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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Thompson Draw Summer Homes Unit I Historic District

other names/site number Thompson Draw I Historic District

### 2. Location

street & number 221-584 Coyote Trail, 151-298 Ring Tail Way, 144-194 Blue Jay Circle, 150-297 Kit Fox Pass  not for publication

city or town Payson  vicinity

state Arizona code AZ county Gila code 007 zip code 85541

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national  statewide \_\_\_ local

James W. Garrison  
Signature of certifying official

30 MAY 2014  
Date

State Historic Preservation office  
Title

ARIZONA STATE PARKS / SAPO  
State or Federal agency/bureau or Tribal Government

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

### 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:)

[Signature]  
Signature of the Keeper

7/23/14  
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**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
35	3	buildings
		district
		site
		structure
		object
35	3	<b>Total</b>

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

N/A

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

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

- DOMESTIC / Camp
- DOMESTIC / Secondary Structure

**Current Functions**  
(Enter categories from instructions)

- DOMESTIC / Camp
- DOMESTIC / Secondary Structure
- DOMESTIC / Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- OTHER / Log Cabin
- MODERN MOVEMENT / Ranch
- OTHER / Contemporary Folk, A-Frame

**Materials**  
(Enter categories from instructions)

- foundation: Stone
- walls: Wood
- roof: Asphalt
- other: Concrete
- Steel

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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

The Thompson Draw Summer Homes Unit I Historic District is a subdivision tract designed by the U.S. Forest Service of 59.24 acres, with 38 one acre home lots, dispersed within common open area parcels and accessed via common graded dirt roads. The subdivision is entirely within the Tonto National Forest, and blends seamlessly into surrounding public land. Large pines obscure the view of most of the 38 homes from the private roadways on site and from the other cabins. Roads and building pads were designed to fit the rolling topography – there is little evidence of grading or forest clearing. Most of the 38 cabins retain their original appearance, as designed and built by their original owners – simple rectangular structures in a “summer cabin” vernacular style, using native surface rock, concrete block, peeled logs, and log or clapboard siding.

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### Narrative Description

The Thompson Draw Summer Homes Unit I Historic District lies within the Tonto National Forest, 14 miles northeast of Payson Arizona, near the Mogollon Rim, in an area of rolling topography and rocky soils. Thompson Draw I is entirely surrounded by public land, in a forest of second growth ponderosa pine, of 8 to 16 inch diameter breast height (DBH) size, with understory trees including pinyon pine and gambel oak. The subdivision and the surrounding forest have been thinned as part of a wildfire suppression regime. Coarse woody debris, snags and thickets of understory shrubs are now largely missing from the site. Nevertheless it retains the appearance of an open, mature mid-elevation mixed conifer forest in Arizona, and is nearly indistinguishable from the surrounding national forest land. The subdivision takes its name from Thompson Draw, a large seasonal wash (and aquifer) that runs along the west boundary. The Draw provides water, via a community well, to the homes with the subdivision. A homeowners association, with CC&Rs including design guidelines, is responsible for maintenance of all the common areas, including all roads within the subdivision.

The boundaries of the district are irregular, conforming to the rolling topography. The district is accessed via a graded gravel forest service road that runs along the west side of the Draw. A modest private bridge/culvert over the Draw provides the only vehicular access to the site. There is one main north-south road within the subdivision which has three branches to the east, all ending in cul-de-sacs. Roads within the subdivision are graded dirt and/or gravel, maintained by the homeowners association. Very informal private drives, of varying width, open off these graded roads onto the one acre parcels.

Although developed beginning in 1956 and essentially built out by 1960 the subdivision was not officially platted and recorded with Gila County until 2003. The final configuration of the subdivision in the 2003 plat reflects the pre-existing, original informal road pattern and cabin locations. Property lines were drawn to give each cabin a one acre site with access to an existing gravel road. Areas not included in private lots or road right-of-ways were designated open area tracts. Most cabins are sited more than 100 feet from the common road, set back among mature pines.

Most of the homes within Thompson Draw I remain essentially as originally built: compact, rectangular plan, medium pitched gabled residences of under 1000 sq. ft. The average size of the thirty-five contributors in the district is 813 sq. ft. Most had covered porches, many of which are now enclosed. The cabins generally have concrete block or stone foundations, wood frame walls, wood exterior siding and asphalt shingled roofs. Door and window types vary, from steel casement and wood sash typical of the 1950s to modern replacement sash. Overall the homes in this subdivision present an informal, economical, do-it-yourself aesthetic with a mix of ranch, national folk cabin and even Adirondack style elements. Three cabins appear to be true log structures, with saddle-notched corners, log roof rafters and stone foundations (#2, 13 and 25). Most however, are more conventionally framed with manufactured log or clapboard siding. Many of the cabins have random stone facing on the foundations and chimneys.

Two of the original cabins have been enlarged with additions on a grander scale than the original cabins (#7 and 12) and one cabin was demolished and replaced with a much larger home (#22). These three are the only non-contributors. Three

other cabins, considered to be contributors, have additions that bring the total size of the home above about 1200 square feet. These include cabins #14, #16, and #38. In the case of cabin #14, the addition was designed to be clearly differentiated from the original home and subservient to the original through plan offsets, massing, and location, in a way that would comply with Secretary of the Interior's Standards for Rehabilitation. The additions to cabin #16 are comprised of a front porch enclosure, done in such a way as to make the original form and function of the original porch clearly discernible, and a lean-to side bedroom, which together do not increase the floor area of the house by more than about 30 percent; the remaining square footage reflected in the Assessor's data appears to have been due to the construction of an open, detached ramada shelter of about 250 square feet floor area that is located some 50 feet from the cabin. Cabin #38 also has had a portion of the front porch enclosed (verified by original construction drawings) but the bulk of the added square footage is in a detached garage that does not affect the integrity of the original cabin. As noted in the description of each cabin in the table following the Integrity Summary, many other cabins have porch enclosures or small room additions, but these modifications have little visual impact to the district overall. Outbuildings have been added to nearly every site. These are generally utility buildings or small garages. Some of the outbuildings include additional living space.

**LISTING OF RESOURCES**

Description				Eligibility		APN	
Site #	Street Address	Historic Name	Construction Date	Square Feet (per Assessor data)	Non-Contributor	Reason if NOT Eligible	303-32
1	151 Ring Tail Way	Beaubian Cabin	1956	1050			002
2	211 Ring Tail Way	Findlay Cabin	1958	810			003
3	162 Ring Tail Way	Dedera Cabin	1958	756			004
4	250 Coyote Trail	Barthel Cabin	1958	936			005
5	221 Coyote Trail	Mikulan Cabin	1958	1053			006
6	233 Coyote Trail	Ryden Cabin	1957	950			007
7	263 Coyote Trail	Snider Cabin	1958	1656	X	Integrity Loss	008
8	280 Coyote Trail	Reed Cabin	1958	845			009
9	344 Coyote Trail	Sullivan Cabin	1958	924			010
10	350 Coyote Trail	Riggs Cabin	1958	624			011
11	370 Coyote Trail	Wiley Cabin	1958	660			012
12	278 Ring Tail Way	Stewart Cabin	2004	1924	X	Integrity Loss, age	013
13	245 Ring Tail Way	Fierros Cabin	1958	600			014
14	298 Ring Tail Way	Popcock Cabin	1957	1320			015
15	175 Blue Jay Circle	Evans Cabin	1958	720			016
16	194 Blue Jay Circle	Soberg Cabin	1958	1344			017
17	191 Blue Jay Circle	Sanford Cabin	1960	768			018
18	351 Coyote Trail	Nylund Cabin	1958	827			019
19	403 Coyote Trail	Keets Cabin	1958	825			020
20	150 Kit Fox Pass	Prenovist Cabin	1958	616			021
21	169 Kit Fox Pass	Vanditti Cabin	1958	832			022
22	217 Kit Fox Pass	Moylan Cabin	2003	1260	X	Age	023
23	272 Kit Fox Pass	Hassler Cabin	1960	860			024
24	219 Kit Fox Pass	Jacobson Cabin	1958	736			025
25	297 Kit Fox Pass	Cruckmiller Cabin	1958	624			026
26	288 Kit Fox Pass	Flickinger Cabin	1958	720			027
27	400 Coyote Trail	Nylund Cabin	1958	1202			028
28	408 Coyote Trail	Call Cabin	1958	560			029
29	445 Coyote Trail	Flam Cabin	1955	1066			030
30	448 Coyote Trail	Bissett Cabin	1957	768			031

Description				Eligibility		APN
Site #	Street Address	Historic Name	Construction Date	Square Feet (per Assessor data)	Non-Contributor	Reason if NOT Eligible
31	490 Coyote Trail	Kersey Cabin	1958	801		
32	544 Coyote Trail	Hirsh Cabin	1957	1089		
33	497 Coyote Trail	Metzner Cabin	1955	1000		
34	543 Coyote Trail	Carson/Senger Cabin	1956	1056		
35	581 Coyote Trail	Myers Cabin	1958	775		
36	584 Coyote Trail	Ledyard Cabin	1956	880		
37	491 Coyote Trail	Coors Cabin	1958	720		
38	475 Coyote Trail	Hayden Cabin	1958	1560		

**Integrity Summary**

Of the 38 properties in the Thompson Draw Summer Homes Unit I Historic District, 35 (92%) retain the full range of integrity (see below).

An evaluation of the design integrity of each specific home is given in the chart following this summary. Additions, if any, have generally been to the side or rear of homes, and differentiated in plane or by materials. Most window replacements do not alter the original openings, and porch enclosures, while common, have generally been done in a way that the original architecture is apparent.

As an additional verification of the architectural integrity of the cabins, owners were requested to provide photographs of the cabins as originally constructed or at any other time within the historic period. Little documentation was available, however early photographs were submitted for cabins #8, #25, #27, #34, and #38. Each of these early photographs were compared to the condition today. In each of these five cases, the cabin was found to substantially represent its appearance during the Period of Significance. Where they occurred, major additions were found to have been constructed within a few years of the original construction of the cabin. Copies of these historic and modern photographs are appended to this nomination.

Two of the properties not considered contributing (#7 and #12) due to loss of integrity have extensive additions or alterations that change the basic form of the house. The third non-contributing property (#22) is a modern home reconstructed in an original location after the original home burned down. These non-contributing homes have not been altered to an extent that diminishes the character of the streetscape, or the district’s sense of place, particularly because the owners were required to follow the design restrictions placed by the Forest Service.

Quotes and approaches below on the Thompson Draw Summer Homes Unit I Historic District’s integrity are from the NPS description of each aspect in *National Register Bulletin [15]* on Criteria and integrity (Savage 1995: 44-45).

*Location:* All of the homes in the district retain integrity of location in that their dominant contributing buildings occupies their original sites from the period of significance, 1955-64, through the present.

*Design:* The rustic design characteristics of the homes are intact and represent considerable integrity. As historic residential resources of a district, the Contributing resources retain their “spatial relationships between major features.”

*Materials:* The physical components of the Historic District, forming the configurations and patterns of rural cabins, “retain the key exterior materials dating from the period of...historic significance” and “reveal the preferences of those who created the property and indicate the availability of particular types of

materials and technologies.” Most exterior materials are original to the 1955-64 construction of the district, notably wood-sided walls, steel casement windows, concrete block and stone foundations, and exterior wooden features such as eaves and porches.

*Workmanship:* Through preservation of the materials present during the period of significance, workmanship in the Historic District retains “evidence of the crafts” of the immediate post-WWII period, and illustrates “the aesthetic principles of [this] historic period.” In addition, workmanship here reveals “individual, local, [and] regional...applications of both technological practices and aesthetic principles.”

*Setting:* The physical environment of the Thompson Draw Summer Homes Unit I Historic District is very much intact, particularly through its dominant natural forested landscape. Setting is retained within the district boundary, and also “between the property and its surroundings.”

*Association:* The Historic District’s physical setting is “sufficiently intact to convey” its period of significance for “an observer,” particularly anyone familiar with the community between 1955 and 1964. Integrity of association draws strength from other exhibited aspects of integrity, particularly design, materials, workmanship and setting.

*Feeling:* The physical features of the Historic District, “taken together, convey the property’s historic character.” The District’s retention of original design, materials, workmanship, and setting relate the strong feeling of postwar recreational residential communities in Arizona’s forests.

**BUILDING INTEGRITY EVALUATION**

Description				Eligibility		
Site #	Style	Description	Alterations	Contributor	Non-Contributor	Reason NOT Eligible
1	Log Cabin	Originally an L-shaped plan with asymmetrical facades, small rear wing and entry/screen porch under roof extension, split log siding, multi-light steel casements, Malapai stone faced foundation, CMU chimney at rear	Front entry/screen porch now enclosed, flat roofed patio added to side of cabin, second small addition added to rear, security bars added. Small outbuilding added or expanded at rear of side.	X		
2	Log Cabin	L-shaped plan with rear wing addition, side gabled, asymmetrical entry facade with full width shed roofed porch on peeled log posts, horizontal log siding overlapped at building corners, wood windows, exposed CMU foundation, CMU chimney	Large addition to rear, roof reframed to added loft space, T-1-11 siding in new gable ends, reroofed with metal	X		
3	Log Cabin	T-shaped plan with side wing addition (possibly to original front façade), rear addition separated by breezeway from original cabin footprint, log siding, stone faced chimney at roof ridge	Two additions, entry possibly relocated, window sash replaced with aluminum	X		
4	Log Cabin	Rectangular plan with front porch extension, now enclosed, large painted CMU chimney mass on side wall centered on roof ridge, log siding, some steel casement windows, CMU foundation	Front screen (or open) porch has been enclosed, aluminum windows added; a two-story structure w/ one-car garage, living space above, has been added to the site, using materials to original cabin	X		
5	Log Cabin	Original rectangular cabin now T-shaped plan with additions to side and rear, log siding, Malapai stone foundation, open wood porch wrapping front façade	Addition to side and rear, porch expanded or added, window sash replaced with aluminum sliders	X		
6	Ranch	Rectangular cabin with full width shed roofed porch supported by log posts, horizontal clapboard siding, vertical board siding at gable ends, large CMU chimney mass on side centered on roof ridge, steel multi-light casements	Front porch partially enclosed, small rear and side additions, reroofed with metal	X		
7	Ranch	Long rectangular plan with large additions to both sides of original cabin, open breezeway near midpoint adjacent to original cabin, log, vertical board, clapboard and river cobble wall finishes, aluminum window sash, metal roofing	One and two-story additions to both sides of original cabin, replacement wall sheathing materials, window sash and roofing; dates unknown; two story 3-car garage added at rear of site		X	Integrity Loss
8	Ranch	Rectangular plan with asymmetrical facades, small shed roof cover over off center entry, horizontal clapboard siding, plywood at gable ends, painted metal window sash, CMU foundation, asphalt shingle roof	May have been re-sided, date unknown	X		

Description				Eligibility		
Site #	Style	Description	Alterations	Contributor	Non-Contributor	Reason NOT Eligible
9	Ranch	T-shaped plan, including additions, with original entry in wing projecting to what is now the rear, horizontal wood clapboard siding with corner boards, Malapai stone foundation, steel casement and fixed wood windows, additions are similar in character	Additions to rear and side, new entry at rear of original plan now serves as primary entry, security screens added to doors; dates unknown	X		
10	Log Cabin	Rectangular plan with full width rear porch, asymmetrical facades, wood DH windows in singles and pairs, log siding with corner posts, CMU chimney mass side exterior centered on roof ridge	No significant alterations noted	X		
11	Contemp. Folk, A-frame	T-shaped plan with small wing projecting to rear, horizontal board and log siding at gable ends, asphalt shingle roofing, CMU chimney mass off-center on gable end wall, aluminum replacement window sash	Some window sash has been replaced with aluminum sliders, some siding replaced, reroofed; dates unknown	X		
12	None	L-shaped plan with two large additions to original cabin: a front gabled wing with full width porch under cantilevered roof projection, and a large covered porch/ramada	The original cabin footprint is at the rear of the current plan, the cabin has been radically altered to accommodate the much larger addition to the front.		X	Integrity Loss, age
13	Log Cabin	Rectangular plan with asymmetrical facades, log siding with saddle notched corners, steel multi-light and fixed wood windows with log trim, log roof structure, metal roofing, random surface stone faced chimney on exterior wall	No significant alterations	X		
14	Log Cabin	Rectangular plan with addition to side of original cabin, CMU chimney mass on exterior wall, front and side porches with log posts, beams and railings, log siding	Addition to side (or rear) of original cabin, reroofed, window sash replaced; dates unknown	X		
15	Log Cabin	Side gabled rectangular plan with shed roofed wings to front and rear, asymmetrical facades, one story plus loft or finished attic space, some multi-light steel casements, log siding, random stone faced chimney mass on side elevation.	May have been radically altered with roof reframing for loft space and addition or enclosure of front porch, some windows added or sash replaced with aluminum sliding.	X		
16	Log Cabin	Front gabled plan with shed roofed entry porch, now enclosed, front entry door now in shed roofed side wing addition, log siding, random rock faced chimney mass	Front porch enclosed (screens replaced with windows), side addition, patio addition at new entry, window sash replaced with aluminum; date unknown	X		



Description				Eligibility		
Site #	Style	Description	Alterations	Contributor	Non-Contributor	Reason NOT Eligible
17	Log Cabin	Rectangular plan with additions to front and rear, log siding, rock faced chimney mass on side elevation, wrap around porch on wood piers, aluminum windows	Additions or enclosures to front and rear, porch added, window sash replaced; dates unknown,	X		
18	Log Cabin, Craftsman Influence	Rectangular front gabled plan with small front projecting porch wing, wood DH 9/1 windows in singles, pairs and threes with decorative shutters, horizontal log siding with vertical siding at gable ends, decorative trim at window header height, knee braces	Front porch has been enclosed, window sash added to openings; date unknown	X		
19	Log Cabin	Rectangular side gabled plan with asymmetrical facades, large CMU chimney mass on side wall, full-width shed roofed front porch on 4x4 wood posts, horizontal log siding with corner boards, CMU foundation, aluminum replacement sash	Window sash has been replaced with aluminum, front porch steps rebuilt, screening added at front porch; dates unknown	X		
20	Log Cabin	Rectangular plan with asymmetrical facades, full-width front porch with 4x4 posts, rear screen porch under shed roof, brick chimney mass on side wall, horizontal log siding with corner boards, CMU foundation	Rear screen porch may be an addition, front porch railing has been rebuilt, screening added below porch deck, window screens added; dates unknown	X		
21	Log Cabin	Rectangular plan with asymmetrical facades, full-width front porch, CMU chimney mass on side wall, horizontal log siding, wood shade screens over wood windows, CMU foundation	Two small shed roofed side additions, front porch enclosed with screens; dates unknown	X		
22	None	Large rectangular plan with asymmetrical facades, two-story wrap around porch on three side, aluminum windows, horizontal board siding	The original cabin was demolished.		X	Age
23	Log Cabin	T-shaped plan with asymmetrical facades, small loft space above center of original cabin, two-car carport/porte cochere, front gabled entry porch wing, horizontal board siding, windows in singles and pairs	Front porch enclosed with screens, loft added, some window sash replaced; dates unknown	X		
24	Log Cabin	Irregular plan with asymmetrical facades, screened front porch, small wing to side at rear of plan, rock faced chimney mass on side wall, aluminum windows, horizontal log siding	Additions to front and side, patio added, entry doors added, re-sided; dates unknown	X		

Description				Eligibility		
Site #	Style	Description	Alterations	Contributor	Non-Contributor	Reason NOT Eligible
25	Log Cabin	Rectangular plan, full-width front porch on stone faced piers with log posts and rails, logs used for roof structure with tails exposed, rock faced foundation walls and chimney mass on side wall, wood DH 1/1 windows, log siding with saddle-notched corners	Security screens added to windows; date unknown	X		
26	Ranch	Rect. plan w/ nearly symmetrical front façade, large CMU chimney mass on gable end wall near front façade, raised full-width entry porch on CMU piers w/ rock infill, log posts and railings, wood fixed and DH 1/1 windows, wood entry door, wood clapboard	Random rock infill between CMU porch piers may have been added, date unknown	X		
27	Ranch	Irregular plan, roughly T-shaped, asymmetrical facades, rock faced chimney on exterior wall at intersection original cabin/addition, painted horizontal log, clapboard and board and batten siding, steel and aluminum windows, some w/ decorative shutters	Large rear addition, sided in clapboard, front projecting wing may be an addition or porch enclosure, window sash replaced	X		
28	Log Cabin	Rectangular plan, asymmetrical facades, horizontal log siding with mitered corners, steel multi-light casement and wood fixed windows, wood single light door with wood screen door, CMU chimney mass on gable end wall, CMU foundation	No significant alterations noted	X		
29	Log Cabin	Rectangular plan, asymmetrical facades, shed roofed front porch, horizontal log siding, wood trim around window/door openings, CMU foundation	Large shed-roofed addition to side/rear of original cabin, window sash replaced with aluminum SH, front porch rebuilt	X		
30	Ranch	Rectangular plan, asymmetrical facades, shed roofed porch (now enclosed), wood clapboard siding with vertical board siding at gable ends, metal roof, multi-light steel casement and aluminum sliding windows, CMU foundation	Front porch enclosed and/or rebuilt with strips of aluminum sliding windows added, partially re-sided, reroofed with metal	X		
31	Contemp. Folk	Rectangular plan with full width entry porch on wood posts with fancy cut picket railing, small nested wing to side (now front), horizontal board siding, board and batten at gable end, aluminum windows	Roof structure altered, raised to steeper pitch, entry moved to gable end, small addition, window sash replaced or window added; dates unknown	X		

Description				Eligibility		
Site #	Style	Description	Alterations	Contributor	Non-Contributor	Reason NOT Eligible
32	Log Cabin	Irregular plan of three nested side-gabled sections, full width front porch with shed roof on log posts with zapatas and wood deck, slump block chimney mass on side wall off-center from roof ridge, aluminum windows, CMU foundation	Small side wing appears to be an addition, may have been enlarged to rear, open wood deck added to side and rear, windows replaced, chimney may have been added or rebuilt; dates unknown	X		
33	Ranch	L-shaped plan of two nested side gabled sections, asymmetrical facades, shed roofed front entry porch on wood 4x4 posts with horizontal slat railings, horizontal log siding, aluminum slider windows, CMU and stone faced foundation	Original cabin has rock faced foundation walls, larger addition to the side has CMU foundation, entry porch added or rebuilt to the front or original cabin, windows replaced; probably c. 1984	X		
34	Ranch	Irregular plan with projecting front entry porch wing and rear/side wing, asymmetrical facades, horizontal board siding, wood DH 1/1 windows, brick faced foundation and chimney	Several early alterations by original designer/builder including an enclosed side porch addition; dates unknown	X		
35	Ranch	Rectangular plan full width front porch under shed roof extension, CMU chimney mass on side wall, horizontal clapboard siding, aluminum windows, CMU foundation	Front porch has been enclosed with T-1-11 siding/aluminum sliding windows, new entry door with wood steps to side of enclosed porch; date unknown	X		
36	Log Cabin	Rectangular plan with asymmetrical facades, large CMU chimney mass on side wall off-center from roof ridge, raised entry porch with shed roof on log posts, steel multi-light windows, asphalt shingle roof	No significant alterations noted	X		
37	Log Cabin	Rectangular plan with asymmetrical facades, horizontal log siding, rock faced chimney mass on side wall, large irregular front porch	Shed roofed front porch added or altered, secondary open entry porch added to front façade, windows replaced; dates unknown	X		
38	Log Cabin	Rectangular plan with asymmetrical facades, recessed front entry porch, horizontal log siding with vertical log siding at gable ends, aluminum SH 1/1 windows, rock faced foundation wall and chimney	Window sash replaced; dates unknown	X		

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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.

**Areas of Significance**

(Enter categories from instructions)

Entertainment / Recreation

**Period of Significance**

1955-1964

**Significant Dates**

1955

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

**Period of Significance (justification)**

The period of significance for the district begins in 1955 when the initial planning and construction of the district occurred and continues through 1964 at the fifty-year limit for the National Register.

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

N/A

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

The Thompson Draw Summer Homes Unit I Historic District (Thompson Draw I Historic District, for brevity) is considered significant at the state level under National Register Criterion A for its association with entertainment/recreation. The district consists of an intact and reasonably unchanged group of summer home cabins constructed under lease permits on the Tonto National Forest to provide recreational opportunities for Arizona's desert dwellers. The state-wide phenomenon of recreational summer home construction started in Arizona and across the nation during the 1920s, but the Thompson Draw I Historic District, constructed in the mid-1950s, is connected with a second boom in cabin construction that began in the post Second World War era. Because it was constructed on Forest Service land under permit from the Federal government, the primary significance of Thompson Draw is its association with the federal response to the need for summer recreation in Arizona. The district has additional significance as an example of the later period of summer home construction in Arizona. The period of significance for the district begins in 1955 when the initial planning and construction of the district occurred and continues through 1964 at the fifty-year limit for the National Register. The properties in the district remain in use as summer recreation homes. Some are now used as full-time residences.

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

**Introduction: Recreational Summer Homes in Arizona**

Thompson Draw is significant for its association with the area of entertainment/recreation under two contexts: 1) for its relationship with the development of summer homes on U.S. Forest Service lands in Arizona specifically, and 2) with the broad pattern of summer home construction generally in the state. These two contexts will be described in that order.

The cabins located within Thompson Draw I Historic District are representative of the U.S. Forest Service's response to the growing need for recreational areas in post Second World War Arizona. The Thompson Draw I Historic District consists of thirty-eight cabins and home sites located within the Payson Ranger District in the Tonto National Forest in Gila County Arizona. The cabins occupy 59.24 acres about 14 miles northeast of Payson, Arizona. The thirty-eight cabins are located within a wooded area on the east side of Highway 260. The summer residence area features four private roads, Coyote Trail, Blue Jay Circle, Ring Tail Way and Kit Fox Pass which provide access to the individual cabin sites. The historic district also has open, common areas that provide additional recreational lands.

The Thompson Draw I Historic District cabins were constructed by the individual owners under permit to the Forest Service over a fairly short period of time. Development took place in the mid-1950s with construction of the earliest cabins starting around 1956. This forested summer home subdivision displays shared architectural and landscape characteristics as well as a common developmental history. Most cabins were completed by 1960.

J. Scott Wood, Forest Archaeologist for the Tonto National Forest, has examined the potential National Register eligibility of a number of recreation residence areas on that forest. Wood notes that under National Register Criterion A, "properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history." For those properties that he studied, Wood found that "the pattern identified as appropriate . . . is the theme of Recreation Residence with the National Forests." Specifically, Wood observed that "the historic significance of this theme resides in the fact that, in the early years of the 20<sup>th</sup> century, federal law and Forest Service policy allowed for, and even encouraged, construction of private recreation residences on public National Forest lands as a means of developing recreation opportunities and for resource protection." The Thompson Draw I Historic District, located on the Tonto National Forest, is associated with the theme of "Recreation Residence" identified by Wood as being a theme significant of broad patterns of history and as such is a property eligible for listing on the National Register.<sup>1</sup>

While Thompson Draw Summer Homes Unit I is representative of the U.S. Forest Service's response to the growing need for recreational areas in Arizona in the post Second World War era, it is also a significant example of a broad trend that

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<sup>1</sup> J. Scott Wood. *Inventory and Evaluation of the Pinal Mountain Recreation Residence Area, Globe Ranger District, Tonto National Forest*. Phoenix: Tonto National Forest, 2008, pp. 25-26.

resulted in the development of recreational mountain communities in Arizona. The district is composed of both natural resources (topography, vegetation and wildlife) and man-made cultural resources (roadways, signage and the cabins themselves). The Thompson Draw I Historic District exemplifies important national trends associated with the development of mountain resorts, cabins and summer homes in Arizona at the midpoint of twentieth century. During the post Second World War period the outdoor recreation movement converged with a desire to escape to the mountains. With the explosion of population in central and southern Arizona, locations such as Thompson Draw became a Mecca for summer recreation.

Noted Arizona historian Thomas Sheridan calls this process the “urbanization of the rural,” where Arizona’s rural areas became in the post Second World War era “a metaphorical backyard” for urban dwellers. These rural areas provided ample recreational opportunities for Arizonans as the growing number of city residents sought locations where they could escape the confines of urban streets, pollution, and associated social ills. Sheridan notes these rural areas were: “Sometimes . . . a secret garden, wild and tranquil, where the city could find refuge from itself and enjoy strange plants and animals it had banished from its own space. At other times it was a playground where the city could race its boats across the water or spin its off-road vehicles in the dirt.” Sheridan specifies that this was a statewide phenomenon that covered Prescott, Payson, and the Catalina Mountains outside Tucson. According to Sheridan, “Beginning in the 1950s . . . as the populations of Phoenix and Tucson exploded, thousands more city dwellers headed for the mountains to escape the heat. Prescott – prewar Phoenix’s traditional playground – attracted some of the desert refugees, but the biggest boom occurred on the Mogollon Rim.”<sup>2</sup>

Thompson Draw Summer Homes Unit I, located outside of Payson in the Mogollon Rim area, is a significant example of this process. Sheridan credits improved transportation with the rise of Payson and the Mogollon Rim area as a center of rural recreation for urban residents. Prescott, served before the war by a railroad link to Phoenix, was the premier urban recreational summer home area for an earlier generation. After the Second World War, an improved road allowed Payson to become a second center of summer home construction. Sheridan observed: “a few hardy souls braved the old dirt road from Phoenix to Payson during the 1940s and 1950s, but the trickle became a flood in 1959 when the final paving of Highway 87 – the Beeline Highway -- was completed. Suddenly relief from summers in the Valley of the Sun was less than two hours away, and the cabin craze swept across just about every piece of patent land above 5,000 feet.”<sup>3</sup>

### **Context 1: Significance of Recreational Summer Homes in the U.S. National Forests**

The broad pattern of building summer recreational homes on National Forest lands has been examined through scholarly study that demonstrates such properties can be eligible for listing on the National Register of Historic Places. Summer homes are generally eligible for their association with the significance area of entertainment/recreation under Criterion A. Rose Ferri, who has made one of the most thorough studies of these properties, reports in her master’s thesis that building of recreational summer homes in the national forests began almost as early as the creation of the national reserves themselves. From the beginning, people wanted to enjoy the natural landscape and seclusion of the woods. Summer homes were originally intended to be small, rustic in style and designed to fit with the surrounding environment. Most summer homes were built by the owner/permit holder. Each home usually exhibited a distinct look and individual character, while still conveying neighborhood harmony. Summer home tracts were designed to retain a sense of wilderness and seclusion with trees and brush encouraged between each lot. Lots were surveyed in colonies to promote a sense of community and safety. These surveys were primarily conducted by the U.S. Forest Service. The historic development of recreation on National Forest lands, including the establishment of summer home tracts and cabins, is considered a significant theme in history. The Thompson Draw I Historic District is a good example of this theme in Arizona. Its development follows the pattern described by Ferri exactly.<sup>4</sup>

National Register Bulletin # 15 defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” Summer home tracts, by virtue of being united by theme, planning and development, qualify as potential historic districts. The Thompson Draw I Historic District shows unity of historical and physical development. Today, it still conveys a sense of

<sup>2</sup> Thomas E. Sheridan, *Arizona: A History*. Tucson: University of Arizona Press, 1995, pp. 315-316.

<sup>3</sup> Sheridan, *Arizona*, p. 315.

<sup>4</sup> Rose Ferri, “Cultural Resources and Your Summer Home: An Informational Guide to Summer Home Ownership on Forest Service Land,” MA thesis, Central Washington University, 2010.

concentration and continuity as a whole, rather than as a series of individual recreational homes. The district is linked together by common infrastructure, such as roads and water supply.<sup>5</sup>

In his study of recreational residences for the Idaho Panhandle National Forests, Stephan E. Matz identified a four-part chronology of construction. Each of these periods was associated with different trends in history and resulted in different architectural expressions. The four themes, or periods of significance, in the Idaho Panhandle National Forests were: The Early Period (1906-1915); Term Occupancy (1915-1932); New Deal (1933-1942) and Post World War II (1945-1960).<sup>6</sup>

While there is no similar study of chronological phases for Arizona, it is clear that the post Second World War era is a dominant one in the Sun Belt state. The phenomenon of construction of summer homes in the National Forests reached its peak in the post Second World War boom with the explosion of people moving to the West, partly for the climate, but primarily for the growing number of commercial industries and businesses. Although these new Western residents wanted an urban lifestyle, they also needed a place to escape to during the summers. In Arizona, these second homes were particularly desirable as a getaway from the intense summer heat in Phoenix and Tucson. Because many of the developments in the National Forests were started following the war, these structures are now becoming eligible for listing on the National Register of Historic Places.

A review of National Register of Historic Places listings shows many early cabins, homes, and lodges within the forests have been recognized for their historical significance as examples of recreational properties. Some of these are significantly associated with people, such as the newly listed Elkhorn Ranch in North Dakota, owned by President Theodore Roosevelt (listed October 1, 2012), or are significant architecturally such as the Cooper Cabin in the Stanislaus National Forest in California, an early dwelling from the nineteenth century (listed January 9, 2009).

In 2006, the Northern Region of the Forest Service developed a regional-level approach to understand and evaluate the historical significance of recreation tracts and their individual residences. This project resulted in recommended actions for evaluating recreational residences for National Register of Historic Places eligibility. As part of the project, contractor HHM, Inc. prepared a series of reports for the U.S. Forest Service within Region 1, including the Gallatin, Idaho Panhandle, Lolo, Flathead, Lewis & Clark, Helena, Beaverhead/Deerlodge and Custer national forests. The study was “designed to help guide the process of identifying and evaluating historic-age recreation residences with Region 1 national forests” and assist in determining the historic significance and possible inclusion in the National Register of Historic Places for the recreation tracts and their individual residences.<sup>7</sup>

Two published reports on the Gallatin and Idaho Panhandle forests provide detailed statistics concerning the recreational use of the forests. The reports show the increasing number of permits issued for summer recreational homes prior to World War II, but then the data switches to number of recreational visits, including individuals owning summer homes, which more than tripled in number between 1946 and 1957. These studies resulted in the listing of the Lonesomehurst Cabin within the Gallatin National Forest on the National Register of Historic Places under Criterion for entertainment/recreation (listed August 8, 2011). According to the National Register nomination, “The Lonesomehurst cabin is significant under Criterion A for its historic association with recreational residences within the Hebgen Lake Ranger District Gallatin National Forest and the history of the Lonesomehurst Recreational Group.”<sup>8</sup>

Both the Forest Service and National Park Service are starting the process to identify historic recreational properties in the national forests. In Oregon, the Still Creek Cabin Tract was examined as a potential historic district, with cabins constructed between 1920 and 1965; its significance was listed as being associated with the Forest Service recreation planning. The Zigzag Ranger Station was placed on the National Register of Historic Places in 1986 as an example of an administrative building that promoted recreational use of the forest. Within the Colorado San Isabel National Forest, researchers prepared a nomination for the Squirrel Creek Recreational Unit. It is associated with the rapid growth and

<sup>5</sup> U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington, D.C.: National Park Service, 1990; revised for Internet 1995).

<sup>6</sup> Stephan E. Matz, *Summary of Recreation Residence National Register of Historic Places Eligibility and Management Recommendations for Idaho Panhandle National Forests*, Idaho, 2009, p. 3.

<sup>7</sup> HHM, Inc. *Final: Recreation Residence Historic Contexts for Eight National Forests in USDA-Region 1, Idaho Panhandle National Forest, Montana, for the USDA, Northern Region One*. 2006.

<sup>8</sup> USDOJ, National Park Service. *National Register of Historic Places Registration Form: Lonesomehurst Cabin, Gallatin National Forest, Montana*. 2011.

development of outdoor recreation in the United States following World War I. The Squirrel Creek district exemplifies the post First World War transition of the United States Forest Service from a focus on timber and watershed management to a new role in public outdoor recreation. Similar to the above, the National Register evaluation of the summer recreational residence tracts of Star Island in the Chippewa National Forest stresses the issue of tourism and recreation within the forest reserves. These cabins and residential areas are significant examples of the early development of recreational summer homes in the years prior to the Second World War.<sup>9</sup>

Because of the recent eligibility (age) of the recreation summer homes within the national forests developed after the Second World War, the nomination and listing of such places or districts is only just starting. These post Second World War homes are significant because of the relative great number of recreation residence areas developed by the U.S. Forest Service in response to the growing number of recreational visitors to the National Forests. These summer recreational cabins are also important because within a few short decades after the war, the U.S. Forest Service established policies of no longer issuing permits for these types of homes or severely limited the number, depending on the location.

The development of Thompson Draw matches the periodization and process that occurred at other locations within the National Forest system. In particular, the district compares favorably with the registration requirements for recreational properties within Region 1 prepared by HHM (Hardy•Heck•Moore, Inc.). While it is clear that Thompson Draw meets the eligibility requirements for similar properties elsewhere, as yet there is no such Federal study for Arizona. However, the information contained in this nomination on the developmental history of recreation in Arizona's forests will go a long way to providing a greater understanding of this phenomenon in the desert state.

## **Context 2: Significance of the Summer Home in Arizona**

Within Arizona, intense summer heat in Phoenix and Tucson led to a strong desire by many to escape to the mountains. As with national trends, the establishment of summer recreational homes coincided with the creation of the forest reserves shortly after the turn of the century. A good example in an Arizona National Forest is a group of cabins at the Horsethief Basin Resort, southeast of Crown King. The City of Phoenix built this complex of cabins and administrative facilities for a recreational park in the 1930s. Civic leaders realized that the urban citizens and visitors to the city needed recreational facilities for summer vacations near the city. The City of Phoenix sold the property in the 1960s, but the cabins were still rented for summer vacations. Although reviewed by the Arizona SHPO and considered eligible as part of Section 106 compliance activities, the area is not currently listed on the National Register.

Believed to be the oldest summer resort in Arizona, the Iron Springs Outing Club was known for the types of people who used to stay there, including retired U.S. Supreme Court Justice Sandra Day O'Connor. Members of the club drew numbers to determine what lot they would build their summer home in the forest reserve near Prescott. Also constructed near the community of Prescott in the late 1920s and early 1930s was the Hassayampa Mountain Club. This was another escape from the Phoenix summer heat. Individual lots were sold, but the land was not within a national forest. Whether on federal land or private, these early structures served as summer recreational residences and resorts for Phoenix area residents. Iron Springs and the Hassayampa Mountain Club have not been listed on the National Register of Historic Places, but these areas have been documented by the Arizona SHPO for evaluation. All of these areas are representative of the early period of recreational home development.

As noted for the nation as a whole, in Arizona the evaluation of post Second World War recreational properties is a recent phenomenon. J. Scott Wood of the U.S. Forest Service prepared reports to determine the eligibility of the Camp Creek Recreation Residence Area and the Pinal Mountains Recreation Residence Area, located within the Tonto National Forest in 2007 and 2008. No action, beyond submitting the reports for evaluation to the Arizona SHPO, has been taken to place these residence areas on the National Register of Historic Places.

<sup>9</sup> USDOJ, National Park Service. *National Register of Historic Places Registration Form: Squirrel Creek Recreational Unit, San Isabel National Forest, Colorado*. USDA Forest Service, Zigzag Ranger District. Oregon. *Inventory of Historic Properties, Section 106 Documentation Form Potential Historic District, Zigzag Recreation Cabin Tract*. Loucks Associates. *National Register Evaluation of Star Island*. Submitted to USDA Forest Service Chippewa National Forest, 2004.



It is important to observe that in the case of the Iron Springs Outing Club and Horsethief Basin, the change of ownership from public (Federal and City) to private did not negatively impact the conclusion that the properties were significant. In the case of Iron Springs, the act of ownership transfer from Federal to private resulted in a compliance action under Section 106. Because Horsethief Basin was on the National Forest, historic preservation law applied there as well. The ownership of the property in these instances did not have any bearing on the historical integrity or significance of the resource. The same applies to Thompson Draw; the change of ownership to private does not impact the integrity of the buildings themselves or any other aspect of integrity for the district as a whole.

Although they are from different eras, Thompson Draw and Iron Springs share a common history and significance. Iron Springs is an example of the early period of summer home construction, while Thompson Draw is an example of the post-World War II period. While there is a chronological difference between the two, both communities share a strong sense of history because of the many happy memories made there. In the words of Sally West (Thompson Draw Lot #38), "the cabin has many fond memories for me -- with my mom, dad, and sister all gone -- it is a very special part of my past." At Iron Springs, author Jan Bragg Marshall interviewed Barry Goldwater, the former senator and presidential candidate, before his death in 1998 and observed "his fondness for the camp was evident."<sup>10</sup>

The two summer cabin areas also share a strong concern with maintaining the natural and historic ambiance of the area. A recent article describes integrity at Iron Springs: "No two cabins look alike. Some remain almost unchanged over a century; others have been rebuilt but under club rules requiring that they fit in with the other cabins and with the landscape." Thompson Draw had similar rules, first established by the Forest Service and later voluntarily extended by the residents after the lots passed into private hands. Like Iron Springs, it too maintains its integrity and significance.<sup>11</sup>

### Level of Significance

Because the district and cabins are representative of specific Federal policy as expressed in Arizona, they are considered significant at the state level. This approach to level of significance is similar to those used to examine other types of properties that are representative of the history of federal management of forest reserves in Arizona and the Southwest. For example, the two multiple property nomination forms titled "Depression Era USDA Forest Service Administrative Complexes in Arizona" and "National Forest Fire Lookouts in the Southwestern Region, USDA Forest Service" were used to list nearly seventy-five properties on Forest Service land in Arizona, including ranger stations, fire lookouts, and associated properties. While these studies cover a wide variety of topics and subtopics they are all directed to identifying how federal policy governing its lands was represented in Arizona or the Southwest. The Thompson Draw summer homes embody an important phase for Arizona federal policy, one that emphasized the use of private resources in an era when Congress allocated too few federal resources to fully implement a national recreation policy.<sup>12</sup>

The general post-WWII summer home phenomenon is considered significant at the state level since it involved people leaving one part of the state (desert regions) and going to cooler climates (mountains). As such, it is not a local pattern. In addition, a literature review of summer home communities in Arizona that had been singled out for their historic significance revealed that this phenomenon was governed by both the point of origin and the point of destination. These other locations are evaluated and described in the section immediately preceding, and Thompson Draw compared favorably. These comparative properties were identified through scholarly research. While there are no doubt many other similar summer home communities in the state, those other ones are unknown and un-surveyed. It is hoped that the contextual and background information developed in this nomination will result in the preservation of additional, intact communities of summer homes in Arizona's mountain areas.

<sup>10</sup> Email from Sally West to Michael Ashley, September 12, 2012, Roger Juszczak collection. Marshall quoted in <http://www.azcentral.com/news/arizona/articles/20130625enclave-spared.html>

<sup>11</sup> <http://www.azcentral.com/news/arizona/articles/20130625enclave-spared.html>

<sup>12</sup> USDOJ, National Park Service. *National Register of Historic Places Multiple Property Documentation Form: Depression-Era USDA Forest Service Administrative Complexes in Arizona*. USDA Forest Service, Tonto, Kaibab, and Coconino National Forests, Arizona, 1989 and *National Register of Historic Places Inventory- Documentation Form for Federal Properties: National Forest Fire Lookouts in the Southwestern Region, USDA Forest Service*. USDA Forest Service, Southwestern Region, Albuquerque, New Mexico, 1987.

### **Guidelines that Maintained Integrity During and After the Period of Significance**

All the cabins in Thompson Draw were constructed pursuant to a permit process with the National Forest. This provided a uniformity of size, construction materials, and treatments. Over the years, subsequent changes were also reviewed through that permit process to ensure that the cabins and the modifications were in keeping with the forest. This, obviously, would ensure that the buildings themselves have integrity and there is cohesiveness to the district.

The review process was a source of friction between the residents and the Forest Supervisor in other areas, a fact that is mentioned in some of the comparative research material for other summer home communities. While no similar stories of conflict for Thompson Draw were identified in the research, it is clear that the USDA Forest Service closely monitored the original and subsequent construction and landscaping activities on the individual lots.

The Forest Service exerted control through two restrictive documents. The first is the actual land use permit called the "Term Special Use Permit for Recreational Residences." This permit required that "All plans for development, layout, construction, reconstruction or alteration must be prepared by a by a licensed engineer, architect, or landscape architect" and that "such plans must be approved by an Authorized Officer of the Forest Service before the commencement of any work." Additionally, the permit required that "The Holder shall protect the scenic and esthetic values of the National Forest System lands as far as possible consistent with the authorized use, during construction, operation, and maintenance of the improvements." Clearly, the Forest Service had a desire to maintain what is referred to in National Register terms as the integrity aspects of design, materials, workmanship, setting, association, and feeling.<sup>13</sup>

The second Forest Service document that served to maintain integrity is the Operation and Maintenance plan; each permit required one. This plan required specific rules to be followed, such as "exterior colors must harmonize with the surroundings." The Operation and Maintenance plan required that any addition of structures or facilities must be approved. It specified that "construction will not begin until the project receives final approval." This document ensured that the properties maintained their historic appearance during the period of significance and continuing through the period when the Forest Service controlled construction in the district.<sup>14</sup>

It is clear that these Forest Service rules and regulations, pursuant to Federal statutes, served to maintain the integrity of the cabins themselves and of the district as a whole.

The Forest Service rules and regulations maintained integrity during the period of significance (up to 1964) and continuing through the period of Federal ownership of the district. Subsequent to the transfer to private ownership in 2002, the Thompson Draw Improvement Association continued to maintain the integrity of the area through the rules and regulations of its architectural review committee. A specific document, approved by the membership on June 7, 2003, contains a description of the Association's "Philosophy" toward the natural environment that had its origin with the original Forest Service philosophy. The philosophy that governs the architectural standards is to provide "the lot owners protection that the special environment of Thompson Draw I will be preserved and enhanced over time." In addition to a philosophy that was similar to what was in place during the Forest Service era, the Thompson Draw Improvement Association also required architectural standards that would be enforced by an Architectural Review Committee.<sup>15</sup>

That this document, "Rules and Regulations Promulgated by Architectural Review Committee," has served to maintain the integrity of Thompson Draw is evidenced by the fact that only two properties have alterations extensive enough to render them non-contributors to the district (a third property is a non-contributor due to recent construction).

<sup>13</sup> USDA – Forest Service, Term Special Use Permit For Recreation Residences, Lot 23 of Thompson Draw I Summer Homes, Issued December 16, 1998, Roger Juszczak collection.

<sup>14</sup> USDA – Forest Service, Tonto National Forest, Payson Ranger District, Operation and Maintenance Plan for Recreation Residence Under Permit to Roger J. and Delores L. Juszczak, Thompson Draw I Summer Homes, Lot #23 December 18, 1998, Roger Juszczak collection.

<sup>15</sup> Rules and Regulations Promulgated by Architectural Review Committee, June 7, 2003, Thompson Draw Improvement Association, Roger Juszczak collection.

Clearly, very specific written guidance has ensured that the homes and district retain integrity. As a whole, the district reflects a conscious land use plan and preservation ethic for over 50 years, beginning with the Forest Service permit process and continuing with self-imposed CC&R's.<sup>16</sup>

**Guidelines Used to Determine Significance**

As noted above, there is no definitive study of recreational tracts and residences for Arizona. However, the work in Region 1 does provide guidance. To put it simply, according to Stephen E. Matz of the Idaho Panhandle National Forests, "if they [the cabins] still reflect the period of construction they are considered eligible for the National Register." The cabins at Thompson Draw are representative of Matz' "Post World War II (1945-1960)" theme. As Matz noted, "each theme has its own particular look and feel that is generally recognizable by the character of the construction, materials used, and elements incorporated into the structure."<sup>17</sup>

The original Idaho context study from 2006 that Matz used as the basis for his later evaluation of specific tracts offers additional guidelines. Prepared by the consulting firm HHM, the study established "Registration Requirements," as follows:

"These Registration Requirements are intended to evaluate conditions that must exist in order for a resource to be eligible for listing in the NRHP. Significance is determined by applying the NRHP Criteria for Evaluation, as described earlier in this report, in conjunction with national, regional, and local historic contexts provided in this report. To be significant within these contexts, a property should:

- Be a recreation residence tract, individual residence within a tract, or an isolated recreation residence as defined in the section "Property Type Identification;"
- Be at least 50 years old;
- Possess "exceptional significance" and retain a high level of integrity if it does not meet the recommended 50-year NRHP age threshold [not applicable to Thompson Draw];
- Be significant within the historic context, either for its association with important trends or events (NRHP Criterion A) or association with a historically significant person (NRHP Criterion B). The resource could also be a good and well-preserved example of its type, or it may embody the distinctive characteristics of a type, period, or method of construction (NRHP Criterion C). Finally, the property could hold potential for future information, as in an archeological site (Criterion D);
- Have significance within the areas or themes of Architecture, Community Planning and Development, Conservation, Landscape Architecture, Social History and/or Recreation; and
- Retain sufficient integrity to convey its significance because of its historical associations and/or design/physical qualities."<sup>18</sup>

With respect to Thompson Draw, it is located within a Forest Service Tract, is at least 50 years old, is significant under Criterion A for its association with important trends and events, and has significance in the area of recreation. While specific aspects of integrity are described in Part 7 of this nomination, it is useful to compare these to the integrity chart prepared by HHM:

The Seven Aspects of Integrity<sup>19</sup>

Aspect of Integrity	Criterion A	Criterion B	Criterion C
Integrity of Location	Requisite	Requisite	Requisite
Integrity of Design			Requisite
Integrity of Setting	Requisite	Requisite	Requisite

<sup>16</sup> Declaration of Covenants, Conditions and Restrictions for Thompson Draw I. Gila County Recorder document number 2003-014938. 2003.

<sup>17</sup> Matz, 2009, p. 3.

<sup>18</sup> HHM, 2006, 7-24.

<sup>19</sup> HHM, 2006, 7-27.

Integrity of Materials			Recommended
Integrity of Feeling	Requisite	Requisite	Requisite
Integrity of Workmanship			Recommended
Integrity of Association	Requisite	Requisite	Requisite

Thompson Draw is nominated under National Register Criterion A, for which four of the seven aspects are requisite. As the HHM consultants observed, “a resource that is significant for its historical associations and is eligible for the NRHP under Criterion A or B, must retain its Integrity of Association, Setting, Location, and Feeling to a higher degree than those aspects that deal with more physical traits and characteristics (Workmanship, Design, and Materials). The guidelines . . . should be applied in conjunction with the historic context to determine a resource’s overall integrity.”

**Evaluating Thompson Draw within its Historic Contexts**

The National Register requires that properties are evaluated within a historic context in order to judge significance. This concept is examined in National Register Bulletin 15:

“In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.”<sup>20</sup>

These five context evaluation areas are discussed below:

*Historic Theme:* The Thompson Draw Historic District, including the tract and the individual cabins, represent the historic theme of recreation in the National Forests (Criterion A). This theme is organized by two contexts, the first being how recreational tracts and cabins were developed by the Forest Service in Arizona, and the second being how the general phenomenon of summer home construction occurred in Arizona as a whole. While the summer home phenomenon spans the entire period since the start of the twentieth century, Thompson Draw illustrates the post-World War II period only.

*Significance:* The significance of summer homes to recreation in the forests has been evaluated for both contexts. Similar summer home communities have been considered eligible in National Forests elsewhere and in Arizona itself. For example, there is a considerable body of literature on summer homes in Idaho. Non-federal summer homes have been examined in Arizona, for example the Hassayampa Mountain Club in Prescott, and those summer homes are considered an important part of Arizona history by scholars such as Thomas Sheridan.

*Property Type:* In this instance the property type consists of the tract itself and the cabins associated with it. These have been described in Part 7 of the nomination. HHM delineated seven cabin property types in their study of Idaho National Forests. The Thompson Draw cabins match the identified property types. As Matz has noted, these residences must be located within a “tract” and the Thompson Draw cabins are.

<sup>20</sup> [http://www.nps.gov/NR/publications/bulletins/nrb15/nrb15\\_5.htm](http://www.nps.gov/NR/publications/bulletins/nrb15/nrb15_5.htm)

*Relevance:* The aspect of relevance means does the property illustrate the context. In other words, is it a good example of what is important about a particular aspect of history? In the case of Thompson Draw, the tract and cabins have continued to be good examples of why summer homes were constructed in the first place: they are wonderful places to get away from the summer heat and enjoy the natural environment. Because the cabins illustrate the theme so perfectly, the current owners are very interested in maintaining the historic appearance and feel of the area.

*Integrity:* The physical integrity of the tract and cabins has been evaluated in Part 7 of the nomination. For the most part, the cabins retain their historic appearance. Only 3 of 38 cabins are non-contributors to the district. In addition, Forest Service and homeowner association regulations have ensured that changes to the cabin or the environment have not had a negative impact on the historic character of the area.

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

#### Introduction

The primary purpose for the creation of the national forests in the United States was the protection of the watershed of the nation's rivers and streams. Western irrigators theorized that vegetation on the watershed impacted their water supply and that forests assisted by absorbing rainfall, reducing spring floods, and saving water for summer farming. Because the timber assisted in reducing soil erosion and silting the reservoirs and irrigation ditches, many early westerners wanted to stop logging in the woods and grazing on the mountains.<sup>21</sup> Congress heard their pleas for help and on March 3, 1891, passed the General Land Law Revision Act, sometimes referred to as the Creative Act,<sup>22</sup> giving the President authority to set aside forest land so that "the water supply in the country may be preserved," as one legislator who assisted in its passage stated.<sup>23</sup> Between 1891 and 1893, President Benjamin Harrison designated over thirteen million acres as forest reserves in the western states and territories and Grover Cleveland continued the tradition by setting aside an additional twenty-six million acres before the end of his second term.<sup>24</sup> Under the William McKinley administration, Congress enacted the "Organic" or Forest Management Act on June 4, 1897, which established policies and procedures for enlarging and managing the country's forests.

Under the management of the Department of Agriculture, the Forest Service was directed to manage the national forest reserves to protect the land, water and timber. Over the years, multiple uses and benefits have been added, including the protection of wildlife and the development of recreational areas for the public. Today, the national forests encompass 193 million acres of land, providing opportunities for recreation in open spaces and natural environments. With more and more people living in urban areas, national forests are an important and valuable resource to the American people who can enjoy a wide variety of activities including camping, backpacking, skiing (water and snow), and just walking through the woods.

#### Arizona Forests

Pressure to develop national forests in the Arizona territory came from several segments of the local population. From Presidents Harrison through Theodore Roosevelt, the federal government set aside approximately 195 million acres from entry.<sup>25</sup> Specifically within the watershed above the Salt River Valley, the 1897 Arizona Territorial Legislature requested the U.S. Congress reserve the unclaimed mountain timber lands, "That the forests on these water-sheds and mountains

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<sup>21</sup> Arizona Republican, March 15, 1901, reported on the Ninth irrigation Congress held in Chicago in November 1900. A slogan to come out of the congress was "Save the forests and store the flows."

<sup>22</sup> William D. Rowley, *U.S. Forest Service Grazing and Rangelands: A History*. Texas A&M University Press, 1985, 4.

<sup>23</sup> Samuel P. Hays, *Conservation and the Gospel of Efficiency: The Progressive Conservation Movement, 1890-1920*. Harvard University Press, 1959, 22-23.

<sup>24</sup> Rowley, *U.S. Forest Service*, 4.

<sup>25</sup> Henry P. Walker and Don Bufkin, *Historical Atlas of Arizona*. University of Oklahoma Press, 1979, 54.

which catch and retain the snow that falls during winter and thereby prevent it from melting and evaporating as soon as it falls, are in great danger of being entirely removed by settlers and large lumber companies to the great detriment of our water supply.” The legislators of the territory wanted to preserve the lands of the watersheds so the streams would supply sufficient water for irrigation purposes.<sup>26</sup>

W. P. Hermann, Assistant Special Forest Agent, reported the importance of safeguarding the snowfall in the mountains, the source of water for the Salt River Valley to Washington officials. In an early report, Edward Bender of the General Land Office stated that “timber still serves as a means of great protection to the summer water supply.” He identified the lands that should be included in the “Salt & Verde River” forest reserve. Farmers in the agricultural valleys feared the settlers and large lumber companies in the mountains would remove the timber, thus lessening the amount of snow retained during the winter months.<sup>27</sup>

Following the assassination of William McKinley and the ascendancy of Theodore Roosevelt to the presidency, both irrigation and forestry supporters found a champion of their interests. With the combination of Roosevelt in the White House, Gifford Pinchot in the Bureau of Forestry, and Frederick Newell in the Department of the Interior, conservation and development of the nation’s resources began in earnest.<sup>28</sup>

Within Arizona on the Salt and Verde watersheds, presidential orders expanded the national forests following recommendations by both the Department of the Interior and Bureau of Forestry personnel on December 14, 1901. On August 17, 1898, President William McKinley signed Proclamation No. 19, creating a forest reservation, later named the Black Mesa Forest Reserve, in the northeastern portion of the Arizona Territory. The proclamation stated that the “public good would be promoted” by the establishment of the Black Mesa Forest Reserve.<sup>29</sup>

Within Arizona on the Salt and Verde watersheds, presidential orders expanded the national forests following recommendations by both the Department of the Interior and Bureau of Forestry personnel.<sup>30</sup> The Tonto National Forest was created on October 3, 1905, which later incorporated portions of the older Black Mesa and Crook reserves, where certain lands included were primarily for the protection of the Salt River Project.<sup>31</sup> The Department of the Agriculture also requested that forested lands be included in a forest reserve, “in fact entirely, for the protection of the Roosevelt Reclamation Project,” and the Reclamation Service also asked, “that lands be included in national forests, and subsequently the Tonto Forest was created to protect important parts of the Salt River drainage . . . to protect the Granite Reef Dam [and] the main canals of the project.”<sup>32</sup>

Although the region encompassing portions of the Tonto National Forest was withdrawn from settlement as early as 1898, the federal government did grant the State of Arizona title to sections 2, 16, 32, 36 and some land was patented to individuals. In 1903, the General Land Office first surveyed the boundary of the White Mountain Indian Reservation and Black Mesa Forest Reserve including the west and south sides of Township 11 North, Range 12 East (in which Thompson Draw is located). The 1903 plat does indicate the location of a Thompson Wash on the south boundary. The full township of T11N, R12E was surveyed in 1934/35 and approved in 1936 by the U.S. Supervisor of the Surveys. The GLO plat shows several roads in sections 29 and 32 and the HES 568 survey in a portion of Section 32, but little else. The HES or Homestead Entry Survey permitted the homesteading of the land within the national forest.<sup>33</sup> Less than twenty miles from Thompson Draw was the site of the famed Graham – Tewkesbury feud where cattlemen and sheep herders fought for over 20 years in the last quarter of the nineteenth century. The use of the forest in these first decades

<sup>26</sup> Arizona Territorial Legislature, Joint Memorial No. 6, March 17, 1897; A. J. Sampson to the President, May 12, 1897; A. J. Sampson to Dr. Hermann, August 6, 1897. National Archives, Washington D.C, Record Group 49, Division “R”.

<sup>27</sup> Edward Bender to GLO Commissioner, January 15, 1898. W. P. Hermann to Binger Hermann, June 7, 1898, National Archives, Washington D.C, Record Group 49, Division “R”.

<sup>28</sup> Harold T. Pinkett, *Gifford Pinchot: Private and Public Forester*, University of Illinois Press, 1970, 3, 58; M. Nelson McGear, *Gifford Pinchot: Forester - Politician*. Princeton, 1960, 74.

<sup>29</sup> William McKinley, Proclamation No. 19, August 17, 1898. The U.S. Congress, under section 24 of the March 3, 1891 act entitled, “An act to repeal timber-culture laws, and for other purposes,” authorized the President to set apart portions of the public domain bearing forests as public reservations. National Archives, Washington D.C, Record Group 49, Division “R”.

<sup>30</sup> As an example see A. E. Cohoon, and S. J. Holsinger, “The Proposed Tonto Forest Reserve,” 1905.

<sup>31</sup> Franklin K. Lane to Secretary of Agriculture, January 22, 1914. Acting Secretary of the Department of Agriculture to the Secretary of the Interior, January 28, 1914.

<sup>32</sup> Acting Secretary of Agriculture to Secretary of the Interior, August 30, 1913.

<sup>33</sup> In 1906, Congress passed the Forest Homestead Act which allowed homesteading on arable land within the national forests.

focused on logging and livestock ranching. This was also a time when the Forest Service in Arizona started consolidating supervision of the forests, combining Black Mesa Forest Reserve south of Rim Rock with Tonto National Forest in 1908.

The Tonto National Forest is currently the fifth largest forest in the United States, encompassing approximately three million acres. While World War I saw an increase in cattle within the national forests, to keep the timber health, government regulations passed in the 1930s started to limit the number of livestock. With the Depression, the timber industry was hurt with production almost cut in half in Arizona. The one bright spot during these years was the Civilian Conservation Corps (CCC), which provided work for unemployed young men. On Arizona's forests, the CCC constructed check dams, repaired or built roads, and developed campgrounds with fireplaces, outdoor facilities and water systems. Over the last fifty years, the Tonto National Forest provided recreational opportunities for the growing population of central Arizona, from camping, boating, hiking trails and residential residences in the natural vegetation of the southwest.

### Recreation in the Woods

Early in the 20th century, the Forest Service recognized the importance of recreation in the National Forests, but did not expend significant funds for visitor facilities. A limited number of permits were issued under Gifford Pinchot, the first chief of the Forest Service, for the construction of hotels and sanitariums to meet the growing visitor population. By 1905, Pinchot had added summer residences to the list of uses for which permits would be issued, and regulations were being published regarding restrictions and requirements for summer home permits.<sup>34</sup>

The development of the automobile and the building of roads near the expanding number of national forests made these natural reserves more accessible to the public who wanted to escape, even briefly, from city living. The Forest Service experienced an upsurge in demand for summer resorts and homes by the early 1910s. The reports of the USFS (U.S. Forest Service) during these years indicate the government divided certain segments of the forests into lots ranging from one to five acres that would accommodate the summer visitors. By 1913 hundreds of summer cabins and camps were constructed for the recreational visitor through permits issued by the Forest Service.<sup>35</sup>

On March 4, 1915, Congress passed the Occupancy Permits Act or the Term Occupancy Act, which authorized permits for hotels, resorts, summer homes, stores, and other buildings for commercial and public purposes. It stated that, "In national forest recreational development the stress is laid not on preserving the primeval but in providing healthy outdoor recreation. Camping, the development of health resorts and general frolicking are encouraged. As a result national forests ... provide wilderness areas, campgrounds, residence areas, and outing areas for millions of people." The 1915 legislation gave the Secretary of Agriculture the authority to develop regulations to set aside lots within national forests, "for the purpose of constructing or maintaining summer homes and stores. The permittee could now hold a lease for up to thirty year periods."<sup>36</sup>

Head Forester Albert Potter reported that the Forest Service was, "performing a larger public service," following the passage of the March 4, 1915 Act. Potter went on to say, "The use of some of the National Forests for recreations purposes is growing to such importance as to be one of the major activities... a promising beginning of the development which is to follow."<sup>37</sup> Some forest officials thought the recreation residence program would be a way to keep the frontier spirit alive, giving the people the opportunity to experience the wilderness on their own terms.<sup>38</sup> The Forest Service hired Frank Waugh, landscape architect, to examine the recreational assets within the forests. Waugh's most significant recommendation was that recreation should become a major use of the forest reserve, along with protecting the water supply, timber and livestock grazing.<sup>39</sup>

<sup>34</sup> HHM, Inc. *Final: Recreation Residence Historic Contexts for Eight National Forests in USDA-Region 1, Idaho Panhandle National Forest, Montana*, for the USDA, Northern Region One, 2006.

<sup>35</sup> Lonesomehurst Cabin West Yellowstone, Montana, National Register of Historic Places Registration Form; William C. Tweed, *Recreation Site Planning and Improvement in National Forests 1891-1942*. USDA Forest Service, 1980.

<sup>36</sup> Rachel Vora, "The History of the Recreation Residence Program on the Deschutes National Forest," <http://www.henrysforkcountry.com/full.php?sid=288>

<sup>37</sup> Potter, Annual Report USDA Forest Service, 1917, 184.

<sup>38</sup> Vora, "The History of the Recreation Residence Program," 9-10.

<sup>39</sup> HHM, *Idaho Panhandle*, 5-4.

A campground development program was initiated in the 1920s with building roads, visitor facility and camp sites; Congress appropriated its first funding for recreation within the forests in 1925, amounting to a little over \$37,000. To assist with the recreational development of the national forests, both popular magazines, such as *Sunset*, and the U.S. Forest Service provided information to those interested in building summer homes. Stories were written about the forests and advertisements placed in newspapers offering sites for summer cabins. In 1928, the *National Forest Manual* contained regulations for the construction and permitting of summer homes. The Forest Service thought that strategically placed summer cabins should be encouraged because it could reduce the fire potential as well as provide a source of volunteer fire fighters. The forest supervisor would have discretion over the plans and give approval of the designs to make sure that the homes would harmonize with the natural setting.<sup>40</sup> To help the individual cabin residents, developments of the summer homes would sometimes band together into associations or cooperative groups to provide common facilities or services such as power or telephone transmission lines or water systems.<sup>41</sup>

In the north Pacific region, Assistant Inspector Fred W. Cleator in Region 6 produced a pamphlet detailing the steps necessary to acquire a permit and the regulations for the construction of the cabins. In *Summer Homes in the National Forests of Oregon and Washington*, Cleator told the public that there were twenty-two national forests in Oregon and Washington that have places for summer homes. The lots in the Northwest were usually surveyed in colonies, but with enough space between the sites to have a feeling of wilderness. Cleator also included guidelines on how to behave in the forests. To meet the recreational demand, the Forest Service surveyed and plotted the lands that were easily accessible and desirable for the summer homes.<sup>42</sup> The summer home sites could not be located where they would interfere with the public access to the forest. Cleator made plats of the sites to fit rivers and shorelines, but away from the major highways as well as providing some isolation. By the early 1930s, there were approximately 12,000 permits issued, primarily in the western forests.<sup>43</sup>

While the forest supervisors were concerned about the growth of recreational activities in the late 1920s, that approach changed with the Great Depression. The national forests saw their revenues cut which limited the amount of maintenance work that could be done. The one bright spot during these years was one of the New Deal's successful programs, the Civilian Conservation Corps (CCC), which provided work for unemployed young men. The program helped improve the recreational potential and management of the forest reserves. Nationwide, the CCC built recreational facilities, especially trails, trail shelters, campgrounds, and scenic vistas, including almost 2,500 cabins, over 200 museums and lodges, and over 1,800 drinking fountains.<sup>44</sup> On Arizona's forests, the CCC constructed check dams, repaired or built roads, and developed campgrounds with fireplaces, outdoor facilities and water systems. While the recreational potential of the national forests was being expanded, forestry officials started viewing the limitations of the summer homes since they were for a limited segment of the nation's population.<sup>45</sup>

Following the entrance of the United States into World War II, the Forest Service's mission focused on fire prevention and logging. To support the war effort, trees were cut for airplane and ship production, while forest lookout stations provided a system for warning of enemy aircraft.

It was not until after World War II, however, when the National Forests saw the great influx of recreational visitors. While the National Park Service initiated Mission 66 in 1956, a ten year program to improve its facilities, the Forest Service developed its own parallel project called "Operation Outdoors" in 1957. Both programs focused their attention on providing an international style and modern design to the facilities.<sup>46</sup> The government structures became simple with

<sup>40</sup> <http://www.foresthistory.org/ASPNET/Publications/vacations/sec3.htm>; Melanie Shellenbarger, *High Country Summers: The Emergence and Development of the Second Home*, University of Arizona Press, 2012; HHM, Inc. *Final Recreation Residence Historic Contexts for Eight National Forests in USA-Region 1, Idaho Panhandle National Forest, Montana*. USDA, 2006.

<sup>41</sup> Tweed, *Recreation Site Planning*, 3

<sup>42</sup> Melanie Shellenbarger, *High Country Summers*; Fred W. Cleator, *Summer Homes in the National Forests of Oregon and Washington*, USDA Forest Service, 1932.

<sup>43</sup> Shellenbarger, *High Country Summers*, 216.

<sup>44</sup> [http://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fsbdev3\\_004815.pdf](http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fsbdev3_004815.pdf);  
[http://www.foresthistory.org/ASPNET/Publications/first\\_century/sec4.htm](http://www.foresthistory.org/ASPNET/Publications/first_century/sec4.htm)

<sup>45</sup> HHM, Inc. *Final: Recreation Residence Historic Contexts for Eight National Forests in USDA-Region 1, Idaho Panhandle National Forest, Montana*, for the USDA, Northern Region One, 2006.

<sup>46</sup> <http://www.fs.fed.us/recreation/programs/beig/beig2e.htm>



clean lines and functional with little decoration, but many of the summer homes reflected the rustic cabins and the frontier spirit.

Recreational uses in the forests became year round with camping at well-developed sites to the growing use of the wilderness sites in land set aside for hiking. Many national forests have modern resorts for both downhill and cross-country skiing. Lakes within the National Forests offer boaters a way to escape the urban landscape and summer heat. Within the recreation residence program, almost 20,000 cabins had permits at the program's peak. Most the recreational residents were located in California, having 6,600 permits or 40% of the total number. The states of Washington and Oregon had the second highest number with approximately 2,800 sites.<sup>47</sup>

In the Southwest, the increase in population was felt in the greater Phoenix metropolitan area growing from over 186,000 in 1940 to 331,770 in 1950 and doubling in 1960 to 663,510. As the urban dwellers wanted to escape the cities on the weekends or for extended periods during the summer, the Forest Service started granting special use permits to utilize land within the forests. Following WWII, forty-seven subdivisions were developed within the Payson Ranger District in the Tonto National Forest.<sup>48</sup> With the construction of the summer homes, roads and utility transmission lines had to be built as well as other needed infrastructure. Although recreation was not considered to be an original use of the national forest reserves, over the decades this changed and "recreation became a major factor after World War II, often exceeding timber, grazing or mining in economic impact upon the Southwest."<sup>49</sup> Today, the Tonto National Forest is one of the most visited "urban" forests in the United States with over 5.5 million visitors yearly.

In the 1960s, the national forests stopped setting aside new tracts and later put an end to developing lots within existing tracts. The permits were also limited to 20 years rather than the 30 year permit as authorized in the 1915 legislation.<sup>50</sup>

#### **Development of Thompson Draw Summer Homes Unit I (Township 11 North, Range 12 East)**

With the explosion in population in central Arizona following World War II, many residents of Phoenix wanted to escape the intense summer heat of the lowland deserts. The nearest forested area to the burgeoning Phoenix metropolitan area was the Tonto National Forest. Thompson Draw Summer Homes Unit I, located in Township 11 North, Range 12 East, sections 32 and 29, takes its name from a creek of the same name, according to Art Myers, an early homeowner. Myers reported, "It's dry as a bug now, but when we get a rain it really comes roaring down."<sup>51</sup> Thompson Draw I was a Forest Service initiated project, built under specific regulations for water and sewage systems and roads with continual USFS inspections.<sup>52</sup>

According to Don Deder, one of the original cabin owners, "The Forest Service surveyed the area, invited the original settlers to draw lots for the sites, designated the well site, established routes and standards for the road system, required a water distribution system of year around, frost-free standards and imposed equally strict specifications upon the utility that brought power into the area." Deder stated, "The Forest Service insisted that we develop the area and build the cabins for very long-term usage. Our very constitution and by-laws largely were given us by the Forest Service." The USFS required building codes of higher standards than for many other communities, which included massive foundations, a sewage system, and high standards for plumbing, electrical and structural.<sup>53</sup> Two of the early residents of Thompson Draw I assisted the Tonto National Forest rangers by marking trees, measuring off lots and putting out stakes.<sup>54</sup> An area was reserved for a recreation area.

By July 1955, the applicants of the Thompson Draw Summer Homes area had met in Phoenix and requested the Tonto National Forest recognize the Thompson Draw Improvement Association (Association). By August, the Association

<sup>47</sup> Vora, "History of Recreation Resident Program." p. 9.

<sup>48</sup> Robert D. Baker, et al., *Timeless Heritage: A History of the Forest Service in the Southwest*. USDA, Forest Service, 1988, 60.

<sup>49</sup> Baker, *Timeless Heritage*, 121.

<sup>50</sup> Vora, "The Recreation Residence Program, p. 8.

<sup>51</sup> *Arizona Republic*, July 5, 1959. Mary Lou Loper, "They're in Payson."

<sup>52</sup> *Arizona Republic*, May 22, 1973, Robert L. Thomas, "Thompson Draw owners live in Limbo" pp. 23-24.

<sup>53</sup> *Arizona Republic*, May 22, 1973, Robert L. Thomas, "Thompson Draw owners live in Limbo" pp. 23-24.

<sup>54</sup> *Arizona Republic*, July 5, 1959. Mary Lou Loper, "They're in Payson."

contained over fifty members. One of the first items of business was the water supply for the community of summer homes. Association President, Don Dedera, a noted Arizona journalist and historian, filed for a special use permit with the U.S. Forest Service to drill a well in Section 32.<sup>55</sup> The well would be used in connection with the water development for the summer homes in the Thompson Draw development. Forest Supervisor Fred Leftwich notified Dedera that the Forest Service recognized the Association and enclosed a special use permit to cover the drilling of a well.<sup>56</sup> According to documentation submitted to the Tonto National Forest in 1968, the Thompson Draw well was drilled in October 1955 by Don K. Taylor.<sup>57</sup>

The Association authorized Clifford Sawyer, P.E. to submit an engineering drawing of the water distribution system, which he completed on October 11, 1956.<sup>58</sup> In February 1957, the Association signed a contract with the Waldon Plumbing Company to install a water pipeline system within the Thompson Draw I development. On May 3, 1957, the Tonto National Forest issued a special use permit for the installation and maintenance of a water system which included a well, pumping equipment, water tanks and buried pipelines.<sup>59</sup> By 1959, the \$32,000 water system was winterized.<sup>60</sup>

The Forest Service granted rights of way for power transmission lines in T11N, R12E along the highway from Payson beginning in 1955. In 1956, an additional right of way was granted to Arizona Public Service for the Thompson Draw development. According to APS service date records, Cabins 1, 9, 10 & 15 all received meters in 1956, although there is some indication that Cabin #7 was constructed in this early time period too.

In the early years, the community spent their time putting roofs on cottages, constructing patios, peeling bark, varnishing and shellacking walls, each helping one another if the holler went out. Both men and women did their share of work. While Henry Morrish constructed his home, his wife built a stone wall on the property. Mrs. Charles Nylund crocheted colorful rag rugs. Mrs. James Fetter collected stones and then her husband and their sons used them in their fireplace. The Fetters did not hire anyone to help with their cabin.<sup>61</sup>

Thompson Draw Improvement Association filed Articles of Incorporation as a non-profit corporation with the Arizona Corporation Commission on May 13, 1960. The Association was set up to "improve, maintain, protect, and service summer home sites to be privately owned or leased by members of this corporation and association and to such end to cooperate with the U.S. Forest Service." Among the signers were George Vaughn and Virgil Elliott, but only Walter Flickinger was an original cabin owner.

According to Charles Drake, Payson district representative for the Mountain States Telephone Company, telephone lines to Kohl's Ranch and the summer homes in the Thompson Draw area had direct exchange service by 1963, although according to one resident the nice thing about spending time at Thompson Draw was, "We have no hours – no telephones."<sup>62</sup>

The cabins in Thompson Draw I are good representatives of summer homes constructed in the national forests in the early post war years. Cabin owners, with limited assistance from either friends, co-workers or the occasional contractor, wanted to build their own place with their own hands to provide a recreational oasis from the hot deserts of Arizona. The cabins typify the essence of what many thought the original concept of the summer homes in the National Forests meant, experiencing the frontier spirit in a natural environment.

Cabin no. 35, originally owned by Art Myers, started to be a cabin in the woods, but soon "blossomed into one of the prettiest summer homes." The high-ceilinged home was known as "Kids Heaven" with an open loft that held six single

<sup>55</sup> USFS Special Use Permit, signed by Fred Leftwich, Forest Supervisor on July 15, 1955. A second well for Thompson Draw II was drilled in 1963, with an amendment to the original permit issued in 1957.

<sup>56</sup> Letter, Fred Leftwich to Don Dedera, July 15, 1955.

<sup>57</sup> Letter, Walter A. Flickinger to R. E. Courtney, Tonto National Forest Forest Supervisor, April 16, 1968.

<sup>58</sup> Clifford C. Sawyer, "Water Distribution System, Thompson Draw Summer Homes," October 11, 1956.

<sup>59</sup> Construction Contract, Thompson Draw Improvement Association and Waldon Plumbing Company, February 28, 1957; U.S. Forest Service Special Use Permit, M. H. Davis, May 3, 1957.

<sup>60</sup> *Arizona Republic*, July 5, 1959. Mary Lou Loper, "They're in Payson."

<sup>61</sup> *Arizona Republic*, July 5, 1959. Mary Lou Loper, "They're in Payson."

<sup>62</sup> *Arizona Republic*, October 27, 1962. "Tonto Area Invaded by Telephones" by Ralph Fisher; *Arizona Republic*, July 5, 1959. Mary Lou Loper, "They're in Payson."

beds. "Charlie George" a buffalo head, hung over the fireplace. Myers, with the help of his friends, started construction on the house in July of 1957 and worked every weekend, finishing his summer home in September.<sup>63</sup>

Lot no. 25, according to the chain of ownership, originally belonged to H. S. Druckmiller, but it was Peggy and Dick Johnson who built the cabin on the site between 1956 and 1958. The Johnsons did all the carpentry, but Vernon Haught and Horace Slaughter, who owned a local Payson area construction business called "Pioneer Builders," put in the kitchen cabinets. The original rock foundation and chimney were constructed with the assistance of Haught and Slaughter. Haught was a descendant of one of the early settlers on the Mogollon Rim and Slaughter ran a ranch near Tonto Basin.<sup>64</sup>

Lot No. 38 was originally leased to James Hayden, but then Ray and Olive Fortenberry stopped at the Thompson Draw development and fell in love with lot 38. The lot was not very accessible because of the hill, but the view was wonderful. Between 1958 and 1959, the Fortenberry family started work on the cabin during the month of August when Ray Fortenberry took his vacation. They laid the foundation, nailed down the flooring, and put up the walls. During this period, the family lived in a tent at the bottom of the hill until a road was graded to the top. The family received assistance with the foundation and fireplace from a man who lived in neighboring Star Valley. Fortenberry also invited some of the men from his job in Phoenix at business supply company PBSW, along with their families to help with construction including the plumbing and electrical. When the Phoenix race track was being torn down, Fortenberry acquired some of the studs from the horse corral that were used in the cabin. When the family was not busy building the cabin, they would go fishing in Tonto Creek and Hagler Creek.<sup>65</sup>

Lot no. 24 was originally leased by Carl Jacobson, but within a few years, the property exchanged hands and was acquired by Robert Muggeridge. According to the APS service list, electric service started in 1958, but David Muggeridge recalled his family built the cabin over the weekends around 1960. The original cabin had a linoleum floor, an unfinished attic, a bedroom with accordion doors to close it off from the main cabin, a small bedroom in the corner with bunk beds and a bathroom and kitchen. Omar Gould, according to Muggeridge, was an authentic mountain man from Pine who helped build the large stone fireplace.<sup>66</sup>

By 1965, the federal government started to review their policy of having private cabins on the public lands. The U.S. Forest Service developed regulations for terminating cabin site permits in isolated areas or in areas of heavy recreation use. The officials at Tonto National Forest were in the process of putting such areas as Thompson Draw on a twenty year use permit.<sup>67</sup> By 1972, officials of the Tonto National Forest told the owners that their summer cabins may have to be torn down by 1985. "The Thompson Draw area, a showcase collection of substantial log and timber homes, is one of a group of summer homes within the various national forests in the state that are undergoing what the Forest Service calls [sic] 'tenure analysis.'"<sup>68</sup> According to Don Deder, the first and founding president of the Thompson Draw Association, "there has been a complete reversal of Forest Service Policy. From the very beginning, Tonto Forest has encouraged the formation and development of Thompson Draw to the highest standards." Deder went on to say that "Thompson Draw is as much a product of the Forest Service as of the summer home owners." The famed journalist commented that dignitaries from Washington were shown Thompson Draw as a showplace summer home area by the officials of Tonto National Forest.<sup>69</sup> The Forest Service never terminated the special use permits for the Thompson Draw cabins and later worked out a land exchange with the homeowners in the nineties.

With the policy of no longer offering permits for summer homes, the Forest Service also decided to reduce the number of recreational leases by an exchange of land. In 1992, the Tonto National Forest land Resource Management Plan recommended that five recreational residence tracts within the Payson Ranger District be classified for potential land exchanges, including Thompson Draw Unit I and Unit II.

After several years of negotiation, the Thompson Draw Improvement Association and the U.S. Forest Service worked out a land exchange. It was approved by H. Wayne Thornton, Director of Lands and Minerals, Southwestern Region, on

<sup>63</sup> *Arizona Republic*, July 5, 1959. Mary Lou Loper, "They're in Payson."

<sup>64</sup> Email correspondence, Dick Johnson to Roger Juszczak, September 12 and 13, 2012.

<sup>65</sup> Email correspondence, Sally West to Shelly Dudley October 12, 2012.

<sup>66</sup> Email correspondence, Roger Juszczak to Shelly Dudley October 21, 2012, containing information from Muggeridge family.

<sup>67</sup> *Arizona Republic* July 15, 1965, "Cabin Site Elimination Pondered" p 14.

<sup>68</sup> *Arizona Republic*, May 22, 1973, Robert L. Thomas, "Thompson Draw owners live in Limbo" pp. 23-24.

<sup>69</sup> *Arizona Republic*, May 22, 1973, Robert L. Thomas, "Thompson Draw owners live in Limbo" pp. 23-24.

March 8, 2002. The Association purchased over 1,004 acres of non-federal land in twelve separate parcels in the Apache and Coconino National Forests in exchange for the 141 acres of federal land in two tracts within the Thompson Draw development of the Tonto National Forest. The exchange conveyed into private ownership the two parcels that are currently used for recreation residences known as Thompson Draw Unit I and Thompson Draw Unit II, a similar tract located ½ mile to the northwest of Unit I.

Following the exchange and the title of the land being transferred to the individual cabin owners, the Thompson Draw Improvement Association, an Arizona non-profit corporation, filed its Declaration of Covenants, Conditions and Restrictions (CC&Rs) on August 26, 2003. The Association initially owned all of Thompson Draw Unit I including the common area, lots 1 through 38, and Tracts A1 through A-16 and B, as recorded in Map 745, Gila County Recorder's Office.<sup>70</sup> Title to each of the lots has now been conveyed to each homeowner. The CC&Rs are regulations for each of the lot owners and lessees regarding use and occupation of the land and structures on the property. The Association declared as its common purpose the preservation of the natural beauty and charm of the forest. The Common Area, including Tracts A1 through A-16 are used for existing private driveways that existed as of August 26, 2003, recreation and facilities such as wells, water storage tanks, pipe lines and public utilities for the use of the property owners. Tract B of the Common Area is for private roadway use and public utilities.

### **Occupations of Original or Early Lot Lessees**

In all probability, early occupants of leased lots in Thompson Draw I spoke to friends or work colleagues about their property in the forest and others soon invested in the summer recreation home lifestyle. There were only a limited number of women whose names appeared as owners. The following list documents the names and occupations of these early cabin owners.

#### Arizona Republic:

Don Dederer – columnist, lot #3. Don Dederer was a newspaperman and columnist who worked for The Arizona Republic between 1951 and 1969. He became a daily feature columnist in 1953. In 1958 he won the Ernie Pyle Memorial Award for his work. He did two tours as a correspondent in Vietnam. He wrote his first book, "A Mile in His Moccasins" in 1960, but is probably best known for "A Little War of Our Own: The Pleasant Valley Feud Revisited," published in 1988. This book is one of the best written about the Pleasant Valley War.

Thomas K. Sanford – editor, lot #17. Thomas K. Sanford edited Don Dederer's book "A Mile in his Moccasins." He began his journalism career with the Brownsville Texas Herald in 1947. Sanford joined the Republic in 1951 and was named city editor in 1961 and later managing editor of Arizona Republic. He committed suicide in 1977 after he resigned following a re-assignment at the Republic. His wife Janet was editor of the "Today's Living" in Phoenix Gazette.

Walter Popcock – wrote a column on real estate, lot #14. Walter Popcock was a Phoenix business owner who founded the Mary Moppet Day Care Centers in Arizona. He was past president of both the Phoenix Real Estate Board and Arizona Association of Realtors. Popcock also wrote a column for the Arizona Republic for 6 years.

William W. Evans – retail advertising manager, lot #15. William W. Evans was the Retail Advertising Manager for the Arizona Republic / Phoenix Gazette.

#### Banking establishments:

Walter A. Flickinger, lot #26. Walter A. Flickinger was a teller with the First National Bank at the time he became a member of the Thompson Draw Association. He was also one of the original incorporators in 1960.

Edward Carson, lot #34. Edward M. Carson was the president of the ASU student body. He went on to earn his Masters Degree in Banking from the Stonier Graduate school of Banking. Ed started his illustrious career with the then First National Bank as their first trainee beginning as a teller in 1951. In 1973 he was promoted to COO and Director then elected President and CEO in 1977. In 1985 he was elected President of First Interstate Bancorp in Los Angeles and Chairman and CEO in 1990. His record of service to both Phoenix & Los Angeles was extraordinary. He served on many local & national boards including Los Angeles Chamber of Commerce, Autry National Center,

<sup>70</sup> Gila County Recorder #2003-014938.

Music Center of Los Angeles, Phoenix Art Museum, Phoenix Symphony, Schuff Steel, Automobile Club of Southern California, Claremont School of Theology, YMCA and was a Phoenix Thunderbird. The Carson name was synonymous with philanthropy. He was extremely generous in both Phoenix & Los Angeles. Among his many honors are an NAACP Image Award, and Boy Scouts of America Silver Beaver & Good Scout awards.

Robert Ledyard, lot #36, was an assistant branch manager for First National Bank.

Financial and Accounting:

Charles R. Findlay. At the time Findlay leased lot #2, he was an auditor.

George Flam, lot #29. George Flam was a retired Arizona State accountant. He was also a member of the Masons and Shriners.

W. E. Bissett, lot #30. Walter Edger Bissett was the retired Executive Secretary of the Arizona State Tax Commission at the time of his death. He was a World War II veteran and was active in the Veterans of Foreign Wars and the American Legion.

H. M. Hassler, lot #23. Harold McConnell Hassler served in WWII as a Staff Sergeant. In Phoenix after the war, Hassler worked as an FHA Appraiser.

PBSW:

Louis Coor, lot #37. Louis Coor was a salesman with PBSW, a statewide business supply and office equipment firm.

Ray Fortenberry, second cabin owner lot #38. Ray Fortenberry worked for PBSW, statewide business supply and office equipment firm, as a salesman. Wife Olive was a comptroller at Doctor's Hospital.

Doctors:

C. Condie Call, lot #28. C. Condie Call was a doctor of Osteopathy. He sat on the Committee on Ethics for the Arizona Osteopathic Medical Association.

Wallace A. Reed, lot #8. Dr. Wallace Reed was an anesthesiologist responsible for creating the concept of outpatient surgical centers. He received the Lifetime Achievement award from the Phoenix Business Journal as a Health Care Hero." Dr. Reed co-founded the Phoenix Surgicenter, along with the late Dr. John Ford, in 1965. The concept has been replicated nationwide, with more than 5,000 ambulatory surgery centers performing more than 22 million procedures each year.

Southern Pacific RR:

Albert W. Prenovost, lot #20. Albert W. Prenovost, Jr. was a Southern Pacific Railroad District passenger agent. With his wife Yvonne, they had with 7 children. An article about Mother's Day in the February 1952 Colliers Magazine featured the family.

J. P. Barthelomeaux, lot #4. J. P. Barthelomeaux was an assistant engineer with the Southern Pacific Railroad.

Fisher Equipment:

John J. Moyland, lot #22. John J. Moylan worked as a manager for the Fisher Equipment company.

Carl Jacobson, lot #24. Jacobson was the general superintendent for the Fisher Equipment company.

Management:

C. F. Ryden, lot #6. Carl Frederick Ryden was a quality assurance manager for Motorola.

Wayne Riggs, lot #10. Wayne Riggs was a retired packing company employee when he died in 1994. He had also been a state and federal meat inspector. Riggs had been a member of the Elks and Lions.

Michael J. Sullivan, lot #9. Michael J. Sullivan was an executive and at one time worked at Valley Laboratories.

Orville A. Soberg, lot #16. Orville A. Soberg served in the U.S. Army Air Corps in WWII, and moved to Phoenix after the war. He was the retired owner of a paint manufacturing company.

Ramon Fierros, lot #13. Ramon Fierros was a native Arizonan and received his electrical engineering degree. He became a district engineer for APS in 1953. In 1958, Fierros moved to Yuma in 1958 as Supervisor for APS.

Cecil M. Stewart, lot #12. Cecil M. Stewart was a retired Phoenix businessman. He was also involved in the Baptist Church perhaps serving as a minister for a time.

Sales:

Robert L. Hirsch, lot #32. Robert L. Hirsch was a salesman.

H.S. Druckemiller, lot #25. H.S. Druckemiller was a manufacturer's representative.

Harold Beaubian, lot #1. Harold Beaubian was a truck salesman at the time he acquired his lease on Lot #1

Miscellaneous trades:

Julius W. Mikulan, lot #5. Julius W. Mikulan worked for AirResearch, an aerospace company in Phoenix, as a drill press operator.

Prentice B. Snider, lot #7. Prentice B. Snider was a World War II veteran and at the time of obtaining his lot in Thompson Draw was a plumbing contractor.

Charles L. Wiley, lot #11. Charles L. Wiley had worked for Salt River Project when he retired. At the time he acquired the lot in Thompson Draw, he was a meter reader. Wiley had been a veteran of the U.S. Army.

James A. Hayden, lot #38. James A. Hayden was listed as a postman on the original Thompson Draw membership list.

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

Research Methods

A combination of primary and secondary sources were used to document the the history of Thompson draw and to analyze its significance. First hand information about the cabin owners was obtained through documents provided by Roger Juszcak and with emails from other cabin owners. A list of the cabin owners from the original permittees to the present as well as the date of initial APS meter service was provided by Mr. Juszcak. He also supplied other documents pertaining to the Thompson Draw Improvement Association, including Articles of Incorporation and the Land Exchange.

Although U.S. Forest Service documents are available at the National Archives and Records Administration (NARA), regional facility in Riverside California, a trip could not be scheduled. However, the NARA archivist, Gwen Granados provided a list of all the documents pertaining to the Tonto National Forest. The inventory did contain a list of special use permits issued by the TNF to cabin owners in Thompson Draw.

A trip was made to the District Office of the Tonto National Forest where reports by J. Scott Wood were reviewed. These reports pertain to the determination of eligibility of Camp Creek and Pinal Mountains recreational residence areas as other Forest Service documents. The Arizona State Parks State Historic Preservation Office (SHPO) contained a number of reports on structures under evaluation to the National Register of Historic Places.

Local and regional newspapers contained information on the early years of cabin construction, as well as obituaries of the early cabin owners.

Internet resources provided access to research materials not readily available. Among the sources used were early government documents on recreational homes, databases for properties listed on the National Register of Historic Places, as well as the history of the U.S. Forest Service. A number of contextual reports on recreational residence areas were also accessible via the internet.

## Bibliography

### **Manuscript Collections**

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U.S. Forest Service, Phoenix, Arizona. Tonto National Forest District Office.

Bureau of Land Management, map of Black Mesa Forest Reserve, 1903.  
Bureau of Land Management, Government Land Office Survey map, Township 11 North, Range 12 East, 1936.

Roger Juszcak collection.

### **Recorded Documents**

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Articles of Incorporation, Thompson Draw Improvement Association, Maricopa County Recorder document docket 3276, page 221. 1960.

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### **Newspapers**

*Arizona Republic*

### **Internet**

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<http://www.foresthistory.org/ASPNET/Publications/vacations/sec3.htm> ;

[http://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fsbdev3\\_004815.pdf](http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fsbdev3_004815.pdf);

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[http://www.nps.gov/NR/publications/bulletins/nrb15/nrb15\\_5.htm](http://www.nps.gov/NR/publications/bulletins/nrb15/nrb15_5.htm)

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

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

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**10. Geographical Data**

**Acreage of Property** 59.24  
(Do not include previously listed resource acreage)

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

1	<u>12</u>	<u>490228</u>	<u>3795989</u>	3	<u>12</u>	<u>490786</u>	<u>3795741</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>490438</u>	<u>3796245</u>	4	<u>12</u>	<u>490704</u>	<u>3795396</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**ADDITIONAL UTM REFERENCE:**

5: Zone 12, 490444 E / 3795205 N

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

See attached sketch map.

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

Described boundary coincides with current ownership by the Thompson Draw Improvement Association.

**11. Form Prepared By**

name/title Robert G. Graham AIA / Douglas Kupel, Ph.D.  
Research and writing assistance by Shelley C. Dudley, M.A.

organization Motley Design Group LLC date November 18, 2013

street & number 1114 Grand Avenue telephone \_\_\_\_\_

city or town Phoenix state AZ zip code 85007

e-mail rgraham@motleydesigngroup.com

**Additional Documentation**

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)

**Photographs:**

Submit clear and descriptive 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:** Thompson Draw Summer Homes Unit I Historic District

**City or Vicinity:** Payson vicinity

**County:** Gila **State:** Arizona

**Photographer:** Robert G. Graham **Date Photographed:** 8/31/2012

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

No:	View Toward:	Description:
1 of 38	SE	#1
2 of 38	S	#2
3 of 38	NE	#3
4 of 38	SW	#4
5 of 38	N	#5
6 of 38	SE	#6
7 of 38	NE	#7
8 of 38	W	#8
9 of 38	NE	#9
10 of 38	NW	#10
11 of 38	SW	#11
12 of 38	NW	#12
13 of 38	W	#13
14 of 38	NNE	#14
15 of 38	E	#15
16 of 38	NW	#16
17 of 38	N	#17
18 of 38	SE	#18
19 of 38	N	#19
20 of 38	NE	#20
21 of 38	SE	#21
22 of 38	SE	#22
23 of 38	NW	#23
24 of 38	E	#24
25 of 38	W	#25
26 of 38	N	#26
27 of 38	W	#27
28 of 38	W	#28
29 of 38	S	#29
30 of 38	N	#30
31 of 38	W	#31
32 of 38	NW	#32
33 of 38	NE	#33
34 of 38	E	#34
35 of 38	NE	#35
36 of 38	NE	#36
37 of 38	E	#37
38 of 38	E	#38

---

**Figures:**

---

**Name of Property:**

**City or Vicinity:**

**County:**

**State:**

**Description of Figure and number:**

**Number:**

**Description:**

Figure #1

Site #8

Figure #2

Site #25

Figure #3

Site #25

Figure #4

Site #27

Figure #5

Site #27

Figure #6

Site #34

Figure #7

Site #38

Figure #8

Site #38

---

**Property Owner:**

(complete this item at the request of the SHPO or FPO)

---

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# Thompson Draw Summer Homes Unit 1 - *FIGURE #1*

## Comparison Photos - Site No. 8, Reed Cabin

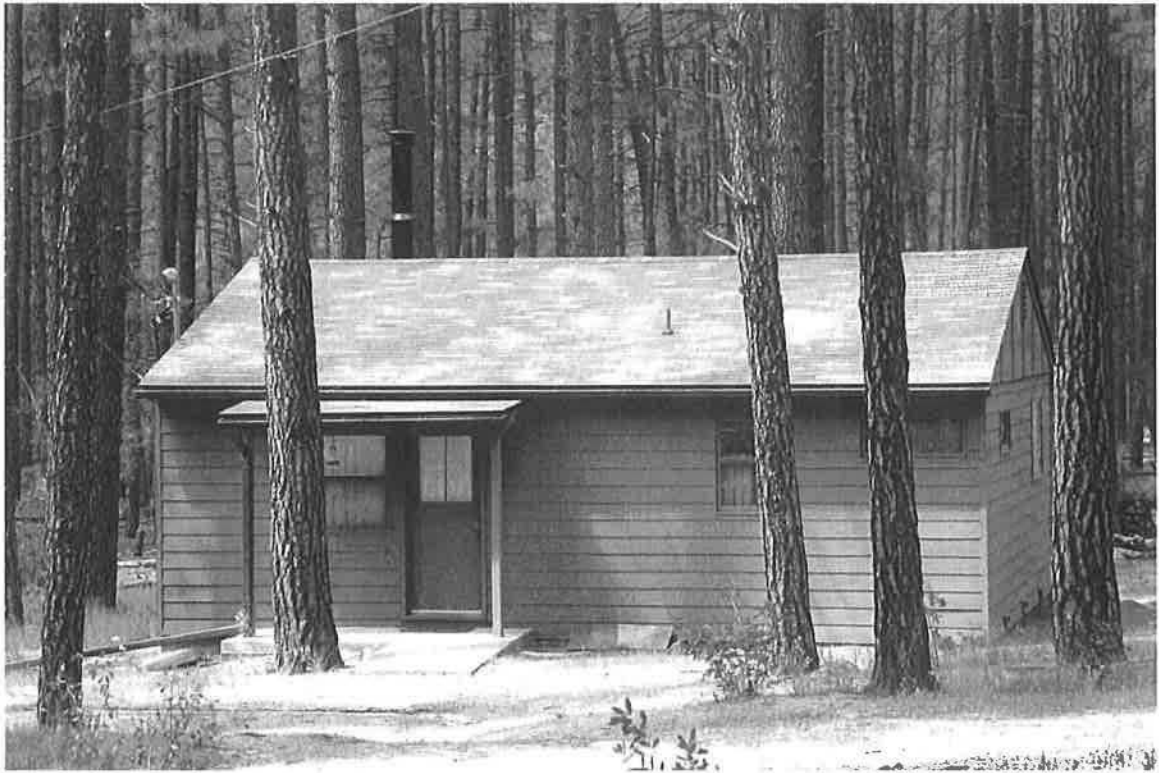


Photo: 8/31/2012



Photo: August 1957



Photos: October 1957

**Thompson Draw Summer Homes Unit 1** *Figure #2*  
**Comparison Photos - Site No. 25, Cruckmiller Cabin**



Photo to West: 8/31/2012



Photo to Northeast, 1957



# Thompson Draw Summer Homes Unit 1 *Figure #3*

## Comparison Photos - Site No. 25, Cruckmiller Cabin



Photo to Southwest: 8/31/2012



Photo to Southwest, 1957

# Thompson Draw Summer Homes Unit 1 *Figure #4*

## Comparison Photos - Site No. 27, Nylund/Fetter Cabin



Photo to South: 8/31/2012



Photo: Estimated 1955

# Thompson Draw Summer Homes Unit 1 *Figure #5*

## Comparison Photos - Site No. 27, Nylund/Fetter Cabin

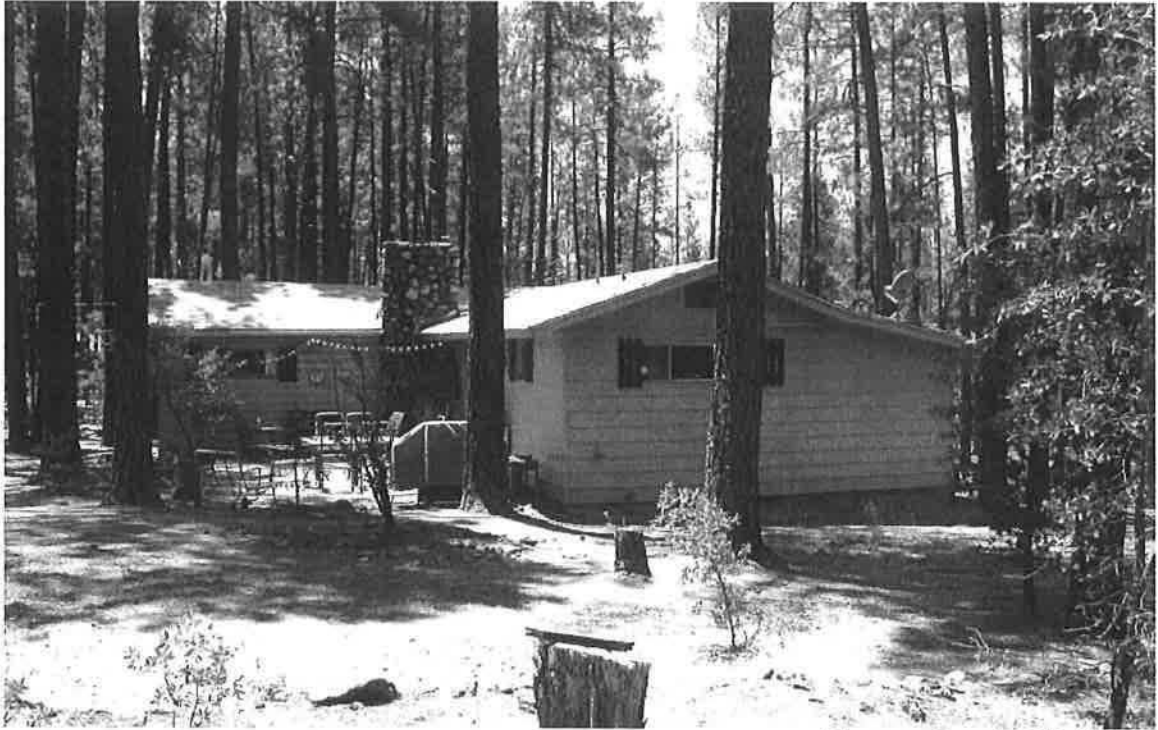


Photo to South: 8/31/2012



Photo: Estimated 1957

# Thompson Draw Summer Homes Unit I *Figure #6*

## Comparison Photos - Site No. 34, Senger Cabin



Photo to East: 8/31/2012

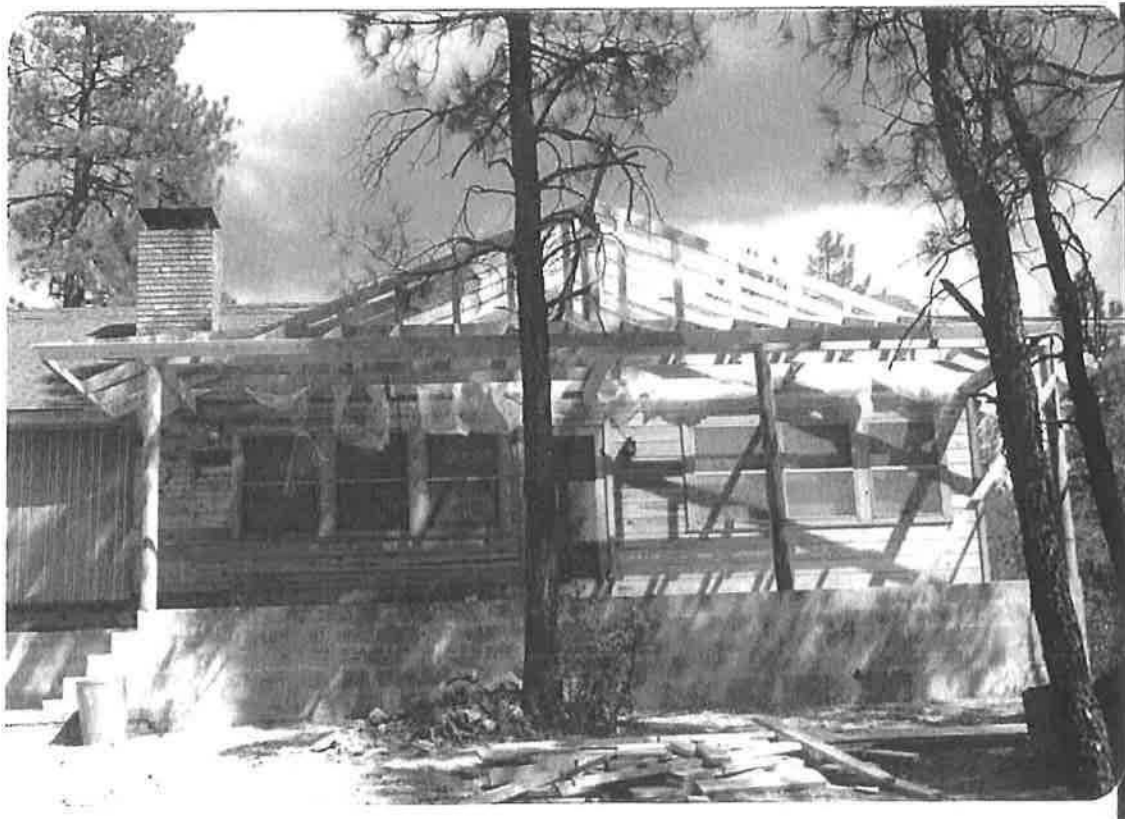


Photo: Summer 1956

# Thompson Draw Summer Homes Unit 1 *Figure#7*

## Comparison Photos - Site No. 38, Fortenberry Summer Home



Photo to Southeast: 8/31/2012



Photo: Estimated 1958-1960

# Thompson Draw Summer Homes Unit 1 *Figure #8*

## Comparison Photos - Site No. 38, Fortenberry Summer Home



Photo to East: 8/31/2012

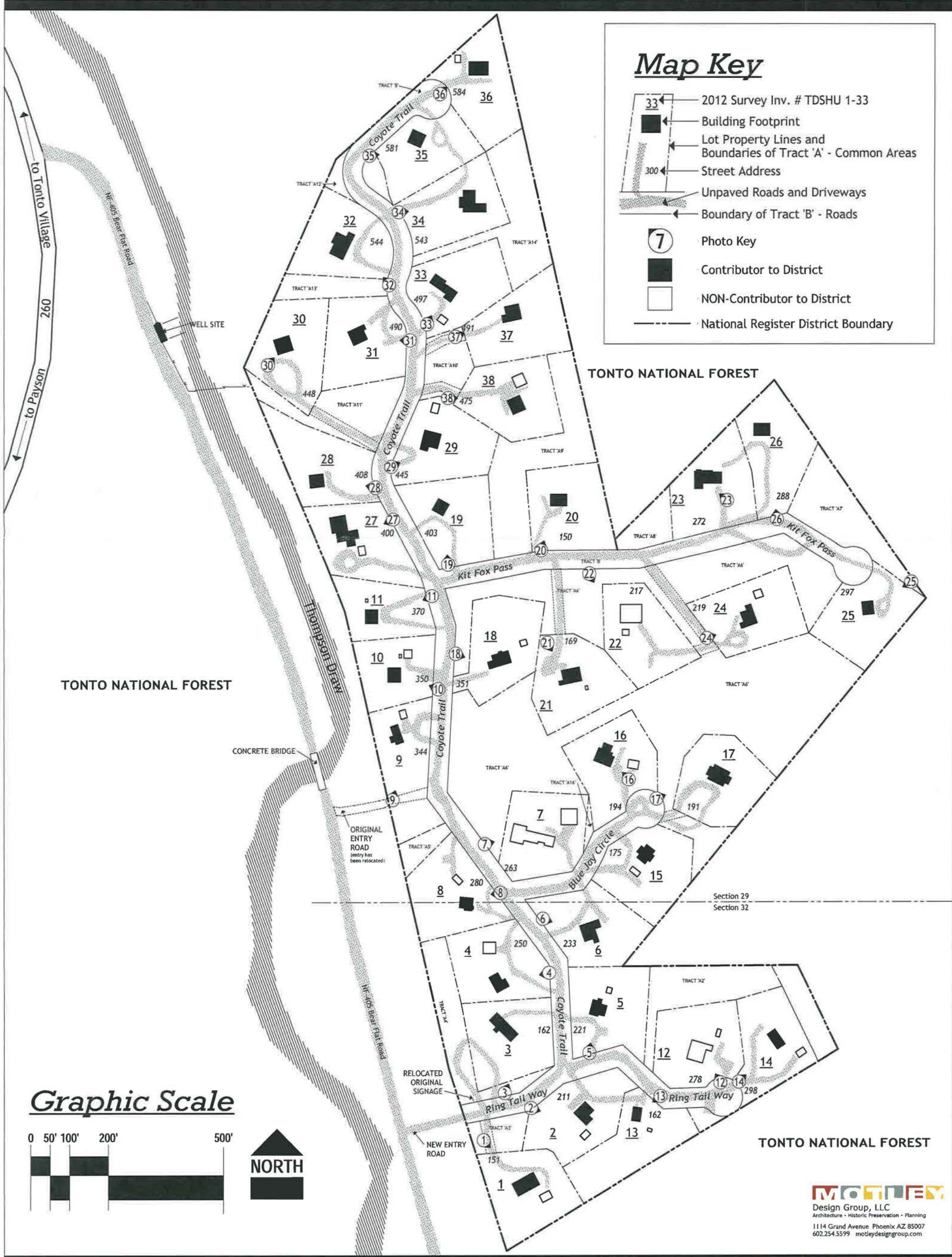


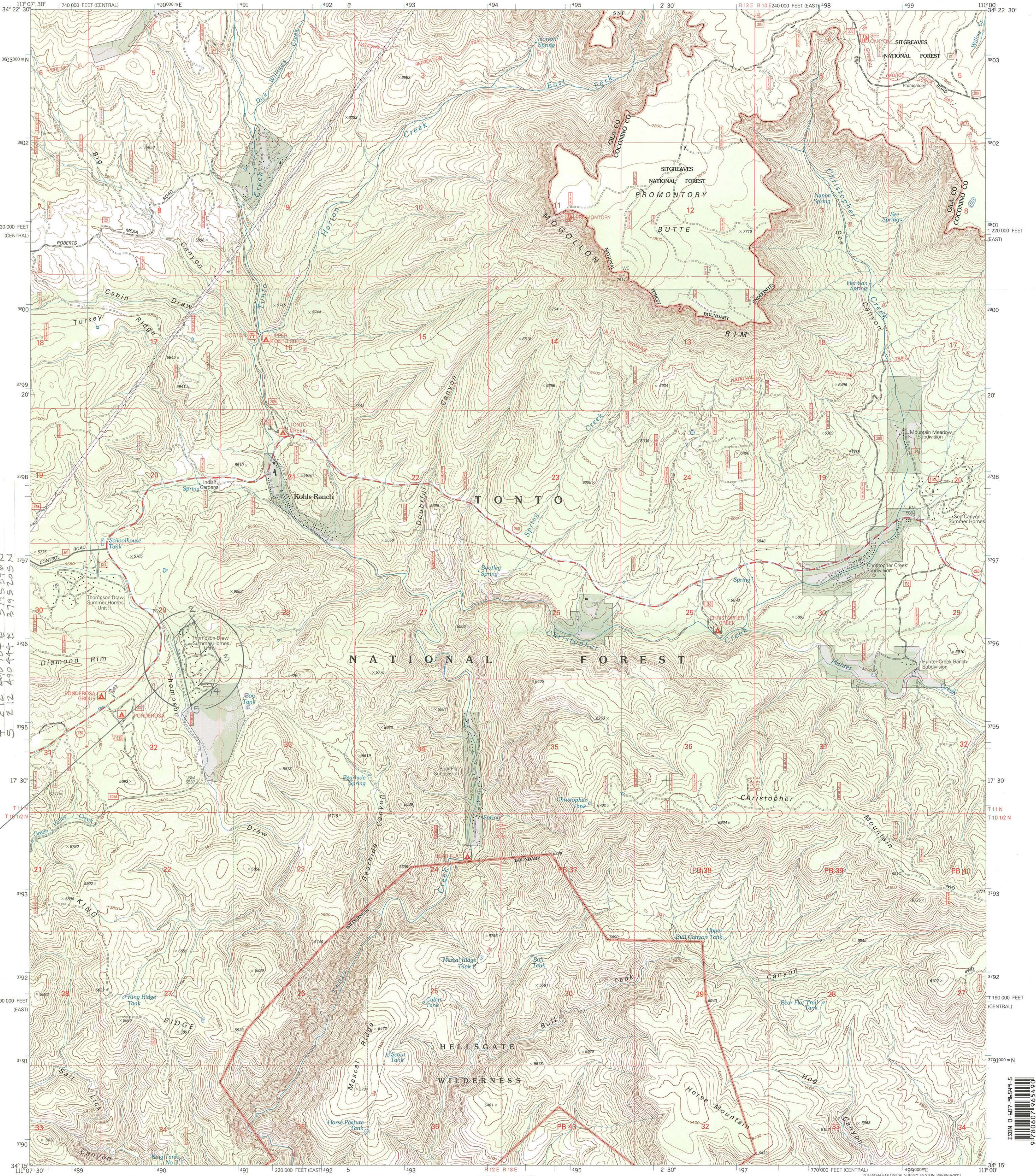
Drawing, West Elevation, 4/22/1958

# Thompson Draw

## Summer Homes Unit 1

### Historic District Map

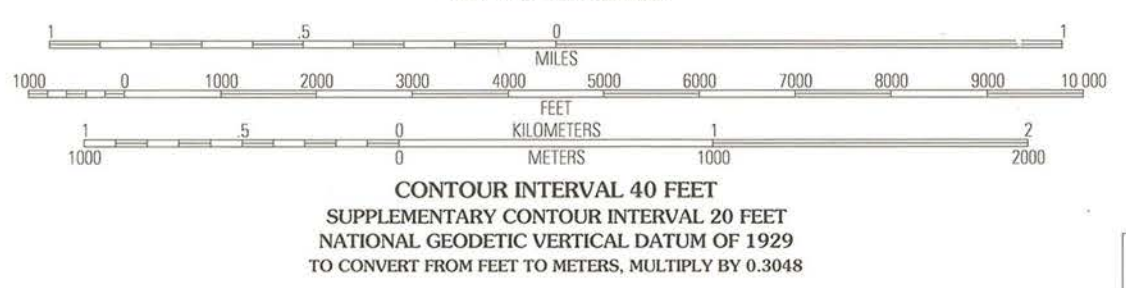
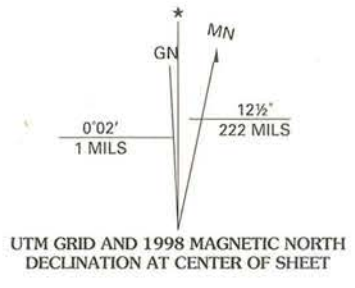




UTM REF: 1 Z12 490228 E 3795989 N  
2 Z12 490430 E 3796245 N  
3 Z12 490780 E 3795741 N  
4 Z12 490704 E 3795396 N  
5 Z12 490444 E 3795205 N

THOMPSON DRAW SUMMER HOMES UNIT I HISTORIC DISTRICT  
GILA COUNTY, AZ

Produced by the United States Geological Survey 1973  
Revision by USDA Forest Service 1998  
Topography compiled 1965. Planimetry derived from imagery taken 1992 and other sources. Public Land Survey System and survey control current as of 1998.  
North American Datum of 1927 (NAD 27). Projection: Arizona coordinate system, east zone (transverse Mercator).  
10 000-foot ticks: Arizona coordinate system east and central zones  
Blue 1000-meter Universal Transverse Mercator ticks, zone 12  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geographic Survey NADCON software  
Non-National Forest System lands within the National Forest  
Inholdings may exist in other National or State reservations  
This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands  
Protracted Blocks (PB) are unsurveyed land of uncertain acreage



ADJOINING 7.5' QUADRANGLES

1	2	3
4	5	6
7	8	

1 Dune Canyon  
2 Kozil Lake  
3 Porcupine Ridge  
4 Diamond Point  
5 Woods Canyon  
6 McDonald Mountain  
7 Diamond Butte  
8 Osbow Mountain

INTERIOR GEOLOGICAL SURVEY, RESTON, VIRGINIA 2011

**HIGHWAYS AND ROADS**

Interstate	.....	Primary highway	.....
U. S.	.....	Secondary highway	.....
State	.....	Light-duty road	.....
County	.....	Composition: Unspecified	.....
National Forest, suitable for passenger cars	.....	Paved	.....
National Forest, suitable for high clearance vehicles	.....	Gravel	.....
National Forest Trail	.....	Dirt	.....
		Unimproved; 4 wheel drive	.....
		Trail	.....
		Gate; Barrier	.....

**PROMONTORY BUTTE, AZ**  
1998  
NIMA 3752 1 SE-SERIES V898





















PUMP  
LOT 0

008







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NEWTON





012

































026



























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Thompson Draw Summer Homes Unit 1 Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Gila

DATE RECEIVED: 6/06/14      DATE OF PENDING LIST: 6/25/14  
DATE OF 16TH DAY: 7/10/14      DATE OF 45TH DAY: 7/23/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000420

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7/23/14 DATE

ABSTRACT/SUMMARY COMMENTS:

*State level significance - Entertainment/Recreation  
1955-1964*

RECOM./CRITERIA A  
REVIEWER [Signature]      DISCIPLINE [Signature]  
TELEPHONE \_\_\_\_\_      DATE 7/23/14

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

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

Janice K. Brewer  
Governor

Bryan Martyn  
Executive Director



Board Members

Alan Everett, Sedona, *Chair*  
Walter D. Armer, Jr., Vail  
Mark Brnovich, Phoenix  
R. J. Cardin, Phoenix  
Kay Daggett, Sierra Vista  
Larry Landry, Phoenix  
Vanessa Hickman,  
State Land Commissioner



May 30, 2014

Carol Shull  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS2280)  
Washington, D.C. 2005-5905

**RE: THOMPSON DRAW SUMMER HOMES UNIT 1 HISTORIC DISTRICT  
PAYSON, GILA, ARIZONA**

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Form for the property referenced above.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov) or at 602.542.4662.

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office  
Arizona State Parks

Enclosures

VS:vs