period of significance. Although some are architect-designed, most are contractor or owner-built structures which range widely in architectural style and vernacular type, reflecting the era when they were built.

Mormon Era Features: Few features remain today from Binghampton's Mormon era. Five buildings, both contributing and non-contributing, include the Jacob Bingham House (#33), Davidson Place (#86A & B) (which may predate the Mormon era), the J. Alma Young House (#91), the Bingham/Castro House (#55) (now a Montessori School building) and the original Mormon schoolhouse (#55). Several historic archaeological features have been found which relate to the Mormon era (see following). Also included is the contributing Latter Day Saints Cemetery (#20), in continuous use since its founding in 1899. Mormon ownership of the cemetery was formalized after a land dispute in 1927 (see Section 8).

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Small Ranch and Farms Era Features: the entire district in its present form represents the second historic context although the above-mentioned Mormon-era features are located on some of the individual parcels. All parcels today are smaller than the original Mormon tracts, with the exception of the cemetery (in which scattered graves dating from the 1930s to 1953 relate to this second context). There are seventy-six (76) individual resources ("landscape units") in the historic district (some with two or more parcels) [See Historic Resources Inventory Map (Map 1).] Resources can be divided into four general categories ranging from the least built-out - open fields - to the most built-out - social institutional or commercial complexes (see following methodology). There are fifty-nine (59) contributors and seventeen (17) non-contributors. Of non-contributors, several properties have not been accessible.

Architectural Features: There are fifty-seven (57) buildings in total with twenty (20) contributors and thirty-seven (37) non-contributors. The mostly residential buildings date from the Mormon era through 1953. The earlier ones tend to be examples of the Southwestern Revival styles, such as Spanish Colonial Revival, Pueblo Revival and Territorial Revival, and the later ones tend to be modern styles, such as Contemporary and Ranch. There are also examples of vernacular types such as the pyramidal house and the side-gabled massed-plan house. There is also one very early, especially important vernacular building, the original one-room Mormon schoolhouse (#55).

Historic Archaeological Features: From earlier cultural resources surveys, the Binghamton area has been assigned two Arizona State Museum archaeological site numbers, AZ BB9:238 (ASM) and AZ BB9:247 (ASM). AZ BB9:238 encompassed much of the Binghamton area, focusing in part upon the Davidson Place site, 3572 E. River Road (#68A & B), where the district's oldest house is located. AZ BB9:247 identified an irrigation canal fragment and historical artifact scatter in Section 27 near to (or referring to) the canal remnant on resource #63. Features identified in this study are elements observed by or reported to the author. They also include some of the elements discovered by archaeologist Eric J. Kaldahl during a recent cultural resources survey and historical assessment for Pima County. There are two upright, early structures, wells with casings, abandoned and in a state of disrepair. There is also one intact segment of concrete lined, historic irrigation channel. The term "scatter" is used to describe broken segments of historic irrigation pipe line partially exposed on the surface, found on two sites. "Fragment" refers to irrigation canal depressions found on two sites. Buried features include one possible buried grain silo. (See following.)

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METHODOLOGY

A rural historic landscape is a property category defining a geographical area which has experienced a continuity of rural use and has a greater proportion of "open land" to buildings than found in a typical, urban historic district. A special type of inventory has been undertaken for Binghampton Rural Historic Landscape. The "field" or parcel itself is considered the primary property type and includes the built features or "improvements" on it. Two types of inventory form have been used to document each property. One is the standard Arizona State Historic Property Inventory form for built features, especially houses. The other is a "Binghampton Rural Historic Landscape Update" form, an update and elaboration of a similar form used for an early 1990s district survey by the Binghampton Rural Historic District Advisory Board in conjunction with Pima County Planning Department. Linda Mayro, of the Pima County Cultural Resources Office, and Jim Garrison, State Historic Preservation Officer, have offered guidelines for researching and preparing this rural historic landscape nomination. Christine Weiss, Project Specialist and National Register Coordinator, and Bill Collins, Historian, of the State Historic Preservation Office, have provided administrative support and inventory review.

The landscape update forms document properties with respect to: (1) built features: including main buildings (houses), secondary buildings (guest houses, barns, stables, work sheds), other structural features (ramadas (arbors), horse shelters, water storage tanks, wells and equipment), (2) landscape features: including agricultural use (horse pastures, orchards, retired farmland), designed landscape features (shade trees, plantings near house, patios, lawns, etc.) and natural features (mesquites, cactus, creosote, invasive desert re-vegetation), (3) circulation features: including roads (driveways, access drives), paths/other (footpaths, horse riding trails), (4) property line definition: including fencing, planted trees and washes, (5) historic archaeological features: including upright elements such as historic wells in concrete casings, scatter such as irrigation pipe remnants and depressions representing irrigation canals and (6) historical qualities: a brief summary of the historic significance of each property including early ownership. Each update form also notes the eligibility of a parcel's historic built and landscape features.

Landscape Units: The individual landscape units (fields or parcels with separate inventory numbers) which collectively make up the Binghampton Rural Historic Landscape, fit into general categories which are simplifications of land uses in the area (see following). (1) The first is open fields on floodplain, minus houses, generally

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fenced, with possible secondary buildings like hay barns, characterized by some level of active or retired agricultural use. (2) The second category, fields plus residences, includes parcels with houses characterized by residential (including residential social service ie. VisionQuest) use and most commonly, but not exclusively, some level of retired or active agricultural use. (3) The third category comprises non-residential built-out parcels, building-dominant properties with commercial or institutional uses, such as plant nurseries or schools. (4) The fourth category, cemetery, comprises the forty-acre cemetery of the Church of Latter Day Saints.

Eligibility Criteria: The following criteria are being used to determine the eligibility of parcels. (1) They must be visible from major roads or view locations through open fencing. They cannot be obstructed by walls built since 1953 along the front property lines. Exceptions to this are parcels blocked from view by dense historic vegetation. (2) Parcels must demonstrate a continuity of agricultural, agricultural plus residential or residential use. (3) Parcels must maintain an "open land" appearance, with non-contributing built features not visually dominant. Because the landscape itself, rather than improvements, is the most noticeable feature of each parcel, parcels with ineligible houses (newer than 1953 or lacking integrity) are eligible if their landscape qualities meet the above criteria. With respect to buildings eligible under Criterion C, they must have been built during the period of significance and retain sufficient integrity to convey that significance.

THE LANDSCAPE

Land Use

The Binghampton Rural Historic Landscape comprises several kinds of land use, the most common of which combines residential with some form of active or retired agricultural use. A small percentage of the district's properties, however, are exclusively residential with little evidence of any current or prior agricultural use. These are related to the context as the homes of early owners who cultivated nearby, lower-lying parcels. Open field parcels without houses also demonstrate current or prior agricultural use. Horse culture is the most common, active agricultural use in the historic district today (see Section 8). It may be recreational or commercial in character (see following). A typical horse property may contain a residence but is most noteworthy for features like

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fenced pastures, stables, hay barns, shelters with paddocks, arenas, exercisers, corrals and one of several horse breeds (plus donkeys). Livestock agriculture, including cattle for roping events, chicken and goat culture, is another agricultural use in the district. Fenced pastures, barns, shelters, chicken coops, chutes, corrals and livestock, such as Texas longhorn cattle, are typical on parcels with this land use. Exotic animal culture, including camel and emu care, is also found in the district.

Horticulture, in the form of active or retired pecan orchard agriculture, is a use identified with those sites with stands of trees for nut production. The district's retail plant nursery, built-out with plant propagation structures, is an example of commercial agriculture, another land use. (Pecan culture involving the sale of the nut harvest is also currently a commercial practice.) Some of the horse properties which specialize in horse boarding, breeding, training or riding are also put to commercial use. Retired agricultural use is also common in Binghampton. Many parcels, residential or otherwise, are not currently used for agricultural purposes but they show significant evidence of previous use for pasture or crop production. Some of these parcels, now re-vegetated with invasive bush, creosote, and scrub mesquite, still contain early furrows.

Another land use is social institutional. This includes built-out complexes of buildings used for educational purposes. The growing Khalsa Montessori School property and Congregation Bet Shalom pre-school are in this category. Long term use as a cemetery is associated with the Latter Day Saints Cemetery which has greatly expanded and formalized its layout since its late nineteenth-century founding.

Settlement Pattern: Fields and Roads

In Binghampton north of the Rillito River, the Mormons' original twenty- to forty-acre rectilinear parcels were divisions of the standard township land ordering system operating in America since 1785. The district is located in Sections 21, 27 and 28 of Township 13S, Range 14E. Mormon properties with improvements such as houses were developed in a typical American, vernacular isolated farmstead pattern, with homes and barnyards located on the farm itself. Other properties were put to agricultural use with few improvements. No doubt the large properties were divided into fields for irrigated cultivation, pastures and horticultural use as shown on the 1936 aerial photograph (Fig. 1). Through the years, land sales have resulted in the present, largely rectilinear pattern of individually-owned properties which range from less than one acre to ten acres in size

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(with the exception of the forty-acre cemetery.) A comparison of aerial photographs shot in 1936 (Fig. 1), 1941 (Fig. 2), 1953 (Fig. 3) and 1990 (Fig. 4) shows that present land ownership is based largely on earlier field patterns. Very recently, owing to Pima County's purchase of several properties in the heart of the district, additional parcel subdivision has occurred. This has resulted in sites, such as #70A, B, C & D, which were formerly identified by one tax parcel number.

[The nearby Lohrum Subdivision (Map 2) founded by the Mormons in 1916 (see Section 8) to accommodate their growing community, was an example of Mormon town planning. The subdivision plan consisted of twelve blocks divided into four lots each. These lots were larger than average residential lots and suitable for dwelling and small-scale agricultural use (gardens, outbuildings and fruit trees). This foursquare, large-lot pattern is a typical Mormon settlement pattern. Worthy of further study, it is found elsewhere in Mormon settlements such as Fredonia, Arizona. In the Lohrum Subdivision, this pattern undoubtedly contributed to the gradual, multi-use trend of combining residences with businesses. The Lohrum Subdivision has not been inventoried and is not part of this nomination.]

Undoubtedly the dual-bend pattern of River Road in Binghamton was determined by the standard rectilinear parcel pattern originally employed. Secondary roads such as Roger Road, Allen Road, Sutton Lane and Edith Boulevard were also the result of this standard pattern and they developed gradually, probably from earlier access lanes into fields. A comparison of aerial photographs shows that unpaved River Road was established in its present configuration by 1936 (Fig. 1) and that Dodge Boulevard and Maple Boulevard (later Alvernon Way) provided dry-weather access across the Rillito River to the area, there being no bridges at that time. By 1941 (Fig. 2) Sutton Lane appeared to be a well established secondary road, joining Roger Road to the north. The first Dodge Boulevard bridge was built in 1946. Edith Boulevard developed sometime between 1941 and 1953 (Fig. 3). These secondary roads, largely unpaved, are character-defining elements and typical of rural areas.

River Road

River Road is a historic east-west route along the north side of the Rillito River, extending today from Cholla Boulevard on the west to Sabino Canyon Road on the east. The west three-fourths of the road closely follows the north side of the Rillito River. It is

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a unifying element in Binghampton and the Catalina Foothills area. The present two-lane road lying between the low foothills and the Rillito River is defined by topography as well as land parcel division. In Binghampton, its two sharp bends are well-known, character-defining elements. In 1997 the voters of Pima County approved a transportation bond package to allow for widening and some realignment of River Road. The project is currently under construction west of the River Bend area, but the road alignment in the Binghampton district has not been finalized.

The Rillito River and Finger Rock Wash

The Rillito River drainage system lies in the center of the Tucson Basin, an intermontane trough that has been depressed between mountain ranges and partially filled with alluvial deposits. The Rillito River, together with its two major tributaries, the Pantano and Tanque Verde washes, drains much of the central portion of the Tucson Basin, receiving run-off and snow melt from the large mountain ranges on the northern and eastern borders. It deposits its water into the Santa Cruz River. In the nineteenth century the Rillito River supported a dense riparian community along its banks and water was abundant and easily recoverable for irrigation projects. Today these drainages are largely dry throughout most of the year although subject to torrential floods in times of seasonal storms (Harry et. al. 1992: 5). Aerial photographs reveal that major ponding from flooding occurred along the banks of the Rillito River. To control the periodic flooding, in the early 1990s overbank protection and channelization of the river floodway was undertaken as recommended by the U.S. Army Corps of Engineers.

Throughout history two major wash systems have drained into Binghampton Rural Historic Landscape. From the Santa Catalina Mountains beyond, one wash fed into the north central part of the district and Finger Rock Wash drained into the northeast quadrant. Examination of aerial photographs show that the dispersion of the washes by means of alluvial fans was very pronounced in 1936 and 1941. By 1953, however, very little remained of the northern wash and Finger Rock Wash had acquired a defined, incised channel. These changes were undoubtedly due to increasing sub-urbanization of the Catalina foothills.

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Built Features

Historic built features in Binghampton Rural Historic Landscape include main buildings, secondary buildings and other structural features. Main buildings are the houses which date from 1898 to 1953. House locations vary on site. Some are set near to River Road while others are located deeply and secluded within their parcels. In some cases, house siting is dependent upon topographical features such as steep hills and washes. Houses come in a range of vernacular types and historic styles (see following) as well as a variety of structural materials including stuccoed mud adobe, brick, concrete block and wood frame. Secondary buildings include guest houses (mostly vernacular in type), garages, hay barns (many of which were built of wood trusses on poles in the 1960s), stables (of block, wood frame and metal frame), laundry buildings and work sheds. Other structural features include water towers, ramadas, corrugated metal-clad horse shelters, paddocks, fenced arenas and water storage tanks.

Landscape Features

These features include those put to agricultural use, designed features and natural features. Today, nearly all properties, with the exception of vacant fields, are primarily residential in use. Beyond this primary residential use, agricultural use is predominately based on horse culture. Horses are bred, boarded, trained, ridden for pleasure and equestrian events and used for VisionQuest purposes in Binghampton. Fenced horse pastures are a common feature in the historic district. There is also exotic animal (camel, emu) and small livestock (goat, chicken and calf) culture practiced in the district. Horticultural pursuits can be found in the large pecan orchard, the plant nursery and in private gardens of individual property owners. Much of the land in the district now lies fallow and comprises retired farmland or pasture. Designed landscape features include the deliberate planting of trees (native and non-native) along roads and property lines as well as shade trees, ornamental shrubs, flowers, lawns, patios, terraces and the incorporation of other features near the house. On a few properties, designed landscaping is the work of professionals. Natural landscape features include native desert plants such as mesquites, desert willow, creosote, cacti, desert scrub and ground cover. Natural vegetation is found either in settings which were never cultivated or as invasive re-vegetation of retired farm or pastureland. Wells are a very common feature on many properties. They often include an earlier well site (sometimes re-drilled to a deeper level), concrete casing with pump and water tank. Frequently, but not in all cases, visible

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well equipment is a more recent replacement of earlier equipment. (Related to the River Road expansion project, state inventory forms have been made for several of the historic wells as well as one stone retaining wall.)

Circulation Features

These features include roads and paths on individual properties. Roads, for automobile and agricultural vehicle use, are most commonly dirt driveways. Characteristically, there is an entry into the parcel from the main road and a curvilinear drive in front of the house which may lead to secondary buildings. Some properties are reached by dirt access roads located along the property line of vacant fields. Dirt paths for foot travel and in some cases equestrian use are also found on some of the parcels.

Property Line Definition

This includes fencing, which is almost universal in the historic district, as well as planted trees and walls. Most, but not all, fencing is less than fifty years old. Commonly, open fencing allows the viewer to see landscape and built features within. Many types of fencing are used and can be combined to create an eclectic effect. On horse properties pipe rail or post and rail fences are common. Deep within properties and adjacent to open fields, metal stake and wire mesh, wood post and wire mesh and wood post or tree branch and barbed wire can be found. Chain link fencing is employed along the Rillito River walk. On River Road near the pecan orchard, one property has a low, historic stone pier and pole fence. A second, very early property, has a low rubble stone masonry retaining wall. Two other properties along River Road have recent tall stuccoed walls with gates. Deliberately planted trees, especially mesquites, line River Road in front of several parcels. Eucalyptus can also be found along River Road. Mesquites and other trees are also planted to line access drives and interior property lines. In some cases, however, these deliberately planted trees, no longer irrigated, are suffering from neglect.

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LANDSCAPE UNITS

Fields

There are many open field parcels in the Binghampton Rural Historic Landscape. They include resources #12, #34, #44, #45, #47, #48, #50, #51, #69A & B, #71A & B, #72A & B, #83A & B, #88, #97, #100, #102, #104 and #106. They are flat, rectilinear parcels located in the floodplain and are characterized by either active or retired agricultural use. One, #12, is an old, still viable pecan orchard set in irrigation furrows of orchard grass. Fields now retired from agricultural use, such as #100, #102 and #106, are largely covered with invasive desert re-vegetation. Some fields, such as #44, #45, #47 and #50, have been carefully scraped of most of their vegetation to serve as horse training or holding areas. Two properties have become open fields due to the recent demolition of their houses and other built features. These include #34, 3350 E. River Road, and #47, 3900 N. Sutton Lane. One privately-owned parcel, #48, comprises the west end of Finger Rock Wash plus some horse shelters on the north bank. The following is a sampling of open fields as found in the Rural Historic Landscape.

No.12

Spessard Pecan Orchard; Torsell Well

This shaded, 7.8-acre property along the south side of River Road is known for its horticulture, a pecan orchard set out by the Spessard family in 1936. On pastures to the east and south of the grove, the current owners also graze horses. The orchard contains several varieties of pecan trees, some original, and is flood-irrigated in rows of trenches from a well. A historic well in concrete casing, drilled in 1950 when the Torsell family owned the orchard, has an old pump, tank and pipes and is located near River Road on the upper northwest corner of the property.

No. 34

3350 E. River Road

Field (Former Keith Place)

This 0.71-acre parcel located on the southwest corner of the upper bend of River Road once contained the family residence (recently demolished) of Clyde and Bernice Keith which was built in the 1930s. The Keiths, who owned a tract of land divided into five parcels today, practiced horticulture and raised vegetables and fruit. Today the property appears empty of built features, although historic archaeological signs (such as a round concrete footing with stump) exist. Also, there was once a well. A dirt berm along River

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Road replaces an earlier wall. Although there are remains of historic designed landscape features such as a dead eucalyptus and Aleppo pine, the site is being re-vegetated gradually by mesquite, creosote bushes and globe mallow.

No. 45

Field Bordering Wash

This 3.36-acre parcel borders on Finger Rock Wash to the south and the Mormon Cemetery to the north. Associated with horse culture, it is currently part of a horse boarding and training facility belonging to the owners of 3952 N. Sutton Lane (#49). Except for native mesquites and desert broom, most of the lot has been carefully scraped of groundcover. Near the wash, the vegetation becomes denser with mesquite, prickly pear and cholla. Structural features on the site include a metal truss and pole hay/equipment shelter, a circular fenced horse arena, a chicken shelter and a portable shed.

No. 48

Finger Rock Wash and North Bank

During the Mormon era, the parcel was part of H. E. Farr's easternmost tract which contained the delta of Finger Rock Wash. The riparian area was naturally vegetated and probably not cultivated. Today the wash is privately-owned where it crosses individual parcels. On this wedge-shaped parcel belonging to the owner of 3952 N. Sutton Lane (#49), are several small, frame horse shelters and paddocks located on the north bank of the wash. Designed earth berms have been built along the banks. Very dense, natural-desert, riparian vegetation can be found all along Finger Rock Wash.

No. 83A

Field

This unusual shaped parcel of 3.68 acres is the property of the owner of VisionQuest. It contains no structural features other than a pipe rail, dirt corral for horses in front (visible from River Road) and heavy pipe rail paddocks for camels in the rear, visible from the Rillito River walk. A dense planting of mesquites lines River Road and the north property boundary. Some desert shrubs and small desert trees can be found in the corral and paddocks. Used for horse and exotic animal culture at present, the property was part of a dairy farm in the early decades of the twentieth century.

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No. 100 3616 N. Edith Boulevard

Field with Mormon Well

This vacant, 4.77-acre property, once owned by the family of Orville Kelvin (O. K.) Post who arrived in 1951, served in the 1990s as the staging area for parking horse vans, etc. for rodeo events held by the son, John Post, on adjacent lot #103 (#77). Probably once cultivated land or pastureland, during the Mormon era it was part of Paul Cardon's tract. The southernmost Mormon irrigation canal may have passed through this parcel. A very early Mormon well, "well no. 3" on the J. Mos Ruthrauff map (Map 3) is located on the southeast corner of this parcel. It has a deep cylindrical concrete casing and a recent grid-metal safety cover. The former drive and dirt parking area of the property is being re-vegetated with shrubs such as tumbleweed, typical of once cultivated land. A zone of denser mesquites is located adjacent to the irrigated, adjacent property to the south. Access to the site from Edith Boulevard is blocked by a recently built earth berm. Eclectic fencing typical of the rural historic landscape is very noticeable on vacant properties such as this. To the west, along the road, the fence comprises planted mesquites and tree branches with barbed wire.

No. 104

Field with Water Storage Tank

This fallow 1.14-acre pasture, once part of the Post horse farm, contains a large hay barn; a structure built between 1953 and 1961 (according to aerial photographs). The gable roof is clad with corrugated metal, supported on wood trusses and pole posts. The significant historic structure on this site is a large-diameter, water storage tank on a concrete pad plus a rusty pump, all dating back to around 1951 when O. K. Post and family first acquired the property, according to the son, John Post. Also according to John Post, beneath a mound of earth and rocks, there is an early-twentieth-century, underground, ten-foot diameter concrete silo with an angled shaft which may date back to Mormon times. (This was part of Ernest Farr's tract and the southernmost Mormon irrigation ditch may have traversed it near the hay barn.)

No. 102

Field

This fallow 2.0-acre pasture, due south of #104, contains a small horse corral and no other built structures and was also part of the horse farm of O.K. Post and family. It was formerly accessible from the adjacent parcel to the north by a dirt lane which originated at Edith Boulevard and passed through #100. The southern boundary of this parcel lies

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adjacent to the Rillito River walk, a miles-long dirt path for public use. The south property line is enclosed by a chain link fence which is typical of all properties bordering the walk. Viewed from the south, invasive bush, dead mesquites and scrub mesquites can be seen. Dense natural vegetation lines the western boundary which is enclosed by a metal stake and mesh fence. Also part of Ernest Farr's tract in the Mormon era, some historic archaeological features pertaining to the southernmost Mormon irrigation canal may also be found on this site.

No. 106

Field with Mormon Canal Remnant

Due south of the former Hackett Place lies this 3.68-acre parcel of retired pastureland. It was once part of the estate of O. K. Post and family. The property abuts the Rillito River walk to the south and is enclosed by the characteristic chain link fence on that boundary. Viewed from the south, the parcel is characterized by invasive brush, mesquite and some cholla. Fences on this parcel are metal stake and wood posts with wire mesh along the west boundary and metal stake with a few wood posts plus barbed wire along the east. The most interesting feature on the parcel is a deep channel located to the north. Traversing diagonally, the lower end is to the east and the higher end to the west. The same natural desert mesquite and creosote vegetation occurs in this channel, although with greater density. This channel, an historic archaeological feature, is the site of the southernmost Mormon irrigation canal. It is located on what was once Ernest Farr's tract.

No. 69A & B

3560 E. River Road

Field

Formerly one parcel, this vacant property on the south side of River Road recently has been divided into two parts, one (#69B) is 3.66 acres in size and the other (#69A) is 0.99 acres. Part of J. A. Farr's property during Mormon times, today the landscape is that of retired farmland and dirt drives. With its entry from River Road, a long, straight dirt access road on the east boundary leads to a residential complex in the adjacent parcel to the south. There are a few planted mesquites along the east property line which has wire fencing. There are no built features on the parcel. A curved, dirt interior drive and a series of dirt paths between both drives, is evidence of much recent human activity on site. Natural landscape features include re-vegetation typical of once cultivated land including mesquites and desert broom.

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No. 72 A & B

Field

This dual-parcel field, of 2.17 and .33 acres, abuts the Rillito River walk on its south boundary. During the Mormon era the property pertained to the tract of the Rillito Farms Company. This formerly furrowed, retired farmland is now covered with invasive brush and mesquite in the south. There are some ornamental chinaberry trees on this parcel, a continuation of the plantings from the adjacent parcel to the north. There are otherwise no built features and no vehicular circulation features. Some footpaths appear on a late 1990s aerial photograph. Some historic archaeological features pertaining to the southernmost Mormon irrigation canal may occur on this site.

Fields Plus Residences

No. 13 3232 E. River Road

Torsell Place

This 1.15 acre parcel includes a Contemporary style, burnt adobe house built in 1953 and probably designed by owner/architect, Torsell (first name unknown). The house features both flat and gabled roofed sections. The parcel lies in the flat, floodplain area south of River Road and is the residential zone for the pecan orchard next door, under the same ownership. The current owner engages in horse culture as well as the seasonal sale of pecans. Included on this site are an early frame tack room, a recent pecan processing shed, horse shelters and corrals with pipe fencing. The designed landscape is green and lush, including a lawn, mature trees and other plantings. Natural vegetation with mesquites can be seen along River Road.

No. 29 3303 E. River Road

Spessard Place

On this hilltop residential site, built in 1933 by the Spessard family who set out the pecan orchard below, is a cream-colored, stuccoed adobe, Spanish Colonial Revival style residence, a non-historic guest house/garage, and a 1933 adobe utility structure which was earlier a well house with water tank above (now missing). The house has had one historic bedroom addition and no other alterations to compromise it. The hilltop building pad is accessed by a steep dirt driveway, cut across contours. Designed landscape features including flagstone terraces and planters and mature vegetation are located near the house. Native desert vegetation with many varieties of cactus occurs along the hillsides. It is unlikely that this steep site was ever used for agricultural purposes and its

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named. In the early 1920s, on what was then a much larger parcel, this Mormon family cultivated the land to the east and west of this house. The site also includes an early metal-clad, frame garage/workshop, a Cold War-era bomb shelter and a non-historic stuccoed, parapet-walled guest house. There is an historic, mortared, rubble stone masonry retaining wall along the property line facing River Road and many designed landscape features around the house. Belonging to this property and just south of River Road is the very small parcel #33A, incorporating a well in a square concrete box.

No. 27 3355 E. River Road

Timm Place

This residential 3.28-acre property is located adjacent to a wash in the natural desert, hilly terrain at the base of the foothills on the north side of River Road. Owing to the nature of the terrain, the land was probably not farmed, even during Mormon times. Desert vegetation grows on most of the property including mesquite, creosote and numerous cactus varieties. The large, Contemporary style, split-level, burnt adobe house with a flat roof, built in 1953 by Ralph Timm, is located some distance from River Road and is accessed by a curved dirt drive. There is also a detached frame carport (probably non-historic) west of the house and a small recent frame shed in the rear. The current owner has built additions and added a pool plus enclosed patio to the rear of the house, none of which compromise the historic integrity. Designed landscaping of desert plants in burnt adobe planters, burnt adobe retaining walls and brick stairs and paths is a significant component of this property.

No. 38 3358 E. River Road

Lochner Place

This historic, tree-shaded property is owned by some of the district's long-term residents, Frank and Helen Lochner, who have lived near the north bend of River Road on property once owned by their relatives, the Keiths, since the mid 1930s. Noteworthy are the mesquites which line the property along River Road and the dense, very mature plantings near the house including honey locusts, large mesquites and Aleppo pines. The burnt adobe Ranch style house with recessed porch and incorporated carport was designed and built by Frank Lochner himself, starting in 1951. Secondary buildings include a workshop. The well plus replacement equipment is located just north of the house. There is a fenced, retired horse and cattle pasture to the north which the Lochners used in the past for animal culture. Behind the house to the west is an irrigated lawn and garden with dwarf fruit trees.

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No. 40 3401 E. River Road

Luepke Place

This large parcel, 9.55 acres in total, is located on the northeast corner of Roger Road and River Road. Accessed by a curving drive just east of the upper bend of River Road, the property is noteworthy because most of the land is natural creosote desert with prickly pear, mesquite, cholla, saguaro and staghorn among the many plants featured. Farmed in Mormon times, the northernmost irrigation canal crossed this parcel. Some large, dead mesquite stumps remain of those trees which once lined the canal. For many years the current residents (including Janice Luepke, who with her husband, Gordon Luepke, acquired the site in 1936) have used part of the property for horse culture. There is a green, reclaimed-water-irrigated horse pasture with arena along Roger Road. The original house, designed and built in 1938 by the late Gordon Luepke, an architect, is a frame, Contemporary style, flat-roofed residence with a brick wing. As the family grew, the house was extended by additions such as a bedroom wing to the rear (1950) and a front porch addition (1950). Since these modifications are more than fifty years old, they do not compromise the integrity of the house.

Designed landscape features near the house include pepper, chinaberry and other mature trees, a brick paved terrace, ample concrete steps and a small brick walled patio behind. A second residence, called the "guest house," was designed and built by Gordon Luepke in the late 1970s. Located west of the first residence, this adobe Post-Modern style building is currently the residence of Janice Luepke's daughter and son-in-law. Designed landscaping for this residence is mostly natural but there is a small, stucco-walled garden to the east. There is also an early pole and frame stable with shed roof (1945), a small frame tack shed, a large gabled frame workshop (ca. 1955), a pole and beam hay barn and a small Quonset-form shed. Several ramadas, corrals, an early well site (prior to 1936) with recent equipment and an unused tower for water harvesting comprise the other structural features on the property.

No. 39 3360 E. River Road

First Lochner House

This small 0.37-acre, residential parcel is owned by the Lochners who reside at 3358 E. River Road (#38), the adjacent property to the north. Mesquites line this parcel along River Road giving a dense, tree-shaded appearance from the road. Access is by a dirt driveway from Roger Road to the south. The small, vernacular, white-painted, wood frame, side-gabled linear plan house (1937) with an early shed and carport addition

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(1942) to the north, was the Lochners' first residence. The site is characterized by designed landscape features including dense vegetation of large mesquites, black locust and pyracantha by the porch.

No. 79 3364 E. River Road Subdivision Prototype

On the southwest corner of Roger Road and River Road lies this sparsely vegetated, 1.0-acre property which belongs to the owners of the elongated, adjacent property to its west, 3366 E. River Road (#80). Some mature mesquites line the east boundary along River Road. The property is noteworthy for its small vernacular, plastered adobe, side-gabled linear plan house which is accessed by a dirt drive from River Road and Roger Road. The house was built in 1938 as a prototype for a ten-unit subdivision which was never developed. There is also an early, gabled concrete block garage and a dilapidated frame chicken coop on the site. Modest residential landscaping includes mesquites, a juniper tree and a small retired lawn bordered with brick. This property was once farmed.

No. 76 3361 E. River Road Madison Place

This 4.21-acre property is situated on the southeast corner of River Road and Roger Road. Once a single-family residence and horse farm, it was converted in 1985 to a nursing facility. The sign on the corner identifies the property as the Handmaker Heritage in the Foothills, a complex providing supervisory care for the elderly. The present agricultural use of the property is horse culture and east of the house are pastures including a wood pole and beam hay barn with corrugated metal roof and four separate metal horse stables connected to pipe rail corrals. Diagonally oriented, the house is a gable-roofed brick Ranch style building with a screened in (formerly open) porch. According to aerial photographs, it was built between 1953-1961 by Dr. Madison and should meet the age criterion for eligibility soon. There is also a small wood frame, shed roofed guest house at the northwest corner of the house. Designed landscape features include an Aleppo pine, large eucalyptus along River Road, an ample grass lawn and a brick walled yard plus pool on the north side of the house.

No. 77 & 78 3371 E. River Road Bush Place

This dual-parcel property is one of the VisionQuest holdings in the district. On retired farmland, the side-gabled brick Ranch style house, built in 1950, was for many decades a

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Pueblo Revival style house with parapets, built in the 1930s with additions in the 1950s and 1990s. Due to a 1990s entry porch enlargement, recent window replacements and style modification which gives a contemporary look to the residence, the house is not eligible as a contributor. In addition, there are six secondary buildings on site including a shed roofed, frame chicken coop/tack room, a recent gable roofed hay barn, a gabled metal frame greenhouse (1958), a 1990s "outdoor kitchen" entertainment area, a small, unused horse stable with pipe rail paddock and a recently modified garage. The zone near the house recently has been professionally landscaped and the drive from Allen Road paved.

No. 103A & B

3420 E. River Road

Stranathan/Post Place

A dairy farm in the 1940s when the original wing of this house was built by Mr. Stranathan, this property is most commonly known as the Post Place, home of O. K. Post and his family. Accessed from River Road by a dirt drive partially lined with mesquite trees, the property is an abandoned horse farm at present. There is a large, pipe-rail fenced fallow pasture in front of the vernacular gabled cross-wing brick house. The Posts added the east gable-front wing to the original house in 1951, a modification over fifty years old which does not compromise the historic integrity. Next to the house is an Atkins Steele water storage tank (1991). Designed landscape features other than mesquites lining the drive include a residential garden area with a dying lawn, concrete pond, cement block barbecue, brick planter, large Aleppo pine and other plantings. There is a post and rail fence in poor repair surrounding the residential zone. Additional built features to the west include a gabled equipment garage (1960s) and a tall gabled work shed on pole posts (1960s). South of the house, built in the 1990s, are a rodeo arena with calf roping chutes, an announcement box, a gable roofed open stable with pipe rail paddocks and other horse shelters. Especially to the south, the property is being overrun with invasive ground cover and shrubs typical of abandoned pasture. According to prior owner John Post, evidence of an early irrigation pipeline exists along the west property line.

No. 105

3432 E. River Road

Hackett Place

South of River Road down a long, dirt access drive along its eastern boundary, this 8.28-acre parcel, once cultivated, includes a secluded, tree shaded residential complex as its heart. Difficult to see because of designed landscape features which include a zone of

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dense, neglected plantings surrounded by a circular dirt drive, is a vacant, boarded, burnt adobe Sonoran Revival style house with a U-shaped cross-wing plan. This house dates back to 1942. There is a recent, obtrusive addition of stabilized adobe to the north (entry) façade. However, the “perceived entry” (and undoubtedly that which was most commonly used) is from the south through a burnt-adobe walled courtyard. The south façade includes an L-shaped, tile clad porch, recently repaired. The south façade retains its Sonoran Revival style historic integrity and can be considered the principal façade. The original owners, Durlin R. and Agatha Hackett, raised collie dogs and kept chickens and horses on this property. There is a parapet-walled, concrete block kennel (1950) near the house. Additional structures include a parapet-walled, block guesthouse with carport (1944), a utility building which incorporates a very early (1920s or 1930s) adobe portion; an equipment shed on posts (post 1953), and a recent, tall, egg-crate frame garage. Designed landscape features near the house include a wide variety of non-native plants such as citrus, olive and Roman myrtle, brick pavers, brick planters and patio walls. (The access drive was also once lined with mesquites.) Natural landscape features include mesquite trees and re-vegetation of once cultivated land with sparse cactus. Historic archaeological features include the visible remains of an early concrete irrigation pipeline along the west side of the access drive.

No. 57

3747 E. River Road

Burtis Place

This 1.42-acre property is one of two small, secluded, residential parcels which border on Finger Rock Wash to the north. The most noteworthy landscape quality of this site is its dense vegetation both in the form of “designed natural” features near the house and natural riparian growth between the house and the wash. According to aerial photographs, the Contemporary style burnt adobe house was built between 1941 and 1953. The “designed natural” landscaping near the house includes a brick terrace with a sumac tree, a very large mesquite, aloe and agave succulents and large boulders. Access to the property is from River Road via a straight, dirt access drive between 3701 E. River Road (#56) and 3745 E. River Road (#58A & B).

No. 68A & B

3572 E. River Road

Davidson Place

This property south of River Road, now owned by Pima County, was recently a single parcel which has been divided into parcel #68A, 1.69 acres in size, and parcel #68B, 2.96 acres in size. Viewed from River Road, there is a residential complex to the east,

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approximately one-third of the parcel width. An entry drive and fenced, retired horse pasture comprise the other two-thirds of the parcel width. The most outstanding feature of the upper parcel is the vernacular, stuccoed, mud adobe pyramidal house, a landmark of the district. Built in 1898 according to the building record card, this residence may predate the Mormon occupation and relate instead to the era of the Davidson Ranch, hence its popular name, the Davidson Place. This oldest building in the district was used as a farmhouse during the Mormon era when it was on J. A. Farr's land, a single-family residence through much of its history and is currently vacant.

Recent 1960s alterations include filling in of the full-width, shed-roofed, open front porch on posts, rear porch "wing wall" infill, alteration of the shape of window openings and the addition of recent aluminum sliding windows replacing what must have been historic wood double-hung windows. These alterations compromise the historic integrity but since rehabilitation and restoration are being recommended for this house, it is potentially eligible. The second building on this site is a 26' x 35', composition-siding-clad, frame barracks building (1942) with a shed porch on posts. There is also a small, metal frame, shed-roofed horse stable. Other structural features include a metal horse shelter, a wood frame with plank horse-related element, two concrete pads, and a small, makeshift frame horse shelter with a hitching post. Designed landscape features include two Aleppo pines and mesquites near the house. There is also a post and rail fence enclosing the residential complex. Natural features consist of mostly invasive brush typical of former cultivated land or pastureland.

No. 73 3565 N. Dodge Boulevard

This large 9.29-acre property is most noteworthy for its goat farm to the south operating since the 1990s. Frame goat shelters with corrugated metal roofs and paddocks of pipe rail and metal stake and mesh fencing contain the goats. North of the goat enclosures stands the house which was built between 1953 and 1961 by an owner/builder whose identity has not been ascertained. The house will meet the age criterion soon. It is a gable roofed concrete block Contemporary style house with an attached carport. The porch and carport are supported by heavy block piers. North of the residential zone is a fenced retired pasture containing a well with a water tank. Natural features include mesquite, palo verde, desert willow and creosote in the south zone and brush and mesquite characteristic of desert re-vegetation in the retired pasture. In Mormon times, this was part of a larger parcel owned by J. Webb. The Mormon irrigation canal may

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have traversed the northern part of the present property heading in a southwesterly direction.

Commercial and Institutional Properties

This category includes several properties which were once open fields or field-plus-residential parcels which today contain school buildings or commercial buildings. One of these is Green Things Plant Nursery, 3235 E. Allen Road (#87). Plant nurseries have been typical in the historic district, certainly since the 1930s (see Section 8); however this property is extensively built out with large plant propagating structures which date from the early 1970s. Since built features rather than landscape features dominate this parcel visually it is a non-contributor. On the northwest corner of Alvernon Way and River Road at 3881 E. River Road (#62) is a considerably altered, former residence with accessory buildings which is now a school complex for Congregation Bet Shalom. It is also a non-contributor. Resource #55, 3701 E. River Road, now a burgeoning Khalsa Montessori School complex with several new buildings, contains an early house, now altered, as well as the original adobe schoolhouse built by Mormon founder Nephi Bingham and his associates. The schoolhouse is an important contributor to the district.

No. 55 3701 E. River Road Mormon Schoolhouse

This built-out site is much altered since it was the first residential zone of the Mormon settlers in the early 1900s and later the pony farm of Raul Castro, former governor of Arizona (see Section 8). In addition to the original house and schoolhouse, there are three new large classroom buildings. Viewed from River Road, the site has been further altered by the addition of paved parking areas. The former Bingham/Castro house with its thick adobe walls has been modernized, altered and converted into classroom space. The small Mormon schoolhouse, currently vacant, remains relatively intact and very prominently located just above Dodge Boulevard at the T-junction with River Road. Originally this building had one room, typical of pioneer schoolhouses all over the United States. A vernacular type known as a hall cottage (see following), it was divided into two rooms to include a small kitchenette and fitted for use as a guest house by Raul Castro. Behind the built features on this property, to the north, is the site of the former Mormon irrigation reservoir and the canals feeding into and out of it. Currently there is much moved earth in the zone behind the buildings. There is also a well which may be historic.

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Cemetery

The contributing Latter Day Saints Cemetery, 4001 N. Alvernon Way (#20), was begun informally during the founding years of the Mormon community, sometime between 1899 and 1901. The current boundaries are the result of a land dispute in 1927 which the Mormons won over land developer John Murphey (see Section 8). The cemetery is a "designed landscape" laid out in a grid pattern with rows of graves between paths. Commonly graves are marked with engraved stones and many are surrounded by a rectangle of concrete edging or stones. Some graves have individual benches. With the exception of clearings for graves and paths, vegetation is nearly totally native and low water use. There are stone-clad landscaped zones, some benches and a stone drinking fountain for the public. There is a small pioneer section including the grave of founder Nephi Bingham and other early settlers. The graves date from the founding years until the present. A recently constructed, contemporary block wall partially lines the Alvernon Way boundary. Its wrought iron entry gate allows free public access and a view inside thus does not compromise the integrity of the cemetery.

ARCHITECTURAL DESCRIPTION

In Binghamton Rural Historic Landscape eligible houses are either styled or vernacular types. A style is an ornamental fashion based upon an architectural tradition. Styles are generally described in terms of historic origins, basic design principles and years of peak popularity. Vernacular architecture includes types or classes of buildings which can best be described by their form or morphology. The form is frequently unadorned, although vernacular builders can borrow details from styled architecture.

Southwestern Revival Styles

Spanish Colonial Revival: Common in the United States from the late nineteenth century to the 1920s, Southwestern Revival styles are found among the earlier houses built in Binghamton Rural Historic Landscape. Especially popular in the Southwest and elsewhere with a strong Hispanic heritage, Spanish Colonial Revival was an eclectic style which employed decorative details borrowed from the entire history of Spanish architecture. The style is unified by the use of arches, plain stuccoed wall surfaces, form as mass and Spanish tile roofs. An excellent example of the Spanish Colonial Revival style is the stuccoed adobe house at 3337 E. River Road (#33) built in the 1920s by Jacob

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M. Bingham, a younger brother of Mormon founder Nephi Bingham. The house features a front-gabled, Spanish-tile-roofed wing which projects from a parapeted building mass. There is a tile-clad shed porch on corbeled posts in the "L" formed by the wings. Generous wood lintels and white-painted, stuccoed wall surfaces make this house a typical example of this style. Another good, stuccoed adobe example is 3303 E. River Road (#29), built in 1933 by the Spessard family who set out the pecan orchard (#12). This is a typical parapet-walled version, located on a hilltop. Its living room view faces west and is shaded by a Spanish-tile-clad shed porch. A stuccoed, concrete block addition on the northeast corner of the house is over fifty years old.

One of the earliest houses in the district is the Spanish Colonial Revival style, stuccoed mud adobe house at 3449 E. River Road (#91). Now used by VisionQuest for its youth rehabilitation programs, this house was built around 1909 for the family of Mormon farmer J. Alma Young. In somewhat run-down condition, the L-plan house incorporates a Spanish-tile-clad shed porch on posts. In the 1970s a porch alteration and bedroom addition were made to the rear of the house. Another very old house in the district is found at 3939 N. Alvernon Way (#42), the original wing of which dates before 1936. It also had an L-plan front façade incorporating a tile-clad shed porch. Around 1965 a symmetrical, projecting, block bedroom wing was added north of the original adobe front of the house, a sensitive addition leaving the original recognizable. Additional changes were made at that time to the rear of the house.

Territorial Revival: Also called simply Territorial, this is a common historic style in the Tucson area. Derived from earlier tall, flat-façade, parapeted Spanish Colonial buildings to which Anglo influences were added, Territorial style houses have parapet walls with brick parapet caps and often *canales* (roof drainspouts). In the Tucson area they are commonly built of burnt adobe, low-fired bricks frequently imported from nearby Mexico. A vacant, deteriorating, burnt adobe house in this style is found at 3432 E. River Road (#105). Built by Durlin R. and Agatha Hackett in 1942, this U-plan house has had a recent, obtrusive, stabilized raw adobe addition to its flat, north (formal entry) façade. The façade most visible from the driveway, however, faces south. Seen behind a low-walled courtyard, the south façade is typical Territorial Revival in style. The U-plan configuration encloses a tile-clad porch. Currently the property of Pima County, resource #105 is scheduled to be evaluated for rehabilitation and adaptive reuse. An unusual example of this style is found at 3250 E. Allen Road (#94). Built between 1950 and 1953 by Arabian horse breeder, Helen Kelley, the house features sculpted parapets, burnt

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adobe walls and modest U-plan massing around a recently glazed Arizona room, a reversible alteration to a former incorporated porch.

Pueblo Revival: The Pueblo Revival style, very much in vogue during the early decades of the twentieth century, is still built today, partly because of architectural design controls in historic districts like those of Santa Fe, New Mexico. Also called Pueblo-Spanish Revival, this style drew on regional historic precedents and was inspired by flat-roofed Spanish Colonial and Native American pueblo prototypes. Typical examples stress the use of natural materials such as mud adobe and a hand-crafted look. Pueblo Revival is typified by flat roofs with parapet walls and a cubic articulation of rooms expressed in plan and elevation. Projecting vigas and canales at the roof lines provide a rhythmic ornamentation. The hand-built theme is expressed in rounded corners, irregular wall surfaces, usually earth-colored, and rough-hewn, wood vigas, window and door lintels and porch columns.

An elaborate example of recently-built Pueblo Revival is located at 3631 E. Roger Road (#18), the residence of the owner of a Hanoverian horse farm. Set well back into its lot, this large stuccoed house (built around 1984 and therefore non-contributing) features the characteristic cubic articulation of rooms and the intimate walled courtyards that typifies Pueblo Revival. The two-story, earth-colored, stuccoed Pueblo Revival style house at 3721 N. Edith Boulevard (#95) is also an elaborate example of its type. The original portion was built between 1953 and 1961 with subsequent additions. Owing to its age, this resource is also a non-contributor. Contributing resource #54, 3605 E. River Road, is the residence of the owner of a thoroughbred farm. The rear of the house is the view seen from River Road. This façade is a very simple parapeted one, built of earth-colored, stuccoed block rather than adobe. The small, original simple shed roofed porch remains. The north (entry) façade has been altered recently by the addition of a large Spanish-tile-roofed, shed porch on bracketed posts. This appropriate Pueblo Revival style treatment is not visible from River Road.

Modern Styles

Contemporary Style: In the United States, the Contemporary residential style is characterized by two distinctive subtypes based upon roof shapes. Although shed roofed examples can be found, roofs are mainly flat or gabled. Generous overhangs are common. Contemporary houses with flat or shed roofs often make use of natural

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materials such as wood, brick and stone. There are several examples of this style in the inventory area. They have characteristic flat or shed roofs with overhangs and are built of burnt adobe, brick or frame. They tend to have spread-out plans and some feature expansive window-walls.

An excellent Contemporary style example is located at 3355 E. River Road (#27). Built in 1953 by a man named Ralph Timm, this secluded, elaborately landscaped house has burnt adobe walls, a spread-out form, large picture windows with heavy-wood bolted lintels and a flat roof with generous overhangs on substantial exposed beams. Contemporary style examples by known architects in the district include 3401 E. River Road (#40) by Gordon Luepke and 3232 E. River Road (#13) by Mr. Torsell (see Section 8). The original wing of Mr. Luepke's own rambling residence, 3401 E. River Road, was built in 1938. The house grew in stages by additions which are over fifty years old today. Walls are of brick or frame, the flat roof has generous overhangs, and the house features extensive window walls with terrace views. Architect Torsell's house, 3232 E. River Road, was built in 1953 as a family residence adjacent to his pecan orchard (#12). It has an unusual roof combining a low-pitched shed and gable. A former recessed porch in the front corner was converted to a family room, an alteration which does not significantly impact the integrity. An interesting, very secluded Contemporary style example located in the riparian zone just south of Finger Rock Wash is 3747 E. River Road (#57). Built between 1941 and 1953 by Mrs. E. L. Burtis, this burnt adobe walled house is oriented with large view windows facing north. The shed roof, sloping to the south, features generous overhangs with heavy exposed rafters. A non-contributing Contemporary style residence in the district includes 3565 N. Dodge Boulevard (#73). Built between 1953 and 1961, it doesn't meet the age criterion.

Ranch Style: The Ranch style originated in California in the 1930s and became the dominant style throughout the country during the 1950s and 1960s. Ranch style houses are usually spread-out through the incorporation of a carport or garage. They have low-pitched gabled or hipped roofs with generous overhangs. Ranch style houses in Binghampton's inventory area were built starting in 1950. One eligible example is found at 3371 E. River Road (#78), a side-gabled brick house currently used as a training space for VisionQuest youth. The plan of the diagonally-sited house is spread-out especially since a den was added to the west end in 1952 (according to the building record card). The incorporated carport to the east apparently was filled in at an early date. The Ranch style house at 3358 E. River Road (#38) is a side-gabled burnt adobe example with an

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incorporated carport to the north. Starting in 1951, it was built by the hand of its owner, Frank Lochner, a skilled construction worker. A good Ranch style example, currently non-contributing because it was built sometime between 1953 and 1961, is the diagonally sited house at 3361 E. River Road (#76). In 1985 the house was converted to Handmaker Heritage, a supervisory care facility for the elderly. The house at 3320 E. River Road (#37) is also Ranch style. Built in 1965, it does not meet the age criterion.

Vernacular Architecture

Vernacular is commonplace, non-architect-designed architecture. Morphology (form) is the attribute that most easily allows distinction among vernacular property types. When buildings with the same morphology become commonplace, they belong to a "type." The following vernacular types are found in the Binghamton Rural Historic Landscape district: the hall cottage, the pyramidal, the side-gabled linear-plan, the side-gabled massed-plan and the gabled cross-wing plan.

Hall Cottage: The second oldest building in the historic district is the tiny, front-gabled, stuccoed adobe structure at 3701 E. River Road (#55), today part of the Khalsa Montessori School complex. Believed to have been built between 1900 and 1904, this vacant building was the original one-room school house used by Binghamton's Mormon founders. Often associated with pioneer settlement, the one-room "hall cottage" was an elemental form of shelter. Its form is derived from a single-room-sized, square or rectangular footprint with single-story walls capped by a front- or side-gabled roof. There may be a masonry fireplace, commonly a visible component on an exterior wall. This Mormon school house has an interior mounted adobe fireplace in its the southwest corner. The adobe chimney is badly deteriorated on the exterior. Used as a guest house when the property was owned by Raul Castro (later governor of Arizona), at that time the interior was partitioned into two rooms including a small kitchen and a living room. The south window opening was also altered at some time to accommodate a steel casement window.

Pyramidal: The oldest house in the district, the Davidson Place at 3572 E. River Road (#68A & B) is a vernacular dwelling type of Southeastern origin known as a "pyramidal." Its distinctive form is generated from a square plan capped by a pyramidal roof. Although floor plans for this type vary, the foursquare plan, with four rooms of unequal size, is common. The Davidson Place, built around 1898, is a typical example of its type

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with thick adobe walls, a foursquare plan and a slightly ridged, equilaterally hipped pyramidal roof. There is an early shed addition (for a kitchen) to the rear. The former full-width shed porch to the north was enclosed in the 1960s to create a family room. Window openings have also been altered. Currently the property of Pima County, a building condition assessment has been prepared for the rehabilitation and restoration of this important early dwelling.

Side-gabled Linear-plan: Another vernacular type found in the district is the “side-gabled linear-plan.” Rectangular in plan, this type is one-room deep and more than one-room wide. It is capped by a side-gabled roof and the entry is on a long side. Included in this category are 3360 E. River Road (#39) and 3364 E. River Road (#79). Frank Lochner, builder of the adjacent Ranch style house to the north, built resource #39 in 1937 as the first dwelling for his wife and himself. This small dwelling is constructed of wood frame with wood shiplap siding. The gabled roof has rolled composition cladding. In 1942 the owner built a shed addition and carport to the north (rear) of the dwelling. The small, stuccoed adobe house at 3364 E. River road was built in 1938 as a prototype for a subdivision which was never developed. There is an early, shed-roofed block addition to the rear. The windows are wood sash and frame, some being double-hung and one a sixteen-lite fixed type.

Side-gabled Massed-plan: Another vernacular type found in the district is known as the “side-gabled massed-plan.” Rectangular in plan, this gabled-roof type has a width and depth of more than one room. It is oriented so that its wide side is frontal. Contributing examples of the side-gabled massed-plan can be found at 3338 E. River Road (#35), 3421 (3381) E. River Road (#90) and 3390 E. River Road (#92). Non-contributors are found at 3571 E. River Road (#53), ineligible due to alterations, and 3725 E. River Road (#46), an excellent example which was built in 1956. Resource #35 was built in 1944 by Bernice Keith. Its structure is concrete block, lightly sprayed with stucco, and its side-gabled roof has composition shingles. Windows are multi-pane, metal sash casements. The house at 3421 E. River Road, located on the northeast corner of the lower bend in the road, was built between 1941 and 1954. Largely hidden by its designed landscaping, this block dwelling has a full-width screen porch on its front façade. Also eligible is the large, side gabled concrete block stable to the east. The stable has metal casement windows and a full-width shed porch on bracketed wood posts. The house at 3390 E. River Road developed its elongated, low-pitch, side-gabled form in two stages. This first (east) wing of brick, which included a carport separated by a breezeway, was built in the late 1940s.

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The Gustafson family enlarged the house by adding a lateral, brick addition and enclosing the breezeway and carport in 1951. There has been a recent attachment of aluminum-faced insulation to the exterior walls of the original wing. The 1951 wing and all windows remain unaltered.

Gabled Cross-wing Plan: Other vernacular examples in the inventory area are gabled cross-wing houses formed by means of additions. A cross-wing example which grew by accretion is located at 3420 E. River Road (#103A & B). The original, early 1940s portion of the dwelling had an L-plan with a gabled projecting and flanking wing. This vernacular type is commonly called the "gable-front & wing." In 1951 the house was enlarged by the addition of a one-room front-gabled wing on the northeast corner plus shed enlargements. The rolled composition-clad gabled roofs have deep overhangs with exposed rafters. Currently vacant and the property of Pima County, this brick dwelling is scheduled to be evaluated for rehabilitation and adaptive reuse. The rambling ranch house at 3308 E. River Road (#36) has developed its present form through several additions. The original 1932 wing was a gable-front massed-plan type to which various gabled cross-wing additions and shed extensions were added within the last fifty years. The additions are so extensive that the dwelling is a non-contributor at this time.

Post-1953: Modified Historic Architecture and New Construction

A few early dwellings have undergone major post-1953 renovations of such magnitude that the original, earlier wing is either completely masked or overwhelmed, and the former historic style may be unrecognizable. In some cases, these remodels greatly increase the size of the house by additions such as second stories. Some of these alterations give the dwelling a historic styled appearance, the most common resembling Spanish Colonial Revival. Spanish Eclectic is the term used to describe remodeled or new construction which resembles the earlier historic style. Other alterations give an earlier styled Pueblo Revival or Spanish Colonial Revival dwelling a very contemporary Post-Modern look. A couple of the district's buildings have been constructed very recently.

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HISTORIC ARCHAEOLOGICAL FEATURES

Observed in the field during the course of this study are several historic archaeological features, some of which relate to earlier irrigation systems. Among the earliest, dating back to the Mormon era, are two Mormon wells, identified on the Rillito Irrigation District Map (Fig. 3). One, on the southeast corner of 3384 E. River Road (#89), is an abandoned well identified by a square concrete block casing with some missing blocks. The second, on the southeast corner of parcel #100, is a hand poured concrete, cylindrical casing for a deep, abandoned well. It is covered with a metal safety grill. Parcels #63 and #106 feature remnant Mormon canal depressions and one site, 3401 E. River Road (#40) has canal-related, old mesquite stumps. It is reported that an early, underground, concrete grain silo, a common Mormon feature, has been buried near the zone where parcel #103A intersects with #103B. Other historic archaeological features relate to the extensive irrigation network found later in the district such as an alignment of irrigation pipe scatter on parcel #105 and one segment of concrete lined irrigation channel on the south border of 3449 E. River Road (#91).

HISTORIC PROPERTY INVENTORY LIST
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C = Contributor
 NC = Non-Contributor

I.D. Nos.	Name & Address	Date of House Construction	Eligibility (House)	Eligibility (Landscape)
9	Frye Stables 3362 E. River road	unknown	NC	NC
12	Spessard Pecan Orchard (1936)			C
13	Torsell Place 3232 E. River Road	1953	C	C
17	Mayo Place 3555 E. Roger Road	1930s, 1991	NC	C
18	Field & Residence 3631 E. Roger Road	1984	NC	C
19	Field & Residence 3661 E. Roger Road	1930s, 1950s	NC	NC
20	LDS Cemetery 4001 N. Alvernon Way	1899-present		C
27	Timm Place 3355 E. River Road	1953	C	C
28	Spessard Guest House 3327 E. River Road	1940s, 1990s	NC	C
29	Spessard Place 3303 E. River Road	1933	C	C
33	Jacob Bingham Place 3337 E. River Road	1920s	C	C
34	Field (Keith Place) 3350 E. River Road	1930s (demolished)		C
35	Keith Residence 3338 E. River Road	1944	C	C
36	Crofts/Ramsower Place 3308 E. River Road	1932 +	NC	C
37	Russell Place 3320 E. River Road	1965	NC	C
38	Lochner Place 3358 E. River Road	1951	C	C
39	First Lochner House 3360 E. River Road	1937	C	C
40	Luepke Place 3401 E. River Road	1938	C	C
41	Field & Residence 3945 N. Alvernon Way	b. 1953-1961	NC	C
42	Field & Residence 3939 N. Alvernon Way	before 1936, 1965	C	NC

I.D. Nos.	Name & Address	Date of House Construction	Eligibility (House)	Eligibility (Landscape)
43	Strubinger Place 3761 E. River Road	1948	NC	NC
44	Field			C
45	Field			C
46	Thompson Place 3725 E. River Road	1956	NC	C
47	3900 N. Sutton Lane (vacant lot)	prior to 1953 (demolished)		C
48	Finger Rock Wash			C
49	Toportin (sp.) Place 3952 N. Sutton Lane	b. 1953-1961	NC	C
50	Horse Arena for #49 3968 N. Sutton Lane			C
51	Field			C
52	Inman Place 3501 E. River Road	1939, 1946	NC	C
53	Stockwell Place 3571 E. River Road	1930s +	NC	C
54	Potvin Place 3605 E. River Road	1946	C	C
55	Mormon Schoolhouse 3701 E. River Road	1900-1904	C (school- house only)	NC
57	Burtis Place 3747 E. River Road	b. 1941-1953	C	C
58A & B	Thompson Place 3745 E. river Road	1952, 1988-89	NC	C
59	Welsh Place 3807 E. River Road	1931	NC	NC
60	Welsh Place, 2 nd Residence 3801 E. River Road	1935	NC	NC
61A	3895 N. Alvernon Way	1993+	NC	NC
61B	3855 N. Alvernon Way	b. 1976-1980	NC	NC
62	Congregation Bet Shalom 3881 E. River Road	prior to 1953 (early tower)	NC	NC
63	Hill Place 3920 E. River Road	Before 1936, 1960s	NC	C
67	DeWolf Place 3660 E. River Road	late 1930	NC	NC
68A & B	Davidson Place 3572 E. River Road	1898	NC (c. barracks)	C
69A & B	3560 E. River Road Field			C

I.D. Nos.	Name & Address	Date of House Construction	Eligibility (House)	Eligibility (Landscape)
70A, B, C & D	Field & Residence 3568 E. River Road	unknown	NC [C stable (1951)]	C
71A & B	Field			C
72A & B	Field			C
73	Field & Residence 3565 N. Dodge	b. 1953-1961	NC	C
74	3667 N. Dodge	1958	NC	NC
76	Handmaker Care Home 3361 E. River Road	post 1953	NC	C
77 & 78	Bush Place 3371 E. River Road	1950	C	C
79	Subdivision Prototype 3364 E. River Road	1938	C	C
80	Tanner Place 3366 E. River Road	1944, 1950, 1957	NC	C
81	Guss Dairy Milk House 3374 E. River Road	over 50years	NC	NC
82 & 84	Duncan Place 3386 E. River Road	1957	NC	NC
83A	Field			C
83B	Guss Dairy Farmhouse 3380 E. River Road	1920s	NC	C
87	Green Things Plant Nursery 3235 E. Allen Road	b. 1961-1976	NC	NC
88	Field			C
89	Barthels/Romanoski Place 3384 E. River Road	1930s	NC	C
90	Knoop Place 3421 (3381) E. River Road	1940s	C	C
91	J. Alma Young Place 3449 E. River Road	1909+	C	C
92	Gustafson Place 3390 E. River Road	1940s, 1951	C	C
93	All Fours Riding Academy 3320 E. River Road	b. 1950-1953	NC	NC
94	Kelley Place/R B Ranch 3250 E. Allen Road	b. 1950-1953	C	C
95	Field & Residence 3721 N. Edith Boulevard	b. 1953-1961	NC	C
97	Field			C

I.D. Nos.	Name & Address	Date of House Construction	Eligibility (House)	Eligibility (Landscape)
98	Field & Residence 3605 N. Edith Boulevard	b. 1961-1974	NC	C
99	Kothenbeutel Place 3636 N. Edith Boulevard	b. 1950-1953	NC	NC
100	Field 3616 N. Edith Boulevard			C
101	McKee Farm 3536 N. Edith Boulevard	unknown	NC	C
102	Field			C
103 A & B	Stranathan/Post Place 3420 E. River Road	1940s	C	C
104	Field			C
105	Hackett Place 3432 E. River Road	1942	C	C
106	Field			C

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SUMMARY

The subject site, Binghampton Rural Historic Landscape, has two distinct historic contexts and has experienced a continuity of agricultural use up to the current time. The first context is (1) Tucson's first Mormon agrarian settlement established in 1898 and lasting into the 1920s. On twenty- to forty-acre parcels, Mormon settlers cultivated fields, orchards and dairy pastures on the north bank of the Rillito River close to the more densely inhabited residential settlement they founded south of the river - the Lohrum Subdivision (not part of this nomination). The second context is (2) 1920s/30s through early 1950s modest-scale, owner-occupied ranches and farms on smaller parcels used for horse culture, small livestock culture and horticulture. (Concurrently, the focus shifted from residential-agricultural pursuits to small, home-based businesses in the nearby Lohrum Subdivision.) Although a few elements still remain from the Mormon era, today's rural character most strongly reflects the second historic context. The predominant land use in the rural historic landscape is residential combined with some form of active (commonly horse culture) or retired agricultural use. Other less common land uses are commercial and social institutional. The period of significance is 1898, when the Mormons arrived, to 1953, the date which will include properties fifty years or older.

PRE-MORMON HISTORIC ERA

Anglo Development of the Rillito Basin

Anglo settlement in the Tucson basin began to flourish after the Civil War with the establishment in the 1870s of Camp Lowell near the old Spanish presidio. In 1873 the camp was moved to the Rillito River and renamed Fort Lowell. The military presence diminished the Apache threat, created a market for locally grown produce and opened the way for settlement by a civilian population of homesteaders. (Even before the fort was moved, some ranches and farms existed along the Rillito, Tanque Verde, Agua Caliente and Canada Del Oro washes. The earliest settler along the Rillito River was a man from Arkansas named Robert Rolette who around 1858 cultivated land above the confluence of the Tanque Verde and Pantano washes.) By 1886 enough people lived on the Rillito to warrant the formation of an irrigation company, the Santa Catalina Ditch and Irrigation Company, intended to water land on the north side of the river. In 1887 a heavy flood

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destroyed this project. (The first functional irrigation system was not developed until after 1900 by Mormon settlers of the Binghamton community.) Also, the arrival of the rail to Tucson in 1880 opened the way for trade and provided a substantial boost to development.

Agricultural Practices and the Rillito Basin

Successful agricultural practice in the desert required location near surface and ground water. In the Tucson Basin the perennial water flow of the Santa Cruz River encouraged larger-scale farming and by the late 1800s farms were productive especially in adjacent lands such as the San Xavier area. As early as 1858, modern farming and ranching also developed along the Rillito River, primarily at Flowing Wells, the River Bend area and the confluence of the Pantano Wash. The Rillito River basin (including the site of the future Binghamton area) abounded in natural amenities such as an ample water supply and a lush riparian habitat of cottonwood, alder, sycamore, willow and walnut trees. Gradually, as elsewhere in southern Arizona, drought cycles and poor grazing practices caused erosion which changed the riparian areas and reduced the dependable supply of surface water. To ensure adequate water supplies for agriculture, it was necessary to develop complex ditch irrigation systems. Over time, the Rillito Basin proved to be marginal and the principal focus of agriculture was land along the Santa Cruz River. In the Rillito Basin, ditch irrigation gave way to well irrigation which sufficed for many years until the water table dropped appreciably.

The Davidson Ranch

The sixty-acre parcel the Mormons initially purchased in the Bend Area was the Davidson Ranch owned by Alexander Johnson Davidson. It is unclear whether Davidson utilized the parcel for his dairy business, retained it for an investment or even maintained a homestead there. The historic, vernacular pyramidal house on the property 3572 E. River Road (#68A & B), dates back to around 1898 and may relate to Davidson. It is popularly named the "Davidson Place." Davidson was involved in the first irrigation project attempted on the Rillito (Stern 1996: 13). Mr. Davidson, miner, dairyman, homesteader, cattleman, real estate promoter and "militant Republican," was 95 years old at the time of his death. He was survived by his wife, Mrs. Viola Davidson, two sons and two daughters. Mr. Davidson was born in Cadiz, Ohio, and graduated from a small college there. He served in the Civil War and, promised positions which never

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materialized, traveled with a fellow graduate via Cape Horn to California. He engaged in mining ventures in South America and Honolulu and taught school in Sonora, California. Mr. Davidson spent time in Tombstone where he knew the illustrious Earps, Clantons, Johnny Behan and Doc Holliday. He left Tombstone in 1879 for Tucson. Varied interests occupied Davidson in his Tucson years. He engaged in mining, homesteading, cattle raising and operating a dairy that began with fifteen cows and grew to two-hundred-fifty by the time it was sold. He also served as trustee of what was then the Davidson school district. [The elementary school named after him is located at the northeast corner of E. Fort Lowell Road and N. Alvernon Way.] Mr. Davidson also served a term as president of the Arizona Pioneer Historical club and was an honorary member of the Young Republicans Club. (White Jan.1938 and White Feb. 1938.)

MORMON ERA - 1898 - 1920s

The Mormon community popularly known as Binghampton was initially settled around the turn of the nineteenth into the first decades of the twentieth century. The earliest-settled area occurred in the river bend area north of the Rillito River near today's intersection of North Dodge Boulevard and East River Road on former Davidson Ranch land. The population of this small community grew, especially after an influx of refugees from Mexico, and in 1916 sixty additional acres were purchased nearby and platted in a characteristic Mormon pattern. South of the Rillito, north of E. Fort Lowell Boulevard and west of today's N. Alvernon Way, this settlement, the Lohrum Subdivision (Map 2), housed the bulk of the Mormon population and became Binghampton proper. The Mormons had distinctive, prescribed settlement patterns. These were most clearly manifested in the subdivision south of the Rillito, not in the subject site for this text (see Section 7). This stretch along both banks of the Rillito River in today's north-central Tucson was for many years a small, self-contained community of Mormons which began to lose its identity only after World War II, being absorbed by the surrounding city (Ciolek-Torrello 1990: 73).

Mormonism

Mormonism was the most successful of all religious utopias found in the United States during the nineteenth century. The Church of Jesus Christ of Latter-day Saints was organized in 1830 in Fayette, New York, by its founder Joseph F. Smith Jr. This

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agrarian, utopian experiment, with its goals of common ownership of property and absence of social classes, was in direct opposition to the industrial capitalism that existed in Europe and the United States at that time. Founded at a time of great religious fervor, when a large number of people were suffering from the inequities of the industrial revolution, Mormonism grew quickly, attracting mostly dispossessed European and American farmers and laborers who were recruited through missionaries. Owing to the success and exclusiveness of the movement, as well as practices such as plural marriage, Mormons became victims of extreme religious intolerance. This persecution, culminating in Smith's murder, led to the eventual, well-documented trek between 1847 and 1869 of Mormons led by Smith's successor, Brigham Young, to found an independent state in the Great Basin region of today's western United States.

Mormon Expansionism

Geographically isolated, the valleys of central Utah soon became overpopulated with the arrival of tens of thousands of Mormons and it was necessary to acquire more territory. Even before reaching the Great Salt Basin in 1847, Brigham Young had envisioned establishing an expansive Mormon State of Deseret in the southwest region. The Manifest Destiny impulse of the 1840s was mirrored in the Mormon intention to spread God's earthly kingdom. Brigham Young had in mind a chain of settlements which would lead into Mexico, an area of refuge in case of attack by the United States. He wanted to acquire, besides Utah, a western terminus at San Bernardino, California, the areas which are now Sonora and Chihuahua, Mexico, and much of present-day Arizona, Nevada and Idaho (Leone 1979: 21). This expansionist doctrine found practical expression in the Mormon missionary system and repeated efforts to claim sectors of the western frontier (Peterson 1973: 7).

Mormons adopted a settlement strategy, stressing the colonization of vacant regions through a network of small, trade-linked, self-sufficient communities. Their ability to organize for survival allowed for the successful settlement of a largely hostile and arid environment. Mormon pioneers learned to master harsh, desert geographic conditions and succeed. They established an entire social environment complete with schools, Church courts, irrigation systems and controls, exchange networks, price controls, weights and measures, a monetary system, a network of roads, maps, an exploration plan, timber and water rights management, immigration management and printing facilities (Leone 1979: 18).

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In order to farm the desert, Mormons learned irrigation techniques. The control and management of water became a central part of their existence and they fitted irrigation-related features to a variety of sites. In general, initial water development measures involved diversion, impounding and conveyance. Strategically-located rock walls with head gates, diversion dams, reservoirs and irrigation ditches were typical arid-land features found in landscapes settled by Mormons and others in the West.

There was no separation between Church and state in nineteenth-century Mormonism and the entire organization was composed of laymen since Mormonism had (and has) no professional clergy. Local Church leaders were the most competent farmers, managers, organizers or financiers in the settlement. (Leone 1979: 38-40.) The Mormon family was the most important social unit of the Church. The next significant unit was the "ward," the basic ecclesiastical, political and social unit which generally encompassed a single settlement or ecclesiastical subdivision in cities with larger concentrations of Church members (Hamilton 1995: 55). Wards were collected in a larger administrative division called a Stake of Zion, the major link between local areas and Salt Lake City.

Mormonism was a religion that took responsibility for the economic success of its people. Joseph Smith instituted tithing, the annual payment to the Church of one tenth of one's income, to guarantee the Church and its poor adequate funding. The tithing system, in religious terms, a divine institution ensuring the Church's economic strength, was one of the means of giving support and ensuring the survival of founding settlements.

Expansion into Arizona

Settlement in the Arizona region began along the Little Colorado River by 1873 then extended into central and southern Arizona as well as western New Mexico. Where Mormons could live practically in isolation and no power in competition with them became dominant, settlements with sufficient resources could establish and survive. Mormonism provided settlers considerable support. In spite of adversity and some failures, by the mid-1880s, there were two dozen towns with 3,000 people successfully established along the Little Colorado River, forming part of the Mormon Corridor into Chihuahua and Sonora. Arizona settlements eventually extended from Fredonia, in Coconino County near Utah, through Saint Johns and Springerville to St. David in the San Pedro Valley. Mesa, in the Salt River Valley, was the largest Mormon settlement in the Arizona region.

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Expansion into Mexico and the Issue of Polygamy

In 1874, President Brigham Young directed a probe into Mexico to conduct missionary work among the Mexicans and locate sites for prospective Mormon settlements. Desirous to attract such productive colonists, in 1880 president Porfirio Díaz' government granted the Mormon Church an extraordinary opportunity to send colonists by promises of free land, subsidies and an exemption from military services and taxes for twenty years. New impetus to Mormon interest in Mexico developed after the United States Congress passed the Edmunds Bill on March 14, 1882, making polygamy illegal.. The Mormons considered Mexico to be a place of refuge under a foreign government where they could follow their polygamous practice in peace. (Burns & Naylor 1973: 142-143.)

The Mormons named their first colony in honor of president Porfirio Díaz. Subsequent colonies were named for Díaz' home state, Mexican patriots and officials. Along rivers in northwestern Chihuahua, Colonia Díaz and Colonia Juárez were begun in 1885; Colonia Pacheco was founded in 1887; Colonia Dublán, in 1888; Colonia Garcia and Colonia Chuhuichupa, in 1894. Settlement in Sonora began in the early 1890s along rivers in the northeast. Colonia Oaxaca, organized in 1894, grew until it was devastated by a 1905 flood of the Río Bavispe. Many of the displaced families moved down river to the Mormon colony of Morelos which had been dedicated in 1899. Colonia San José, founded in 1909 and irrigated by the Río Batepito, was a Sonoran settlement that resulted from the flood of 1905. Colonies, such as Colonia Morelos, grew from a flow of Mormon families either fleeing United States polygamy laws or assigned to the colony by Church authorities in Salt Lake City. Such assignments were made to ensure the success of colonies. (Burns 1973: 142-149.)

By 1904, two decades after the first polygamists had fled into Mexico, the Mormon world had changed. Utah had been granted statehood in 1896 and the Church had moved slowly toward mainstream America, away from provincialism and isolation. Through manifestos, the Church itself began to denounce the practice of polygamy. In the United States, harassment of polygamists became less severe and, as they died off, their numbers declined.

As early as 1906, Mexico's Mormon colonists began to notice that revolution was stirring in that country. Having left the United States because of largely politically-motivated

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social laws, they were considered foreigners in Mexico and subject to racial and nationalistic attacks. The fall of the regime of Porfirio Díaz in May 1911 left the Mormons without the security of the dictatorship that had valued them as colonists. Throughout the country, rebels were crying for land and class reform. With their communities subjected to occupation and depredations by federal and rebel troops alike, within a few short years most Mormons evacuated to the United States. (Burns 1973: 173-177.)

Colonia Dublán and Binghamton

Among these colonies, Colonia Dublán, Chihuahua, Mexico, can be singled out because, for a number of years, it was home to several Mormon polygamous families who originally fled prosecution in the United States but later, fearing revolutionary stirrings in Mexico, crossed the border to settle near Tucson, Arizona, in the settlement founded some years earlier by Nephi Bingham. In Colonia Dublán, founded in 1888, Mormons built a community of brick and frame dwellings, eventually replacing earlier adobe houses. Like Mormon towns in Utah, Idaho and Arizona, houses were set back from streets on lots with generous garden patches. Tracts designated for farming and grazing were located some distance away. The economy of Colonia Dublán depended chiefly upon agriculture, the success of which was ensured by a railroad spur connecting the community to Ciudad Juárez, across the Río Grande from El Paso, Texas. Excellent crops of vegetables, grains and fruit were produced and the rail facilitated trade with the United States. The colony specialized in the production of white flour, butter and cheese.

Binghamton, near Tucson, Arizona

Although the exact founding date is unclear, Binghamton was first settled by Mormon freighter, Nephi Bingham, who moved his family, including several siblings such as Jacob, his parents (his father was the polygamist patriarch, Erastus Bingham) plus some of the Hardy family from the McGee colony near Vail, Arizona, sometime between 1898 and 1900 into the river bend area north of the Rillito (Ciolek-Torrello & Homburg 1990: 73, Mann 1991: 17). Within an approximately five-hundred-acre floodplain zone, Nephi Bingham purchased his first sixty acres from J. A. Davidson, owner of the Davidson Ranch. At that time, the settlement was some six miles from Tucson on fertile soil nurtured by the Rillito River which, during the early 1900s, flowed most of the year.

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Being the oldest son of his father's second family, Nephi soon became the leader of the clan. Born April 9, 1858, he was the second of sixteen children born to Erastus Bingham Jr. and Susan Green, the patriarch's second wife. The first wife, Olive Hovey Freeman, bore nine children. While growing up in Utah, Nephi helped his father farm, raise cattle and build houses and the family also operated a shingle mill. When the U.S. Marshall began searching out polygamists, Nephi's father was forced to move his family from place to place. When Nephi was in his mid-twenties, he drove a team of horses freighting supplies. While on a freighting expedition out of Silver City, New Mexico, he met Elizabeth Dalkin, a Mormon convert from England, who became his wife. Nephi, his new wife and growing family also apparently moved often, first to Blue Valley, Torrey County Utah, later to Moab then to Richfield. Eventually Nephi Bingham's family moved to Mancos, Colorado, then around 1894 into Arizona where they farmed and raised hogs near Casa Grande. At this same time Nephi's parents and brother Jacob went to the McGee Colony near Vail, Arizona, before joining Nephi to settle along the Rillito.

Bingham and his associates soon built a residential zone including adobe houses around a central square, which functioned as a children's playground, on the property now serving as the Montessori School, 3701 E. River Road (#55) (the former residence of Raul Castro, later governor of Arizona and ambassador to Mexico). They planted vegetable gardens to the rear. There were thirty-five children in this group and a one-room schoolhouse was built on one corner of the square. This vacant school house, plastered and shuttered, is still standing on the site. The adjacent Montessori School building is popularly believed to have been the original Bingham house. As mentioned, it is possible that a pyramid-roofed dwelling at today's 3572 E. River Road, (#68A & B), pre-dates this initial Mormon settlement and was available for use as a farmhouse.

The floodplain acreage acquired by Nephi Bingham was originally a mesquite bosque. Much of the original vegetative cover, mesquite, creosote and catsclaw, was cleared by plow team, pick and shovel for the Binghamton farms. At first the Mormons grew sugar cane until they began construction on an irrigation system, a process well-known to Mormon pioneers. This project took several years and ensured the community a permanent water source. (Earlier ranchers in the area may have initiated this irrigation system without success.) [An undated map, "Map of Rillito Irrigation District," drawn by civil engineer J. Mos Ruthrauff, who died in 1926, depicts the Mormon irrigation system plus the early field ownership pattern, largely Mormon-held property in twenty- to forty-acre tracts. This map is currently on file at the Arizona Historical Society library. An

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adaptation, laid over present-day parcels and helpful in determining the probable location of irrigation features in the district, is included with this text (Map 3, Binghamton 1993: Exhibit 3).] Nephi Bingham hired Yaquis and Mexicans to build the ditch and a storage reservoir. A large canal, Rillito Farms Ditch, which averaged three feet in width and depth, collected water six miles upstream from a permanent spring on the north bank of the Rillito River near its confluence with Tanque Verde Wash. A collection sump was built near the spring. A secondary canal collected run-off water from the nearby foothills. Water from these canals was stored in a large reservoir located just north of the Bingham house, today 3701 E. River Road. Distribution ditches emanating from the reservoir supplied water to the various fields. The reservoir also served as a swimming pool and for baptisms. After the ditch was completed a variety of crops were grown including alfalfa, wheat, barley, oats, vegetables, strawberries, and onions. Fruit orchards were planted. Ducks, chickens, pigs and cattle were raised. (Mann 1991: 18, Gursky 1994: 16)

The Latter Day Saints Cemetery was also begun during the founding years of the community. Accounts vary but sometime between 1899 and 1901, a relative of Jacob Bingham's wife died. The family asked Nephi Bingham to choose a burial place, the first of many to follow in what became a forty-acre cemetery located today at 4001 N. Alvernon Way (#20) on the northeast corner of the district boundaries. (Nephi Bingham himself died in 1916 and was buried in this cemetery. His grave is located in the pioneer section.)

The Nephi Bingham family continued to relocate in the vicinity but maintained close ties with the Mormon community that grew from the initial settlement. Very soon after their arrival, the elderly Erastus and Susan Bingham moved to Mesa, Arizona. Nephi moved his family sometime after 1900 to the L. H. Manning ranch, about ten miles west of the Davidson Place. They remained there only eighteen months before being driven out by typhoid-contaminated water. Most accounts agree that Nephi Bingham again moved his family in 1904 to the Hall Ranch (near present day Fort Lowell and Columbus Roads). They leased this property from Charles Bayless, vice president of the Consolidated National Bank. Bingham planted an orchard and started a dairy with prize-winning cattle at this location where he remained for the rest of his life. (Ciolek Torello & Homburg 1990: 73.)

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Due to the increasing pressure of Mexican Revolution on the northern Mexican colonies, more and more Mormon refugees returned to the United States and by 1911 there was a mass exodus. Some refugees returned to families in Utah or scattered to diverse points in New Mexico, Colorado, Idaho and Arizona (Rogers 1994: 37). Many came to southern Arizona and settled either in the Bingham community or nearby at Jaynes Station, a water stop on the Southern Pacific Railroad six miles northwest of Tucson. Employed by a company to clear land for a venture which eventually failed, many of these Mormons left Jaynes Station and relocated to the Bingham community. As early as 1909, while visiting Colonia Dublán, Nephi Bingham had urged his nephew, Heber Farr, and brother-in-law, Charles Hurst, to return with him to Tucson to check out the former Davidson Place for relocation. By December 1909, eight wagonloads of Mormons from Colonia Dublán moved north, temporarily accommodating themselves with the Bingham family on the Bayless property (Mann 1991: 20). These families included five Farr brothers, Heber, Joseph, Ernest and their families and Wilford and Acel, not yet married, the Farr sisters, Edith Webb, Lindy Young (wife of J. Alma Young) and families, and Mamie Farr, not married (Sabin n.d.) (Thelma Young Goldstein, of the J. Alma Young family, in her eighties when interviewed by long-term district resident Janice Luepke in 1988, recalled arriving as a young child with her family in a covered wagon.) Frederick G. Williams brought his first wife, Amanda Burns, their children and some belonging to his third wife, Nancy Clement, who would join later. These families acquired parcels north of the Rillito River, and some resided on them, although most of the people eventually resided on the south side in the Lohrum Subdivision. As shown on the undated Ruthrauff map, names of Mormon owners before 1926 eventually included members of the Cardon family, the J. M. Bingham family, the Farr family, J. Alma Young family, the Webb family, the Nelson family and the Williams family.

In typical Mormon fashion, this community established its social institutions. In May 1910 the first branch of the Mormon Church in Tucson was organized by the arrival of Joseph E. Robinson, President of the California Mission. The branch was named "Binghampton" after the community founder, baptisms were performed and the initial church service was held under shade trees by Heber and Joseph Farris' homes. Heber Farr was ordained as the branch president. As the population continued to grow owing to the exodus from Mexico, it became clear that the small adobe schoolhouse on the north side of the river could no longer suffice. Nephi Bingham received permission to have a large schoolhouse built at the site of the present elementary school, today 3519 E. Fort Lowell Road, on the northeast corner of Alvernon Way and Ft. Lowell Road. The land was

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donated by Alexander Johnson Davidson, a former school teacher himself. Charles H. Bayless, a director and vice-president of Consolidated National Bank in Tucson, granted a loan for construction materials provided that the building be used for dances on Saturday nights. From the first, the twelve by fourteen-foot frame schoolhouse was called Davidson School. Functioning as a community building for dances and educational purposes, Nephi Bingham also got permission to hold church services there. The Mormon Church had jurisdiction over this school until the county took over in 1928. (Sabin n.d., Gursky 1994: 28, Day 1988: 53.)

In response to the burgeoning population, partly the result of the Mexican Revolution and also because of the attraction of the church branch, in 1916 Heber Farr, ecclesiastical head of the Binghampton branch, purchased sixty acres of land on the south bank of the Rillito. Called the Lohrum Subdivision (Map 3) the plat was filed and recorded at the request of John Mets on August 29, 1916 in Book 3 of Maps and Plats, page 54. (John Mets was at one time the vice president of the Arizona National Bank.) Apparently in 1918 several Mormon families who had bought property outside of the subdivision lost their land. They had made their payments to Mr. Mets who embezzled their money. Mets committed suicide and the Mormons were evicted. (Ciolek Torrello & Homburg 1990: 76). Bordered by present-day N. Alvernon Way on the east, Fort Lowell Road on the south, Kleindale Road on the north and Dodge Boulevard on the west, Lohrum Subdivision was platted into twelve, five-acre blocks of four lots each. Selling for \$125.00 per parcel, this tract became the principal residential area of the community. Streets were initially numbered according to the traditional Mormon system but were later given names such as Chapel, Farr Place, Webb Lane and Hardy Drive, associated with the early Mormon founding of what is today a multiple-use subdivision absorbed by greater Tucson. Subsequently the Mormon community embraced both banks of the Rillito River, a maze of waterworks, irrigated fields of beans, barley, alfalfa, melons, onions and corn. On one side of the river was a town with a school, shops and ditch-watered residential parcels large enough to allow ample vegetable gardens with fruit trees. On the other side, were cultivated fields and orchards, some farmstead residences, reservoirs so large they were used for boating and the LDS cemetery. (Day 1988: 53.)

During the first two decades of the twentieth century Binghampton Mormon families continued to cultivate their large fields and pasturelands. A few also resided on these properties north of the Rillito. (The earliest aerial photograph found by this author to illustrate the continuance of this large field pattern with a scattering of residences was

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shot in 1936, Fig. 1). Long-term Binghamton resident Janice Luepke has written a detailed account of property ownership from the 1920s to the present day. According to Ms. Luepke and shown on the Ruthrauff map, Nephi Bingham's initial complex, today's 3701 E. River Road (#55), became the residence and farm of Heber Farr and family. Probably in the 1920s Nephi Bingham's much younger brother, Jacob, built the family home on his acreage, which is today 3337 E. River Road (#33), a parcel greatly reduced in size when compared to that of the Mormon era. (Some sources date this house between 1910-1915 but its Spanish Colonial Revival style is characteristic of what was built in Tucson in the 1920s). Jacob's son, Millard Bingham, a frequently-quoted source of information, lived as a boy at this location, on the north edge of the Mormon irrigation system. According to Millard Bingham, who was interviewed by Janice Luepke, apparently in the 1920s there were orchards of fruit trees including peaches, plums, apricots and pears growing in the irrigated areas to the south of his house below River Road and to the east above Roger Road (on what was once the property of J. E. Cardon, J. M. Bingham and possibly Erron Farr). The J. Alma Young family resided on their property, the house of which today is located on reduced acreage at 3449 E. River Road (#91). The oldest house in the area, the Davidson Place at 3572 E. River Road (#68A & B), became the Ernest and Joseph Farr Place. Apparently during the 1920s J. E. Cardon had a dairy on the west side of the Rillito River but pastured his cows on the east. He dug a well located today on the southeast corner of 3384 E. River Road (#89), but due to insufficient water left in the 1920s.

A new name appeared during this decade. A widow, Mrs. Guss, established a dairy and built a house in the Bungalow style on former Cardon land which included present-day 3380 E. River Road (#83B). The house at 3374 E. River Road (#81) was the former milk house. (Luepke n.d: 1, 2.)

Also, possibly in the 1920s, a house was built on Maple Boulevard, today's 3939 N. Alvernon Way (#42). Very little has been found about the history of 3939 N. Alvernon Way. The stuccoed adobe, Spanish Colonial Revival style residence, sited in a heavily landscaped, oasis-like setting surrounded by desert, is said to have been built around 1925 and it appears on the 1936 aerial photograph. This was in Mormon times part of the property of A. E. Williams. According to the state inventory form prepared by Ryden and Associates in 1991, the owner of the property, John Ross Jr., claimed that this residence was used by a Mormon bishop.

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By 1927, with over forty homes in the town south of the Rillito, the Binghampton branch had grown populous enough to justify the construction of the Spanish Colonial Revival style Mormon church used today on the south side of Fort Lowell Road. Work was begun on this new chapel the same year that a land dispute over the cemetery took place. Land developer John Murphey had acquired the parcel containing the cemetery as part of his huge Catalina Foothills Estates development. When Murphey demanded the removal of the graves, the Mormons sent as their agent Orrin Williams to Phoenix to seek the aid of the Bureau of Land Management. Eventually forty acres of land was carved out of Murphey's land and sold to the Binghampton Church for \$1.25 per acre.

As the Mormon community on the south side of the Rillito maintained itself up until World War II, its agricultural influence on the north side of the Rillito began to wane. Farming in the Binghampton area continually declined in importance owing to the increasing difficulties both with periodic flooding and in obtaining adequate water to irrigate crops. Well water substituted for what the Rillito River once supplied, feeding irrigation ditches of which some were still used until 1941. As the water table declined, it became increasingly expensive to dig deeper wells and no longer feasible to maintain crop production. This led to less water-intensive agricultural uses, such as horse culture, in the area. Today, Binghampton south of the Rillito has been completely absorbed by greater Tucson with light industry and auto body shops. Office and apartment complexes also threaten its old homes and shops. Few Mormons still reside in the area, although the historic importance of Binghampton as the root of a flourishing Mormon religious community remains.

RIVER ROAD AS A HISTORIC ROUTE OF TRAVEL

According to historian James E. Ayres, River Road, like many historic roads, developed through use, not deliberate planning, over a long period of time. By 1904 there was an extensive network of single track roads leading to and beyond the Rillito River. Two reasons accounting for this early plethora of roads was the establishment of Fort Lowell in 1873 on the south side of the river, and the settling of the nearby Mormon agricultural community of Binghampton in 1898 on the north side of the Rillito. Maps from this era show that there was no proper River Road alignment at that time but there were road segments north of the Rillito River in the vicinity of River Road. At first early residents were more interested in developing north-south connections to Tucson. Gradually, as

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north-south links, such as Dodge Boulevard, were developed, the need for east-west roads intersecting them along the north side of the Rillito became necessary. Farm families needed to reach fields, churches, businesses and schools and to maintain the irrigation systems. The possible beginning of River Road as an organized road was the 1911-1912 lay-out of a road near the intersection of Oracle Road and the Rillito River. In 1913, the road extended eastward to 1st Avenue and beyond. By 1930, River road passed through the River Bend area and reached its eastern terminus at Sabino Canyon Road. At that time, the road had become an important link to developer John Murphey's Catalina Foothills Estates. River Road is said to have acquired its present-day configuration by 1941, although a large portion of it remained unpaved. (Old Pueblo Archaeology Center 2001: 88-91.)

POST-MORMON ERA OF SMALL-SCALE RANCHES AND FARMS - 1920s/30s - 1953

The post-Mormon era in the River Bend area was characterized by the following trends: (1) the cessation of the dominance of Mormon ownership, (2) the increasing practice of subdividing the larger tracts into smaller parcels and the conversion from water-intensive, field crop agriculture and dairy pasture to (a) horticulture, (b) small-scale dairy farming (c) horse culture and, to a limited extent (d) dog and small livestock culture and (3) the increasing tendency to build residences and outbuildings on the parcels.

Horticulture

Horticulture is a branch of agriculture concerned with producing fruits, vegetables, flowers, and ornamental plants. As mentioned, Binghampton's Mormon residents were known to have established fruit orchards but very little, if any, remains today of these orchards. According to Janice Luepke, around 1936 the pecan orchard, (#12), still viable today, was set out by the Spessard family. Mr. Spessard was one of many health-seekers who came to Tucson in search of a cure for lung complaints in the desert climate. At that time in Tucson some of his ilk engaged in orchard horticulture, (especially small-scale, specialty citrus production) as an occupation which was both therapeutic and practical. The Spessard property, which comprised the orchard, the principal residence, 3303 E River Road (#29), and a guest house, 3327 E. River Road (#28), was an "orchard estate." As Tucson citrus grower and realtor, Gene Reid (also in Arizona because of tuberculosis)

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was proving in his nearby Ranchos Palos Verdes, the Tucson area provided ideal growing conditions for certain trees. Well irrigation allowed for moisture control and the desert climate and soil were relatively free of the pests and disease that plagued other regions. In the 1930s a small-scale orchard such as the Spessards' probably served a local clientele.

Pecan trees, which need high summer temperatures both day and night for good kernel development, have proven to be particularly well suited for cultivation in the Arizona desert. For many decades, pecan farming has been a very important industry in the southeastern United States. Pecans also thrive in Texas, the northern Mexican highlands and Arizona. Today, modern, large-scale, commercial pecan production in Arizona can be found in the Santa Cruz Valley (especially the large operation of the Farmers Investment Company, FICO), and in Pinal, Yuma and Cochise Counties. Native to temperate North America, the pecan tree (*carya illinoensis*) is a member of the walnut family. It produces one of the finest nuts in flavor and texture with the highest fat content of any vegetable produce. Unlike citrus trees, with a commercial production life of twenty to thirty years, pecan trees produce for ages. Pecan varieties, such as the Western Schley used extensively in southern Arizona, have been developed to suit particular climatic zones within the United States. (Duddleston 1980: 1C, 3C, McDaniel 1969: 512, Russell 1975.)

Also in the mid 1930s Weed Arthur Stockwell planted vegetables and established a plant nursery on land surrounding his residence, 3571 E. River Road (#53). What remains of Stockwell's horticultural business is the stately *pistacia Atlantica* tree he planted on Sutton Lane near his residence. Nursery land is used for the propagation and growing of plants, such as herbaceous perennials, trees, shrubs, and fruit trees. Nurseries are generally equipped with propagating houses and storage sheds. In North America, the nursery industry began to grow in extent and influence with the development of fruit growing about the time of the opening of the Erie Canal in 1825. Until about 1860 the development of the business was chiefly westward from New England to New Jersey, Michigan and Illinois. After the Civil War the industry began to spread southward and southwestward until virtually every state had nurseries. On the Pacific Coast, especially in California, missionaries established small nurseries, but not until agriculture began to rank in importance with mining were commercial nurseries established there. Today some of the largest, most important nurseries are located in California. (Encyclopedia Americana 1997: 552).

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Horse Culture

According to Kristin Coleman, daughter of Janice Luepke, in the past, the horse culture in Binghampton consisted largely of riding stables and horse breeding. In recent years, the culture has consisted of roping and rodeo events; Thoroughbred breeding and training; jumping events and equestrian shows, horse boarding; pleasure horse use, wagon train harness mule use and general riding. The most notable breeds have been Quarter Horses, Arabians, Palominos, Thoroughbreds, Hanoverians and ponies.

It is believed that the horse as we know it made its first appearance in the Americas in 1493 when these animals were sent by the King and Queen of Spain to the Island of Hispanola in the West Indies. Horse breeding on Hispanola and then Cuba supplied the animals needed for future Spanish conquests (Pijoan 1975: 8). The Spanish horse, derived largely from the North African Barb, was the first domestic horse bred in North America. The Barb, a hardy desert horse introduced into Spain by the Moors in 711 A.D., was bred by the Spaniards for its agility, fleetness, smooth gait and fine temperament. Since the 1500s, when Spaniards drove horses from Mexico to what is now the southwestern United States, horses and men have been working partners in this region. The horse introduced revolutionary changes into the lives of native peoples such as the Apache and Navajo. Formerly food gatherers and bison hunters on foot, an equestrian existence enabled these tribal groups to embark on a way of life based on trade and raiding as well as bison hunting. The Navajo and Apache considered horses a gift from the gods. As Mexican and Anglo settlers increasingly populated the Southwest, they brought livestock with them, and by the late 19th century, Arizona frontier life centered around horses. These animals helped plow fields, haul freight, pull stage coaches and work cattle. Through history, horses have been highly valued on Arizona's cattle ranches. The cow or cutting horse has been made famous by the folklore of the American cowboy. Horses have been used for entertainment in the sport of horse racing and rodeos where cowboys could show off their skills. The breeding of fine horses, such as Arabians for pleasure and show and Quarter Horses or Thoroughbreds for racing has long been common in Arizona. (Baeza 1988: 5-13).

Horse Types Found in Binghampton

The horse can be classified by size, type, place of origin and use. The most common classification, based on size, divides the animal into draft horses, light horses and ponies.

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The light horse may be divided into riding and driving types. Overlapping occurs since all light horses can be driven, ridden and used for light work. Stock horses are a type of light horse trained to be efficient in working livestock under range conditions. "Cutting horses" are stock horses specifically trained to separate cattle. "Roping horses" are stock horses trained for roping calves or steers in rodeos. All light breeds are related to the Arabian, the oldest breed. The Barb horse is similar to the Arabian and probably related to it. The Arabian is noted for endurance and is characterized by its small graceful build, beautiful head, stamina, intelligence and spirit (Bushnell 1987: 110). The Hanoverian, also called the "warm blood," was developed in the region of northern Germany. The Thoroughbred, originally developed in England, is a running race horse characterized by refinement, long muscles and neck, short back, prominent withers and long legs. The American Quarter Horse is commonly used by cowboys for cutting cattle from herds and for short-distance running. It is a thick, short-muscled horse related to the Spanish horse and Thoroughbred. Some horses are classified by their color. The Palomino, a color type, is a popular breed for pleasure and parades. Belonging to one of several light breed types, the Palomino is some shade of yellow or gold with a white or silver mane or tail. The pony is a horse of any number of small breeds usually not over fourteen hands high (the "hand," which equals four inches, is a lineal measurement of horse height). (Gorman 1969: 701-707.)

Horse Activities in Binghampton

Rodeo: Rodeo is a sport involving a series of contests and exhibitions derived from riding, roping, and related skills developed by cowboys during the era of the range cattle industry in northern Mexico and the western United States (1867-87). (The word rodeo is of Spanish origin, meaning a gathering place or marketplace for cattle.) The extraordinary skills required of contestants and the inherent danger of some events make rodeo one of the most exciting spectator sports. Today rodeo is composed primarily of six major events (1) bareback horse riding, (2) saddle-bronco riding, (3) bull riding, (4) calf roping, (5) steer dogging, and (6) women's barrel racing. In Binghampton, practice for rodeo events such as barrel racing and roping took place in the arena of the Post property, 3420 E. River Road (#103). The horse trailer parking and staging area for these rodeo practices was the open field at 3616 N. Edith Lane (#100).

Horse Training, Riding and Showing: Horses are customarily broken to saddle or harness when two years old. Thoroughbreds are usually broken as yearlings. Generally all riding

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horses will be trained to walk trot, canter and gallop; to turn left and right and to halt; to stand quietly while the rider mounts and dismounts. The rider controls and guides with hands (using the reins and bit); legs, the use of weight and voice. The horse is a natural free jumper but, if ridden, schooling is necessary. The jumping horse is schooled to jump over a series of obstacles. Today jumping events and equestrian shows are associated with 3631 E. Roger Road.

Wagon Train Harness Mules: VisionQuest, headquartered in Tucson, is a private, for-profit, public service corporation which has pioneered successful programs for dealing with juvenile offenders across the country. R. Ledger (Bob) Burton is the founder of VisionQuest. The founder's goal was to fill a need at a much lower cost than what state governments spend on such programs. The most visible of the VisionQuest programs are the four Wagon Trains that travel the continental U.S. and operate year round. Other programs include Wilderness Camps, Ocean-Quest and HomeQuest, a program designed to allow young offenders to remain in their own homes. (Anthony 1987: 25-27.) At the present time, VisionQuest owns a number of properties in the bend area including the lot, #83A, 3371 E. River Road, (#78) and its lot (#77), 3449 E. River Road (#91), 3501 E. River Road (#52), 3571 E. River Road (#53) and its adjoining parcel to the north (#51), Horse culture in various forms including harness mules and general riding is practiced on these properties.

History of Binghampton : 1930s

The following information was provided by Janice Luepke and Frank and Helen Lochner (unless otherwise noted), all of whom moved into the Binghampton River Bend area in the 1930s. It is not a complete chain of title for each property. During the 1930s Mrs. Guss, a widow, and her two daughters, Bonnie and Lila, continued to run the dairy and reside in the house Mrs. Guss built in the 1920s, 3380 E. River Road including today's parcels, #83A, #83B and #82. In the 1940s Mrs. Guss sold the property to Lindenau, an engineer who worked for Pima County. Also during the 1930s new families, including the Luepkes and Lochners, moved into the River Bend area. Several purchased smaller parcels that were once part of the larger, Mormon-owned tracts. It is not known whether the subdivision of parcels in many cases corresponded to earlier field patterns within larger tracts. This is likely, however, and by 1936, as shown on the aerial photograph (Fig. 1) field patterns were set which reflect much of the property ownership even today. The aerial photograph of 1941 (Fig. 2) also serves as an excellent reference

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for development in the 1930s. Although the extent has not been determined, in the 1930s W. H. Coleman and H. L. Kerr owned a considerable amount of the land in the River Bend area which they sold to parties like Gordon and Janice Luepke. It was the time of the Great Depression and, according to Frank and Helen Lochner, the reason their relatives purchased farming land in the Binghampton area was because water was relatively close to the surface and land was relatively inexpensive. Also, as mentioned, health seekers like Mr. Spessard acquired property to follow therapeutic and practical horticultural pursuits or to simply benefit from the desert climate.

In the 1930s when the snow would melt in February, the Rillito River would run from then until May. At this time, however, the river was no longer a dependable source of irrigation but there were some very good wells which reached water at depths of thirty to forty feet. Irrigation ditches were still in use but were supplied by wells. A former resident, the late O. K. Post, former owner of 3420 E River Road #103 and adjacent parcels, remembered an irrigation ditch running along River Road from Dodge Boulevard and along Allen Road in 1932. (There is still a concrete-lined ditch in front of the former Young property, 3449 E. River Road (#91). By the 1930s, the Bend area was served by electricity and telephone lines.

In 1936 Weed Arthur Stockwell purchased a large block of land where he built a residence of stuccoed cement and stone, planted vegetables and operated a plant nursery. The house he built is today's 3571 E. River Road (#53), now a VisionQuest property. According to Stockwell's daughter, Mary Lou Inman, who later resided at 3205 E. River Road (#52), the large tract of land was bounded on the south and west by River Road; on the north by Roger Road and on the east by Sutton Lane (the name was given to this road later). The family's well was the largest in the area at the time. During World War II, Mr. Stockwell sold carloads of vegetables to the U.S. Army for recruits passing through Tucson by rail. In the 1930s he planted the stately *pistacia Atlantica* tree which grows along the fence line along Sutton Lane southeast of the house. This tree is now noteworthy as one of Tucson's "great trees." (Luepke n.d: 3, Luepke 1989: Inman interview.)

Weed Arthur Stockwell, who, according to his daughter, disliked the name "Weed," was born in Flatonia, Texas. He entered the nursery business with his father and grew citrus in the Rio Grande valley before moving to Arizona in 1917. He practiced horticulture in the Salt River Valley and later moved to Tucson in 1933 where he owned and operated

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the Stockwell nursery for nineteen years. Describing himself a "commercial nurseryman by profession and an experimenter by inclination," Weed Stockwell introduced the pink grapefruit to Arizona. When he died in 1953 Mr. Stockwell was survived by his wife, Lupe, and five daughters. (*Arizona Daily Star* 1953 and Luepke 1989: Inman interview.) After the Stockwells, the land was used for a dairy farm.

In the mid 1930s, the Spessard family moved into the area. According to Janice Luepke, their property at that time at least included land that was later divided into separate parcels, #12, #13, #28 and #29. Frank and Helen Lochner report that Mr. Spessard, a graduate of the University of Texas, came to Arizona because, as many health seekers, he suffered from a lung complaint. Around 1935 the Spessards built their Spanish Colonial Revival style, adobe house, 3303 E. River Road (#29), on a steep hilltop just north of the flat land where they would plant the pecan orchard. Around 1936, they set out the pecan grove (#12). Apparently the grove was established as a business for the Spessards' two young sons. On the same hill to the east of 3303 E. River Road, the Spessards built a guest house, today 3327 E. River Road (#28). This house originally served as a rental for the family that owned the Johnson Wax Company. It was also rented out to a Lady Eaton from Canada (Luepke 1989: Mooney interview). The house at 3303 E. River Road was sold to Ronald Starcher in the 1980s. The pecan grove was sold to Mr. and Mrs. Torsell who built the Contemporary style house 3232 E. River Road (#13) in the northwest corner in 1953. Later, Richard Masek purchased the grove and former Torsell house. The Spessard guest house, 3327 E. River Road, was purchased by Mr. and Mrs. Mooney in 1962. Completely remodeled in the 1990s, it was donated to the Tucson Museum of Art and sold off by a fund-raising auction.

A property on the southwest corner of the upper bend of River Road, including today's resources #34, #35, #37, #38 and #39, was purchased in 1936 by Mr. and Mrs. Clyde Keith. Mr. Keith was a railroad man and Bernice Glass Keith was the mother of Helen who married Frank Lochner in 1939. Clyde Keith drilled a well in 1940 (later deepened) and built the main house, an adobe structure, on the corner of the bend in River Road. (This location is today's resource #34, a vacant property owned by Pima County. The house was demolished by the County in the 1980s.) The Keiths had a garden with corn, onions and chile peppers. In 1937 Frank Lochner started building the small, white frame house, 3360 E. River Road (#39). He purchased approximately eight acres of land from Clyde Keith. The Lochners remember a gnarled pear tree on their property, once part of a Mormon orchard. They did not "farm" but had a garden and four pecan trees as well as

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barnyard animals. The garden always provided them everything they needed, a great boost during the Depression, including artichokes, tomatoes, melons, celery, cauliflower and squash. According to Helen, "it was much greener then," recalling the high stalks of Mexican June corn they grew to make green corn tamales. The property has always been watered by well. The Lochners still use their wells, drilled down to 110 feet, and still raise vegetables including onions, elephant garlic and chard. They also had a chicken coop, pigs, dogs and every year raised and butchered a steer they purchased as a calf at an auction. They have also had horses belonging to their daughter-in-law on the premises. The Lochners built themselves the burnt adobe residence at 3358 E. River Road (#37). Construction on this house started in 1951. The Keiths also sold to James and Betty Ann Russell, sister of Helen Lochner, the land which now includes resources #35 and the adjacent lot to the south. The house at 3338 E. River Road (#35) was built in 1944. The principal residence for the Russells is the brick house built by them in 1965 on the adjacent lot, 3320 E. River Road (#37).

The first wing of the house at 3308 E. River Road (#36) was built in 1932 (according to the assessors' building record card) by Wynn and Dorothy Crofts. Wynn Crofts, an asthma sufferer, was attended by his wife who was a nurse. The Crofts did not farm their property but used it for residential purposes. The couple undoubtedly found the climate in Tucson advantageous for Mr. Croft's bronchial complaint. The property was sold to the Paul Ramsower family in the 1940s or 1950s. Paul Ramsower married Helen Knoop, a widow with two children, who was at one time the owner of 3421 (3381) E. River Road (#90). The couple purchased 3308 E. River Road from the Crofts. Paul Ramsower's father, Parvin A. Ramsower and his family, non-Mormons, moved into the Binghampton area from Bisbee in 1935. They wished to be closer to the University of Arizona for the education of their children, Paul and Frank Ramsower. The Ramsowers lived behind the grocery store, Ram's Market, which they opened in 1938 and operated at the corner of Fort Lowell road and Alvernon Way (then Maple Avenue). (The store was later moved to Fort Lowell Road and Dodge Boulevard.) Parvin's son, Frank, helped in the grocery store and later opened an automotive repair shop on the east side of Dodge Boulevard just south of Fort Lowell Road. Frank's wife, Florence Remily Ramsower, met her husband at one of the Saturday night dances held at the Mormon Church on Fort Lowell Road. She had moved with her family in 1927 from North Dakota to Binghampton because of her mother's health. (Day 1988: 54 and *Arizona Daily Star* 1959.) The rambling house at 3308 E. River Road, which has had many additions, was later owned by the Chamberlain family.

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In 1936 architect Gordon Luepke and his wife, Janice, bought 9.55 acres of land, 3401 E. River Road (#40), the southeast quarter of the southeast quarter of the southwest quarter of Section 21, Township 13 South, with the exception of a thirty-foot wide easement on the south boundary to be used for road and ditch purposes. (In earlier days, this was the southeast corner of Jacob Bingham's property.) The northernmost Mormon irrigation ditch ran across the north side of this property. Indications of its course were marked by large mesquite trees, some dead stumps of which still remain on the property. This was also orchard property in the 1920s with black walnut trees present into the 1930s and 1940s. The Luepkes purchased the land from W. H. and Carolyn F. Coleman and H. L. Kerr, a widower from New Mexico. This property once had a cement-cased well which had been dug many years earlier, possibly to water orchards and crops in the 1920s. It was approximately thirty feet deep, located on the north part of the land. The Luepkes deepened the well by drilling and installing a submergible pump. The well, still used for household consumption, is approximately two-hundred-feet deep today. The main house, designed by Gordon Luepke, was started in 1938 and added to in 1943 and 1950. In the late 1970s Gordon Luepke designed a second residence, called the "guest house," today resided in by daughter Kristin and her husband, Steve Coleman. Since the 1960s, the land has been used for residential purposes and as a small, pleasure horse farm with approximately one acre of planted pasture.

In the early 1930s to the east of Luepke land on Roger Road, Jim and Pearl Mayo, owners of a tavern, bought approximately six acres and built a small, adobe house there, 3555 E. Roger Road (#17). (In the days of Mormon ownership, this land was cultivated by Erron Farr and Jacob Bingham and irrigated from the main north irrigation ditch, part of which ran along the base of the hill on the northwest end of this property). The Mayos' original house still exists to the southwest of the two-story house of a later construction date. This land was bought by Bruce "Boots" Wilder in the 1960s who built a barn, pastured horses and deepened two wells. (Mr. Wilder was employed around the 1950s by Mrs. Richmond who established a Palomino Farm at 3571 E. River Road, the former Stockwell residence.) Mr. Wilder had a sign at the entrance of his property "Oleo Acres - One of the Cheaper Spreads." Apparently, he found buried farm equipment and horse bones on his property that dated back to earlier times. The property was sold to Kenneth, Barry and Michele Antle in the 1980s. They remodeled the house extensively and have used the land to pasture and board horses.

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In the 1930s, sometime prior to 1936, Ted Barthels bought a piece of land at the northwest corner of Allen Road and River Road and built a house on it, 3384 E. River Road (#89). (This land was once part of J. E. Cardon's dairy pasture and it included a well probably installed by him on the southeast corner of the parcel. The concrete block well box for this Mormon well can still be seen.) Barthels purchased the land from the previously-mentioned Coleman and Kerr. The Barthels' land may have extended back to the Rillito River at one time. Some of the land near the river, the site of today's Green Things Plant Nursery, 3235 E. Allen Road (#87), was at some point cultivated by or possibly owned by a man called Ropp who raised hogs on this parcel. The 1936 aerial photograph (Fig. 1) shows that much of the Barthels' property was furrowed and cultivated at that time. The 1941 aerial photograph (Fig. 2) shows what appears to be a residential cluster on the Green Things site, no longer in existence today. As well as farming his land in Binghampton, Ted Barthels managed the Associated Students of the University of Arizona Bookstore in 1936, after graduating from the University, where he worked until 1956. He co-owned the Arizona Book Store at 817 N. Park Avenue from 1956 to 1983 (Schlanger 1988). In the 1950s Albert and Charlotte Romanoski purchased the property, including the adjacent lot to the west, which they used as their residence and a horse farm. The Romanoski parcel was sold to Mark T. Yoshino and Grace Hou in 1998. They practice horticulture and keep chickens in an old coop. The use of the property today is primarily retired horse culture and residential.

The vernacular, adobe pyramidal at 3572 E. River Road (#68A & B) (the Davidson Place, later the Joe and Ernest Farr Place) was lived in during the 1930s by a man named W. H. Coleman who ran a riding stable there. The property was owned by the previously-mentioned W.H. Coleman and H. L. Kerr, the same parties who sold land to Gordon Luepke in 1936. By 1990 the property was owned by the Rock Creek Ranch Associates (Walter Meyer) and used for horse culture and for raising chickens. The property is currently vacant.

Around 1938 (or 1940 according to the building record card) Hubert G. and Frieda DeWolf built a house on their parcel located on the southwest corner of Dodge Boulevard and River Road, 3660 E. River Road (#67). [A few decades earlier, as shown on the Ruthrauff map (Map 3) this parcel was part of the J. Webb land. As late as 1932, an old ditch used for irrigating the land ran along the north side of the property.] Hubert DeWolf was a dentist who, for a hobby, used to practice marksmanship as a member of the Tucson Trap and Skeet Club. Frank Lochner, a carpenter's apprentice at the time,

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worked for the contractor who built this house. Mr. Lochner also belonged to the Trap and Skeet Club. The DeWolfs, who used their land to pasture horses, owned this property until they died within a few months of each other in 1998. The property was then sold to Eric Laytib who remodeled the house, drilled a new well near Dodge Boulevard and, in the year 2000, enclosed the perimeter of the parcel with a high brick wall.

The residences on the property belonging today to William Welden Welsh, 3807 E. River Road (#59) and 3801 E. River Road (#60) also date back to the 1930s. According to the record card, today's adobe, Pueblo Revival style residence at 3807 E. River Road was built in 1933 with a 1935 wing addition. Today's frame house at 3801 E. River Road was built in 1936. During Mormon times this was part of the H. E. Farr property and a site where the irrigation ditch passed through en route to the reservoir. In recent years, near the back house was a cement-lined depression that may indicate the site of the Mormon swimming pool which was located next to the irrigation reservoir. In the past, the Welsh brothers, William and Martin, ran a plant nursery on the property. It was called the "Martin Welsh Nursery" and "Good Earth" on the building record card. There was mention of a turkey hot house dating back to 1944. Today the property is overgrown with trees and natural desert vegetation and is not put to agricultural use.

The property owned by Richard Hill, 3920 E. River Road (#63), was on land once owned by a Mormon family responsible for building the original adobe house. When the Hill family bought the land and built their burnt adobe house, they saved a portion of the adobe wall of the original house and incorporated it into their own. The remains of the original Mormon irrigation ditch cross this land. On the Hill property, there is a visible depression along the course of the old ditch and it is also marked by large stumps of mesquite trees at intervals. The ditch crossed River Road at today's Alvernon Way. Near River Road at the northwest corner of this property is a cement platform which was the floor of a well house (this well is shown on the Ruthrauff map). The wood structure was vandalized and burnt down around the early 1960s.

History of Binghamton - 1940s

In the 1940s the Calmes owned the property built by Jacob Bingham, 3337 E. River Road (#33). Mr. Calmes was another health seeker who came here because he suffered from

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asthma. According to Helen Lochner, there was an asthma clinic and sanitarium nearby on 1st Avenue north of Speedway Boulevard.

The Cowleys, who had purchased the pecan grove from the Spessards and later sold it, also owned land on the south side of Roger Road including today's 3364 E. River Road (#79) and 3366 E. River Road (#80). This was part of the land originally owned by J. E. Cardon, one of the early Mormon settlers. The Cowleys built the main house at 3366 E. River Road of plastered mud adobe in 1944. The house, located on Roger Road near the Rillito River, has been remodeled several times. A large wing of burnt adobe, designed by architect Gordon Luepke, was added in 1957 for John and Clara Tanner, current owners who purchased the property in the 1950s. The very small house at 3364 E. River Road (#79) was built in 1941 according to the building record card. It was the prototype for a ten-unit subdivision which never developed. The houses were to sell for \$900 each.

In the 1940s Charles Duncan built the brick residence at 3386 E. River Road (#82). In the Mormon era, this was once part of J. E. Cardon's dairy pasture. Around the 1970s or 1980s, the property was sold to Neal and Pamela Grissom who completely remodeled the house, changing the façade to a Mediterranean eclectic style and adding a second story. Today Neal Grissom keeps some livestock, including horses and donkeys.

In the early 1940s Mr. Stranathan built the house and barn at 3420 E. River Road (#103), where he ran a dairy. Janice Luepke bought milk, cream and chickens from him during World War II. O. K. and Gertrude Post bought the property around 1951. (The Post property eventually included resources #100, #102, #103, #104 and #106.) The Posts used their property as a residence and horse farm. Orvil Kelvin Post, a well-known local cowboy, called "OK" or "Bum" by his friends, and his wife, Gertrude, were best known for the OK Feed and Supply Store they built and ran at the northeast corner of Dodge Boulevard and Fort Lowell Road in the Lohrum Subdivision. Mr. Post, an Arizona native and member of the Mormon Church, grew up on a ranch in St. David, Arizona. He came to Tucson in 1926 where he attended the University of Arizona. In 1932, O. K. Post worked for the Pima County Transportation Department grading River Road, Allen Road, Roger Road and vicinity. While grading roads he noticed considerable hay wagon traffic in this area, an ideal market for a feed store. He built the original family house and store on the same corner in town. The store (still in operation under different ownership today) supplied "near everything" rural people could use including feed, hardware, hats, Levis, paint and nails. He worked for the county while his wife ran the store until 1943.

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At that time, he quit his county job and concentrated on his business. (Day 1988: 54, 55.) O. K. Post roped in Tucson's rodeo, La Fiesta de los Vaqueros, starting shortly after World War II until three years before he died in 1989. His funeral was held at the LDS Church, 3700 E. Fort Lowell Road. (Peña 1989.)

In the 1940s Durlin R. and Agatha Hackett built the burnt adobe, Territorial Revival style house which sits deep into the lot, obscured by vegetation, at 3432 E. River Road (#105). In Mormon days this was Ernest Farr's property and most of it appears to have been under cultivation in the 1936 aerial photograph. In 1944, a guest residence with garage was added. The building record card shows a stable, horse shelter, chicken coop, hay shelter and kennel at one time on the property. The Hacketts raised collie dogs. In 1990 this parcel was owned by Ignacio and Rosemary Garcia.

The Spanish Colonial Revival style house at 3605 E. River Road, of stuccoed cement block, was built by owner Tony Potvin in 1946 according to the building record card. The record card also lists the earlier address of this property as lot number 65 on 3605 S. Sutton Lane. In Mormon times it was part of H. E. Farr's property. As shown on the 1941 aerial photograph (Fig. 2), the land was still under cultivation at that time. Apparently Tony Potvin sold the property in the 1950s to someone who had Irish Wolfhound kennels. (One early owner, mentioned on the building record card, was Irene Shmiell). The present owners of this property, called "Winning It All Thoroughbred Farm," raise race horses.

Mr. Woods bought land from Weed Stockwell including the Stockwell residence at 3571 E. River Road (#53) and he operated a dairy there. In the late 1950s this land was bought by Mrs. Richmond who brought Palomino horses from the East and established a Palomino farm here. Mrs. Richmond hired Bruce "Boots" Wilder to run the farm. In the 1960s Mrs. Richmond sold to Robert Burton for VisionQuest, the current owners.

3761 E. River Road (#43) is located on land once crossed by the Mormon ditch to the irrigation reservoir. On this property in 1948 Louie and Juanita Strubinger built a brick house with a low gabled roof. This house was designed by architect, Gordon Luepke. When the Strubingers built their swimming pool in 1950 (date is according to the building record card), they filled in a rock-lined depression just north of their pool. This depression is said to be part of the cement storage area built by the Mormons just east of the original irrigation reservoir. The Strubingers had a chicken house according to the

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building record card. They sold to John C. and Sally Greenleaf sometime around the early 1970s. The Greenleafs kept a horse. The property was then sold to Audra Temple, then to Gettel.

What is known today as the Guillaume property, owned by Michael Guillaume, 3661 E. Roger Road (#19) was once part of Erron Farr's land, the northernmost part of cultivated Binghampton, bordered by the foothills just east of the Mormon Cemetery. The northernmost irrigation ditch in the system crossed this land. Purchased by Richard Bunnell in the early 1940s, the remains of an earlier adobe house (dating back to the 1930s according to the building record card) were incorporated into the house he built in 1942. While Bunnell owned the property, the Soil Conservation Service planted rows of eucalyptus and other trees as windbreakers nearby. They also planted the windbreak trees at the old Rascob Place (now the Jewish Community Center). These trees show on the 1953 aerial map (Fig 3). There is also a 1930s-vintage tack room, now functioning as a pool room, on the Guillaume property. A guest house north of the residence was built in 1950. At one time the property had a chicken house, sheds and stables, evidence of its agricultural use primarily as a horse property. The property was owned in the 1960s by C. E. McGlamery, a veterinarian.

Elizabeth L. Burtis lived for many years at 3747 E. River Road (#57) at the end of an unnamed lane leading north from River Road just east of the traffic light at Dodge Boulevard. The lane ends at Finger Rock Wash where the desert vegetation is very thick. This was in Mormon times part of the H. E. Farr property. The residence appears on the 1953 aerial photograph (Fig. 3) and is probably of the late 1940s vintage. In 1990 the house was sold to John Peck and James MacIlrath.

On the 1941 (Fig. 2) and 1953 (Fig. 3) aerial photographs what appears to be a residential complex appears at 3667 N. Dodge Boulevard (#74). A man named Bennedum built a brick house at this location and lived here for many years. In the 1990s there was a plant nursery on this site. The property has been sold several times, most recently to the Koedykers in the late 1990s and to Eric Laytin.

On land formerly owned by Weed Stockwell, the house and barn at 3421 E. River Road (#90), was built sometime between 1941 and 1950. (Recently the address has been changed from 3381 E. River Road.) In Mormon times this was part of the J. Alma Young property. Owned by Helen Knoop in the 1950s (who married Paul Ramsower, as

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previously mentioned), in recent years this property has served as a horse farm. In the 1990s it was owned by Laura Gilmer and Carolyn Hyde and in 1998 it was owned by Martori who practiced horticulture.

Early 1950s

In 1953, Mr. and Mrs. Torsell, at that time new owners of the pecan grove (#12) originally set out by the Spessards, cut into a small section of the orchard to build a brick, Contemporary style house at 3232 E. River Road (#13). The current owner of these parcels, Richard Masek Jr., harvests pecans and pastures horses on the south and east sides of the orchard.

In 1953 Ralph Timm built the large, Contemporary style, split level house at 3355 E. River Road (#27). Very little else is known about Ralph Timm.

In 1952, the residence at 3250 E. Allen Road (#94) was built by Mrs. Helen Kelley who raised Arabian horses here in the 1950s and 1960s. It has served as a horse farm throughout its history. In Mormon times, this was Paul Cardon's dairy pasture.

The hacienda-like house at 3745 E. River Road (#58) was built by Edward Thompson in 1952. The property is currently owned by Jerome and Bette Hogan and has a horse barn and riding arena north of the house. In Mormon times this was the property of E. Farr.

James R. Bush bought land and built the brick house at 3371 E. River Road (#78) in 1950, according to the building record card. This land was part of the property of J. Alma Young in Mormon times and farmed by Weed Stockwell in the 1930s and 1940s. Today this property and its adjoining lot (#77) are part of the VisionQuest complex.

HISTORIC ARCHITECTURAL SIGNIFICANCE

Styled Architecture

As mentioned in Section 7, Southwestern Revival styles found among contributing houses in Binghamton include the Spanish Colonial Revival, Pueblo Revival and Territorial Revival styles. Southwestern Revivals, among the late nineteenth- and early

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twentieth-century revivals in the United States, reflected a trend towards regional consciousness among professional architects as well as a growing desire to promote the Southwest as an exotic region with strong Hispanic and Native American cultural roots. Spanish Colonial Revival was very much in vogue in the regions of the United States where a significant Hispanic tradition already existed; California, New Mexico, southern Arizona, Florida and Texas. After the 1915 Panama-California Exposition, which publicized elaborate Spanish Colonial prototypes found throughout Latin America, the style proliferated and reached its apex during the 1920s and 1930s. Spanish Colonial Revival designers were inspired by a number of sources including Spanish Colonial buildings of adobe, late forms of Moorish architecture, medieval Spanish and Italian religious architecture, Spanish and Portuguese Baroque, rural Andalusian forms, Italian Romanesque and Renaissance Revival architecture.

The Pueblo Revival style (1910-present), also known as the Pueblo Spanish style, was part of a significant, early-twentieth-century, Euroamerican regionalist movement which focused upon respect for tradition and historic preservation. Found throughout New Mexico, southern Arizona, southern Colorado and California, Pueblo Revival was particularly common in Albuquerque and Santa Fe, New Mexico, where it persists today. The style was based largely upon native Puebloan and Spanish prototypes. Native Puebloan dwellings were groupings of rectangular-plan, flat-roofed room units, clustered and stacked like sugar cubes. Rooms were made of natural materials such as puddled adobe, adobe masonry (introduced by the Spaniards) or rubble stone masonry plus log beams (vigas) for roofs. Spanish Colonial buildings were rectilinear-plan, flat-façade, flat-roofed, adobe, detached or rowhouse types generally constructed of adobe. Inspired by these prototypes, Euroamerican designers adapted early Puebloan and Spanish forms and nostalgic materials into their Pueblo Revival style buildings.

Spanish Colonial architecture in the Southwest evolved through time and contact with Euroamericans into a hybrid known as the Territorial style. Typical Hispanic details such as parapet walls with drainpipes, adobe bearing wall construction and recessed doorways and windows were modified by contact with Euroamerican settlers. Two versions of the style persisted, one with Euroamerican pitched roofs forms and one with capped parapets. In the New Mexico version of the style, window and door details and porch framing had Greek Revival features. Early- to mid- twentieth-century examples of this style are called Territorial Revival.

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The Contemporary style, a favorite of architects, was especially popular in the United States from 1940-1980. One of the two post-War Modern styles (the other being the Ranch style), the Contemporary style lacked the ornamental detailing associated with such historic styles as the Spanish Colonial Revival, and was strongly influenced by the earlier International style which proliferated in Europe after 1925. International style buildings, with their stark, white stucco wall surfaces, were rejections of the historic past and attempts to exploit modern materials.

The ubiquitous Ranch style originated in California in the 1930s. The popularity of its spread-out form on large suburban lots was made possible by increased use of the automobile. The style was based loosely on early Spanish Colonial precedents and modified by certain Craftsman and Prairie School early twentieth-century influences. It was also based partly on the forms of early indigenous West Coast ranch and homestead architecture.

Vernacular Architecture

Vernacular architecture is commonplace architecture which reflects group or collective ideals. Viewed as part of a spectrum of architectural production, vernacular buildings can be classified as either "folk" or "popular." Folk culture is based on the tradition of a local group (like the Hopi in northeastern Arizona) which is transmitted through collective memory. Popular culture, mass or normative culture is based on ideals imported from beyond the local setting, transmitted through the media, which embody the collective ideals of a group like the "middle class." Popular vernacular dwelling forms such as those found in Binghamton, are Euroamerican-influenced, imported, non-regional forms. As mentioned in Section 7, vernacular architecture is most easily described by morphology. Such types as the pyramidal and side-gabled massed-plan were brought into Arizona by settlers and were very common throughout the United States during the period of significance of this study.

Early Architects

Although several historic houses in the River Bend appear to have been architect-designed, the identity of only three early architects has been ascertained during this study. They are Gordon Luepke, Mr. Torsell and Josias T. Joesler. Little is known about Mr. Torsell, consulting architect for Tucson Unified School District, who undoubtedly

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designed his own Contemporary style house at 3232 E. River Road (#13), built in 1953. Tucson's prolific and well-known architect Josias T. Joesler and real estate developer and builder John Wesley Murphey were responsible for the development of the nearby premier Catalina Foothills Estates. Plans designed by Joesler have been found for the remodel of the original wing of 3308 E. River Road (#36).

Gordon Luepke: Architect Gordon Luepke and his wife, Janice, moved into the River Bend area in 1936 and he designed and built a Contemporary style house for his family on the ten-acre tract at 3401 E. River Road (#40). Throughout the years the architect also designed other houses or additions in the Binghampton area including nearby 3405 E. River Road built in 1940. Another Luepke-designed house, built in 1948, is located at 3761 E. River Road (#43). It is a non-contributor due to the recent addition of a wall along the front property line. Gordon Luepke also designed a large, 1957 Territorial Revival style addition to the vernacular, mud adobe house at 3366 E. River Road (#80). In the late 1970s, the architect designed a second house on the family's property.

Gordon Luepke moved to Arizona from Wisconsin in 1920. He earned a degree in fine arts at the University of Arizona in 1939 and worked closely with noted architect Josias T. Joesler during the 1940s until he opened his own firm. He was active on the Pima County Planning and Zoning Commission, where he worked to develop early zoning and floodplain regulations. He also served on the County Air Pollution Advisory Council. Mr. Luepke urged the adoption of master planning for dealing with growth in Tucson and Pima County and advocated low-density development for outlying suburban and floodplain areas. He felt the integrity and natural beauty of Pima County undoubtedly epitomized his views. Mr. Luepke was also a member of the Arizona Chapter of the AIA and of the Board of Technical Registration from 1949 to 1956. He was awarded the Arizona Architects Medal in 1975.

Gordon Luepke designed numerous buildings in Tucson and southern Arizona. Among them were Palo Verde High School, Vail Junior High School, Casas Adobes Shopping Center and the Pima County Superior Courts building. He also designed the University of Arizona's College of Education, Modern Languages Building and Computer Center.

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ARCHAEOLOGICAL SIGNIFICANCE

The historic archaeological resources in Binghampton Rural Historic Landscape may reveal additional knowledge about the early history of the district. Related to both historic contexts are those interesting features that exemplify irrigation technology. The area was known to have been irrigated, first from canals fed by the Rillito River, then from wells, until the early 1940s. A network of irrigation pipes undoubtedly supplied water to many of Binghampton's fields and pastures. In addition, the presence of wells for household use was ubiquitous. Features like the alleged buried grain silo could shed much light on local life in the early 1900s. There may be additional upright, scattered, remnant and buried historic archaeological features throughout the entire district.

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UTM REFERENCES

See following UTM References map (Map 4).

VERBAL BOUNDARY DESCRIPTION

Binghamton Rural Historic Landscape is located in the south half of Section 21 and the north half plus the north half of the south half of Section 28, and the northwest quarter of Section 27 of Township 13S, Range 14E of the Tucson North USGS Quadrangle. On the west and east ends, the northernmost district boundary aligns with that of the north property line of the Latter Day Saints Cemetery in the northeast corner of the district. The north center boundary is defined by the north property lines of parcels #40, #17, #18 and #19 (see Map 1). On its northeast, above River Road, the district is bounded by N. Alvernon Way and on its southeast, below River Road, it is bounded by N. Dodge Boulevard. The outer edge of the Rillito River forms much of its south and west boundaries. Where not bordered by the Rillito River, approximately one-third of the east part of the district is bounded by E. River Road on the south. The northwest corner of the district is defined by individual parcels, #12, #13 and #29. Also included on the southeast corner of the district is contiguous property #63.

BOUNDARY JUSTIFICATION

The boundaries of the Binghamton Rural Historic Landscape have been chosen first because they incorporate properties which at one time were within the area of initial Mormon settlement. Second, the boundaries were largely determined in 1990 from an inventory undertaken by the Binghamton Rural Historic District Advisory Board to define a geographically distinct enclave well-known to Tucsonans. To mark the south and west borders of this district (also known as the River Bend Area) the boundaries include the outer bank of the Rillito River at the point where the watercourse makes a reverse S bend. The Rillito is incorporated within the district because of the significance this watercourse played in the settlement of Binghamton. Through continuing rural use since its Mormon era founding through its post-Mormon era of small ranches and farms, until today, the district has maintained a unique sense of place. Most of the district is flat and lies in the floodplain of the Rillito River and Finger Rock Wash. Part of the district

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incorporates hilly, natural desert terrain on the first alluvial terrace of the Catalina Mountain foothills, overlooking the floodplain parcels below.

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PHOTOGRAPHS

The following information is the same for all photographs unless otherwise noted.

Photographer: Pam Ensign.

Location of Original Negatives: office of Janet H. Strittmatter Inc.

Black and white prints are labeled on the back with an archival permanent marking pen.

1) Pecan Orchard (showing irrigation trenches), #12

Photo Date: 10-15-00

View Direction: S

2) Sumacs along Roger Road, 3631 E. River Road, #18

Photo Date: 6-26-01

View Direction: W

3) Contemporary Style House, Timm Place, 3355 E. River Road, #27

Photo Date: 5-10-01

View Direction: N

4) Spanish Colonial Revival Style House, J. Bingham Place, 3337 E. River Road, #33

Photo Date: 5-10-01

View Direction: NW

5) Stone Pier and Rail Fence, Croft Place, 3308 E. River Road, #36

Photo Date: 5-11-01

View Direction: W

6) Vernacular House, First Lochner Place, 3360 E. River Road, #39

Photo Date: 5-9-01

View Direction: N

7) Horse Pasture along Roger Road, #40

Photo Date: 5-11-01

View Direction: N

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8) Scraped Field (view from Finger Rock Wash), #44

Photo Date: 6-22-01

View Direction: N

9) Finger Rock Wash, #48

Photo Date: 6-22-01

View Direction: W

10) Pistacia Atlantica on Sutton Lane, Stockwell Place, 3571 E. River Road, #53

Photo Date: 6-26-01

View Direction: SW

11) Original Mormon School House, 3701 E. River Road, #55

Photographer: Janet H. Parkhurst

Photo Date: 4-15-02

View Direction: NE

12) "Designed Natural" Landscape, Burtis Place, 3747 E. River Road, #57

Photo Date: 6-22-01

View Direction: NE

13) Block Stable, 3568 E. River Road, #70A

Photo Date: 5-4-01

View Direction: NW

14) Longhorn Steer in Corral, Tanner Place, 3366 E. River Road, #80

Photo Date: 7-2-01

View Direction: NE

15) Concrete Irrigation Channel, J. A. Young Place, 3449 E. River Road, #91

Photo Date: 7-2-01

View Direction: NW

16) Post & Rail Fence Along Allen Road, Gustafson Place, 3390 E. River Road, #92

Photo Date: 6-26-01

View Direction: W

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17) Mormon Well (concrete well case with safety grill), #100

Photo Date: 5-29-01

View Direction: S

18) View Down Entry Drive (landscape from River Road), #105

Photo Date: 10-15-00

View Direction: S

19) Territorial Revival Style House, Hackett Place, 3432 E. River Road, #105

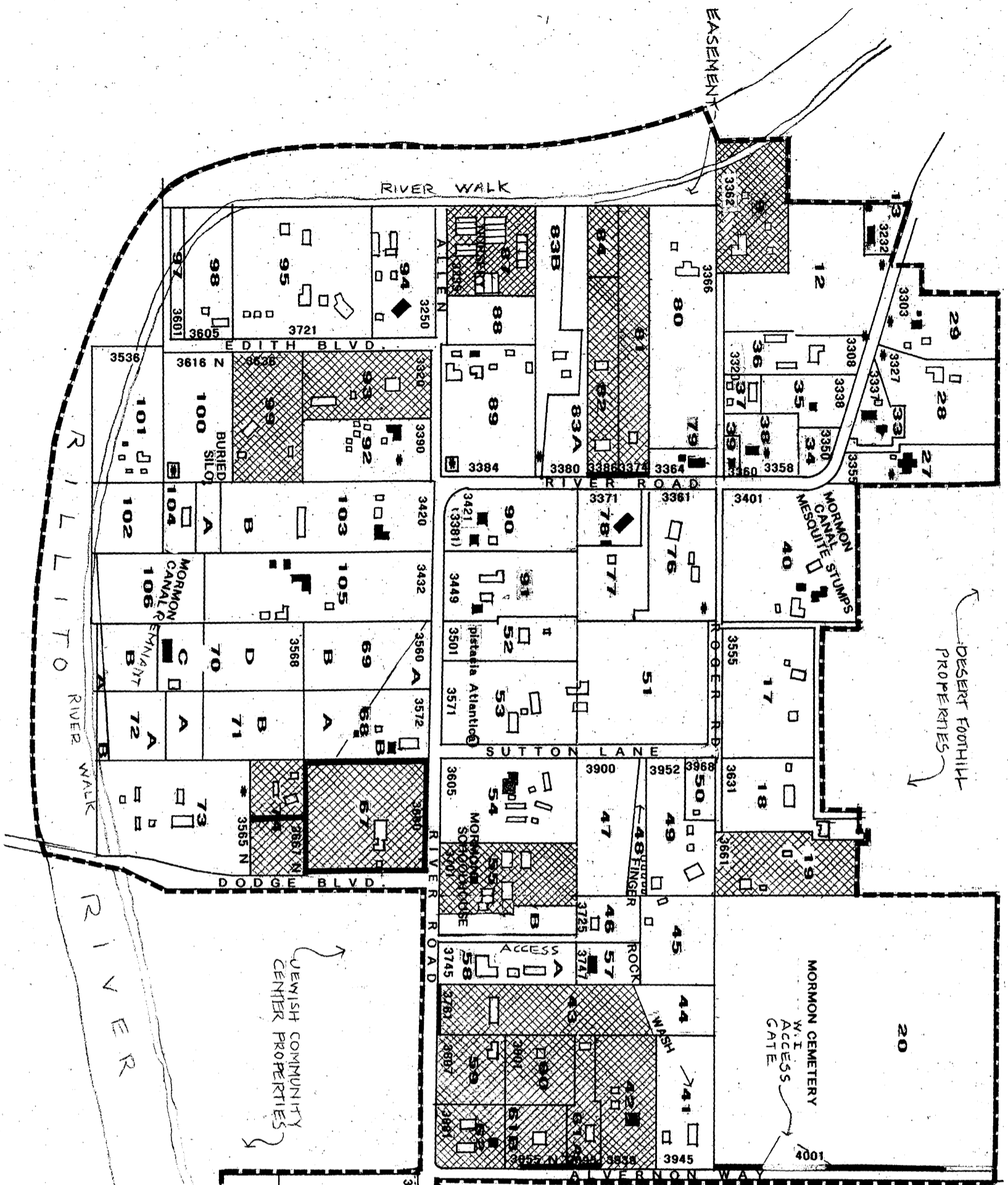
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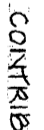
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





20) Mormon Canal Remnant, #106

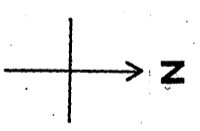
Photo Date: 5-9-01

View Direction: SE



-  CONTRIBUTING FIELD
-  NON-CONTRIBUTING FIELD

-  NON-CONTRIBUTING BUILDING
-  ELIGIBLE HISTORIC BUILDING
-  WELL SITE
-  MORMON WELL
-  RIVER ROAD INVENTORY BOUNDARY
-  WALL



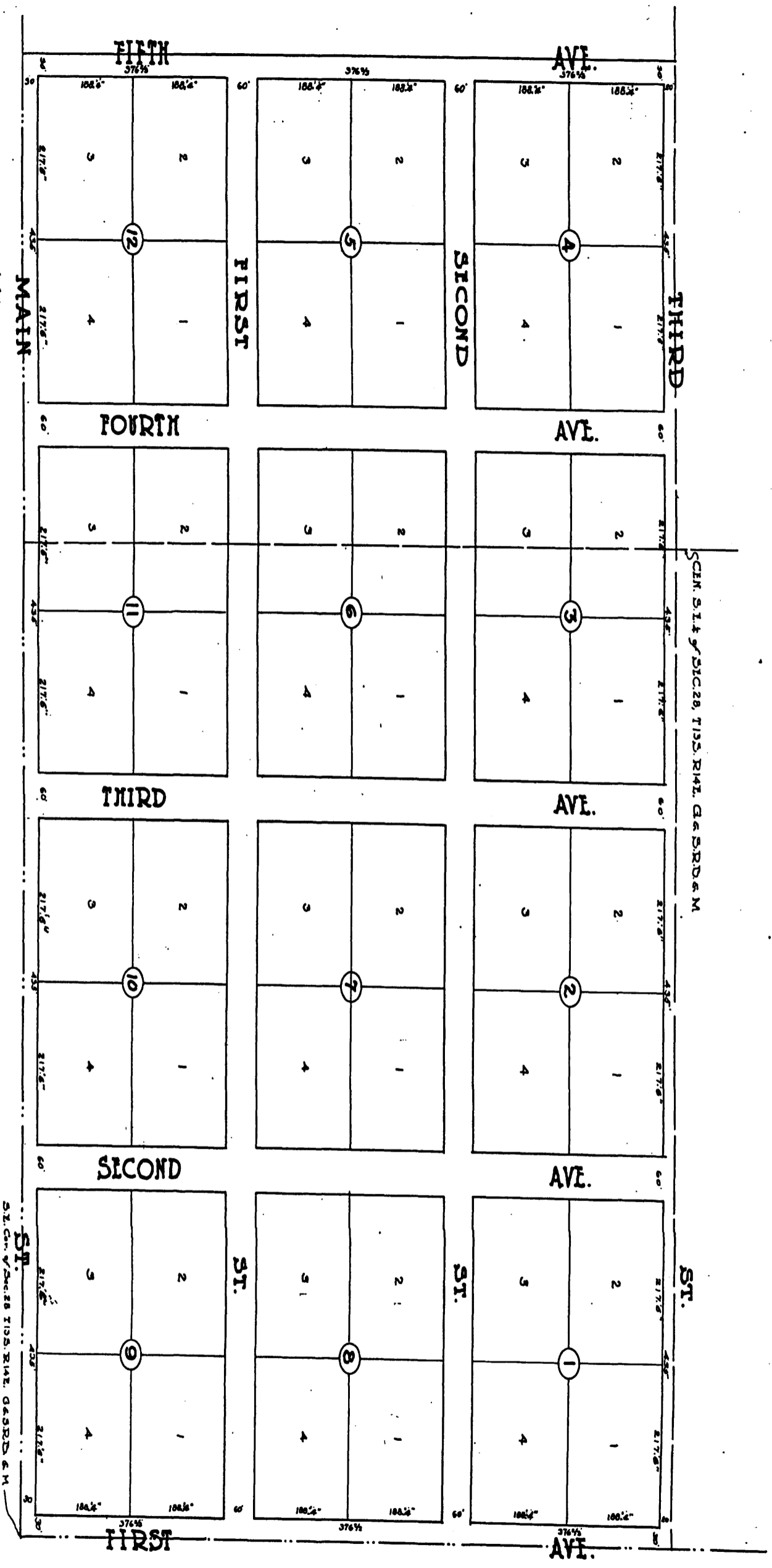
Scale
 0 150' 300' 450' 600'

BINGHAMPTON RURAL HISTORIC LANDSCAPE

JANET H. STRITWATER INC.
 HISTORIC ARCHITECT

3834 E. CALE CORTZ
 TUCSON, AZ 85716
 TELEPHONE: 520-320-9043
 FAX: 520-320-9043

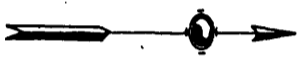
SEPTEMBER 20, 2001
 REVISION: 6-14-02
 REVISION: 1-30-03



SEC. 514 & 515, T15S. R41E. G&SB. D&M

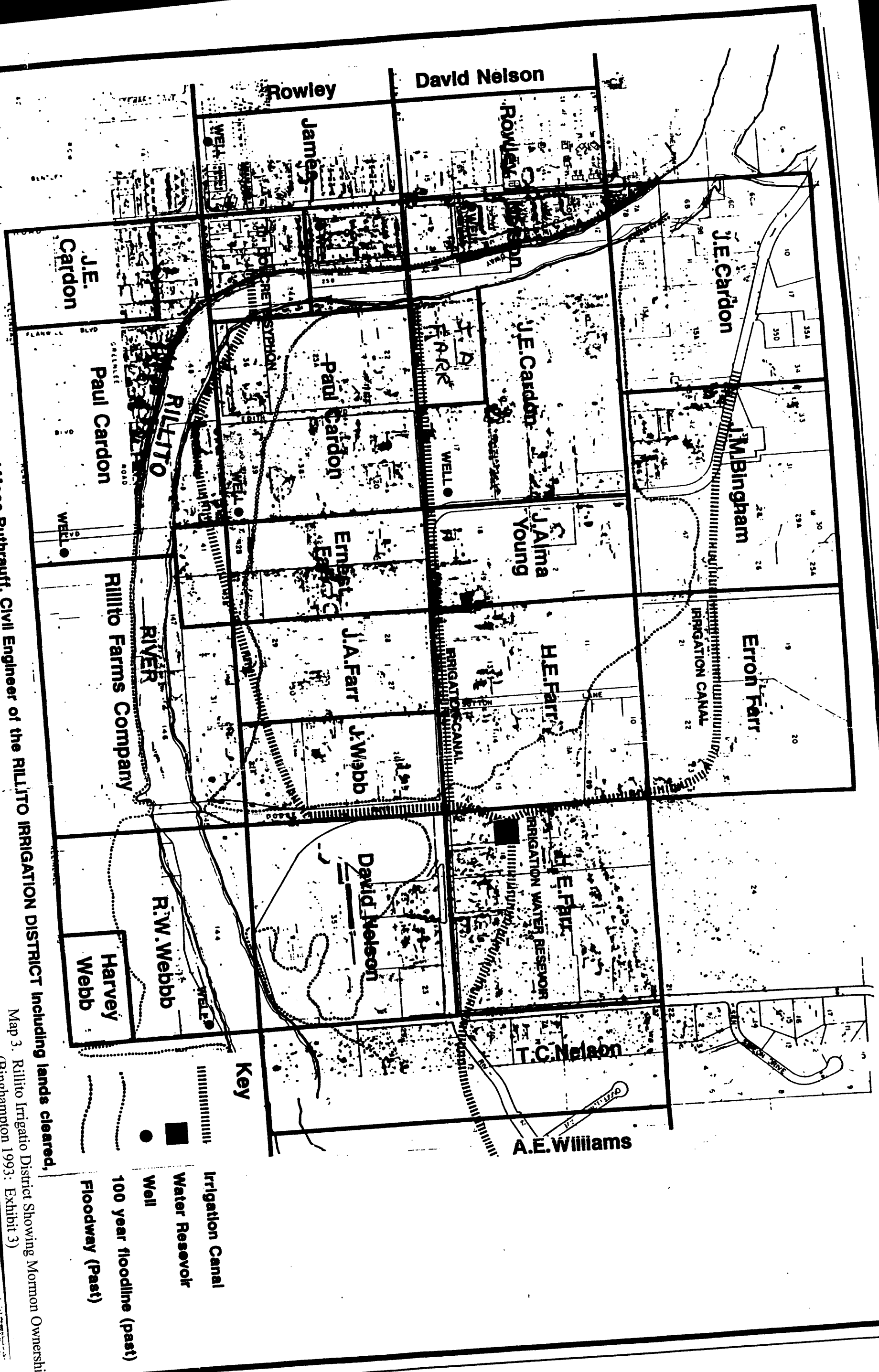
ST. COR. V. SEC. 28 T15S. R41E. G&SB. D&M

County of Arizona ss.
 County of Pima ss.
 I hereby certify that the
 within instrument was filed and
 recorded as requested of
J. Angus M. M. M.
 Aug. 17, 1916.
 J. Angus M. M. M.
 Recorder
 Pima County, Arizona



LOHRUM SUBDIVISION

Map 2. Lohrum Subdivision, 1916
 (Pima County Recorder's Office)



Source of Information: Document prepared by J.Moss Ruthrauff, Civil Engineer of the RILLITO IRRIGATION DISTRICT including lands cleared, lands under cultivation, and water developments for same, as developed by the Mormons.

Map 3. Rillito Irrigation District Showing Mormon Ownership (Binghampton 1993: Exhibit 3)

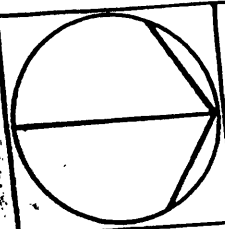
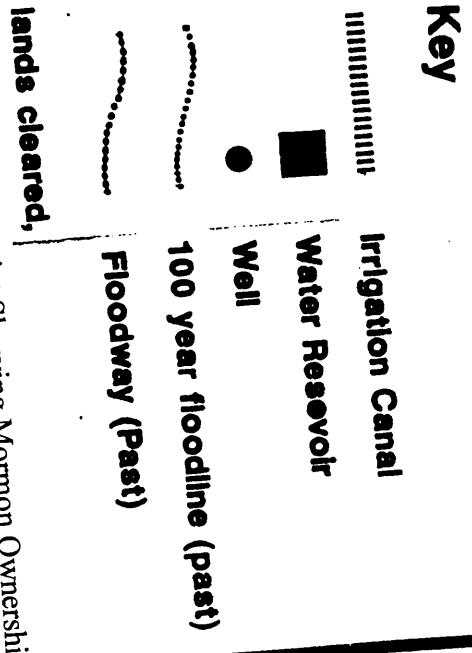
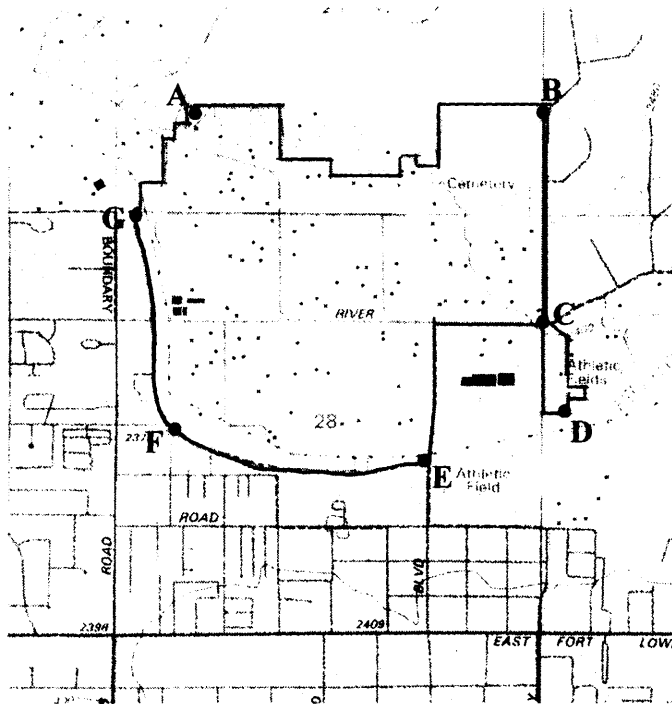


Exhibit 3 MORMON OWNERSHIP PATTERN/ LANDSCAPE ELEMENTS
Scale: 1" = 600'



UTM References *Zone 12*

A	507180E	3571860N
B	508550E	3571860N
C	508550E	3571030N
D	508630E	3570680N
E	508110E	3570480N
F	507110E	3570640N
G	506980E	3571460N

TUCSON NORTH QUADRANGLE 7.5' MAP

Scale: 1:24 000

BINGHAMPTON RURAL HISTORIC LANDSCAPE
NORTH OF TUCSON, PIMA COUNTY, ARIZONA

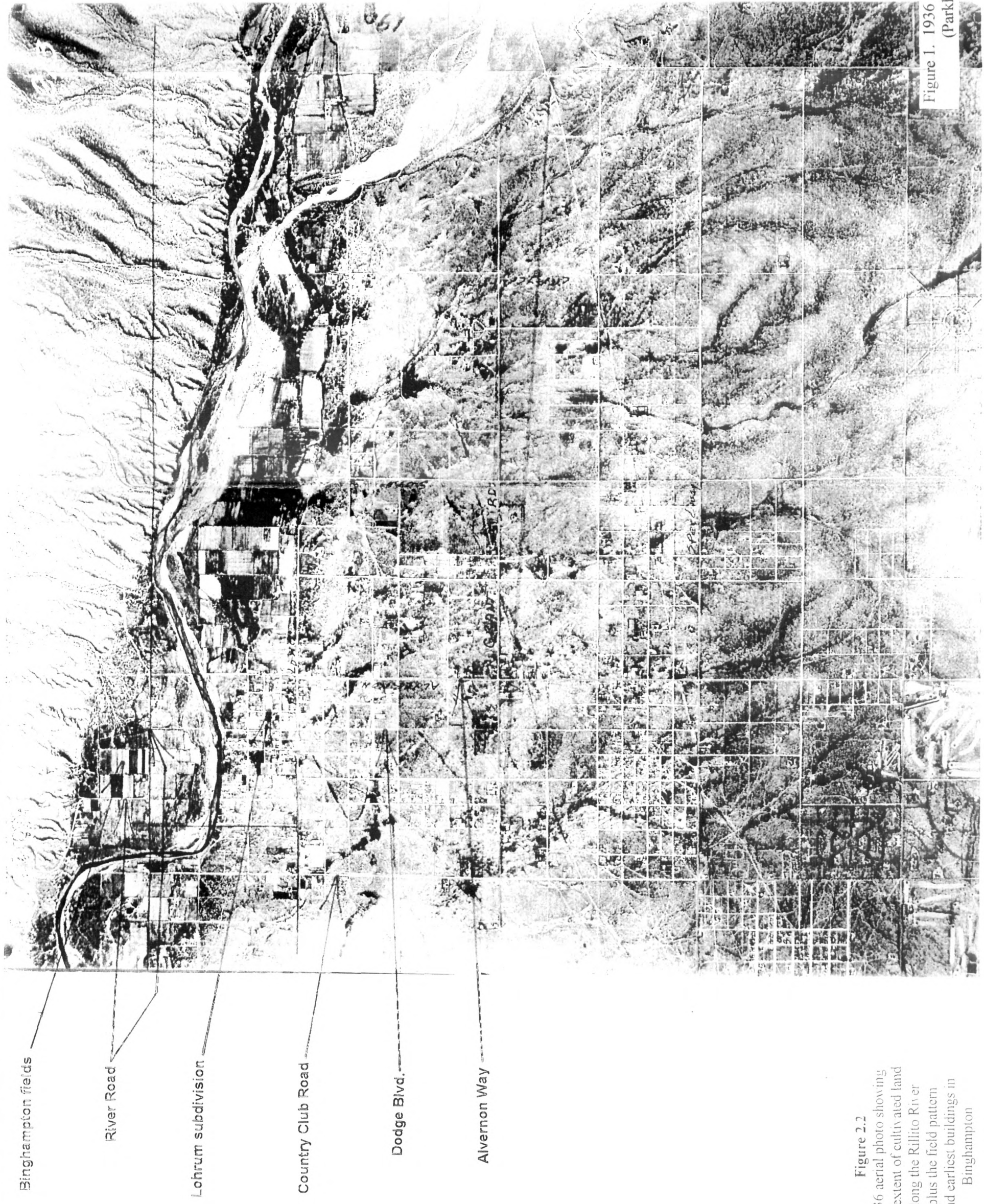


Figure 2.2
 1936 aerial photo showing the extent of cultivated land along the Rillito River plus the field pattern and earliest buildings in Binghampton

Figure 1. 1936 Aerial Photograph
 (Parkhurst, Kaldahl, Ayres & Dart 2001: Fig. 2.2)

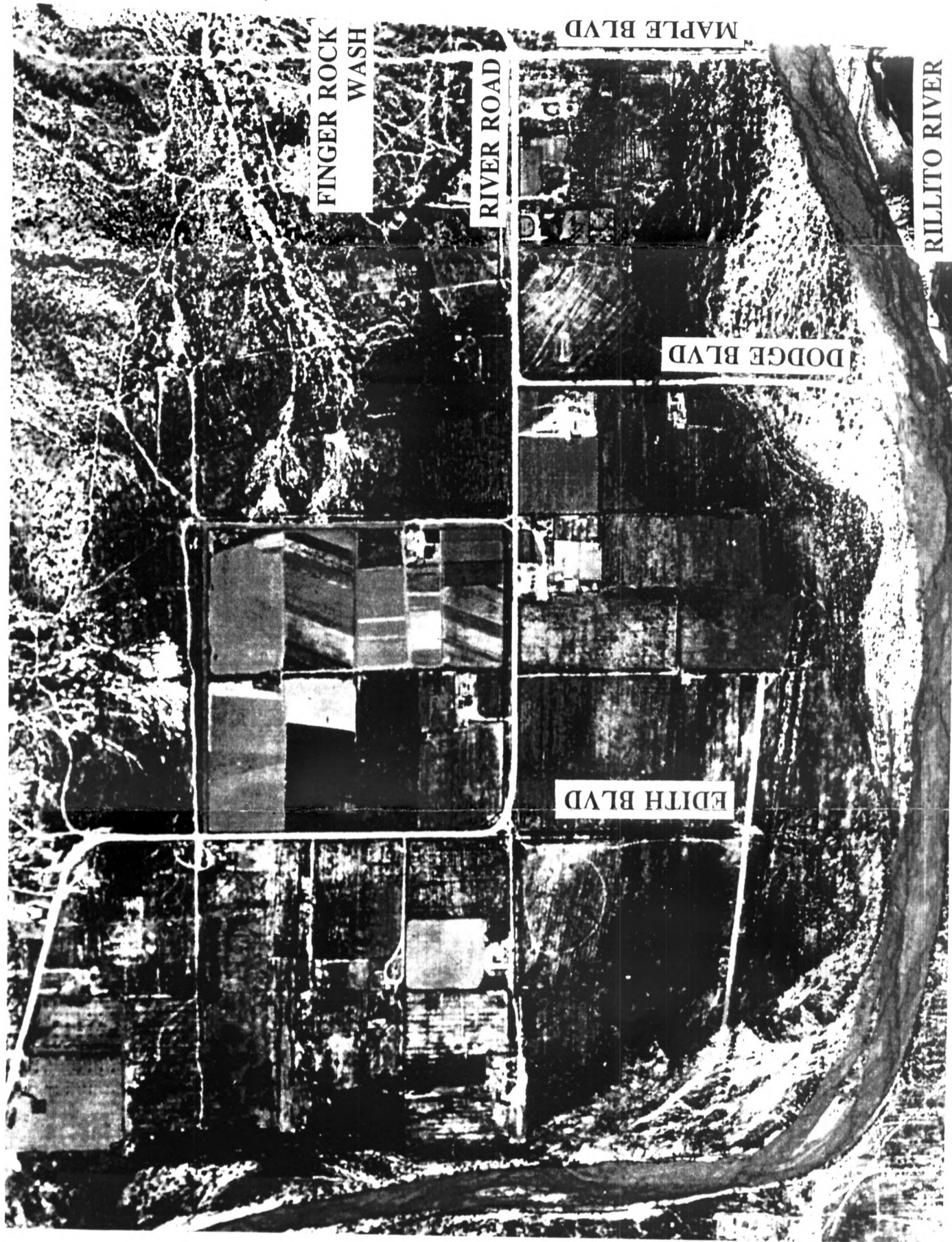


Figure 2. 1941 Aerial Photograph (excerpt)
(Binghampton 1993: Exhibit 5)

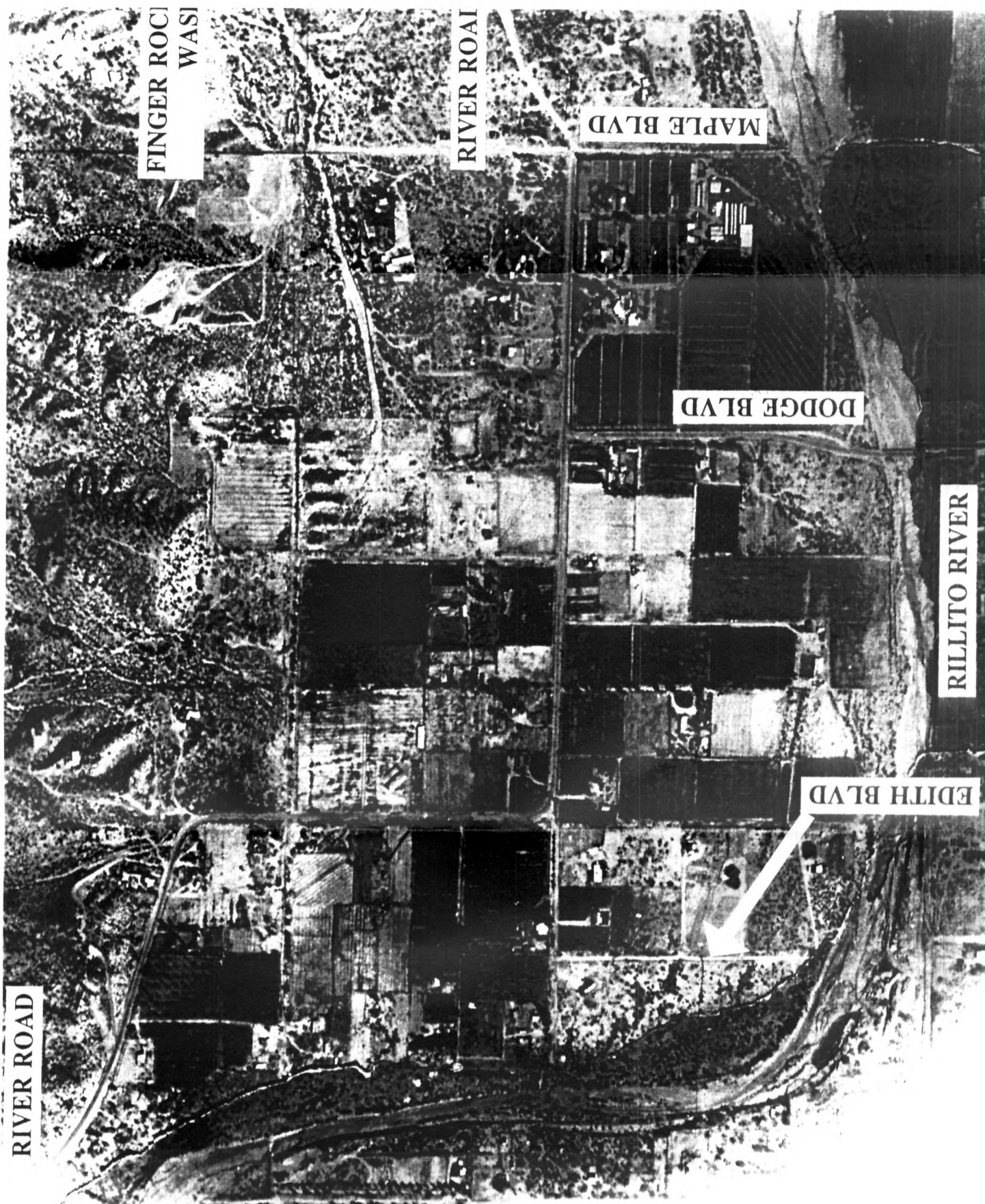


Figure 3. 1953 Aerial Photograph (excerpt)
(Binghamton 1993: Exhibit 6)

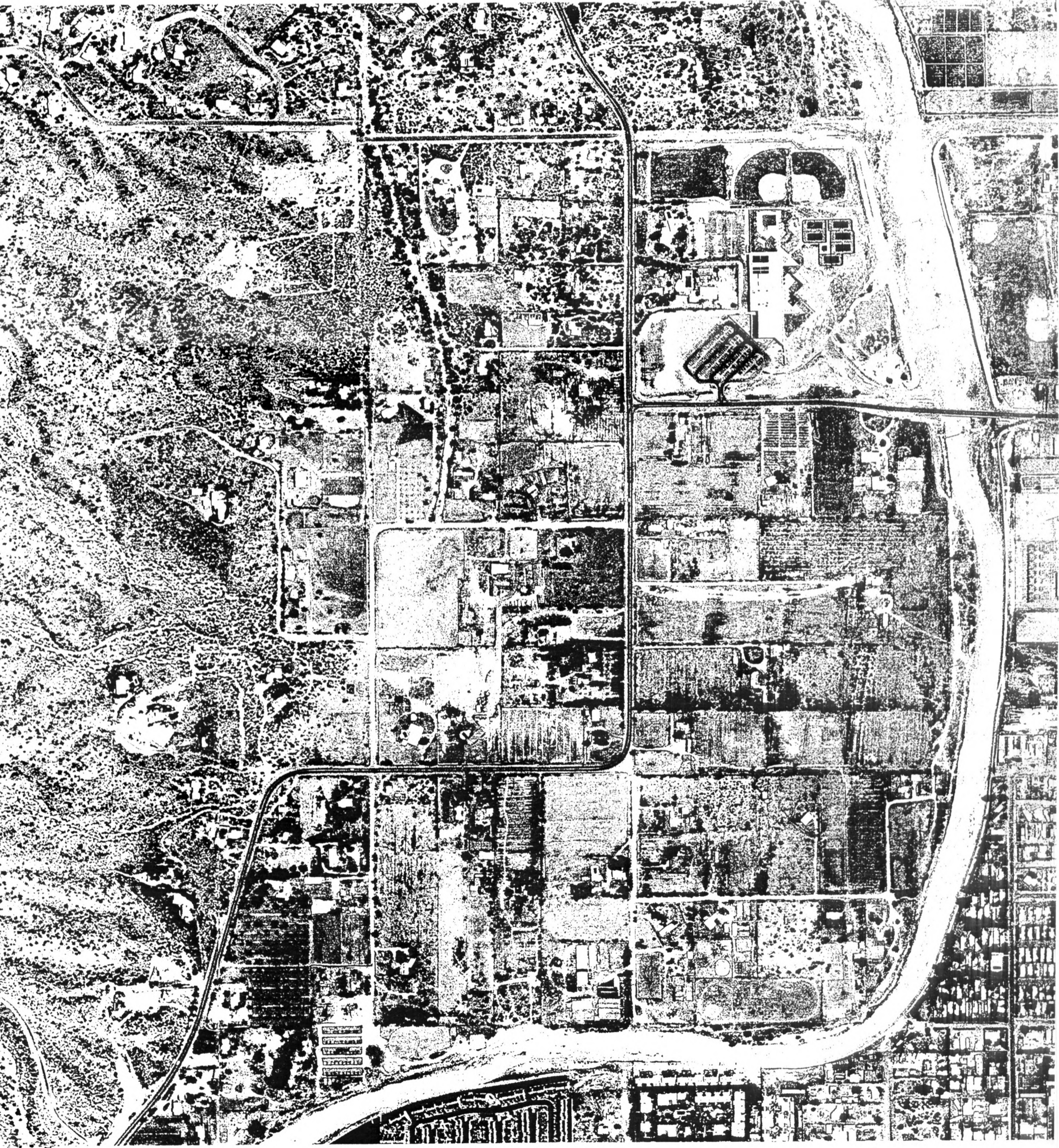


Figure 4. 1990 Aerial Photograph
(Pima County Mapping and Records)