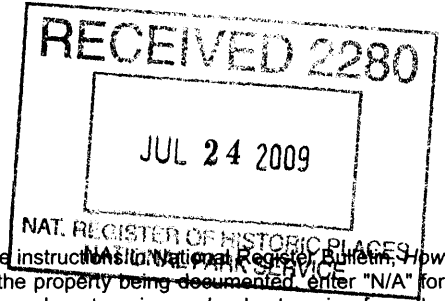


United States Department of the Interior  
National Park Service

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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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

### 1. Name of Property

Historic name Steam Pump Ranch

Other names/site number N/A

### 2. Location

street & number 10901 Oracle Road  not for publication

city of town Oro Valley  vicinity

State Arizona code AZ county Pima code 019 zip code 85737

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

    national     statewide   X   local

Thomas W. Gorman  
Signature of certifying official

21 JULY 2009  
Date

State Historic Preservation Officer  
Title

Arizona State Parks  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Edson H. Beall  
Signature of the Keeper  
8.2.09  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal
- private

**Category of Property**  
(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	
8	1	buildings
		sites
5	6	structures
		objects
13	7	<b>Total</b>

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

Cattle Ranching in Arizona MPDF (as amended)

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE-animal facility

AGRICULTURE/SUBSISTENCE-agricultural  
outbuilding

AGRICULTURE/SUBSISTENCE-storage

DOMESTIC-single dwelling

DOMESTIC-multiple dwelling

EXTRACTION-extractive facility

RECREATION-outdoor recreation

**Current Functions**

(Enter categories from instructions)

Vacant

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER

**Materials**

(Enter categories from instructions)

foundation: Concrete; Stone

walls: Adobe; Wood; Metal

roof: Asphalt; Ceramic Tile; Metal

other: Brick

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### **Summary Paragraph**

Steam Pump Ranch is a collection of agricultural buildings and structures located on an approximately 7.1 acre parcel in the Town of Oro Valley, Pima County, Arizona. The buildings and structures were constructed as needed to support the working ranch; the Steam Pump Ranch functioned as a ranch from c.1874 to 2005. The historic resources of the Steam Pump Ranch reflect two eras of ownership, the Pusch era (c.1874-1931) and the Procter/Leiber era (c. 1933-2005). Most of the buildings and structures were constructed between c. 1874 and the early 1940s; a few non-historic buildings and structures have been constructed within the district. All built resources within the district are vernacular and presumably constructed by the property owners. The district's buildings share a similar scale and proportions as all are one-story in height. The buildings also share an additive character as they were modified and increased in size as necessary during the period of significance. With the exception of the wood Outbuilding, all contributing buildings within the district are of adobe construction, and most have cement stucco finishes. Steam Pump Ranch comprises 20 built resources, 13 (65%) of which are contributing. Of these 20 resources, 9 are buildings, of which 8 (88%) are contributing. Eleven are structures, of which 5 (45%) are contributing. Steam Pump Ranch retains integrity of location, design, setting, materials, workmanship, feeling and association, and conveys a sense of the property during its period of significance (c.1874-1962). Although some of the built and natural resources have been altered both during the period of significance and after, the essential physical features of these resources are still readily visible.

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### **Narrative Description**

See Continuation Sheets, Section 7

**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.

**Areas of Significance**

(Enter categories from instructions)

AGRICULTURE

**Period of Significance**

1874-1962

**Significant Dates**

1874

1880

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**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 grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period of significance spans c. 1874-1962 and encompasses two periods of ownership, both associated with ranching. The period of significance begins with the establishment of the ranch in c. 1874 and closes in 1962, the year Jack Procter retired as manager of the Pioneer Hotel in Tucson. Significant dates include the late 1870s, the time frame in which the Steam Pump Building was constructed, and 1880, the year in which the railroad arrived in Tucson and expanded Steam Pump Ranch's operation.

**Criteria Consideratons (explanation, if necessary)**

N/A

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**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

Steam Pump Ranch is nominated to the National Register of Historic Places under Criterion A for its association with early cattle ranching during the Arizona Territorial period and the founding of settlement in the region of the Cañada del Oro, which later developed into the Town of Oro Valley. It is the only property in the Town of Oro Valley that conveys important aspects of the community's founding and development from the late nineteenth century and early twentieth centuries (Collins 2003). The level of significance is local.

**Narrative Statement of Significance** (provide at least one paragraph for each area of significance)

See Continuation Sheets, Section 8

**Developmental history/additional historic context information** (if appropriate)

**9. Major Bibliographical References**

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

See Continuation Sheet, Section 9

**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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## 10. Geographical Data

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**Acreage of Property** 7.1  
(Do not include previously listed resource acreage)

### UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u> Zone	<u>504495</u> Easting	<u>3585331</u> Northing	4	<u>12</u> Zone	<u>504718</u> Easting	<u>3585302</u> Northing
2	<u>12</u> Zone	<u>504590</u> Easting	<u>3585204</u> Northing	5	<u>12</u> Zone	<u>504736</u> Easting	<u>3585316</u> Northing
3	<u>12</u> Zone	<u>504598</u> Easting	<u>3585206</u> Northing	6	<u>12</u> Zone	<u>504648</u> Easting	<u>3585441</u> Northing

### Verbal Boundary Description (describe the boundaries of the property)

The nominated property includes a 7.1 acre parcel as shown on the accompanying scaled aerial photograph. See the aerial photograph for the district boundaries.

### Boundary Justification (explain why the boundaries were selected)

The district boundary is drawn to include all built resources associated with the Steam Pump Ranch during its period of significance. The southern boundary aligns with the property line along Oracle Road.

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## 11. Form Prepared By

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name/title Kim Barker and Andrew Gorski  
organization Poster Frost Associates date 7-16-2009  
street & number 317 N. Court Ave. telephone (520) 882-6310  
city or town Tucson state AZ zip code 85701  
e-mail agorski@posterfrost.com

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### Additional Documentation

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Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Steam Pump Ranch

**City or Vicinity:** Oro Valley

**County:** Pima      **State:** AZ

**Photographer:** Poster Frost Associates

**Description of Photograph(s) and number:**

**1 of 27.**

East and West Bunk Houses and parking area. Photographer facing northeast. 5/2007.

**2 of 27.**

Pusch Ranch House and East and West Bunk Houses. Photographer facing northeast. 8/2007.

**3 of 27.**

Water Pump, Water Tank and Water Tank Foundation. Photographer facing south. 8/2007.

**4 of 27.**

Steam Pump Building. Photographer facing southwest. 8/2007.

**5 of 27.**

Steam Pump Building. Photographer facing southeast. 8/2007.

**6 of 27.**

Water Tank and Water Tank Foundation. Photographer facing north. 8/2007.

**7 of 27.**

Pusch Ranch House. Photographer facing northeast. 5/2007.

**8 of 27.**

Pusch Ranch House. Photographer facing west. 7/2007.

**9 of 27.**

Pusch Ranch House. Photographer facing south. 8/2007.

**10 of 27.**

East Bunk House. Photographer facing west. 7/2007.

**11 of 27.**

West Bunk House. Photographer facing north. 7/2007.

**12 of 27.**

Chicken Coops. Photographer facing northwest. 5/2007.

**13 of 27.**

Outbuilding. Photographer facing north. 6/2008.

**14 of 27.**

Worker's House & Garage. Photographer facing north. 7/2007.

**15 of 27.**

Procter/Leiber House west wing. Photographer facing southeast. 9/2008.

**16 of 27.**

Procter/Leiber House east wing. Photographer facing southeast. 9/2008.

**17 of 27.**

Integrated barbeque in Procter/Leiber House yard. Photographer facing south. 6/2008.

**18 of 27.**

Caretaker's house. Photographer facing southwest. 5/2007.

**19 of 27.**

Water Pump. Photographer facing east. 8/2007.

**20 of 27.**

Barbeque. Photographer facing west. 6/2008.

**21 of 27.**

Horse Building. Photographer facing west. 6/2008.

**22 of 27.**

Concrete Slab. Photographer facing northwest. 9/2008.

**23 of 27.**

East Log Canopy. Photographer facing west. 6/2008.

**24 of 27.**

West Log Canopy. Photographer facing west. 6/2008.

**25 of 27.**

Utility Shed. Photographer facing northwest. 6/2008.

**26 of 27.**

RV Ramada. Photographer facing west. 6/2008.

**27 of 27.**

Swimming Pool. Photographer facing southeast. 6/2008.

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



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National Park Service

## National Register of Historic Places Continuation Sheet

Steam Pump Ranch  
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Cattle Ranching in Arizona MPDF (as amended)  
Name of multiple property listing

### NARRATIVE DESCRIPTION

#### Location and Setting

Steam Pump Ranch is located in the Town of Oro Valley, near the southwestern base of the Santa Catalina Mountains. It is bordered by Cañada del Oro Wash to the north, a privately held parcel to the east, Oracle Road (State Highway 77) to the south, and Foothills wash to the west. Oracle Road is a major thoroughfare and largely commercial; a vegetated screen provides a buffer between the ranch and road. The Cañada del Oro retains native vegetation and contains popular riding trails.

The ranch has a feeling of open space consistent with its ranching history and includes views of the Pusch Ridge Wilderness of Coronado National Forest. This feeling of open space is increasingly rare in the growing Town of Oro Valley. The landscape is also consistent with its history of being in a floodplain, as evidenced by the generally flat topography and prevalence of both mature mesquite and cottonwood trees.

The majority of trees are mesquite. Other trees include cottonwood, privet, pecan and mulberry. Fruit and ornamental trees are present near the built resources. Ground covers consist of mixed grasses, including Bermuda grass, and low herbaceous plants.

Originally, Steam Pump Ranch was in a floodplain at the confluence of the Cañada del Oro and Steam Pump Washes. Although there have been changes to the landscape, including the construction of flood-control berms on the north, south, and west boundaries of the Steam Pump Ranch, the landscape retains its feeling of open space and association with ranching.

Access into Steam Pump Ranch is obtained on a private paved road from Oracle Road, just north of the Steam Pump Building; a locked gate is present in this area. This road provides circulation throughout Steam Pump Ranch. From the Steam Pump Building, the road heads northeast past the East Bunk House. It continues northwest to the Utility Shed, and runs east-west until it ends in front of the Outbuilding. A gravel road continues southeast to a locked gate at Oracle Road.

#### Description

The Steam Pump Ranch retains historic built resources from the period of significance, including those constructed by Pusch and Procter/Leiber in their respective eras; these are contributing resources to the Steam Pump Ranch. Additional non-historic built resources were constructed after the period of significance and are noncontributing.

The built resources are generally in fair to poor condition and have suffered from deferred maintenance. This is generally manifested in deteriorated adobe walls and decayed wood components, including wood roof framing, windows, and sills. Many of the contributing resources have been altered by additions or other modifications. However, these alterations are generally removable and reflect the ranch's growing and changing needs over time. The Town of Oro Valley, the property's current owner, is conducting preservation maintenance and repair as needed.

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The built resources are within the central area of the Steam Pump Ranch boundary, and each resource's location generally relates to its building type and era of construction. Residential-use buildings are located in the central area of the ranch. Agricultural-use buildings are located to the north and southwest.

The Pusch era resources are located in the southwest portion and include:

- Steam Pump Building (ruin)
- Water Tank Foundation
- Pusch Ranch House

The Procter/Leiber era resources are generally located to the northeast of the Pusch era resources and include:

- East Bunk House
- West Bunk House
- Chicken Coops
- Outbuilding
- Worker's House & Garage
- Procter/Leiber House
- Caretaker's House
- Water Tank
- Water Pump
- Barbeque

Noncontributing resources constructed after the period of significance are generally located to the northwest and southeast, and include:

- Horse Building
- Concrete Slab
- East Log Canopy
- West Log Canopy
- Utility Shed
- RV Ramada
- Swimming Pool

In order of construction, descriptive information on each of the built resources is as follows.

Steam Pump Building (constructed c. late 1870s)

- Contributing structure
- Historic use: AGRICULTURE / agricultural outbuilding

The Steam Pump Building is adjacent to Oracle Road near the southern boundary. Presumably constructed in the late 1870s, it is the oldest and most significant building within Steam Pump Ranch. The Steam Pump Building was

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constructed by Pusch and Zellweger, and was used to water, and thereby, fatten cattle in route to market via the railroad. It was reported that the steam pump could draw up to 50 gallons per hour, or 300-400 gallons per day (Bacon 1996).

The Steam Pump Building is currently a ruin, with traces of the building footprint and 1.5 walls still extant; these walls are stabilized. It consists of three adjoining rooms and is constructed mainly of adobe. The first room (20'-6" x 23'-6") housed the pump and well, and has a foundation of alluvial river rocks, some as large as 1'-8" across. The second room (19'-3" x 37'-6") functioned as the blacksmith's shop. The third room (2'-1" x 23'-5") was constructed c.1900-1928 with wood framing. The original pump was attached to a steam engine, and was later replaced by a gasoline engine located in the third room.

Mud plaster is present on the interior wall surfaces. Additional building materials are currently in storage, including metal roof panels that were likely packing material from Tucson Ice & Cold Storage, a company owned by Pusch and Zellweger. The Steam Pump Building originally had rifle slits, wood shutters, and other defensive elements for protection (Bacon 1996).

Water Tank Foundation (constructed c. late 1870s-1920s)

- Contributing structure
- Historic use: AGRICULTURE / storage

The Water Tank Foundation was constructed of coursed alluvial rocks, approximately 33" high. It is circular and 22' in diameter. A metal cap is present on the top of the Water Tank Foundation. See also *Water Tank*.

Water Tank (constructed c. 1930s-1940s)

- Contributing structure
- Historic use: AGRICULTURE / storage

The steel Water Tank is approximately 6'-4" wide and situated on the Water Tank Foundation. It is connected to the Steam Pump Building by a 3" iron pipe. An integrated steel ladder is present on the Water Tank.

Water Pump (constructed c.1950s)

- Contributing structure
- Historic use: EXTRACTION / extractive facility

The electric Water Pump is mounted on a concrete foundation. The cast iron Water Pump, approximately 3'-1" high, was manufactured by F. Emyers and Brothers of Ashland, Ohio. The pump operates from a 30" diameter flywheel mounted on one side that is connected to an electric motor by a fan belt (Polk 2002).

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Pusch Ranch House (constructed c. 1880)

- Contributing building
- Historic use: DOMESTIC / single dwelling

The Pusch Ranch House was constructed to serve as the residence of George and Matilda Pusch. The building is in the Territorial Vernacular style, with a high-walled, thick adobe core and a wood-framed, hip roof. The Pusch Ranch House originally consisted of six rooms; bathroom additions and a wrap-around porch were constructed c.1900-1931. The porches were enlarged and enclosed in the 1970s. An additional framed porch, at the southwest corner of the building, was constructed in the 1980s. One interior wall was removed in the 1980s. These alterations are typical of the “additive tradition” of a southern Arizona ranch house. A local example being the Empire Ranch House which grew from four rooms to twenty-two rooms during the closing decades of the 19<sup>th</sup> Century (Empire Ranch Foundation).

The exterior walls, originally exposed adobe, were stuccoed after 1900. The upper hip roof was originally covered with flat metal panels but currently has asphalt shingles. The original metal panels may still exist under the asphalt shingles. The Pusch Ranch House contains no original wood double-hung windows and two original interior wood doors dating to its original construction. Wood casement windows, in a Arts & Crafts style, were installed during the 1930s (Sobin, *Steam Pump Ranch House*, 2004).

The Pusch Ranch House is in good condition with only minor structural deficiencies. Emergency stabilization and repair was completed in 2007 and included strengthening the roof framing and a new rolled asphalt roof to prevent water infiltration.

East Bunk House (constructed c. late 1930s)

- Contributing building
- Historic use: DOMESTIC / multiple dwelling

The East Bunk House (24' x 13') was constructed as worker housing for those employed by Procter. It is constructed of adobe walls with cement stucco on a concrete foundation and has a gable roof with asphalt shingles. It contains both double-hung and fixed windows; some of the wood sashes have been replaced with aluminum. The original layout of a bathroom between two sleeping rooms is extant.

A new asphalt shingle roof and wood fascia were installed in 2007. A ramada between the East and West Bunk Houses was removed post-1958.

West Bunk House (constructed c. late 1930s)

- Contributing building
- Historic use: DOMESTIC / multiple dwelling

The West Bunk House (24' x 13') was constructed as worker housing for those employed by Procter. It is constructed of adobe walls with cement stucco on a concrete foundation and has a gable roof with asphalt shingles. It contains both double-hung and fixed windows; some of the wood sashes have been replaced with aluminum.

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The original layout of a bathroom between two sleeping rooms was altered into one sleeping room and a separate bathroom; the date of this alteration is unknown. Patches to the adobe indicate that a door may have been in-filled at the building's southwest corner. A ramada between the East and West Bunk Houses was removed post-1958.

The roof membrane and wood decking are in poor condition and require replacement.

### Chicken Coops (constructed c. late 1930s-1950s)

- Contributing building
- Historic use: AGRICULTURE / animal facility

The Chicken Coops were constructed to house the hens that provided Procter's supply of eggs to the Pioneer Hotel in downtown Tucson. The Chicken Coops are eight linearly arranged coops, each approximately 10' x 12'. A 1960s aerial photograph (Figure 11) indicates additional coops northeast of those that still remain. The Chicken Coops are constructed of adobe on a concrete foundation and has a shed roof. Each coop has a wood-frame door and window opening; windows and doors are not present. Trap doors are present at the ground level on the rear of each coop.

The Chicken Coops are in poor condition, and the two northeast rooms are collapsed. The roof is partially collapsed and badly deteriorated.

### Outbuilding (constructed c. 1930s-1950s)

- Contributing building
- Historic use: AGRICULTURE / agricultural outbuilding

The Outbuilding was constructed to support Procter's agricultural operation; its specific use is unknown but may be related to the adjacent Chicken Coops. The Outbuilding has wood siding on wood-frame construction. The north wall and flat roof are currently collapsed.

### Worker's House & Garage (constructed c. late 1930s)

- Contributing building
- Historic use: DOMESTIC / single dwelling; AGRICULTURAL / storage

The Worker's House and Garage was constructed in stages, beginning in the c.1930s. The original core building (35' x 37') is constructed of stucco-covered adobe on a concrete foundation. Additions were constructed on the north, south, and west sides of this original core. All additions are constructed of stucco-covered adobe, except the northeast corner, which is frame construction. The west additions housed a meat refrigerator and cutting room.

It has one-over-one double-hung wood windows with concrete sills and casement windows. Modern sliding glass doors are present in the garage door openings on the south wall.

The core building has a built-up flat roof; the north addition has a shed roof. The roof was recently replaced and is in good condition.

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The Worker's House and Garage is in fair condition with several adobe walls deteriorated or showing signs of erosion.

Procter/Leiber House (constructed c. late 1930s)

- Contributing building
- Historic use: DOMESTIC / single dwelling

The Procter/Leiber House was constructed as John Procter's primary residence. The original building has been modified with additions over the ensuing decades. It is constructed of stuccoed adobe on a concrete foundation. The original building consisted of two equal-sized wings at an angle of about 235 degrees and had a built-up flat roof. The two wings embrace a central living room that includes exposed wood beams and a fireplace. The roof above the living room is accessible via a concrete stair located on the northern side of the residence. A small enclosed hexagonal alcove extends from the north wall. The original building has a stained concrete floor. The carport was enclosed in the c.1940s.

An Arizona Room is present in the area between the two wings; this room was enclosed in the 1970s. An enclosed porch was added on the north side of the west wing in the 1970s; it currently serves as the main entrance. A master bedroom wing was added on the east side of the east wing in the 1980s. A porch addition was constructed on the south side of the east wing in the 1980s. The porch additions have clay tile roofs.

Wood and vinyl double-hung windows are present in the Procter/Leiber House. The Procter/Leiber House has an adobe property wall with a built-in barbeque at the south corner.

The Procter/Leiber House is in good condition with deterioration of the wood window frames and sills as the only deficiencies.

Caretaker's House (constructed c.1930s-1950s)

- Contributing building
- Historic use: RECREATION / outdoor recreation

The Caretaker's House (60' x 23') was originally a barbeque shed. It was added to and enclosed to function as a residence in c.1950s-1970s. The original stone fireplace is now contained within the stuccoed adobe residence on a concrete foundation. An enclosed porch was constructed in the c.1970s and consists of wood posts with glass panels. An addition (12' x 24') was constructed on the north side of the building in the c.1980s. The Caretaker's House contains double-hung wood and vinyl windows. It has a low-pitch gable roof with asphalt shingles.

The Caretaker's House is in fair condition with weathered doors and windows as the only deficiencies. The roof decking was repaired and new asphalt roofing installed in 2007.

Barbeque (constructed c.1950s)

- Contributing structure
- Historic use: RECREATION / outdoor recreation

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This Barbeque has a concrete foundation with a brick chimney. The barbeque was used by the Procter/Leiber families while entertaining visitors to the ranch.

Horse Building (constructed post-1962)

- Noncontributing building

The Horse Building is wood-frame construction with fiberglass wall panels on a concrete foundation. It has a gable roof with corrugated sheet metal roofing.

Concrete Slab (constructed post-1962)

- Noncontributing structure

The Concrete Slab is placed between, and to the north, of the East Bunk House and West Bunk House.

East Log Canopy (constructed post-1962)

- Noncontributing structure

The East Log Canopy has a flat roof on a log-frame. It currently lacks roof covering.

West Log Canopy (constructed post-1962)

- Noncontributing structure

The West Log Canopy has a shed roof on a wood-frame.

Utility Shed (constructed post-1962)

- Noncontributing structure

The Utility Shed has corrugated sheet metal walls on wood-frame construction. It has a concrete foundation and a flat roof. Aluminum windows are present.

RV Ramada (constructed post-1962)

- Noncontributing structure

The RV Ramada was constructed to shelter an RV adjacent to the Procter/Leiber House. It is a wood-frame canopy over a concrete foundation.

Swimming Pool (constructed c. 1970s)

- Noncontributing structure

The in-ground Swimming Pool and ramada were constructed by the Leiber family. A chain link fence was installed on the south side of the Swimming Pool in 2008.

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### Integrity

Steam Pump Ranch retains integrity of location, design, setting, materials, workmanship, feeling, and association from the period of significance. Although some of the built and natural resources have been altered both during the period of significance and after, the essential physical features of these resources are still visible. In point of fact, the additive nature of the buildings relates to their vernacular style and the changing needs of a working ranch.

Several of the adobe buildings have suffered minor to more significant deterioration of their adobe walls. Since the late 1990s, when its exterior shell was still intact, the Steam Pump Building has experienced significant deterioration (Bacon 1996). While the overall form of the Steam Pump Building is no longer visible, the remaining stone foundations, adobe walls, well casings, and surrounding native vegetation help convey the use of the building.

Although the surrounding rural desert setting has changed over time with the incorporation of the Town of Oro Valley in 1974 and increasing population growth, the Steam Pump Ranch retains a sense of setting within its boundaries. The historic buildings, structures and landscape convey their historic character and distinguish Steam Pump Ranch as a survivor from Oro Valley's rural past.



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### NARRATIVE STATEMENT OF SIGNIFICANCE

#### Criterion A

Steam Pump Ranch was established by George Pusch (b.1847, d.1921) and John Zellweger (b.1847, d.1924) in c.1874 with their purchase of ranch land and the construction of the Steam Pump Building. After the arrival of the Southern Pacific Railroad in 1880, Pusch and Zellweger expanded their operation using their steam pump to hydrate other ranchers' cattle, sold by weight, before shipment. As such, Steam Pump Ranch was a key piece of "water infrastructure" utilized by ranchers throughout northern Pima and southern Pinal Counties. Steam Pump Ranch was the first operation in the area to pump groundwater. The use of a steam engine, fueled with locally harvested mesquite wood, to power a pump ushered in a new era of water control techniques in the Tucson Basin (Kupel 1986).

Steam Pump Ranch continued to be used for agricultural purposes by its second owner, John Procter (b.1891, d.1972), who raised chickens and produced provisions for the Pioneer Hotel in downtown Tucson.

The Steam Pump Ranch nomination is related to the Multiple Property Documentation Form (MPDF), *Cattle Ranching in Arizona, 1540-1950* (Collins 2002), in which the general outline of the history of cattle ranching in Southern Arizona is described. The Steam Pump Ranch is associated with three historic contexts identified in that document, including, "The Pioneer Cattle Industry, 1848-1880," "The Boom Period, 1880-1893 – Southern Arizona," and "The Foundation of the Modern Cattle Industry." These contexts relate to the "history of cattle ranching in southern Arizona from the early arrival of American settlers shortly after the region's acquisition by the United States, through the boom and bust periods of the late nineteenth century associated with the arrival of railroad transportation and recurring drought cycles, through the modernization of cattle ranching in the first half of the twenty-first century." Also, the property is associated with *Arizona Cattle Ranching in the Modern Era, 1945-1970* (Collins 2009). This update and amendment to the earlier MPDF includes three contextual areas relevant to the history of the Steam Pump Ranch. They are "Postwar Adjustments in Arizona's Ranch Economy, 1945-1952," "Years of Challenge, 1953-1958," and "Rationalizing the Ranch, 1958-1970).

#### The Pusch era

Pusch and Zellweger immigrated to the United States within three weeks of each other in October 1865; they first met in New York City. They became reacquainted in Tucson by the mid-1870s and together purchased the Cañada del Oro Ranch in c.1874. The ranch was renamed Steam Pump Ranch after the purchase and construction of the steam pump in the late 1870s. A residence (Pusch Ranch House) was constructed in c.1880.

At this time, the Cañada del Oro region was largely unsettled, and was used mainly as the stagecoach road between Tucson and Camp Grant. American military dominance and the forced removal and generally, relocation of Native Americans had only recently begun to open the region to American settlement. Cattle ranchers, like Pusch and Zellweger, were among the first to establish permanent residences in the frontier areas of Arizona. The Steam Pump Ranch's convenient distance from Tucson and its reliable water source made it an important stop on the stagecoach road.

Pusch and Zellweger had a cattle operation on the property as well as both a butcher shop and ice storage facility in Tucson. With the arrival of the Southern Pacific Railroad in 1880, they expanded their cattle operation to outside

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terminal markets, including Los Angeles, San Francisco, Denver, and Chicago. They helped consolidate cattle from smaller ranches and arranged for them to be shipped on the Southern Pacific Railroad in groups of 1,000 head. Since cattle were sold by weight before boarding the train, Steam Pump Ranch was used to hydrate thousands of cattle before shipment. When the region experienced drought conditions in the 1880s and 1890s, the Steam Pump Ranch escaped devastation because the well was dug during a dry year (Thiel 2007).

Although Zellweger sold his interest in the Steam Pump Ranch to Pusch in 1883, the two men continued to be partners into the 1910s, including overseeing expansion of both their Tucson-based meat market and ice storage facility as well as the purchase of additional ranch property such as the Feldman Ranch. Feldman Ranch, located 50 miles north of Steam Pump Ranch, along the San Pedro River between Mammoth and Winkelman, reveals the great influence Pusch and Zellweger had over ranching in the region.

George Pusch died in 1921. He was remembered for both his cattle ranching and political involvement. Pusch was twice elected to the Territorial Legislature and served several terms on the Tucson City Council. He also served on the Territorial Livestock Sanitary board and was a member of the Arizona Constitutional Convention at the time of statehood. Nearby geologic features to the south – Pusch Peak and Pusch Ridge Wilderness – were named after him. Pusch's widow, Matilda (Feldman) continued to live on the ranch until her death in 1933.

### Procter/Leiber era

In 1933, John Procter (b.1891, d.1972) purchased the Steam Pump Ranch from the estate of Matilda Pusch. Procter and his family had relocated to Tucson in the previous year when he was hired to manage the Pioneer Hotel (100 N. Stone Avenue, Tucson); Procter was originally from Kentucky. In addition to the Steam Pump Ranch, Procter purchased 1,500-1,600 acres to the east of the Pusch Ranch House, consisting mostly of pasturage.

At the Steam Pump Ranch, Procter raised chickens for meat and eggs that were used in the Pioneer Hotel kitchen. He constructed a number of buildings to support this agricultural/ranching use, including chicken coops and worker housing, as well as a residence for his family and a barbeque shelter.

Procter's daughter, Elizabeth (Betty; b.1918, d.1968), married Henry (Hank) Leiber (b.1911, d.1993), a professional baseball player. The Leibers lived at Steam Pump Ranch and hosted many visitors during the period of significance. They had two sons, John Lee and Henry Jr., who inherited Steam Pump Ranch from John Procter in 1972, after the period of significance. The Leibers continued to live at Steam Pump Ranch and operate it as a boarding stable until the Town of Oro Valley obtained ownership in 2007. Steam Pump Ranch is now vacant.

### Evaluation of National Register Eligibility

Section F of the *Arizona Cattle Ranching in the Modern Era, 1945-1970* identifies property types associated with the historic contexts of cattle ranching.<sup>1</sup> Steam Pump Ranch is an example of a ranch district, which is a significant concentration of (in this instance) buildings and structures united historically by the physical development of the ranch over the course of approximately 90 years. A ranch district differs from a ranch landscape in that the former

<sup>1</sup> The identification of property types and registration requirements from the 2009 document amended the earlier guidelines from the *Cattle Ranching in Arizona, 1540-1950* MPDF.

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lacks the extensive areas of agricultural fields or grazing land that may have, historically, encompassed many hundreds or thousands of acres. As the MPDF states, a ranch district is the area of primary human activity, and includes most of the ranch's major constructions, such as the main house(s) and supporting buildings and structures.

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#### Maps

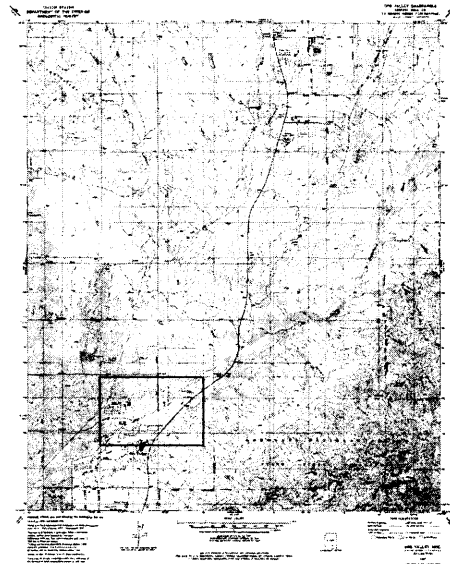
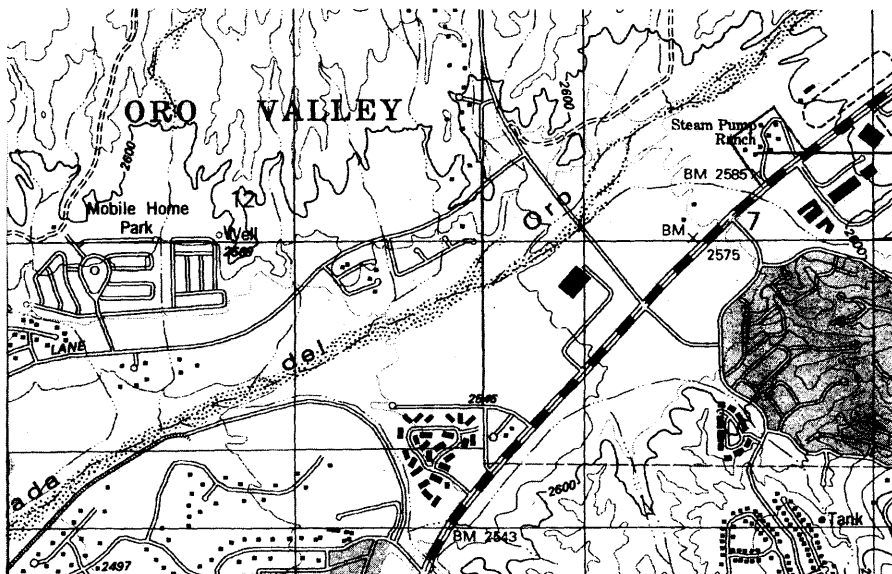


Figure 1. Map of Arizona Showing Location of Oro Valley.

Figure 2. Oro Valley, Ariz. Quadrangle Map.



<p>Steam Pump Ranch Oro Valley, Pima County, Arizona</p> <p>Oro Valley Quadrangle 12/504619/3585341 Created 1996, Revised N/A Scale 1:24,000</p>
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Figure 3. Oro Valley, Ariz. Quadrangle Map (Detail of Steam Pump Ranch).

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**Figure 4.** Aerial photograph (c. 2006) showing the district boundary in black line and UTM points  
(Source: Pima County MapGuide).

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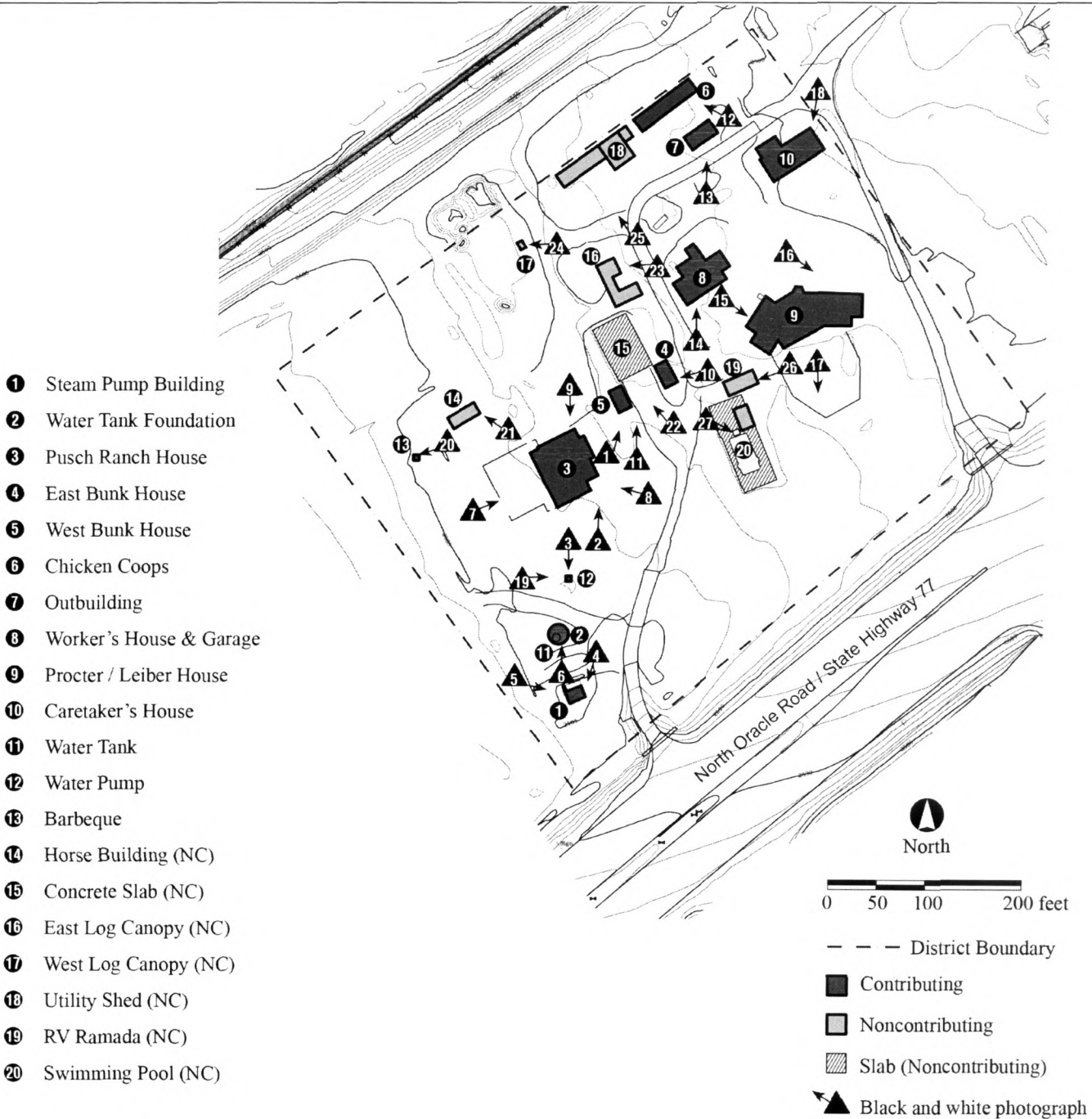
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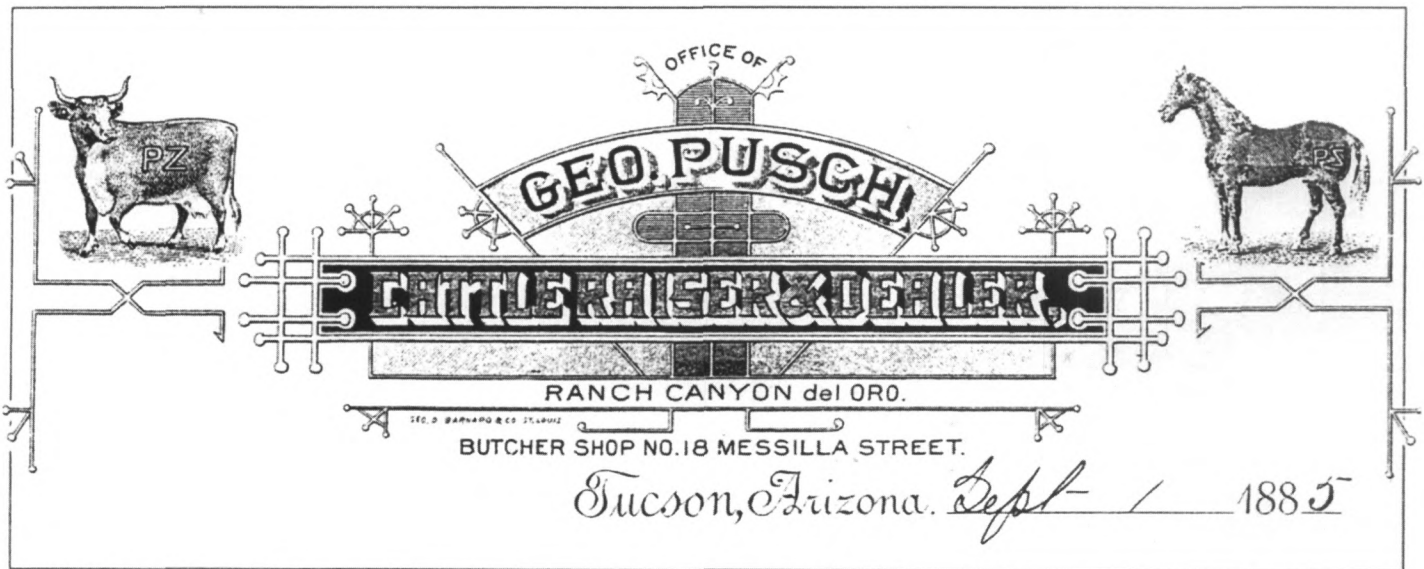
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**Figure 5.** Map of Steam Pump Ranch Historic District showing contributing and noncontributing properties.



**Figure 6.** Pusch stationary, dated 9/1/1885 (Source: Arizona Historical Society).



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**Figure 7.** Pusch Ranch House (left to right: Matilda Pusch, son George Jr., George Pusch, daughter Gertrude), c. 1900 (Source: Arizona Historical Society).

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**Figure 8.** Steam Pump Building, 4/6/1923 (Source: Arizona Historical Society).

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**Figure 9.** Steam Pump Building, 1929 (Source: Arizona Historical Society).

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Pusch Ranch House

Steam Pump Building



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**Figure 10.** Aerial showing native flood plain vegetation and Steam Pump Building and Pusch Ranch House, c. 1937 (Source: Arizona State University).



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**Figure 11.** Aerial Photo of Steam Pump Ranch taken 3-15-1960. (Source: Cooper Aerial Surveys Co., Neg. # 23-29).



**Figure 12.** John Procter, 1941 (Source: Arizona Historical Society).