

**United States Department of the Interior
National Park Service**

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received **MAY 8 1985**

date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Ralph H. Stoughton Estate

and/or common

2. Location

street & number 805 West South Mountain Avenue N/A not for publication

city, town Phoenix N/A vicinity of

state Arizona code 04 county Maricopa code 013

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Robert F. Gardiner

street & number 805 West South Mountain Avenue

city, town Phoenix N/A vicinity of state Arizona

5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Records Office

street & number 111 South Third Avenue

city, town Phoenix state Arizona

6. Representation in Existing Surveys

title Arizona Historic Resources Inventory has this property been determined eligible? yes no

date 1984 federal state county local

depository for survey records State Historic Preservation Office

city, town Phoenix state Arizona

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Summary/Context:

The Ralph H. Stoughton Estate consists of a 10-acre citrus farm, including a one-story Spanish Colonial Revival residence built of adobe in 1930-31. The stuccoed house is generally characterized by an asymmetrical facade, archways, and a variety of roof forms of varying heights covered with mission tiles. Unusual features include an integral staircase leading to a roof "garden" and a half-circular "observatory" at the rear. The citrus farm is situated on South Mountain Avenue, near the corner of Seventh Avenue, in the foothills of the South Mountains. One of the area's major topographical features, the South Mountains are found at the southern edge of Phoenix, the major metropolis of the Salt River Valley in central Arizona. In the late 1920s and early 1930s, the area extending along the base of the South Mountains was developed as the southernmost citrus belt in the Phoenix vicinity. Over the course of the last decade, however, many of these farms have been sold to commercial, industrial, and residential developers who have already redeveloped the land or are permitting the groves to die in preparation for development. Nevertheless, the immediate vicinity of the Stoughton Estate remains relatively in its historic state and continues to evoke a sense of its rural past. The estate possesses a high degree of architectural and landscape integrity.

Architectural Description:

The Stoughton Estate is contained by a chain link fence along its northern periphery. At regular intervals stand massive adobe piers with mission-tiled pyramidal caps. These piers extend eastward along the adjoining property to Seventh Avenue. The driveway entrance is flanked by tall, stepped, adobe piers pierced by ornamental "vigas" and tied together near the apex by a single log beam.

The house is set back from the street, at the northeast corner of the estate, amid a lawn lushly landscaped with succulents and shade trees, including elm and California ash.

The one-story, stuccoed adobe house is irregular in plan. The main block of the house has a flat roof covered with rolled composition and surrounded on three sides by a parapet wall with a mission-tile coping. A one-room wing at the northwest corner of the main facade is covered with a low-pitched hipped roof, clad in mission tiles. Clay tiles also cover the shed roofs at the porches. Varying roof heights, as well as roof forms, create visually interesting lines, particularly when viewed from the driveway facing west. The flat roof steps down as it extends from the living room area to the rear of the house. At the front facade, both the shed and hipped roofs drop below the parapet wall.

The main (north) facade of the Stoughton House is L-shaped in plan. It features an unusually large, wood-framed, single-light window at the living room. This nearly square window extends full height from the verandah floor to the porch ceiling. Offset to the east is the main entry, which consists of a nonoriginal, flush, wooden door with an original, wooden screen door set into a slightly recessed opening. The screen door features its original hardware and wrought iron grille. A focal point of the main facade is a nineteen-foot-deep wing at the northwest corner. This wing was once visually dominated by a large, recessed window which has been infilled. The recessed opening and the wooden casement sidelights remain. An entry at the southeast corner of the wing is deeply set within an

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arched opening. It contains the original, 10-light wooden door and wooden screen door; both possess their original hardware.

A partial verandah, closed at the west end by the wing, spans that part of the facade that runs parallel to the street. At the east end is an archway, which echoes the arched entryway at the west wing. The shed roof is supported by a massive wooden beam with fan-like brackets, which is, in turn, supported by massive adobe piers. Exposed rafter ends and a tongue-and-groove wooden ceiling with exposed beams ornament the porch. Two full-length flagstone steps lead to the verandah floor. The steps to the east are flanked by an iron railing. A flagstone walkway and a concrete slab, both extending from the driveway parallel to the main facade, provide access to the steps from the north.

Between the verandah and the west wing is an integral, S-shaped concrete staircase, enclosed by a low adobe wall with a wrought-iron railing, which leads to the sun deck. Damage to the adobe, cause by settlement, was recently repaired. The sun deck, referred to in a 1930 newspaper account as a "roof garden," is formed by the flat roof over the main block of the house. It commands an impressive view of the South Mountains, the Sierra Estrella to the southwest, downtown Phoenix to the north, and the expansive citrus groves of the Stoughton Estate and adjacent orchards.

The west elevation is also L-shaped as a result of a small wing at the southwest corner. At the junction of the "L" is a small, concrete stoop, reached by two steps. The stoop is sheltered by a mission-tiled, shed roof, supported by slender wooden pillars and braces. The entry at this stoop consists of the original 10-light, wooden door and wooden screen door, set into a slightly recessed opening.

The design quality of the east elevation is enhanced by the multiple roof levels and arched verandah entryway, all of which read as part of the elevation. An exterior, battered chimney, flanked by wooden casement windows, adds further visual interest.

The focal point of the L-shaped, rear (south) elevation is a projecting, half-circular bay, slightly offset from center. This room was reportedly constructed as an "observatory" for its original owner. Wooden casement windows ring the bay, forming a continuous band, with the exception of a centrally placed entrance. The entrance contains a narrow, 10-light wooden door, with its original hardware.

This entrance provides access from the house to a flagstone patio, enclosed by a low, stuccoed adobe wall, in somewhat deteriorated condition, with a nonoriginal, metal gate. It is probable that this patio was not part of the original construction but, rather, was built by Ralph Stoughton, as evidenced by a decorative "S" monogram in the flagstone fireplace.

Attached to the house, at the southwest corner, is the original adobe garage, with maid's quarters at the rear. Extending northeastward from the garage is the original, wooden porte cochere roofed with galvanized metal. Fan-like brackets repeat the motif of the verandah.

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A concrete-block tack room with a small, attached corral behind the house is the only ancillary building.

The interior of the Stoughton House retains its original configuration. Moreover, built-in cabinetry, French doors, and 5-panel wooden doors are found throughout.

Continuing the Spanish Colonial Revival motif, the living room features a lofty ceiling with exposed beams, and an arched, brick-lined, adobe fireplace. An oversized archway leads to a small dining room, which reads as part of the living room, as the archway fills the dining room's north wall. The original wooden floor was replaced with Italian clay tiles and carpet after a ca. 1952 fire. The fire left the remainder of the house undamaged.

French doors lead from the dining room to the half-circular "observatory." The focal point is the band of casement windows, which fill the room with natural light. The room features a low, tongue-and-groove wooden ceiling with exposed beams, an ornamental clay tile floor, and built-in cabinetry.

The house also has a partial basement, a rare feature in the Salt River Valley.

Only minor alterations have been made to the house. A number of the wooden casement windows have been replaced with aluminum sliding and louvered windows, and one has been infilled. Additionally, several of the exterior doors have been replaced. With the exception of the infilled window, these alterations are visually unobtrusive, and all are reversible. In all other respects, the house retains its original features and clearly expresses the original design. The house is in good condition and is well maintained.

The citrus groves that comprise the remainder of the estate are intact. Moreover, the present owner intends to maintain the integrity of the entire 10-acre property. In all, the Ralph H. Stoughton Estate exhibits exceptional integrity, particularly when considered within the context of the rapidly developing Salt River Valley.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1927-1931 **Builder/Architect** Leonard Drey, builder

Statement of Significance (in one paragraph)

Summary:

The 10-acre Ralph H. Stoughton Estate, developed between 1927 and 1931, is significant as one of the few remaining citrus estates in the Salt River Valley. Citrus agriculture played an important role in the Valley's early history, both economically and symbolically, and the Stoughton Estate meets the National Register criteria for its association with that industry. Development began in the years between 1927 and 1930, when 40 acres of citrus trees were planted, part of which constitute the estate. The Stoughton Estate is also significant as a good example of the adobe revival that took place in Phoenix in the late 1920s and early 1930s. The adobe Spanish Colonial Revival residence was erected by Leonard Drey, builder, in 1930-31.

Historical Background:

In March 1927, the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 6, T1N-R3E, was deeded to Perry M. and Sandra M. Williams by the Capitol Trading Company. The Williams had recently moved to Phoenix from Maricopa, Arizona, where Perry Williams had worked as an agent for the Southern Pacific Railroad, and purchased the land for speculative purposes. While continuing to reside just north of the Phoenix city limits, Williams developed the South Mountain acreage with citrus groves.

In October 1930, Williams subdivided the land and sold the 10-acre tract that constitutes the Stoughton Estate to Mary Martin, a widow, formerly of Oklahoma. Mrs. Martin contracted with Leonard Drey, a local builder, to erect an adobe residence of Spanish design. Martin subsequently married Drey, and they made their home at 805 West South Mountain Avenue until 1932.

In 1932, Mary Martin Drey sold the property to Frank Martin, her father. Frank Martin was apparently an absentee landlord. By 1933, his tenant was Ralph Hanks Stoughton, who subsequently purchased the estate when it was foreclosed in 1941. Stoughton continued to live in the South Mountain Avenue residence until his death in 1972 and operated the property as a citrus farm throughout his 39-year tenure.

Agricultural Significance:

The Ralph H. Stoughton Estate is agriculturally significant as a rare, intact example of a citrus farm in the Salt River Valley. It was developed between 1927 and 1931.

In the late 1920s and 1930s, citrus production became a major Valley agribusiness. Not only was it economically profitable, creating important support industries in shipping, warehousing, packing, and juice extracting, "Citrus from Phoenix" became a widely

(See continuation sheet)

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreege of nominated property 10 acres

Quadrangle name Lone Butte Quarter (SE/4) of Phoenix Quad Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>2</u>	<u>3</u> <u>9</u> <u>8</u> <u>9</u> <u>0</u> <u>0</u>	<u>3</u> <u>6</u> <u>9</u> <u>2</u> <u>7</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>2</u>	<u>3</u> <u>9</u> <u>9</u> <u>0</u> <u>5</u> <u>10</u>	<u>3</u> <u>6</u> <u>9</u> <u>2</u> <u>7</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>2</u>	<u>3</u> <u>9</u> <u>9</u> <u>0</u> <u>5</u> <u>10</u>	<u>3</u> <u>6</u> <u>9</u> <u>2</u> <u>5</u> <u>6</u> <u>10</u>
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D	<u>1</u> <u>2</u>	<u>3</u> <u>9</u> <u>8</u> <u>9</u> <u>10</u> <u>10</u>	<u>3</u> <u>6</u> <u>9</u> <u>2</u> <u>5</u> <u>6</u> <u>10</u>
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E			
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F			
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G			
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H			
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Verbal boundary description and justification

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 6, T1S, R3E, beginning at a point which bears N 89°, 42 min. W 731.94 ft. from the E $\frac{1}{4}$ cor. of Sec 6; thence S 720 ft.; thence N 89° 42 min. W 584.5 ft.; thence N 720 ft.; thence S 89°, 42 min. E 584.5 ft. to beg. ex. N33 ft. and R/W.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
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state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Marsha L. Weisiger, Consultant

organization for Robert F. Gardiner date January 5, 1985

street & number 2604 West Carson Road telephone (602) 438-9443

city or town Tempe state Arizona

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Donna J. Schuber

title State Historic Preservation Officer date 4-24-85

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I hereby certify that this property is included in the National Register

<u>John Helms Byers</u>	Entered in the	date	<u>7-3-85</u>
Keeper of the National Register	National Register		

Attest: _____ date _____

Chief of Registration

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promoted symbol of the mild climate of the Valley of the Sun. By 1940, citrus and Phoenix had become synonymous.

Citrus development in the Salt River Valley began ca. 1890 when W. J. Murphy, a prominent figure in the early agricultural development of Phoenix, planted 20 acres of orange groves at Ingelside, which was then northeast of the city. Within the next two decades, the popularity of the crop grew sufficiently to prompt the formation of the Arizona Citrus Growers Association in 1906. Until the late 1920s, however, growth in the citrus industry progressed at a fairly slow pace, in part because Arizona growers insisted on locally grown nursery stock to keep orchards pest-free. Nevertheless, as early as 1923, "Citrus from Phoenix" entered the international marketplace with the shipment of 200 cases of Valley-grown grapefruit to England.

In the late 1920s, a combination of factors brought rapid expansion in the citrus industry. High market prices, low production costs, cheap water, favorable climate, and a successful marketing program by the Arizona Citrus Growers Association combined to make citrus a profitable crop. Furthermore, the arrival of the Southern Pacific main line in Phoenix in 1926 and the availability of refrigerated boxcars, guaranteeing prompt shipment and preservation of the fragile produce, spurred expansion.

The first development of citrus in the South Mountain area was made by Dwight B. Heard, widely recognized as the leading figure in the Valley's early history. By the spring of 1926, southside agriculturalists expanded that first 30 acres into nearly 200 acres of orchard, signaling the beginning of an important South Mountain citrus belt.

It appears that soon after those first groves were established, in the years between 1927 and 1930, Perry Williams planted his quarter section of land near the Heard property with grapefruit trees. The Stoughton Estate, encompassing 10 acres of that quarter section, thus, may have been among the first orchards in an area that was rapidly blanketed with groves. By the spring of 1931, more than 2,000 acres in the South Mountain foothills were in citrus production.

Following a boom in citrus development from 1930 through about 1933, a sharp decline in prices all but halted the establishment of new groves in the Salt River Valley. In the 1950s, agriculture began to give way to residential, commercial, and industrial development as population growth rapidly escalated in Phoenix. As a result, much citrus acreage was redeveloped, particularly in the northern area of the city. By the mid-1970s, little agricultural land remained in the Phoenix city proper. Nevertheless, developmental pressures were slow to encompass the South Mountain area; as late as 1980, one could drive along Baseline Road through the heart of the citrus belt and view acre after acre of thriving orchard. Today, most of these groves are dead or dying, in preparation for new development.

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The Ralph H. Stoughton Estate is one of the few citrus acreages remaining in active production. From ca. 1933, when he began residing on the property as a tenant, until his death in 1972, Stoughton's citrus farm thrived under his direction. The present owner intends to preserve the integrity of the entire property and continue to operate it as a working citrus orchard. As a result, the Ralph H. Stoughton Estate will continue to remain as a rare example of an intact citrus farm in the Salt River Valley.

Architectural Significance:

The Ralph H. Stoughton Estate is architecturally significant as an example of the adobe revival that took place in Phoenix in the late 1920s and early 1930s. Adobe had been the principal building material during the earliest years of Phoenix's settlement but had been quickly abandoned in favor of brick, as the early settlers sought to re-create Phoenix in the image of their former Midwestern towns and cities. By the late 1920s, however, a number of Valley builders and architects turned again to indigenous materials and styles as part of a renewed interest in the Spanish and Native American heritage of the Southwest. Promoted principally by Robert T. Evans of the Evans Construction Company, adobe initially became a favored material for the homes of wealthy Easterners and Midwesterners seeking winter havens in the "sun kissed" Salt River Valley. Adobe lent itself well to the architectural designs of romantic Spanish haciendas nestled in desert hillside sites. Moreover, its use was an excellent adaptation to the hot, arid climate and reflected a growing interest in the indigenous architecture of the Southwest. By the 1930s, adobe had become popular in Phoenix even for builders of modest tract homes. The Stoughton House is an excellent example of an adobe residence built in the romantic Spanish Colonial Revival style during this period.

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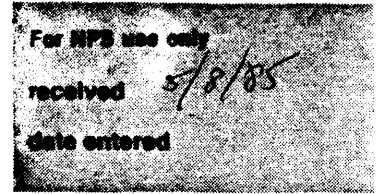
Threadgill, Helene J. "Historiography, Elijah Jones Estate." Unpublished ms., State Historic Preservation Office.

Warranty Deed between Capital Trading Company, grantor, and Perry M. and San M. Williams, grantees. Maricopa County Recorder's Office, Deed Book 209-103.

Warranty Deed between Home Owners Loan Corporation, grantor, and Ralph Stoughton, grantee. Maricopa County Recorder's Office, Deed Book 360-364.

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Warranty Deed between Mary Martin, grantor, and Frank Martin, grantee. Maricopa County Recorder's Office, Deed Book 262-542.

Warranty Deed between Perry M. and San M. Williams, grantors, and Mary Martin, grantee. Maricopa County Recorder's Office, Deed Book 282-197.