

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 an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Manistee Ranch

other name/site number N/A

2. Location

street & number: 5127 West Northern Avenue N/A not for publication
city/town: Glendale N/A vicinity
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85301

3. State/Federal Agency Certification

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

James W. Giamberini 3/6/98
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:

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): _____

Edson H. Beall 4.9.98
Signature of the Keeper Date of Action

Manistee Ranch

Name of Property

Maricopa County, Arizona

County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

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

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	0	buildings
1	0	sites
1	0	structures
2	0	objects
8	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling
 AGRICULTURE/SUBSISTENCE/Agriculture Field

Current Functions

(Enter categories from instructions)

VACANT/Not in Use
 Work in Progress

7. Description

Architectural Classification

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

foundation

Stone

walls

Brick

roof

Wood Shingle

other

Asbestos Tile

Stucco

Narrative Description

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

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Manistee Ranch
Glendale, Maricopa County, AZ

NARRATIVE DESCRIPTION

Summary

Manistee Ranch is an agricultural property on the outskirts of the historic Glendale, Arizona townsite. The property includes the Queen Anne Victorian Style Main House, a brick masonry garage, a wood-framed office, and associated site features including a date grove, concrete lined irrigation ditches, entry monuments, a corrugated-metal pump house, and remnants of surrounding citrus groves. The 6.5-acre nominated property is the core of a ranch that originally occupied a much larger parcel of land, which encompassed fields, orchards, and several additional agricultural structures. The portions of the ranch outside the district have been redeveloped or are slated for development. The surviving buildings and site features are well preserved and have suffered few alterations. The district displays a distinct agricultural character which is representative of the larger, original property.

Description

The Manistee Ranch historic district encompasses just over six acres of land at the southwest corner of the intersection of Northern Avenue and 51st Avenue in Glendale, Arizona. The bulk of the parcel is roughly rectangular. The nominated property is the surviving portion of one of the largest of the early land holdings in the Glendale area. Areas surrounding Manistee Ranch are now urbanized, with housing developments and commercial properties; both Northern Avenue and 51st Avenue are major arterial streets. The site has an agricultural character, with widely spaced buildings and structures separated and defined by groves of dates and citrus. The core of Manistee Ranch is organized around an unpaved horseshoe-shaped drive that opens to the north onto Northern Avenue. Concrete obelisks flank both entries of the driveway. The three-story Main House, which is largely screened from the street by trees, is found at the southern end of the drive, facing north. A grove of mature date palm trees fills the area of the site within the circle of the driveway. Remnants of surrounding citrus orchards and concrete-lined irrigation ditches bound the east and west sides of the property. A small, one story wood-framed "Office" lies to the east side of the Main House while a two-bay brick masonry garage lies to the west. A small corrugated-metal pump house is found to the south of the house.

The Main House, built in 1897, is a late example of the Queen Anne Victorian style. The house has three stories and a basement and is constructed of brick masonry and wood framing. Its basically rectangular plan has been modified by several early additions. The major features of the home's composition originally included a front-facing gable over the entry, an octagonal turret at the northeast corner with bay window at the first floor, a wrap-around porch at the first floor, and a square tower rising above the center of the home (known as the "Sky Parlor"). Of these features, the front gable, most of the porch, and the square tower survive. The octagonal turret, bay window, and portions of the porch have been removed and replaced by early additions on the east and west sides. Initially, the brick masonry walls were left exposed, and wood shingles covered the roof. The brick walls are now painted and the original roof has been covered with asbestos tile.

The large, off-center entry gable extends over the front porch, intersecting the irregular hip roof of the body of the home. A small, glazed gable dormer is placed next to the dominant entry gable. Gabled additions are oriented to the east and west sides, aligning with the north facade. Perched atop the hipped roof is the pyramidally-roofed Sky Parlor with bands of windows on all sides. At the rear of the house, a one story, brick masonry and wood framed kitchen is connected to the main house by a now-enclosed breezeway and full-width back porch.

The exterior walls of the house at the first story are constructed of two double-wythe brick masonry walls separated by an airspace, except that the kitchen is constructed using only one double-wythe wall. The basement of the three story main ranch house is constructed of stone. All other features of the house are wood framed. Masonry openings are segmentally arched while openings in wood-framed walls are simply rectangular. Windows are generally double-hung, single light (one-over-one pattern) with the exception of the single-light casement windows in the west addition and in the

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small front dormer casements which each have twelve lights arranged around a single, larger light.

The front gable is shingled and has a decorative band of fancy-cut wood shingles spanning the lower portion and a decorative tripartite arched louvered vent above. Under this gable, a four foot wide screen door, approached by a wide wooden stair, allows entrance onto the screened front porch. The porch's free classic columns and balustrade bear on four foot high brick masonry piers. The interior of the porch is finished in tongue and groove decking on the floor and bead board at the ceiling. The front and rear entrances to the interior from the original porches feature four-foot-wide glazed and paneled wood doors with accompanying side lights and full width glazed transoms.

Ca. 1925 the east and west additions were built. Each addition respected the stylistic precedent set by the original house. The western addition, which includes a bedroom and bathroom, was designed to appear as an enclosed continuation of the front porch. This addition bears on masonry piers, which are open under the floor of the addition. Openings in the walls are filled with windows rather than screens, and porch elements such as columns and the balustrade are continued. This detailing extends from the facade around the west end of the addition. The eastern addition is two stories in height and includes an extension of the basement, an enlargement of the living room at the first floor, and servant's quarters on the second floor. It is constructed of a combination of masonry and wood framing set on a concrete foundation wall. The addition's front wall is flush with the front of the original house and is constructed of brick masonry while the east and south walls are wood framed, finished with painted wood clapboards and corner trim. Single-hung windows penetrate the end wall at all levels and a small gable dormer is placed on the southern slope of the roof. The steeply-pitched roof of the eastern addition is truncated at the ridge to avoid an intersection with the windows of the Sky Parlor. The eastern addition bisected the original wrap-around porch. Part of the remainder of the porch on the east side of the home was enclosed for use as a bathroom.

The interior of the house is arranged around a central hall which served both as entry and as the dining room. Typical interior finishes at the first floor include oak flooring, papered plaster walls, plaster ceilings, and stained fir wood trim. On the west side of the hall is the living room, a bedroom, and a pantry connecting to the back porch. The living room features a fireplace with a ceramic tile face and hearth. On the east side are two bedrooms with a bathroom between, and the bedroom addition. The rear porch and breezeway, now enclosed and furnished with modern kitchen features, connects to the original detached kitchen, from which most original interior features have been removed. An open stairway leads from the entry hall to the second floor and Sky Parlor. Doors lead from a mid-level stair landing into the servant's quarters, which occupy partial-height space under the north half of the Sky Parlor and in the eastern addition, and to an unfinished attic space which comprises the remainder of that floor level. The stair continues up, occupying the center of the Sky Parlor. The interior of the Sky Parlor is finished with a canvas covered floor and bead board on walls and ceilings. Continuous lines of windows on all sides offer dramatic views of the entire estate.

To the west of the house is the rectangular two bay Garage, built in 1912. This building is rectangular, approximately 26 feet by 30 feet in size, with a medium-pitched hipped roof topped by a rectangular tower. In contrast to the Main House, the Garage is placed at a slight angle to the cardinal directions. The Garage is constructed of brick masonry, now painted, with wood-framed roof and tower finished in cedar shingles. The foundations and first floor are of cast-in-place concrete. Two pairs of swinging, partially glazed wood garage doors dominate the main facade at the northwest side. A secondary man-door provides entry from the southeast side. Two double-hung, one-over-one wood windows in segmentally-arched openings with projected sills are placed on each of the northeast, southeast, and southwest sides of the building. The interior is sparse, with the concrete floor left exposed. Interior wall and ceiling surfaces are plastered. The main room comprises the two garage bays, broken only by a grease pit in one bay. A small storage room and a small toilet room occupy two corners. Between these rooms is a workbench with a sink and cabinets. An operable wooden stair (swinging down from the ceiling using a rope and pulley) provides access to the attic storage space in the central tower. This small space is finished in wood decking and bead board and features six operable wooden windows. The Garage retains most of its material integrity, and is in fair condition, suffering cracked floors and exterior walls due to apparent foundation settlement.

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On the east side of the house is the "L" shaped, wood framed Office. The Office served as the center of Louis Sands' business operations for the ranch as well as other ventures. Exterior walls are constructed of structural vertical wood boards and battens which were, at an early date, coated in heavily-textured stucco. The hipped roof is covered in cedar shingles. Most windows are double- or single-hung wood single light windows. The exception is a fixed window at the entry side which was salvaged from another building. The wood-framed portions of the building wrap around a concrete vault structure at the north side. Two wood-frame-and-stucco shed additions were made to the south side; one contains storage shelving accessible from the interior, and the other shelters an old "cannonball" safe that belonged to Louis Sands. The main entry to the Office is from the east, across a small concrete bridge that spans the irrigation ditch bordering the east side of the Office. The interior is divided into two main rooms, the outer office and the inner office. Finishes are generally simple, with floors of exposed wood decking or linoleum, and walls and ceilings covered in painted Homasote board. The outer office served the "cashier" functions of the office, where employees were paid and where they could purchase certain items from the company store. A wooden Victorian-era bank teller window wall salvaged by Louis Sands from another building separates the employee area from the work area of the office. The main vault is accessed from the front office via a large, black steel vault door. The inner office was a more-private space containing storage space for the various items offered for sale to employees. A removable panel in a wall provides access to the front of the cannonball safe. The Office retains a remarkable quantity of physical features as well as artifacts related to Louis Sands' business operations conducted from Manistee Ranch. While it is evident that the building evolved a great deal over time, virtually all alterations were completed prior to Louis Sands' death in 1941. The building is in fair condition, with some rot evident at the base of the wood walls and some interior water damage (mostly to ceilings) caused by previous roof leaks.

Directly south of the main house is a corrugated metal shed which originally served as the Pump House. This structure is rectangular, with a gable roof. The building once provided the water supply for the house and immediate grounds. Except for removal of the pump, the building is substantially unaltered.

Resource Listing

All resources are contributing elements.

<u>Resource Name</u>	<u>Classification</u>
Main House	Building
Office	Building
Garage	Building
Pump House	Building
East Entry Monuments	Object
West Entry Monuments	Object
Irrigation System	Structure
Agricultural/Landscape Site	Site

Manistee Ranch

Name of Property

Maricopa County, Arizona

County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- _____
Commerce
- _____
Agriculture
- _____
Architecture
- _____
- _____
- _____

Period of Significance

- _____
1897-1941
- _____
- _____

Significant Dates

- _____
1897
- _____
1907
- _____
1912

Significant Person

(Complete if Criterion B is marked above)

- _____
Sands, Louis M.

Cultural Affiliation

- _____
N/A
- _____
- _____

Architect/Builder

- _____
Unknown
- _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

Glendale Arizona Historical Society

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Manistee Ranch
Glendale, Maricopa County, AZ

SUMMARY

Manistee Ranch, built in 1897, was the primary residence and center of the business interests of Louis M. Sands, regionally prominent rancher and businessman, from 1900 until his death in 1941. Louis M. Sands (1875-1941) was significant in the history of Arizona and Glendale in the areas of agriculture and commerce. The Manistee Ranch house is also a rare surviving example of a Queen Anne Victorian style ranch house in the Salt River Valley. Architecturally, the house represents the beginnings of a stylistic transition from 19th century Victorian styles to 20th century Modern styles. Manistee Ranch is significant under Criterion B for its association with prominent cattle rancher and business owner Louis Marshall Sands, and is also significant under Criterion C as a rare surviving example of a Queen Anne Victorian ranch house in the Salt River Valley, which displays high artistic values in its design.

HISTORICAL OVERVIEW

The impetus for the development of the Glendale area of the Salt River Valley in central Arizona began with the completion of the Arizona Canal in 1885. The completion of the canal enabled settlers to homestead the northwest portion of the Salt River Valley, an area that was arid desert before the canal provided water to irrigate the parched land. The 318-acre ranch was first homesteaded by William T. Smith and his wife Sarah A. Smith. The Smiths, and others in the Glendale area, received assistance from the New England Land Company, a land investment corporation started by Arizona Canal developer William John Murphy. The corporation advanced water and money to develop the farmland. After the settlers received their patents, many transferred the land to the investment company in repayment for money advanced. William T. Smith received his patent to the north half of Section 5, Township 2 North, Range 2 East, from the United States government on July 3, 1890. Prior to receiving the patent, William and Sarah Smith had transferred their rights in the property to the New England Land Company by an undated deed. On October 1, 1890, officials of the New England Land Company recorded the undated deed and took possession of the property. The Smiths received \$8,000 in payment for the 318-acre parcel.

Murphy and other officials of the New England Land Company successfully persuaded a religious colony of the German Baptist Brethren Church to locate in Glendale in 1892. From 1892 to 1896 more than seventy families affiliated with this religious group relocated to Glendale. Much of the land in the Glendale area was transferred out of New England Land Company ownership to settlers during this period. In 1896, the New England Land Company faced financial difficulties and many of its assets were transferred to the Glendale Land Company, a successor corporation headed by Deloss S. Brown, an associate of Murphy. On July 13, 1897, Brown, President of the Glendale Land Company, transferred the 318-acre ranch to Herbert W. Hamilton, a wealthy son of a Wisconsin lumber baron. Hamilton paid \$16,000 for the ranch.

Hamilton's father had developed a large lumber business in Marinette, Wisconsin, called the Hamilton-Merriman Company. As lumber lands in the Wisconsin and surrounding areas came under increasing government protection around the turn of the century, lumbermen began moving West for new opportunities. Several business associates of the younger Hamilton had already relocated to Arizona, including Harry Walton Adams, originally from Maine, who was the superintendent of William H. Bartlett's Sahuaro Ranch, and attorney Jerry Millay, a Maine native also related by marriage to Adams, and businessman Thomas W. Hine, another Maine native, related by marriage to Millay.

Hamilton quickly developed his ranch property. He began construction of the ranch house in August of 1897. A group of bricklayers was at work by September under the direction of contractor H.L. Betz. Although the main contractor or architect for the house has not been positively identified, its construction is attributed to prominent Glendale contractor

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William Weigold who completed several residences in Glendale starting in this period. By October of 1897 the house was nearing completion. In late November of 1897 Hamilton left for Wisconsin to bring his wife Ida A. Hamilton and children (Starr, Mary Esther, Mabel, and Frances) to Arizona. They arrived on Christmas Day, 1897.

After completing the house, Hamilton turned his attention to the rest of the property. Over the next few years, he built barns and other outbuildings, a windmill and well. Hamilton planted the ranch in barley and raised cattle.

Hamilton became active in several business ventures in Arizona. These included the Hamilton & McCartney Cattle Company and the Hamilton & Adams Cattle Company. To manage his increasing land investments, in 1905 Hamilton incorporated the Hamilton Company along with his wife Ida A. and business partner Jerry Millay. Although Hamilton had devoted considerable attention to improving his ranch property in Glendale, it soon became clear that it was primarily a business investment. On February 14, 1905, Hamilton and his wife transferred their interest in the ranch property to the Hamilton Company. By this time, Ida Hamilton had already moved out of Arizona to Eureka, California, where the family would later develop a significant lumber business, the Hamilton Land and Lumber Company. Millay and Hine would also later move to the northern California town, where they joined Hamilton in economic success.

On March 29, 1907, Millay and Hamilton, as President and Secretary, respectively, of the Hamilton Company, sold the 318-acre ranch property to Louis M. Sands, son of a prominent Michigan lumber baron. It has generally been assumed that Hamilton sold the property because drought conditions in the Salt River Valley forced Hamilton and his family from Arizona.

During Arizona's first decade of the twentieth century, the Federal government was in the process of constructing Roosevelt Dam on the Salt River, one of the first Federal reclamation projects under the terms of the 1902 Newlands Act. Glendale itself was booming, in part resulting from the 1907 opening of a factory to process beet sugar. Hamilton put the ranch on the market with the Greene & Griffin real estate firm, who acted as agents for the sale. Hamilton was both pleased and surprised at the \$150 per acre offer he received from Sands, well above the \$46 per acre average price for agricultural land in the Salt River Valley. The value of the property was reflected in its many farm buildings, flower gardens, and lawns. Observers described it in 1907 as one of the "finest properties in the county" and a perfect "country gentleman's home." Hamilton continued to have other real estate investments in the Salt River Valley until at least 1914.

Over the years Louis Sands gradually improved the property. He named the property Manistee Ranch after his home town in Michigan. His main business at the ranch was cattle raising, later diversifying to include orchard crops. Sands also held interests in real estate and other business ventures.

One of the first improvements by Sands was the loop drive and garage constructed ca. 1912. The years before and during World War One were good ones for Arizona farmers. The War created a shortage of cotton fiber for tires and clothing, compounded by a reduction in access to traditional growing areas. The Salt River Valley became a leader in cotton production during this period. Following the war, the price of cotton decreased dramatically and many farmers who had invested heavily in the crop lost money. Although Louis M. Sands profited from the cotton crop, he grew mostly alfalfa and grain. Sands also used his acreage for pasturing cattle.

Thanks to his diversified agricultural interests, Sands prospered during the decade of the twenties. These were difficult years for agriculture in Arizona. Sands managed to keep the ranch profitable by diversification. He began by adding the citrus and date orchards during the years 1926-1927. The increase in fruit crops led to a demand for agricultural labor on the Manistee Ranch. About 1924, Sands constructed the office building as a combination store and office to attend to the needs of the additional workers who were planting trees and performing other activities on the ranch. A number of other houses, barns, sheds, and other outbuildings were constructed during the period of Sands ownership. However, these other buildings are located outside the portion of the Manistee Ranch that is being preserved.

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Many of these outlying buildings, away from the central portion of the ranch, have been demolished.

Sands also completed modifications to the main ranch house during the years 1907-1941. The major alterations to the house most likely date to c. 1925. On the west side of the house, an addition was made as a bedroom for the Sands' daughter, Flora. This change necessitated cutting a new doorway through the wall of the original master bedroom. A portion of the original porch on the east side of the building was removed to make way for an extension of the living room. Sands added a bathroom and an additional room on the second floor for the family governess as a part of this alteration. A bathroom was also added on the east side of the house, enclosing former porch space.

Very few other changes to the buildings or landscaping surrounding the main portion of the ranch took place during Sands' ownership. Louis M. Sands died in 1941. His widow, Frances Irene Porter Sands, continued to live in the house intermittently until her death in 1964. In 1946, John Porter Sands, son of Louis M. and Francis, moved into the main house with his wife Marie McSpadden Sands. Circa 1947, at the back of the house, the breezeway between the main house and the separate kitchen was enclosed, forming a new kitchen and pantry. The former kitchen was converted into a breakfast room. John and Marie Sands continued to occupy the house after Frances P. Sands died, until their deaths in 1993 and 1992, respectively. The continuation of single-family ownership of the property has resulted in few changes over time.

In early 1995, members of the Sands family, the City of Glendale, and a task force including representatives from the Glendale Arizona Historical Society began work to save the heart of the old ranch from development. Late in 1995, the State of Arizona awarded an Arizona Heritage Fund grant to the Glendale Arizona Historical Society for the purchase of the parcel containing the House, Garage and Office. In a separate action, the City of Glendale agreed to purchase the Loop Drive, Date Grove, and part of the Citrus Orchard to preserve the historic setting of the buildings and provide a buffer from development surrounding the central portion of the Manistee Ranch. This recent action has assured the preservation of this significant property in Glendale.

NARRATIVE STATEMENT OF SIGNIFICANCE

Context One: Louis M. Sands and the Development of Modern Cattle Ranching in Arizona, 1907-1941

The arrival of Louis M. Sands in Arizona as a young man of twenty-five in 1900 corresponded to a great change in the history of the Arizona cattle industry. The cattle industry of Arizona was struggling to emerge from a great drought during the years from 1891 to 1893 during which a large number of cattle had died due to lack of water and forage. This same time period corresponded to a greater emphasis on natural resource conservation on the part of the Federal government, with the creation of many Forest Reserves in Arizona, the precursors to today's National Forests administered by the U.S. Department of Agriculture. The days of the wide open range were quickly coming to an end when Louis M. Sands arrived in Arizona, and ranchers were in the process of changing their operations to place their industry on a firmer foundation by conserving the natural resources that they depended on for survival. Louis M. Sands soon emerged as a leader in this process of change from the early period of cattle ranching in Arizona. Sands is remembered today as a pioneer of modern cattle ranching, employing the techniques of rotating pastures and cooperation with State and Federal agencies to work within the limits of the land.

Born in 1875, Louis M. Sands first arrived in Arizona in 1900. Son of Louis Sands, a Swedish immigrant who had become a timber baron in Manistee, Michigan, Louis naturally turned his first interest in Arizona to the timber industry. He worked in the Flagstaff area for the Saginaw and Manistee Lumber Company, owned by W. B. Marshon, one of his father's associates from Michigan. Sands worked seasonally at first, coming to Arizona during the winter. His first

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ranching venture in Arizona began when he acquired grazing rights from the Federal government to cut-over timber land at the head of Sycamore Canyon near Bellmont in northern Arizona. Sands soon acquired some property of his own in the same area and improved it by building a water tank that still bears his name. This early experience colored Sands' approach to cattle ranching: Cooperation with government land managing agencies, and care in conserving natural resources. Over the years, these two principles would emerge as the cornerstones of the modern cattle ranching industry in Arizona.

In 1906, Louis M. Sands married Frances Porter of Rockford, Illinois. Sands' father, nicknamed "Big Louie," had died in Manistee, Michigan in 1905. Sands may have used some of his inheritance to purchase the Hamilton Farm in 1907. After its purchase, Sands named it Manistee Ranch in honor of his hometown in Michigan.

At Manistee, Sands developed the technique of rotating pasturage to take better advantage of limited resources. He was a pioneer in methods of cattle feeding, both in corrals and in pastures. The market for the 1,100-pound "grass fats" raised on the Manistee Ranch was very good. Sands also developed relationships with the State Land Department and Department of the Interior. He began to lease State and Federal land in Central and Southern Arizona to expand his pasture opportunities. He purchased cattle from breeders, rotated them through different pastures and feed lots, and sold the fattened animals for a good profit. This labor-intensive and carefully-managed method of cattle raising was quite different from the earlier method of letting the cattle roam at will across the arid landscape of Arizona and herding the survivors at round up. These techniques were first developed and employed by Sands with success at the Manistee Ranch in Glendale, and they soon spread to other Arizona cattle growers.

Sands' perfection of cattle raising techniques at Manistee Ranch soon enabled him to expand his operations outside of the Salt River Valley. Using profits from his successful Manistee Ranch venture, in 1919 Sands purchased the Mattie Canyon Ranch near Elgin. His partner in this operation was Leonard Brooks, the brother of his Manistee Ranch manager. One year later, in 1920, Sands purchased Brooks' share in the ranch. Later that year, he traded a part of the Mattie Canyon Ranch to William Banning Vail in exchange for Mescal Spring on the south slopes of the Whetstone Mountains. Subsequently, Sands also acquired the Solano Ranch and some additional holdings in Cochise and Pima Counties.

These additional holdings allowed Sands to expand on his technique of "water controlled grazing" first used in the Salt River Valley at his Manistee Ranch. In the Salt River Valley, Sands had used Manistee as a base in conjunction with leased State and Federal land to rotate cattle between pasture and water locations, thus maximizing his use of the land while minimizing cattle impact. Sands repeated this technique in southern Arizona, using his relatively small privately-owned ranch holdings in conjunction with State and Federal leased lands. This allowed Sands to create a large ranch operation based on the ownership of a small number of private parcels. Other ranchers followed Sands' pattern, and today the ranch industry in Arizona works in close conjunction with State and Federal agencies to utilize available land and water resources.

Beyond his individual accomplishments in the development of the modern cattle ranching industry in Arizona, Louis Sands was active in state and national cattle associations. He joined the Arizona Cattle Growers Association (ACGA) soon after his arrival in Arizona and remained a member all his life. He served on the ACGA executive committee. Sands was a leader on the executive committee, donating funds in tough times so that the association could grow and prosper. Other ACGA members, also considered leaders, were Ed Horrell of Globe, C.B. Laird and Fen Hildreth of Phoenix, James Wingfield of Camp Verde, W.C. Colcord of Roosevelt, R.D. Brady of Tucson, and H.L. Johnson of Willcox. Within this group, the members looked to Louis Sands for leadership. In addition to his involvement with the ACGA, Sands was also a member of the American National Cattle Association for many years.

Louis M. Sands made important contributions to the development of the modern cattle ranching industry in Arizona, starting with his acquisition of the Manistee Ranch in 1907 and continuing until his death in 1941. Sands was a pioneer in

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the shift from a resource-exploitive cattle industry in the years prior to the twentieth century to a conservation-oriented and scientific approach to cattle raising that has characterized the modern cattle industry of twentieth century Arizona. Within this defined area of agriculture (cattle ranching), Louis M. Sands was a significant individual. In comparison to others in the cattle industry, Sands was looked upon as a leader in the Arizona cattle industry. His role as a leading member of the ACGA is evidence that Sands' contributions rank as significant in comparison with others.

As the owner of the Manistee Ranch, Sands is closely and directly associated with the nominated property. The ranch served as his initial investment in the Salt River Valley, and in later years was the center of his state-wide cattle operations. The years of Sands' direct association with Manistee Ranch, from his purchase in 1907 until his death in 1941, correspond to Sands' rise to prominence in the Arizona cattle industry. The Manistee Ranch played an important role in the development of Sands' contributions to the Arizona cattle industry. It was at Manistee that Sands first perfected his techniques of rotating pasturage and developed his relationships with government leasing agencies. Although Sands later purchased additional ranch property in Arizona, where he expanded his use of rotating pasturage, leasing, and water-controlled grazing, those techniques were first developed and perfected at Manistee Ranch. Although there are other properties in Arizona associated with Sands, it is Manistee Ranch that he considered his headquarters and where he made his home for thirty-two years. Sands is most closely related to the Manistee Ranch property.

Context Two: Louis M. Sands and the Growth of Business Development in Glendale, Arizona, 1907-1941

Louis M. Sands was a significant individual within the small business community of Glendale, Arizona. His success in his ranching and early business endeavors provided him with investment capital that he used to establish successful businesses in Glendale that are considered significant contributors to the local economy. In particular, Sands is credited with investing heavily in Glendale during the latter stages of the Great Depression of the thirties, thus serving as a leader to help the community emerge from this economic difficulty.

It is logical to assume that Louis M. Sands acquired some of his business acumen from his father, Louis Sands of Manistee, Michigan. The elder Sands was an immigrant from Sweden who had developed extensive business interests in the northern Michigan community based on the timber industry and electric power production. His business interests in Michigan also included lumber mills, salt wells, and shipping. Louis Sands died in 1905, and his son Louis M. Sands received shares in the Louis Sands Land Company of Michigan as part of his inheritance. By the time Louis Sands purchased the Manistee Ranch in Glendale in 1907, he had already begun to develop the skills he would need to create his own business properties.

Sands' first activities after relocating to Arizona in 1900 were to continue in the lumber industries in Flagstaff. When he moved to the Salt River Valley his business interests were closely related to his new occupation as a cattle rancher. Soon after his arrival in the Salt River Valley, Sands became a partner with John Hughes in the Arizona Packing Company. This firm, first incorporated in 1906 by P.T. and John Hurley, was later acquired by P.E. Tovrea. It later changed its name to the Tovrea Packing Company, and later still became the Cudahy Corporation's Phoenix packing plant.

The involvement of Sands in the meat packing industry was a logical extension of his cattle ranching operations. The Tovrea family, with which Sands was closely associated in business, is considered a significant one in Arizona business history. One of the Tovrea family's homes, called the "Tovrea Castle" and situated overlooking the former location of the Tovrea stockyards, is listed on the National Register of Historic Places.

Sands' profitable business ventures and his ownership of considerable acreage in Glendale soon led him to diversify into land speculation. As early as 1909, Sands had constructed several bungalows on his Glendale property as rental

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units in the prosperous early years of the community. Sands completed additional rental units in the 1920s. In his real estate ventures Sands was associated with prominent Arizona real estate developer Dwight Heard. Heard, organizer of the Bartlett-Heard Land and Cattle Company, one-time Arizona gubernatorial candidate, and former owner of the Arizona Republican newspaper, shared investment strategies with Sands. Heard and his wife Mae are today best remembered for the establishment of the Heard Museum of Native American art, constructed in 1929 and listed on the National Register of Historic places.

Sands developed an unusual strategy for increasing the size and extent of his real estate holdings. He pledged to re-invest any money received from the sale of land into additional land. In this way, the profits from his early sales would build his investments. Each time he sold a piece of property, as soon as he could he took the proceeds and purchased a new piece of real estate, often in another area of the state or Salt River Valley. He took advantage of good times in the real estate market to dispose of property in one area, and then purchased property he considered a good value in another location.

By the depression decade of the thirties, Sands had amassed considerable holdings in real estate and was a partner in several business ventures with other prominent Arizona business owners. The Great Depression hit Arizona hard, but Sands' diverse holdings insulated him from the worst effects of the economic downturn. The advent of Federal public works programs, pushed by President Franklin D. Roosevelt, gradually began to lift the nation out of the Depression by the mid-thirties.

Although Arizona benefitted from these Federal programs, business leaders in the Salt River Valley understood that investments by those in the local community were an important part of a return to economic growth. A leader in the idea of local investment was businessman George Mickle. In 1932, Mickle was elected head of the Salt River Valley Water Users Association. A traveling salesman who took up farming when he moved to the Salt River Valley, Mickle became a prominent grocer with partner Thomas C. Clements. The two founded the Pay 'n Takit market, sold to Safeway corporation in 1927. After the sale, Mickle took control as President of the Phoenix Title & Trust Company.

As President of the Water Users and Phoenix Title & Trust, Mickle was instrumental in bringing additional Federal investment to the Salt River Valley during the depression. Mickle also encouraged other local business owners to invest in the community. Mickle persuaded Sands to purchase a Chevrolet dealership franchise during the depths of the depression. In 1935, Sands started the Sands Motor Company in Glendale.

What seemed like a risky venture at the time has now prospered into a \$15 million business. Sands invested in one of the few areas of growth during the depression. The economic downturn had unleashed a horde of immigration to the West through Arizona. Sands catered to the needs of the traveling public, who found in the automobile a feeling of freedom from their everyday concerns. In 1938, Louis M. Sands incorporated the Sands Motor Company with his two sons, Louis Sands, Jr., and John P. Sands.

The next venture was Bonnie Farms and Transportation Company, named for his first grandchild, Elizabeth "Bonnie" Sands. Later changed to Bonnie Farms, Sands again took advantage of his experience in ranching to create a transportation and feed lot operation. In this sense he was employing the technique of vertical integration within an industry. In 1940, Sands incorporated the Sands Trading Company. Later changed to the Sands Investment Company, this second firm served as a holding company for his many real estate investments and business ventures.

By 1940, it seems clear that Sands was attempting to create a business entity that would continue to provide an income to his family after his death. Shortly after the creation of the Sands Trading Company in January of 1940, starting in February of 1940, Sands began to transfer assets to the new business venture. Sands died on May 25, 1941. He left his widow, Frances Irene Porter Sands, sons Louis Sands, Jr. and John P. Sands, and daughter, Flora Sands. Because

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of their father's business acumen and foresight, the Sands children were left with substantial real estate holdings and business properties. Today, the Sands name is closely identified with the real estate and automobile industry in Glendale.

Louis M. Sands is considered significant in Glendale for his contributions to the development of commerce in the community. From his base of ranching operations at Manistee Ranch in Glendale, Sands created a statewide portfolio of business and real estate investments. Sands played a significant role within Glendale as a business leader, investing in a business during the Great Depression that later became one of Glendale's most prominent businesses. Sands rose to prominence in Glendale's business community starting with his acquisition of the Manistee Ranch in 1907 and continuing until his death in 1941. Sands remained active in business circles until his death, establishing the Sands Trading Company shortly before he passed away.

When compared with other prominent business leaders in Arizona, it is clear that Sands stands along with men such as Phil Tovrea, Dwight Heard, and George Mickle. These men, with the exception of Mickle, have already been honored for their contributions to Arizona history by listing properties associated with them on the National Register of Historic Places. Compared with others in the field of commerce, business leaders in Arizona looked to Sands as the leader of the Glendale business community. Sands played a key role in contributing to the economic development of Glendale.

As the owner of the Manistee Ranch from 1907 until his death in 1941, Sands is closely associated with the property. The ranch served as the headquarters for his business activities. The construction of the Office on the grounds of the ranch ca. 1924 is evidence that Sands managed his business affairs from Manistee Ranch. As the location of his home during the period when Sands emerged as a business leader in Glendale, and as the location where he directed his business affairs, the Manistee Ranch is closely and directly associated with Sands' contributions in the area of commerce.

Context Three: Residential and Ranch Architecture in Arizona, 1870-1900

The Salt River Valley in central Arizona was first settled by Europeans with the establishment of Phoenix in 1870. While the more "civilized" areas of the country were well into the Victorian era in terms of architectural style, the first shelters in the Salt River Valley were predominantly vernacular structures of adobe, wood, and brush. By the 1880s, however, well-to-do migrants from the Midwestern and Eastern states began building imposing homes of wood or brick, predominantly in the Second Empire and Queen Anne Victorian styles.

While both large and small houses began to be built using Victorian precedents, naturally the large homes of wealthy businessmen and ranchers were more commonly the "high style" homes which were designed by professional architects. By 1900 the original Phoenix townsite and nearby additions were home to at least a dozen multi-story Victorian homes. Only a handful of these survive today.

These large homes were not confined to the urbanized area of Phoenix, however. The lands of the Salt River Valley had quickly filled with homesteaders wherever the canal system had been extended to supply water. By 1900, surrounding settlements of Tempe, Scottsdale, and Mesa to the east and Glendale and Peoria to the northwest were established, but most of the land between these settlements remained agricultural. Some of these farms and ranches belonged to prominent individuals such as Neils Peterson in Tempe and William H. Bartlett in Glendale. These men and their families established large, Victorian homes at the center of their ranching or farming complexes.

Rather late in this period, in 1897, the home that was to become Manistee Ranch was built. While stylistically it is a Queen Anne house with characteristics of the Half-Timbered and Free Classic substyles, there are also details which indicate the influence of the Prairie style then evolving in Chicago. The massing of the house identifies it as Queen Anne, with its steeply-pitched, irregularly-shaped roof and dominant front gable. The full-width wrap-around porch of the original

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design supports this conclusion as well. Half-timbering in the front gable and the simple, paired front columns are taken from substyles of the Queen Anne. However, the dominant, square tower encompassing the "Sky Parlor" is a clear departure from the norms of the Queen Anne style. The massing and location of this tower, along with its groupings of windows into long, horizontal strips, appear to relate to the early experiments in the Chicago area which soon led to the Prairie School of architecture, popularized by Frank Lloyd Wright and others.

The design of the site provides a setting for the house and outbuildings. A thick tangle of trees at Northern Avenue hides the main house from the street and provides an air of mystery to the site. The date grove occupies the large yard between the street and the house, providing a foreground element enhancing the sense of depth of the site as one looks toward the house, while also providing a sense of height and scale. The loop drive, date grove, and flanking groves of citrus define a central organizing space with a rural character.

Manistee Ranch compares favorably with the other remaining 19th-century mansions in the Salt River Valley. Only a few large 19th-century homes remain in this area. In Phoenix, the two most prominent homes survive in good condition and have been restored: the Rosson House, the centerpiece of Phoenix's Heritage Square, and the Evans House, with its onion-domed turret. Both were constructed in the Eastlake substyle of the Queen Anne Victorian style. The Second Empire Victorian style Judge Tweed House also survives, as do a few lesser examples. All of these houses relate more strongly to the business and urban community of Phoenix than to an agricultural context. A few prominent 19th-century homes in outlying areas have also survived. The Queen Anne style Neils Peterson House in Tempe was the home and center of a ranch similar to Manistee Ranch. The Queen Anne style James Creighton house was a rural home to the north of what was then Phoenix. An even closer parallel to Manistee Ranch is William Bartlett's Sahuaro Ranch, just a few miles north and west of the Manistee Ranch site. Sahuaro Ranch is a well-preserved site, with not only the main house surviving, but also most of the related farm outbuildings. Except for later additions and alterations, all of these remaining 19th-century homes are good, relatively pure examples of their respective styles.

While Manistee Ranch is a typical example of the pattern of development of large, stylish homes for wealthy landowners, it is not a typical example of the Queen Anne style. Its features clearly set it apart as a progressive design, beginning the transition to the styles associated with the modern movement. In this it is a unique resource. While the direct influence of the Prairie Style was little felt in Arizona, the closely related arts-and-crafts influence was mainly felt in the acceptance of the California Bungalow for high-style homes. The Manistee Ranch house embodies the beginnings of that transition.

Although the identity of the house's architect has not been established, speculation has centered upon the fact that Herbert Hamilton, the first owner, was a recent émigré from Wisconsin and may have used an architect from the Midwest, perhaps Milwaukee or Chicago. This hypothesis would help to explain the progressive nature of the design. On the other hand, the dominant architect of the period in Arizona was James Creighton. Virtually all of the large Victorian mansions in the Phoenix area were designed, all or in part, by Creighton, including the Rosson House, Peterson House, Sahuaro Ranch, and his own home, the Creighton House.

ANALYSIS OF INTEGRITY

The property's period of significance begins in 1897 with its original construction for Herbert W. Hamilton and extends through 1941, the year of Louis M. Sands' death. Development of the property during that period included the establishment of the site layout, landscape features, and outbuildings, and the major alterations to the main house including enclosure of the porches with screening, and additions including the west bedroom addition and the living room and maid's quarters expansion (c. 1925).

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Since that time, the only apparent change to the architectural elements of the property is the enclosure of the back porch, with remodel of the kitchen in 1947. This alteration has changed the outward appearance very little, and interior appearance only in a small portion of the home. Therefore, the property retains a high degree of physical integrity.

The nominated site represents only a small part of the original Manistee Ranch property, which covered 318 acres. Portions of the original site which are not a part of the property include the barnyard area, the majority of fields and orchards, and a second, smaller house built for one of Sands' sons. The property does retain all the land between the main house and Northern Avenue, including the loop drive, date grove, and ample spaces on all sides of the main house and outbuildings. Representative portions of citrus orchards and other agricultural elements are within the property boundary and are being preserved. The quantity of landscaped open space within the property is such that it creates its own sense of context, even after the surrounding lands are developed. With the exception of the barnyard area, which is expected to be developed in the future, the property maintains its integrity of setting and location.

INFORMATION POTENTIAL

While the property has not been formally evaluated for the presence of archaeological resources, there is a likelihood that some features exist. One former building site at the west side of the main house has been identified from historic site maps. Evidence of prehistoric habitation is also possible but no specific resources are known or suspected.

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Glendale, Maricopa County, AZ

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October 8, 1897 (I, 8: 2).
November 21, 1897 (I, 8: 2).
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Manistee Ranch

Name of Property

Maricopa County, Arizona

County and State

10. Geographical Data

Acreage of Property 6.5 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>391390</u>	<u>3712910</u>	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 Robert G. Graham, AIA/Architect, Douglas Kupel, Ph.D./Historian

organization Alliance Architects, L.L.C. date May 27, 1997

street & number 2400 North Central Avenue, Suite 200 telephone (602) 254-8330

city or town Phoenix state: AZ zip code 85004

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 _____

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

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

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Manistee Ranch
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VERBAL BOUNDARY DESCRIPTION

A portion of the northeast quarter of Section 5, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a brass cap in a hand hole found at the northeast corner of said Section 5, thence South 2°00'5" East, along the east line of said Section 5, a distance of 549.28 feet to a point; thence south 87°59'55" West, a distance of 45 feet to a point on the west right-of-way line of 51st Avenue, which is the Point of Beginning;

thence South 02°00'05" East, along said right-of-way line, a distance of 120.06 feet to a point;

thence South 89°56'18" West, a distance of 685.75 feet to a point;

thence North 00°26'19" West, a distance of 630.50 feet to a point;

thence South 89°56'18" West a distance of 367.52 feet to a point;

thence South 02°00'05" East a distance of 5.00 feet to a point;

thence South 89°56'18" West a distance of 24.86 feet to a point;

thence South 02°10'41" East a distance of 505.84 feet to a point;

thence South 89°56'18" West a distance of 274.60 to the Point of Beginning.

BOUNDARY JUSTIFICATION

The boundary corresponds to the current limits of ownership of the remaining portion of the Manistee Ranch property, comprised of two parcels, one owned by the Glendale Arizona Historical Society and the other by the City of Glendale, Arizona.

This boundary encompasses the intact portion of the original ranch. Areas outside this boundary have been redeveloped or are slated for development.

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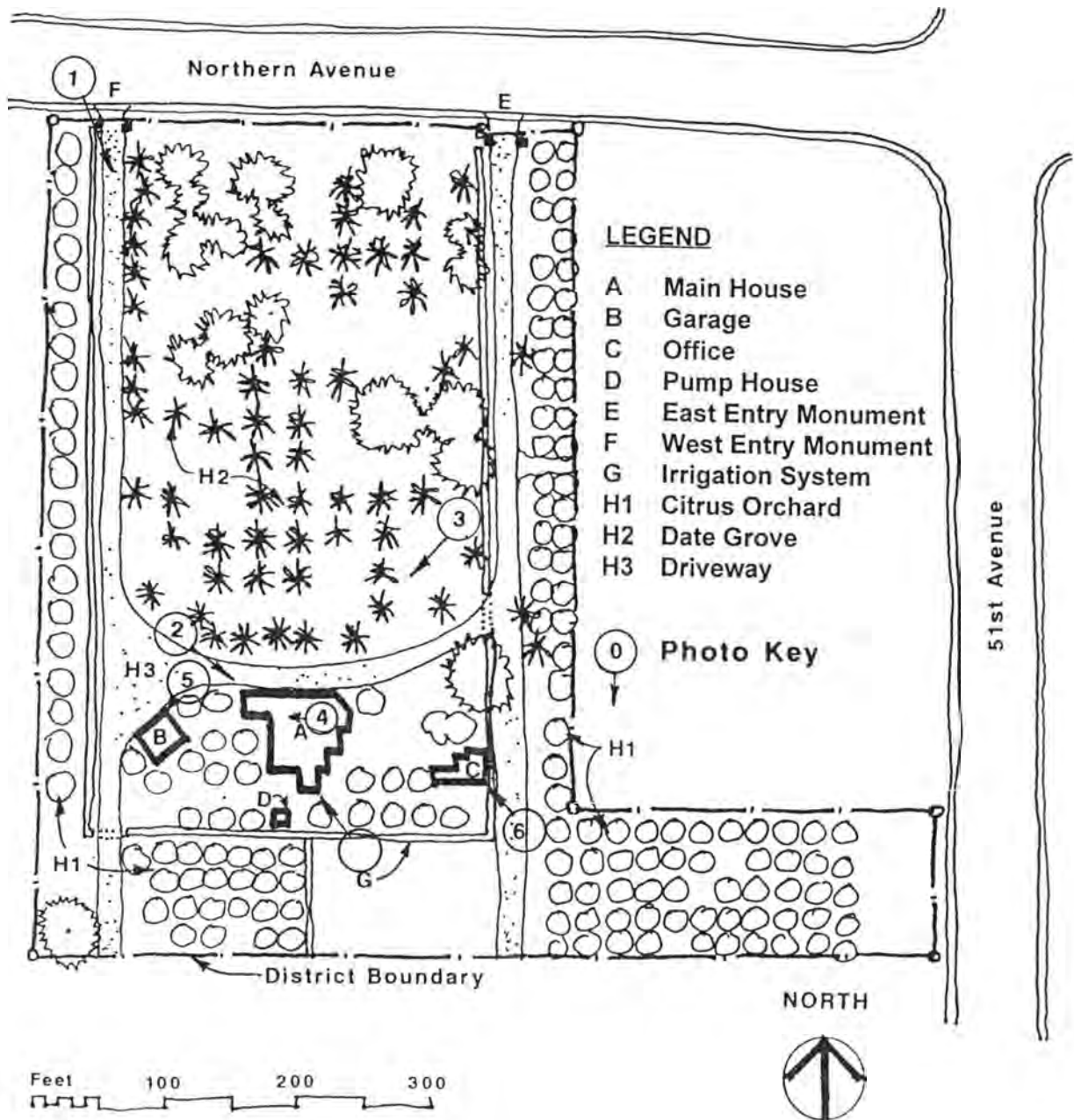
Manistee Ranch
Glendale, Maricopa County, AZ

The following information is the same for all photographs.

Manistee Ranch
Maricopa County, Arizona
David Hamblen, Photographer
February, 1997
Negatives stored at Glendale Arizona Historical Society

See Sketch Map for photo locations

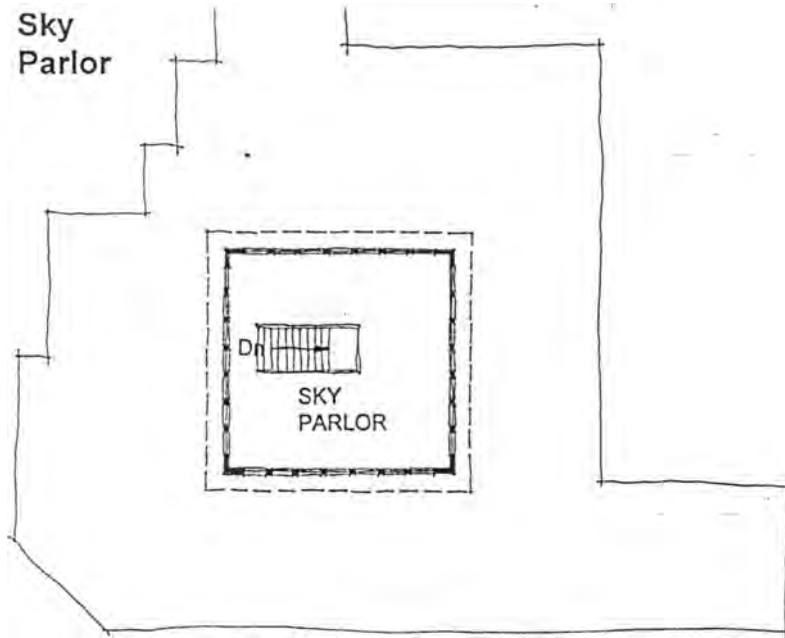
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5	West
6	South
7	Northeast



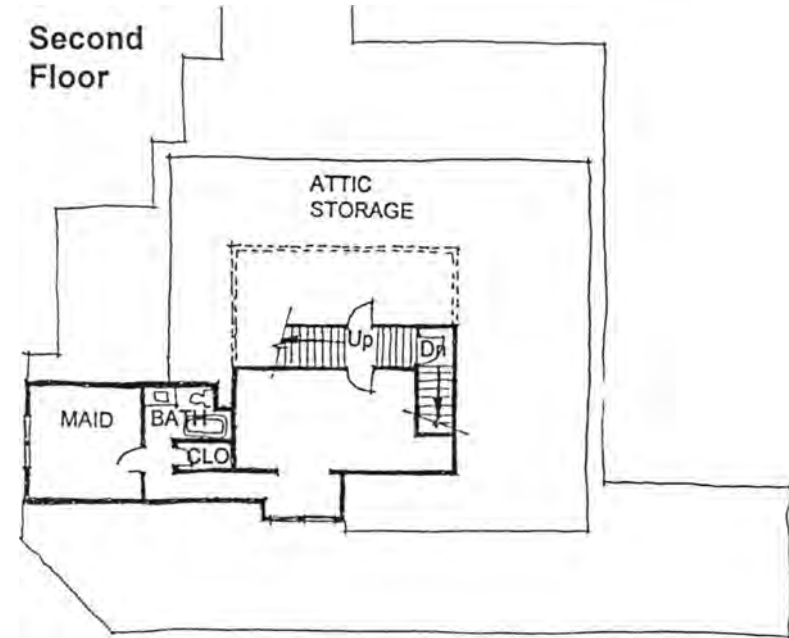
MANISTEE RANCH
 Glendale, Maricopa County, Arizona

SKETCH MAP

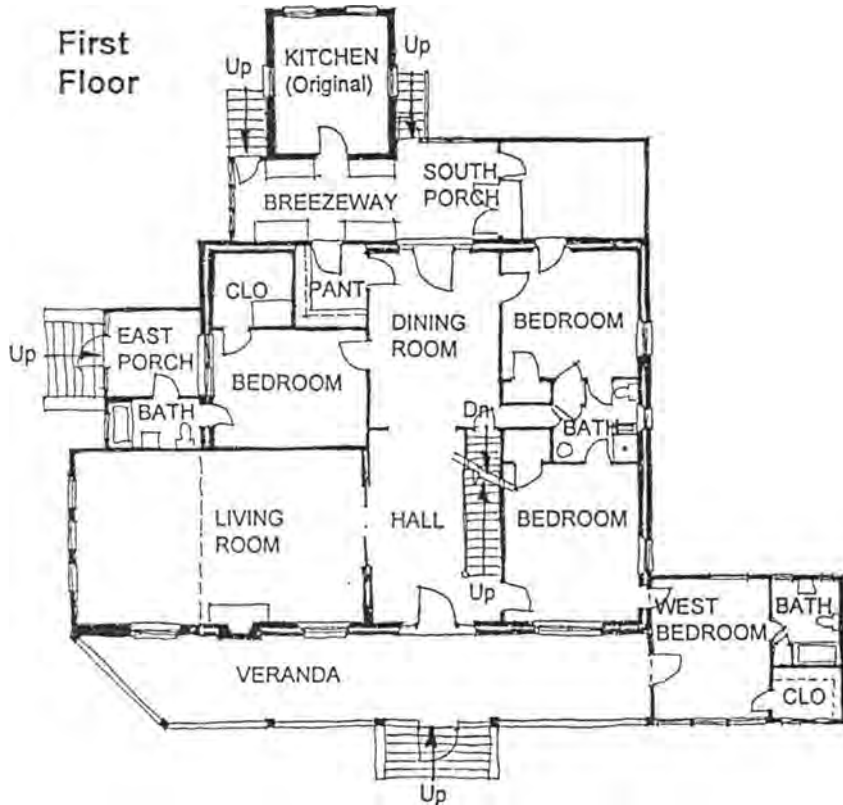
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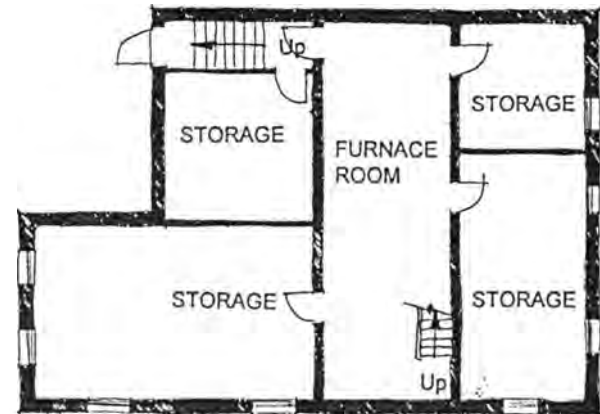
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First Floor



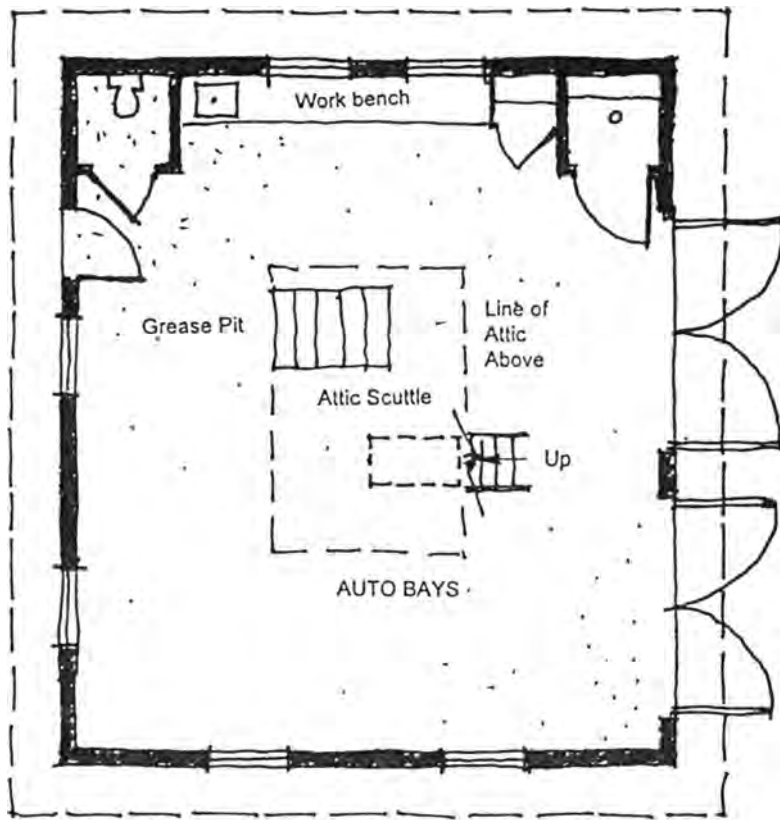
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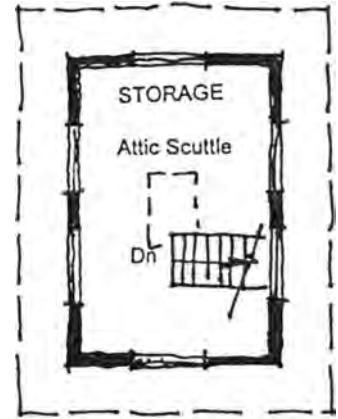
MANISTEE RANCH - MAIN HOUSE
Floor Plans

Scale 1 40 ft





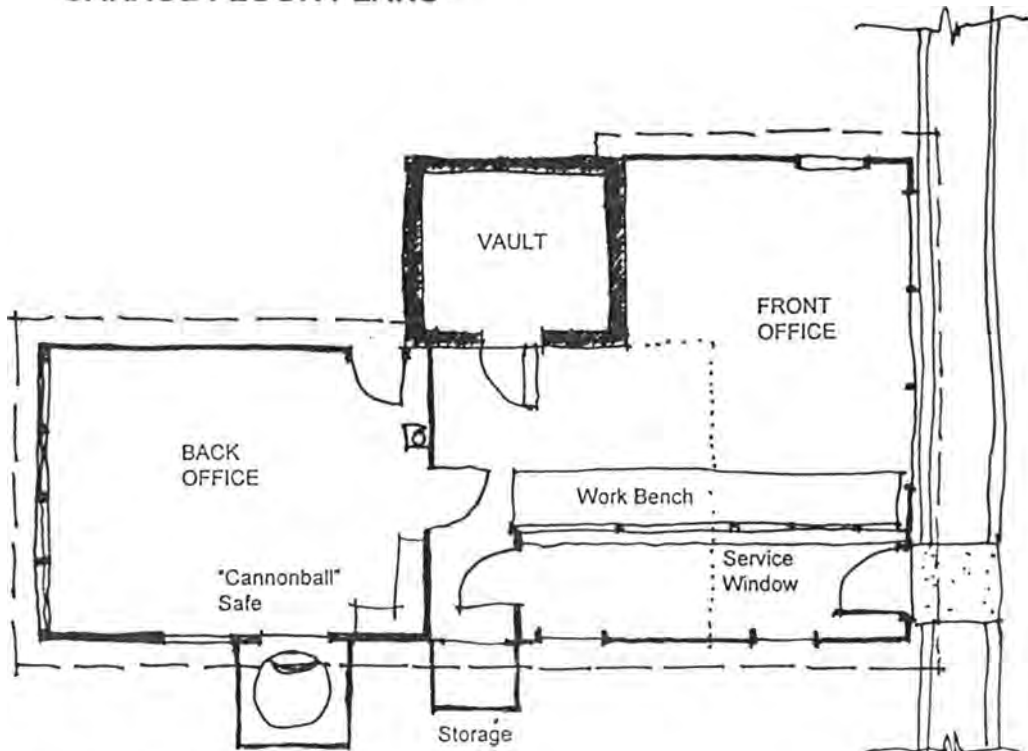
First Floor



Attic Room



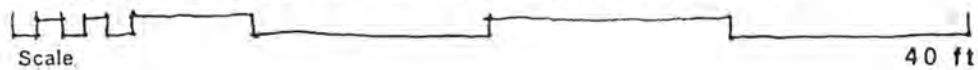
GARAGE FLOOR PLANS



OFFICE FLOOR PLAN

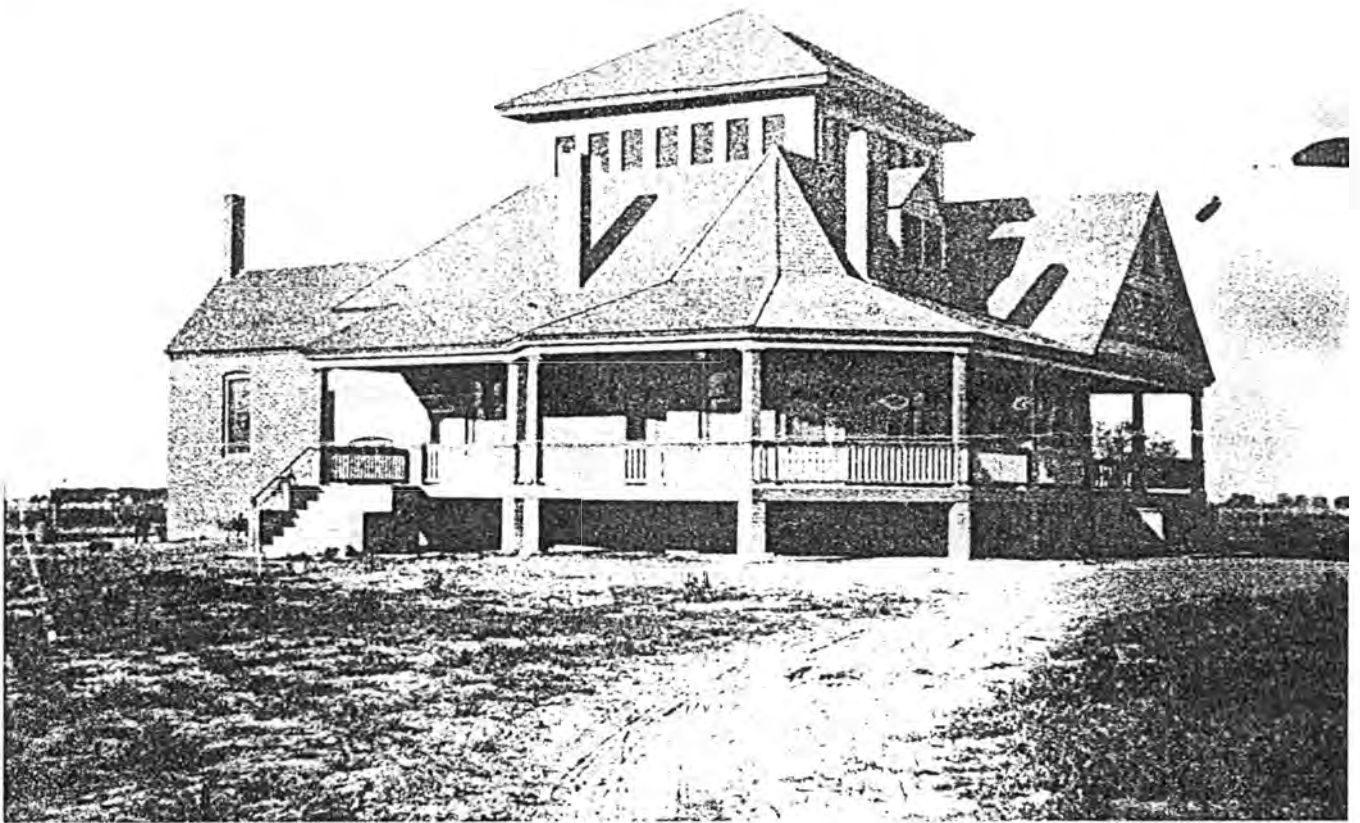


MANISTEE RANCH - OFFICE AND GARAGE



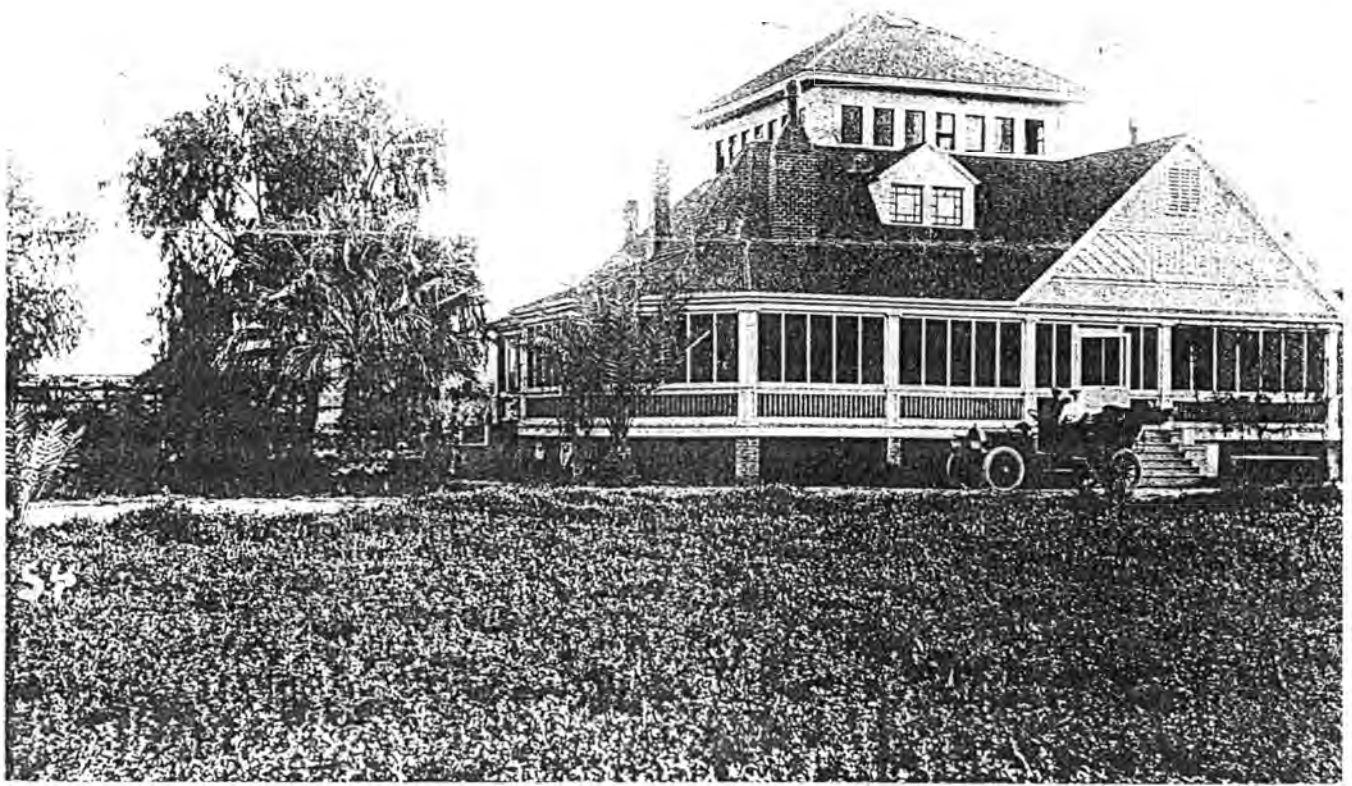
Scale.

40 ft



Manistee Ranch Main House, December 1897

**MANISTEE RANCH
HISTORIC PHOTOGRAPHS**



Manistee Ranch Main House c. 1907

MANISTEE RANCH HISTORIC PHOTOGRAPHS



Louis M, Louis M, Jr, John P Sands
1912

Louis M. Sands with Louis Jr. and
John P. Sands, 1912

**MANISTEE RANCH
HISTORIC PHOTOGRAPHS**



Louis M. Sands at the southwest
corner of the Main House, c. 1912

**MANISTEE RANCH
HISTORIC PHOTOGRAPHS**



MANISTEE RANCH

GLENDALE, MARICOPA COUNTY, ARIZONA

Photo # 1



MANISTEE RANCH

2

GLENDALE, MARICOPA COUNTY, ARIZONA

PHOTO # 2



MANISTEE RANCH

GLENDALE, MARICOPA COUNTY, ARIZONA



MANISTEE RANCH

4

GLENDALE, MARICOPA COUNTY, ARIZONA

PHOTO # 4



MANISTEE RANCH

5

GLENDAL, MARICOPA COUNTY, ARIZONA

PHOTO #5



MANISTEE RANCH

6
GLENDALE, MARICOPA COUNTY, ARIZONA

PHOTO #6

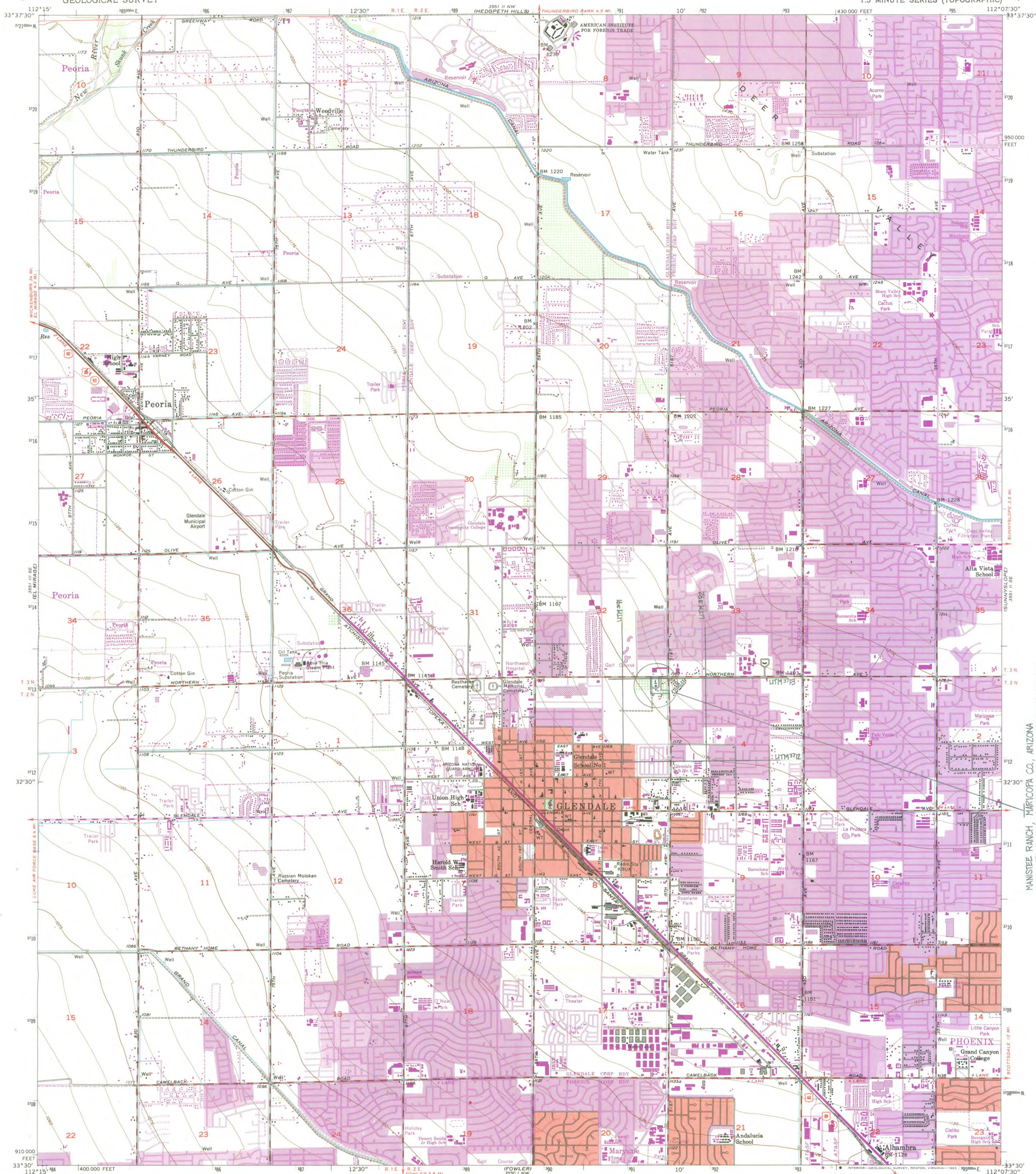


MANISTEE RANCH

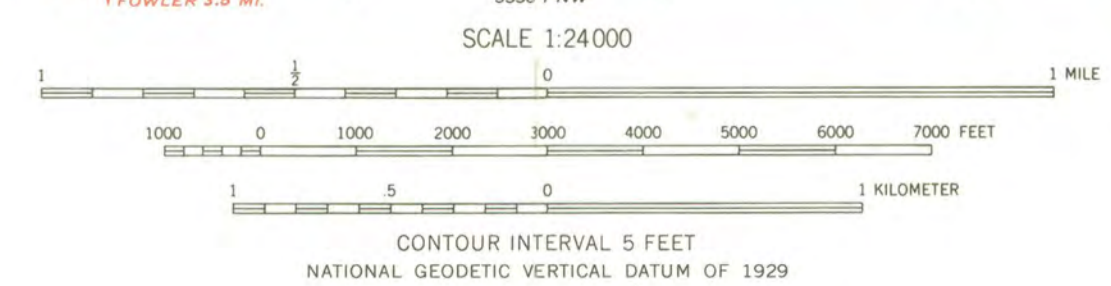
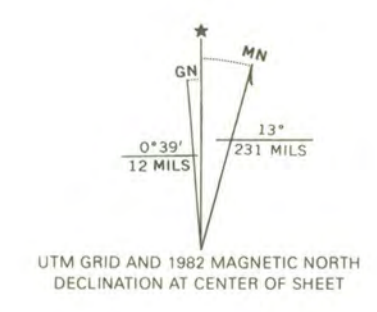
7

GLENDALE, MARICOPA COUNTY, ARIZONA

PHOTO #7



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Culture and drainage compiled from aerial photographs taken 1954. Topography by planetable surveys 1957
Polyconic projection. 10,000-foot grid ticks based on Arizona coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 65 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1982
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

GLENDALE, ARIZ.
N3330-W11207.5/7.5
1957
PHOTOREVISED 1982
DMA 3551 II SW-SERIES V898

MANISTEE RANCH, MARICOPA CO., ARIZONA
TITLY: ZONE 12, EASTING 99190, NORTHING 371210

National Register of Historic Places

Note to the record

Additional Documentation: 2005

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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

1. Name of Property

historic name Manistee Ranch (amendment)

other names/site number _____

2. Location

street & number 5127 West Northern Avenue

not for publication

city or town Glendale

vicinity

state Arizona code AZ county Maricopa code 013 zip code 85301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally.
(___ See continuation sheet for additional comments.)

James W. Gammon
Signature of certifying official

12 AUGUST 2004
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

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Addl.	Page	1	Name of Property	Manistee Ranch (amendment)
				County	Maricopa
				State	Arizona

Amendment to Add the "Granary" as a contributing building to the Manistee Ranch Historic District

SECTION 5: CLASSIFICATION

Adding the "Granary" as a new contributing building to the Manistee Ranch Historic District changes the resource count to five buildings, 1 site, 1 structure, and 2 objects, for a total of nine contributing resources and zero non-contributing resources.

SECTION 6: HISTORIC FUNCTIONS

Adding the "Granary" as a contributing building necessitates the addition of the following historic function:
AGRICULTURE/SUBSISTENCE/Storage

The current functions of the property are:
RECREATION AND CULTURE/Museum
LANDSCAPE/Park

SECTION 7: DESCRIPTION

The Granary is a one-story building measuring 24 feet by 36 feet in plan. The building is comprised of light wood frame construction with heavily weathered board-and-batten wall surfaces and a gabled corrugated metal roof. A large rolling gate door is a prominent feature on the west side of the building.

The Granary was originally located in the "work yard" area to the southeast of the Main House, an area which was not acquired with the surviving ranch property and which is now part of a single family residential subdivision. The area of the Granary's original location is not included in the historic district. The Granary was moved in 1999 to its present location southwest of the Main House, within the historic district. The original orientation and setting of the building along the east side of a dirt service road was maintained in the move. The move was accomplished by using a crane to lift the building off its foundations, transport it approximately 300 feet to its new location, and set it on the new site. When moved, the building was placed on a concrete foundation slab for preservation reasons; previously, the building stood on small concrete piers and had a dirt floor.

SECTION 8: SIGNIFICANCE/CRITERIA CONSIDERATIONS

The Granary was an early part of the Manistee Ranch operations and represents the working part of the ranch. Its construction has been estimated between 1920 and 1940. Of buildings related to ranch operations, only the Granary and the Office remain. A few other buildings and structures were originally grouped with the Granary

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u> </u>	Addl.	<u> </u>	Page	<u> 2 </u>	Name of Property	<u>Manistee Ranch (amendment)</u>
						County	<u>Maricopa</u>
						State	<u>Arizona</u>

around a yard area to the southeast of the main ranch house. With its utilitarian, agricultural appearance, the Granary is an important remaining representative of the working part of the ranch. It is significant as an example of the construction techniques and materials used in typical agricultural buildings of the region and period.

While moved, the building retains its original appearance and historic fabric. It retains its historic associations with the overall significance of the ranch. Its setting, adjacent to an orchard and fronting on a dirt surfaced utility road, is substantially similar to the original.

AS a moved property, the Granary must meet the requirements of Criteria Consideration B. The Granary meets these requirements in the following ways:

1. Architectural Value: The Granary's architectural appearance is a strong part of its significance. It retains all of its historic exterior appearance and nearly all of its historic fabric. The only changes that have been made to these aspects of the building are its placement on concrete slab foundation, replacement of the rotted bottom portion of some of the wall boards with similar weathered material, and the addition of some structural connectors and reinforcements on the interior of the building.
2. Setting and environment: The orientation, setting, and general environment of the moved Granary is comparable to those of the historic location and compatible with the property's significance.

ADDITIONAL PHOTOGRAPHS

Photographer: Robert Graham

Date: January 13, 2004

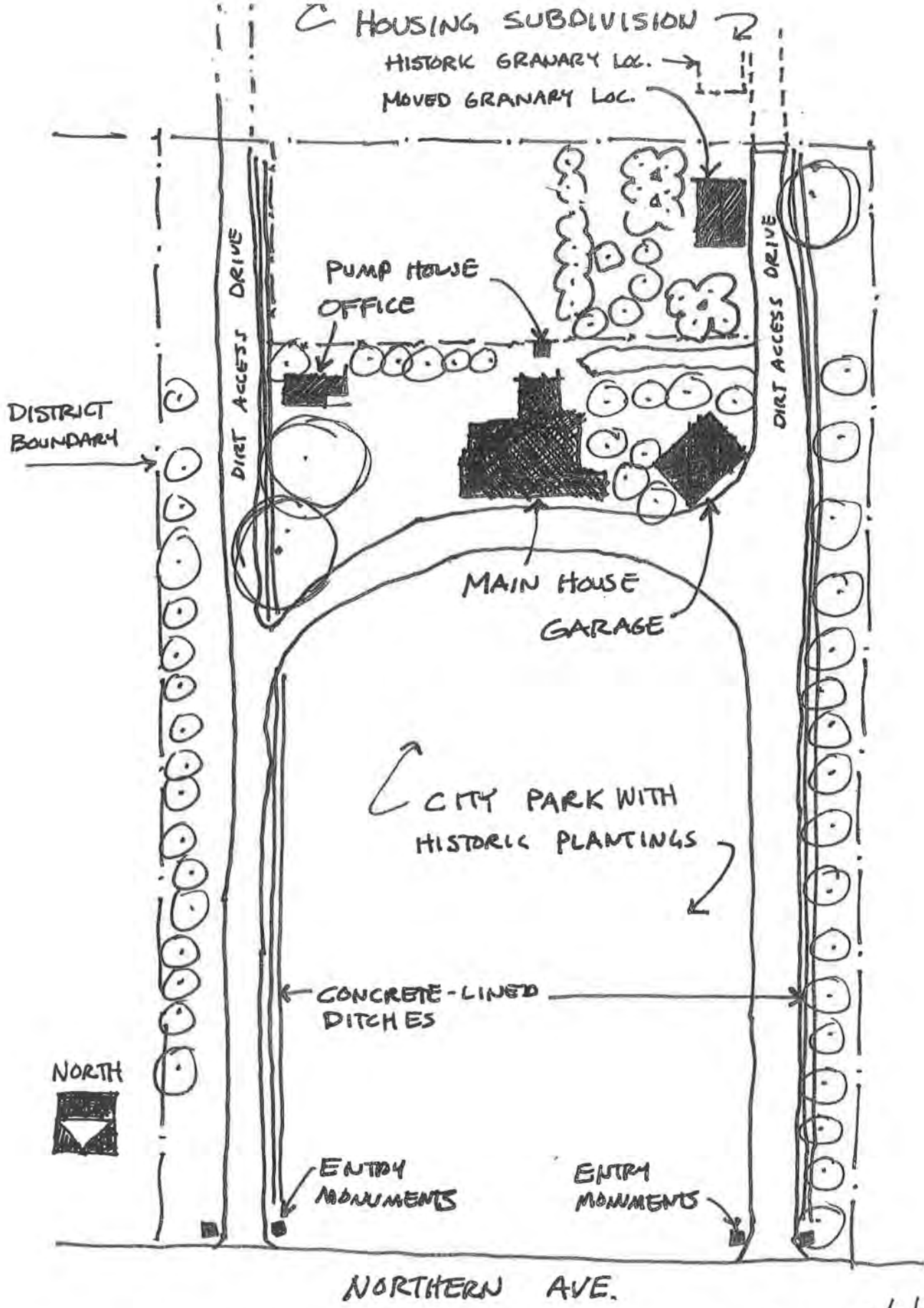
Photo:

A: looking Southeast, Overview of Granary

B: looking Northeast, Granary looking along access road

C: looking Northeast, Granary relationship to Main House

D: looking Southeast, Granary and access road relationship to Garage



MANISTEE RANCH - Glendale, Maricopa County, AZ 2/9/04 N.T.S.
 Amendment #1 to National Register Nomination: ADDITION OF GRANARY AS CONTRIBUTOR
 REVISED MAP SHOWING HISTORIC AND MODERN GRANARY LOCATIONS









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Manistee Ranch

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 2/02/05 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/18/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000322

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/2/05 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 2/2/05

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Manistee Ranch

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/13/98 DATE OF PENDING LIST: 3/23/98
DATE OF 16TH DAY: 4/08/98 DATE OF 45TH DAY: 4/27/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000322

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.9.98 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



March 6, 1998

Carol Shull
Keeper of the National Register
U.S. Dept. of the Interior
National Park Service
Mail Stop 2280,400
1849 C St., NW
Washington, DC 20240

Jane Dee Hull
Governor

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J. Dennis Wells
State Land
Commissioner

Kenneth E. Travous
Executive Director

Charles R. Eatherly
Deputy Director

Dear Ms. Shull:

It is my pleasure to submit the enclosed National Register registration form for the following property in Maricopa County, Arizona:

Manistee Ranch

The property consists of one building nominated under criteria B and C at the local level of significance.

If you have any questions or requests, please call me at (602) 542-7159.

Sincerely,

William S. Collins
Historian
State Historic Preservation Office

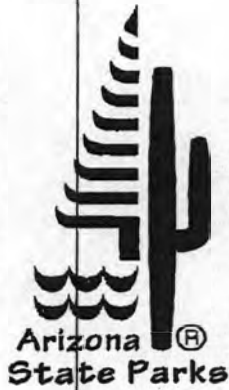
encl.

1300 West Washington
Phoenix, Arizona 85007

Tel & TTY: 602-542-4174
1-800-285-3703
from (520) area code
<http://www.pr.state.az.us>

General Fax:
602-542-4180

Director's Office Fax:
602-542-4188



1300 W. Washington
 Phoenix, AZ 85007

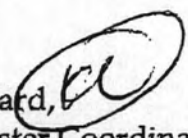
FACSIMILE

Partnerships Division

- Grants • SHPO •
- Planning and Recreational Trails •

To: Edson Beale, National Park Service

Fax: 202-371-2229

From: Kathryn Leonard, 
 National Register Coordinator
 Tel. 602-542-7136
 Fax. 602-542-4180

Date: February 2, 2005

Pages: 7

RE: Manistee Ranch Nomination

Edson

Here is the amendment to the Manistee Ranch Historic District in Maricopa County. Photographs have been Xerox copied. Please let me know via email when this additional documentation is officially accepted.

Regards,

Kathryn



August 18, 2004



Carol D. Shull
National Register Keeper
National Park Service
1201 Eye Street, NW 8th Floor
Washington, D.C. 20005

Janet Napolitano
Governor

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Commissioner

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Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
www.azstateparks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

Re: **Manistee Ranch (amendment), Glendale
Maricopa County, Arizona**

Dear Ms. Shull:

It is my pleasure to submit the enclosed National Register of Historic Places amendment for the Manistee Ranch located in the City of Glendale in Maricopa County, Arizona.

This amendment adds the building known as the "granary" as a contributing resource to the Manistee Ranch Historic District. Although the granary has recently been moved, it retains its architectural value and original orientation, setting and general environment; it is thus held to qualify as a contributing resource under criterion consideration B. Required documentation accompanies this letter.

Please feel free to contact me at (602) 542-7136 or by email at KLeonard@pr.state.az.us, if you have any questions.

Sincerely,

Kathryn Leonard
National Register Coordinator
Arizona State Historic Preservation Office

enclosure

ACTION: NATIONAL REGISTER INFORMATION SYSTEM

Id 98000322 LI 04/09/1998 AZ Maricopa Manistee Ranch
01 More

Name Manistee Ranch

Address 5127 W. Northern Ave.

City	Glendale	Vicinity	Restrict
State	ARIZONA	County	Maricopa
Status	LISTED IN THE NATIONAL REGISTER		Date 04/09/1998
Day45	Resource Type	DISTRICT	Acreage 6.5

Multiple

Contributing bldg	4	Site	1	Strc	1	Obj	2	Total	8
Noncontributing bldg	0	Site	0	Strc	0	Obj	0	Total	0
Park									

AD