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United States Department of the Interior
National Park Service

NOV 16 1992

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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 Kaler House

other names/site number Kaler-Stephenson House

=====

2. Location

=====

street & number 301 West Frier Drive not for publication
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85021

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James W. Garvin 11/21/92
Signature of certifying official Date

ARIZONA State Historic Preservation Office
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

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4. National Park Service Certification

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I, hereby certify that this property is:

- entered in the National Register *Delores Byers* ^{entered in the} 12/12/92
 ___ See continuation sheet. ^{National Register.}
___ determined eligible for the
 National Register _____
 ___ See continuation sheet.
___ determined not eligible for the
 National Register _____
___ removed from the National Register _____
___ other (explain): _____

Signature of Keeper

Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u> 1 </u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u> 1 </u>	_____ Total

Number of contributing resources previously listed in the National Register 0

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

 N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u> DOMESTIC/single dwelling </u>	Sub: <u> House </u>
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: DOMESTIC/single dwelling Sub: House

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt shingles
walls Clapboard

other Brick chimney

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

=====
8. Statement of Significance
=====

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

- 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.)

- 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.

Areas of Significance (Enter categories from instructions)

Agriculture
Settlement
Architecture

Period of Significance 1918-1942

Significant Dates 1918

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

Cultural Affiliation _____

Architect/Builder _____

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

=====
9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data:

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

Name of repository: _____

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

Acreage of Property 0.65

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

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>399930</u>	<u>3712470</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 Miriam Kaler Stephenson

organization _____ date March 15, 1991

street & number 301 W. Frier Dr. telephone 943-3927

city or town Phoenix state AZ zip code 85021

=====
Additional Documentation
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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 Miriam Kaler Stephenson, John H. Stephenson

street & number 301 W. Frier Dr. telephone 943-3936; 892-2677

city or town Phoenix state AZ zip code 85021

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SECTION 7: PHYSICAL DESCRIPTION

SUMMARY

The Kaler House is a small, 1918 Craftsman Bungalow Style farmhouse located in north central Phoenix, Arizona. It is nominated to the National Register of Historic Places under Criterion A for its significant place in the development of the small-scale, irrigated farming that characterized Salt River Valley agriculture following the building of Roosevelt Dam. It is also nominated under Criterion C as a rare example of a once common type of rural architecture.

Construction

The Kaler House is a small, single-story residence of frame construction. Built in 1918, it is rectangular in shape and small, approximately 907 sq. ft. A narrow (approximately 14" high) foundation of concrete supports the perimeter of the house, leaving a large crawl space in the center for ventilation and servicing. There are openings on two sides. The wall sheathing is narrow, horizontal clapboard. The front (east) gabled roof is of low pitch and covered with asphalt shingles. The projecting eaves of the roof extend about two feet from the wall. The rafters are exposed on the sides and there are brackets beneath the eave in the back of the house. Both gable ends have louvered openings.

The facade has a full, open porch with a dropped hipped roof. The porch is supported by four concrete piers and wood posts. The posts are paired at the corners; in the middle they are single.

There is a single brick chimney offset on the slope of the roof to the right (north) and rear (west) of center.

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There are three doors that enter into the house. The main entry door on the facade is about one foot to the right (north) of center with a plain, flat wood trim. This door has four panels, one being a glass window. The other two doors are in the back. One, with two panels, is centered and the other, with two fixed panes of glass, is about a foot to the left (north). The trims to both are plain and flat. There are two steps down from the back doors.

There are two large double windows overlooking the front porch and one on each side of the house with a triple window in the dining area. The bathroom and kitchen each have two small windows, all have wood-framed casement sash. The trim for these windows is plain and flat. The family room in the southwest corner has windows on two sides. There are five window frames to this room, three on the west side and two on the south side. All are similar in design. The trim above the opening is plain and flat. The plain lug sill is wood. Each has three sashes, two casements and one fixed, each with four panes of glass. Originally, this room, a bedroom, had screens instead of windows so that the occupants could sleep in the cooler night air. Over the screens were wooden flaps that could be propped up.

The two larger windows on the south side have metal awnings. These are not original to the structure, but because they are easily removable, they do not significantly affect the overall integrity.

A small frame shed is attached to the southeast rear corner of the house. This is a historic feature of the house.

The style of the Kaler House can be described as a simple Craftsman Bungalow. The Craftsman features include the low-pitched gabled roof with wide, eave overhangs, exposed rafters, and triangular knee brace brackets. The porch supported by concrete piers and paired

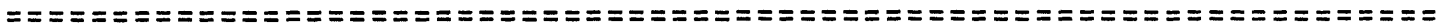
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posts are also typical Craftsman elaborations. The design probably came from the pattern books which made this style popular for smaller houses from about 1905 to the early 1920s. The construction date of 1918 for this house places it during the high point of the style.

Interior

This two-bedroom farm house also has a living room, dining room, kitchen and bathroom and a large walk-in pantry (or closet). Because there is a door at each end of the bathroom, there is a circular traffic pattern. The walls are plastered. The ceiling is approximately nine feet high. Three of the rooms have the original wooden floors although one has been repaired. The rooms open on to each other. All of the doors are paneled and most of them have the original hardware.

There are book-case dividers between the living room and dining room with pillars that extend to a three foot dropped separation wall. They have glass doors on the living room side and are paneled on the side facing the dining room. There is a large built-in sideboard in the dining room with glass doors at the top, two large drawers and a closed area at the bottom. All of the glass, including that found in the windows, is the original.

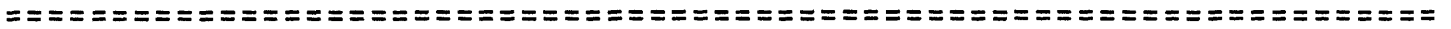
Modifications

When the Kaler House was constructed, no electricity or plumbing was available. Electric power came to the property in 1930 and electric lights replaced kerosene lamps. An electric pump replaced the hand pump on the well in 1931 or 1932. Plumbing in the kitchen and bathroom was installed in 1934. An evaporative cooler was added to the back of the house with the air flow directed through the

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old rear attic opening. This allowed the screens of the bedroom to be replaced by glass windows in 1947.

The bathroom and kitchen were updated in 1967 and a wall was removed between the kitchen and glassed-in room, currently used as a family room. Paneling was installed in 1968.

In 1967, the dark-stained woodwork throughout the interior was painted to match the walls.

There has been general maintenance throughout the years such as painting, new roofs and porch floors.

Landscaping

The landscaping on the lot illustrates the historic character of the property. The 0.65 acre lot is what remains of what was once a twenty-acre farmstead. When the house was constructed, Harvey and Ldora Kaler's twenty acres were planted in alfalfa, as were most of the surrounding properties. In the 1920s, Harvey Kaler planted ten acres in citrus. This move from cattle-oriented alfalfa growing to small-scale citrus farms was an important trend in the area (see Section 8 below). Several of these citrus trees remain today, mostly in the back yard. These trees are over sixty years old and a few are dead. Citrus trees remain throughout the neighborhood as decorative features. While many are young, several appear to be quite mature and possibly are survivors from the old orchards.

Other landscaping features include a large Aleppo pine in the front yard planted by Ms. Miriam Kaler Stephenson in the early 1930s. There are two mature pecan trees as well.

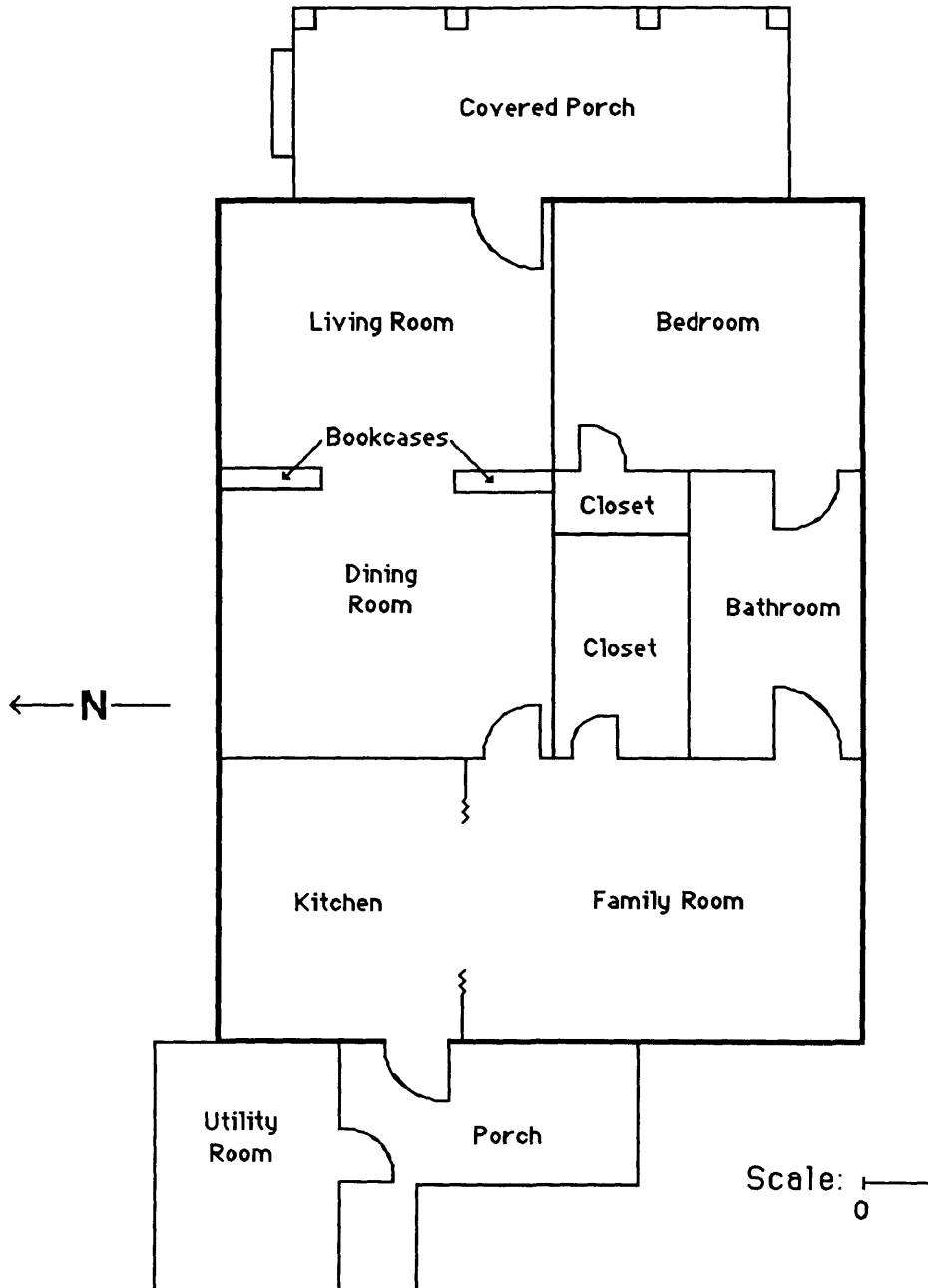
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SECTION 8. STATEMENT OF SIGNIFICANCE

The Kaler House is nominated to the National Register under Criterion A for its association with the expansion of small-scale agriculture in the north Salt River Valley. It is also nominated under Criterion C as a rare surviving example of the simple and affordable housing available to small-scale farmers. It is nominated at the local level of significance.

AGRICULTURE AND RURAL DEVELOPMENT IN THE CENTRAL SALT RIVER VALLEY†

Introduction

The history of the development of rural lands surrounding the historic urban area of Phoenix can be divided into two major periods, each with its own distinct land use pattern. The two periods are distinguished by the most important event in local agricultural history: the completion of the federal Reclamation Service's Roosevelt Dam in 1911.

The period of the Salt River Valley's history that preceded the construction of the dam was characterized by initial canal building for irrigation with water from the Salt River, and the settlement and homesteading of the irrigable lands. The development and eventual consolidation of the canal systems occurred during the 1880s and 1890s. Land speculation and promotion also characterized this period, but commercial agricultural success remained modest due to the unpredictability of the irrigation water supply. Additionally, during this pre-reclamation era, land ownership patterns included a high number of large tracts controlled by a few land owners.

†This section is based on the report developed by the Woodward Architectural Group on Phoenix Rural and Estate Architecture.

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The period after the Roosevelt Dam was built was characterized by a steady, controlled system of irrigation, overseen by a water users association, and guided by the laws and regulations under the jurisdiction of the Reclamation Service (the Bureau of Reclamation after 1923). The transformation that occurred after 1911 not only greatly improved commercial agriculture, but also altered land ownership patterns. The most noticeable effect that the Salt River Valley Reclamation Project had on the development of rural areas was the steady and substantial increase in smaller farmsteads as the larger tracts were broken up and sold to accommodate new settlers, and to satisfy federal laws.

Property Types

During both the pre-reclamation period and after the construction of Roosevelt Dam, the rural land use patterns included principally farming and agricultural related uses. However, during each period, some rural lands were subdivided into large residential tracts and promoted as sites for rural or country estates. The purpose was not to provide sufficient land for farming purposes, but rather to provide an atmosphere of country living, in a setting surrounded by farming lands and on tracts that were developed, in many cases with orchards and tree-lined streets.

Given the land use development patterns of both periods, three types of rural property types can be distinguished. First are those properties built for agricultural purposes from 1867 to 1911. These include homesteads, ranch houses, farmsteads, and related support buildings that were constructed initially on agricultural tracts of twenty acres or larger. Those properties represent the initial and earliest agricultural enterprises in the Salt River Valley.

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Second are those properties that were built as rural or county estate homes, usually in subdivisions developed for that purpose between 1885 and 1911. They include single family residences, mostly of substantial size, and sometimes carriage houses, garages, and well houses. The size of the tracts range from about an acre up to five acres. These properties represent the first attempts to create rural, suburban districts for the wealthy in the central Salt River Valley. The two most prominent such developments from this period were Ingleside (which no longer exists) and Orangewood on North Central Avenue.

The third are those properties developed after 1911, and used principally for agricultural purposes. They include farmsteads, ranch houses and associate farm buildings like barns, packing sheds, garages, and well houses, that were constructed on tracts of twenty acres or larger. Those properties illustrate the agricultural history of the Salt River Valley during the first thirty years of the Reclamation Era.

AGRICULTURAL DEVELOPMENT PRIOR TO THE ADVENT OF THE SALT RIVER VALLEY RECLAMATION PROJECT

Initial Settlement

The American settlement of the Salt River Valley began in 1867 when John Y. T. Smith established a hay harvesting camp on the north bank of the Salt River. Smith harvested and sold the wild hay along the Salt River's banks and transported it to Camp McDowell. In late 1867, John W. Swilling, a Wickenburg miner, organized the Swilling Irrigation and Canal Company and constructed an irrigation ditch on the north bank of the Salt River, upstream from the Smith hay camp. In 1868, the first crops irrigated by the Swilling Ditch were harvested.

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The initial success of irrigation in the Salt River Valley prompted additional canal building and homesteading between 1870 and 1885. Those efforts opened up more than 50,000 acres of arable land to cultivation. By 1870, the Swilling Ditch had been extended westward a total of nineteen miles and became known as the Salt River Valley Canal. From 1870 to 1872, the Maricopa Canal was built as the north extension of the Salt River Valley Canal. By 1879, the twenty-seven mile long Grand Canal was constructed. It provided water for irrigation to a large portion of the western valley, extending to the Agua Fria River.

Canal System Expansion and Consolidation

The period between 1885 and 1892 was a significant turning point for agricultural development in the Salt River Valley. A steady flow of water in the canals and the realization that the Valley had the capability of producing agricultural products in commercial quantities, contributed to the fairly rapid development and growth of the area.

The beginning of this period was marked by the completion of the 44-mile long Arizona Canal, which its builders claimed opened up an additional 100,000 acres of desert to potential agricultural development. The exhaustive and intense promotional efforts and boosterism by the Arizona Canal builder and land developer, William J. Murphy, contributed greatly to the first extensive exposure of the Salt River Valley to the rest of the country. Immigration of settlers and homesteaders increased fairly rapidly during this time.

Consolidated ownership of the major canals north of the Salt River was achieved in 1889. The system was purchased by the Arizona Improvement Company, a corporation established by W. J. Murphy to serve as agent for various land companies and canal companies.

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The company consolidated ownership of the Arizona Canal, Grand Canal, Maricopa Canal, and Salt River Valley Canal companies, controlling stock and water rights to those irrigation systems.

Between 1870 and 1900, the population in the Salt River Valley jumped from about 270 to about 20,000. The Valley became a network of small agricultural communities with Phoenix as the central city. Boosterism continued in the late nineteenth century, but was tempered by the growing realization by Valley farmers that the continuing unpredictable water supply for irrigation would have a deleterious effect on the economy of the area. Severe droughts from 1893 to 1898 and from 1901 to 1904 caused heavy losses to the agricultural industries of the Valley, particularly the highly promoted fruit growing enterprises. Cattle grazing declined sharply in the surrounding grazing land, which had been over-utilized during the previous decade, causing a significant downturn in the Valley livestock growing industry. Intermittent floods from 1901 to 1904 continually breached canal banks, washed out head gates and laterals, and flooded crop land.

A stable, predictable system of irrigation was seen as the only long term solution to the local agricultural economic crisis. Construction of a dam in the Salt River's Tonto Basin to create a storage reservoir for irrigation had long been recognized as a possible solution. Financing the construction of a dam, the role of the federal government in such a project, and an equitable means of water distribution and allocation caused considerable local and national debate during the last decade of the nineteenth century. The passage of the National Reclamation Act of 1901 was a significant event, one that was due partly to the lobbying efforts of Salt River Valley farmers. The Act established the Reclamation Service and authorized the agency to implement and finance reclamation projects in the West, including the construction of dams

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and storage reservoirs. Users of reclamation project irrigation systems were required to form cooperative associations to manage the system and pay for improvements financed by the federal government. By the end of 1902, the Salt River Valley Water Users Association had been formed, and in March 1903, federal legislation authorizing the construction of Roosevelt Dam had been passed. The answer to the water problems that had plagued Valley farmers for nearly forty years had been realized. Work on construction of the dam began in 1906, signaling the beginning of a new "Reclamation Era" in the Salt River Valley.

RURAL ESTATE DEVELOPMENT PRIOR TO 1910

In addition to promoting the settlement of farms and ranches in the agricultural areas surrounding Phoenix, another development concept emerged. That concept was the creation of rural estate or country home suburbs for the upper class citizens of Phoenix. The idea was to provide Phoenix with a balanced image of a metropolitan city, furthering the appeal of the area to wealthy outside investors and immigrants. The idea was clearly patterned after the Garden City Suburbs of Chicago and Los Angeles. The most prominent and successful subdivisions of this kind were developed beginning in the late nineteenth century along north Central Avenue and focussing around the Orangewood Subdivision.

Orangewood

Bounded by Northern Avenue to the north, 7th Street to the east, Bethany Home Road to the south, and 7th Avenue to the west, the Orangewood Addition was originally platted and recorded in 1895 by W. J. Murphy. The plat consisted of eight blocks with each block further divided into twenty lots of twenty acres or less.

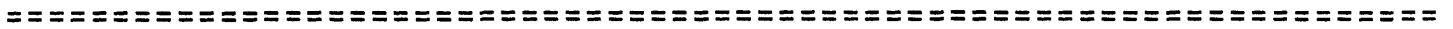
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The central idea behind the development of Orangewood was to create a suburb of Phoenix "wherein might be established rural homes at an easy distance from the city." It was hoped that the large lot size would attract a more affluent homeowner who would build a large estate home surrounded by citrus groves.

After the Kaler House was built, the Orangewood Addition was further subdivided three times before 1942. The trend in each of these subdivisions was towards smaller lots with less emphasis on agricultural land use. First recorded by Richard M. Tuckey in 1922, Woodson Place was a subdivision of Block 4, Lots 13 and 14 in the Orangewood Addition. The subdivision featured eight lots, four of which faced Central Avenue, and the creation of Tuckey Lane. Wayne Thornburg recorded the second subdivision of Lot 18, Block 5 of the in 1927. This subdivision divided the acreage into five tracts. Tracts A through D were 1.5 acres and Tract E was 3.1 acres. Finally, the Orangewood Realty Company along with Charles E. Borah and James E. Creighton recorded Wilder Place in 1940.

AGRICULTURAL DEVELOPMENT AFTER THE COMPLETION OF THE ROOSEVELT DAM

The construction of Roosevelt Dam brought "vital stability to the water supply" and hence, growth to the Salt River Valley. The dedication of the dam in 1911 was symbolic of the Valley's emergence as a formidable agricultural center in the state. It also marked the beginning of the first significant population and development boom in the Valley's history.

Several reclamation related events that solidified the individual landowner's rights and further protected them against the effects of flood and drought, occurred between 1910 and 1930. The Kent Decree of 1910 determined stored water rights for each land parcel

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in the Valley. The doctrine of prior appropriation in determining priorities for the normal stream flow, established by the Kibbey Decision (1892), continued to be followed. The Kent Decree, agreed upon by the Reclamation Service and the Salt River Valley Water Users Association, divided stored waters proportionately according to the acreage of the land. The Water Users Association assumed control of the canal irrigating system in 1917, thereby centralizing local management of what would eventually become the Salt River Project.

As more land came under irrigation, agricultural production increased and diversified. World War I also brought an agricultural boom to the Valley as the market for farm products increased. By 1919, cotton had become the Valley's most important cash crop. Other important agricultural ventures included dairy farming, citrus growing, and truck farming, principally lettuce and cantaloupes.

One of the most noticeable effects that the Salt River Valley Reclamation Project had on the development of rural areas was a change in the land use patterns from large agricultural tracts to smaller farms and ranches. That pattern of land use altered the character of Phoenix' surrounding agricultural lands, and expanded the role of farming or agricultural districts in the outlying areas. Those districts assumed greater identities of their own and many emerged as nearly autonomous commercial and social centers of their region. Those districts were, by geographic as well as civic reasons, organized as "communities," often in relationship to rural school district boundaries. Some districts were distinguished with core areas, usually near the school building, that included clusters of commercial buildings and perhaps a church. Evolution of some of the districts eventually included rural residential subdivisions of "mini-farms." Those tracts offered lots ranging in size from one-half to five acres. While rural in character, they were quite distinct from larger, fully operational farms and ranches.

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THE KALER HOUSE

The Kaler House was built as a part of this expansion of irrigation-dependent, small farms. With the mid-twentieth century expansion of Phoenix into a great metropolis, most of the old farmsteads were developed for commercial and residential use. The farms which used to surround the Kaler House have been subdivided to create one of the more affluent neighborhoods in Phoenix. The survival of this house leaves it as one of the rare examples of the once common rural farmsteads that led in the Salt River Valley's development.

The house, simple in design, was inexpensive to build and affordable to maintain, especially for the property owner who actually made his living by farming as Harvey Kaler did. In those days one had to consider a natural cooling system, hence the front porch and large windows for cross-ventilation. High ceilings, the attic and open space under the house also helped in cooling as did the openness of the interior.

Historically, the house illustrates a change in the social and economic status as well as the architectural character of North Central Avenue between Glendale Avenue and Northern Avenue where the more wealthy farmers lived in large beautiful homes. Among the prominent residences of the earlier period was that of Thomas and Della Frier, pioneer Arizona sheep ranchers from the Kingman-Flagstaff area. They built their home at the corner of Central Avenue and Frier Drive, which at that time was an unpaved county road. Frier Drive is named for them. The Frier home has been demolished. Another such home was the Frank Brophy residence built in 1920. The Brophy family played a key role in Arizona's financial history. Their house, a magnificent residence, was the setting for many social events. It too was recently demolished.

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The William J. and Laura Murphy house at 7514 North Central was built in 1896. It is a two and one-half story Queen Anne Victorian Style house. W. J. Murphy, whose prominent place in the Valley's agricultural development has been described above, also planted the original ash and olive trees along Central Avenue. The house remains a private residence. The H. C. Baldwin house at the southwest corner of Central Avenue and Northern, built prior to 1918, later became the A. J. Bayless residence.

The original 320 acre tract from which the Kaler farm tract was subdivided was patented by the U. S. government to Mr. Jeppe Hansen in December 1890. It has not been determined whether Murphy purchased all or part of the 320 acres from Hansen. The Kaler property, 20 acres of alfalfa, was purchased from the Murphys in 1918. A 12-foot well was dug, and shortly thereafter, the Kaler House was built at an approximate cost of \$2,000. It was surrounded by twenty- to forty-acre fields of alfalfa, cotton, and citrus. It was the first and only house on that county road (Frier Drive) which extended one-half mile from Central west to 7th Avenue. There were no other houses within a radius of almost one-half mile. For many years the Kaler address was Route 6, Box 690. The mailbox was on Central Avenue, one-quarter mile from the house. The small farm houses such as the Kaler House were both east and west of Central Avenue.

Harvey Kaler had a significant role in the development of this north Phoenix area. In the mid-to-late twenties, he planted and cared for several citrus groves on 7th Street between Glendale Avenue and Northern as well as on Central Avenue, north of Northern. These were all owned by prominent professional people. In 1930, he planted his own 10-acre grove which extended along Frier Drive to 7th Avenue. He had become well-known as an authority on citrus.

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During the Great Depression, while neighbors were losing their homes because of unpaid taxes, the Kaler family managed to retain their property. The farm house has survived in spite of surrounding subdivisions with large, expensive homes: Madison Meadows to the east, Pyle Estates on the south, and Frier Estates to the west.

The original segment of Kaler Drive, named for Harvey Kaler in about 1950, ran through Pyle Estates, part of the original Kaler property. The Kaler House has been owned and occupied only by family members, so it has been well-preserved and maintained. Harvey Kaler died in 1943 and his widow, Ldora in 1966.

Future plans for the house indicate it will remain a private residence. However, it has been suggested that if or when the property is sold, there might be interest in either moving the building to a historical museum, or incorporating it tastefully into a more modern home. The Kaler House makes a valuable contribution to the category of early farmhouses in Phoenix.

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BIBLIOGRAPHY

Arizona Republic, 1988, 1990, assorted clippings.

McAlester, Virginia and Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1984.

Stephenson, Miriam Kaler, Manuscript description of the Kaler House and its history, on file at AZ SHPO.

Stephenson has owned the property since 1967. Having grown up in this farmhouse (1918-1938), most of the above information comes from her own recollection of early years in the rural area seven miles or so north of the City of Phoenix, now a densely populated area of Phoenix. Mrs. Stephenson's brother, Warren H. Kaler of Tucson, gave useful information on dates and events.

Woodward Architectural Group, Phoenix: Rural and Estate Architecture: Thematic Survey of Historic Rural and Estate Architecture, City of Phoenix Planning Department Historic Preservation Office, June, 1991.

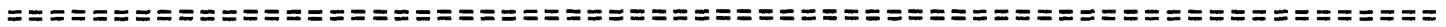
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SECTION 10

Verbal Boundary Description

Location--southwest corner of 3rd Avenue and Frier Drive.
Main street boundaries of general area--Glendale Avenue, Northern Avenue, Central Avenue, 7th Avenue.
The east 243 feet of Lot 14, Block 7, Orangewood. Except the South 183 feet, and except east 33 feet and the north 25 feet for roadway purposes in Maricopa County, Arizona

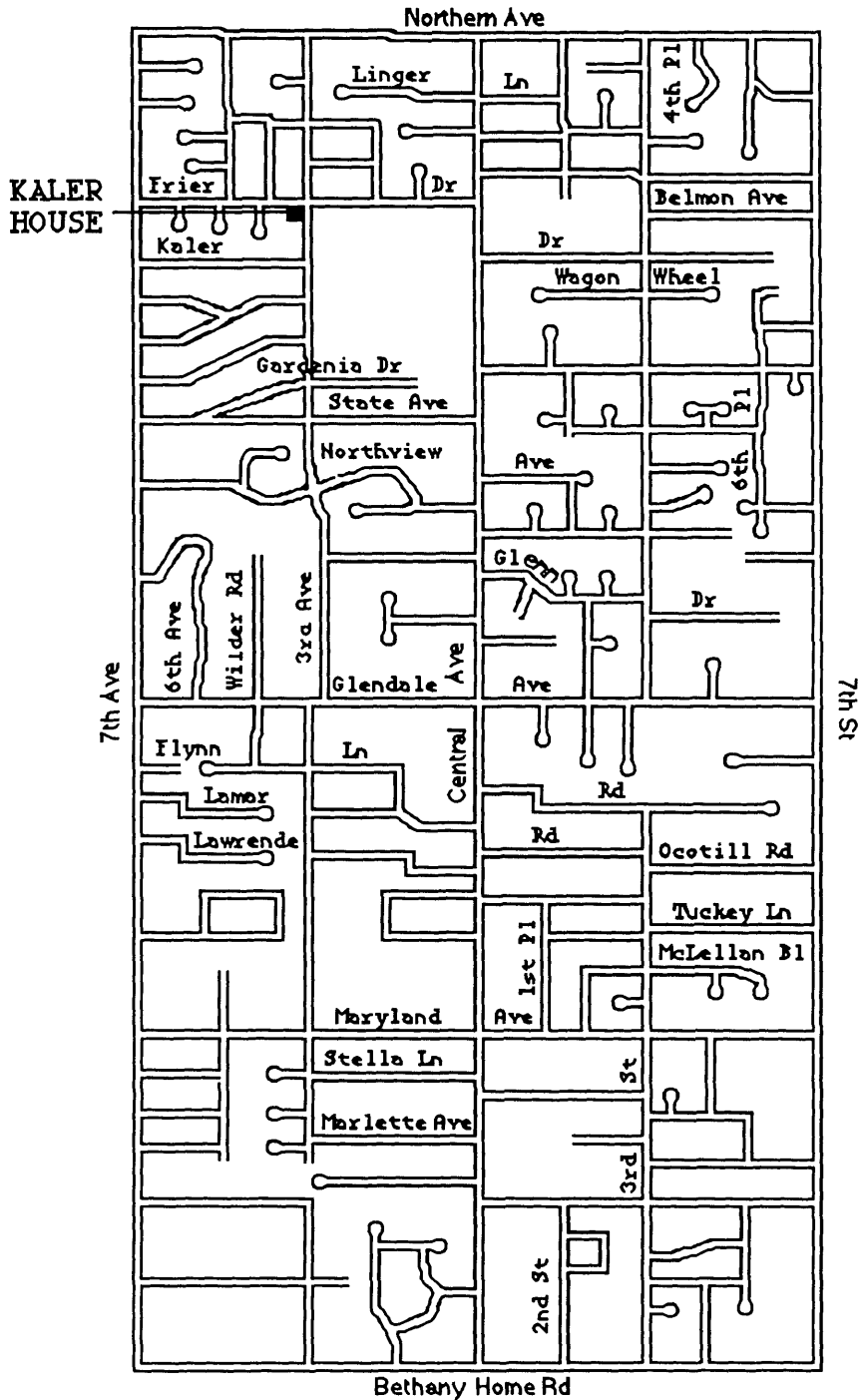
Boundary Justification

The boundary for this historic property takes in the remaining land directly associated with the Kaler House. The landscaping, mature pine and citrus trees, reflects the historic usage of the lot.

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**ORANGEWOOD
ADDITION**

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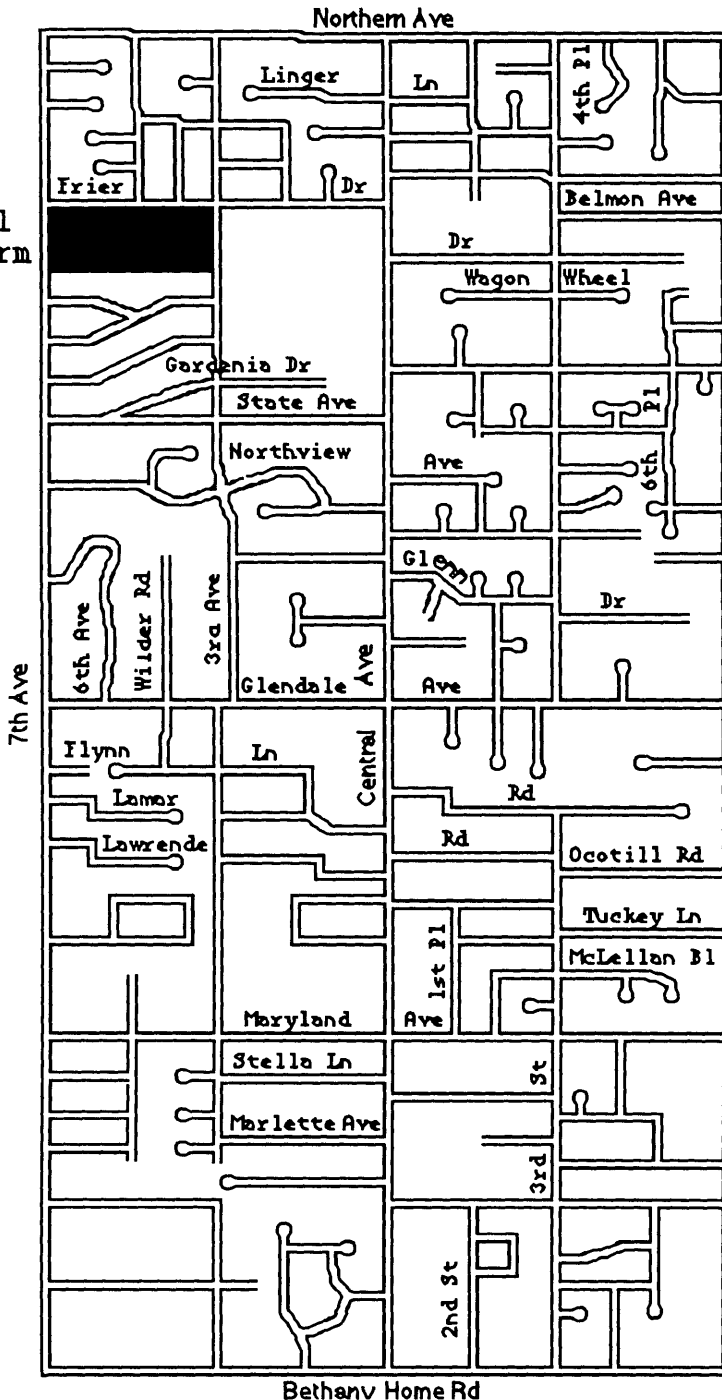
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Original
Kaler Farm



**ORANGEWOOD
ADDITION**

THE UNITED STATES OF AMERICA

To all to whom these Presents shall come, Greeting

Deut Bonds
CERTIFICATE

No 225) Whereas *Jeppie Hansen* of *Maricopa County Arizona Territory*

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at *Tucson Arizona Territory* whereby it appears that full payment has been made by the said *Jeppie Hansen*

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," and the acts supplemental thereto, for the West half of section five in Township two north of Range three East of Elda and Salt River meridians in Arizona Territory containing three hundred and twenty acres and thirty seven hundredths of an acre

according to the Official Plat of the Survey of the said Lands, retained to the General Land Office by the Surveyor General, which said Tract has been purchased by the said *Jeppie Hansen*

Now know ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant unto the said *Jeppie Hansen*

and to his heirs, the said Tract above described: To have and to hold the same together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereto, belonging unto the said *Jeppie Hansen*.

and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and canals used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In testimony whereof *J. Benjamin Harrison* President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the *twentieth* day of *December* in the year of our Lord one thousand eight hundred and *ninety* and of the Independence of the United States the one hundred and *fifteenth*

By the President: *Benjamin Harrison*
By *W. McLean* Secretary
J. M. Dawson Recorder of the General Land Office

L.S.

**United States Department of the Interior
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PHOTOGRAPHS

The following information applies to all of the included photographs.

Name of Photographer: William Collins, History Intern,
AZ SHPO

Date of photograph: April 7, 1992

County: Maricopa

Location of original negative: Arizona SHPO

Description of view indicating direction of camera.

1. Looking West
2. Looking West-Northwest
3. Looking Northeast
4. Looking East-Northeast
5. Looking Northeast
6. Looking East-Southeast
7. Looking Southwest
8. Looking Southeast
9. Foliage, looking West