

United States Department of the Interior
National Park Service

2358

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 sub-categories from the instructions.



1. Name of Property

Historic name: OK Ranch Historic District

Other names/site number: Palo Bonito; Crescent Moon Ranch; CNF Site AR03040600408

Name of related multiple property listing: N/A

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

2. Location

Street & number: Red Rock Crossing, Sedona Ranger District, Coconino National Forest

City or town: Sedona State: AZ County: Yavapai

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Jana West / Forest Supervisor 15 Feb 2018
Signature of certifying official/Title: US Forest Service Date
State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets does not meet the National Register criteria.
Kate Reed 19 Jan 2018
Signature of commenting official: State Historic Preservation Officer Date
Title: AZ Parks and Trails State or Federal agency/bureau or Tribal Government

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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 of the Keeper

4/19/18
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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>6</u>	buildings
<u>4</u>	<u>3</u>	sites
<u>6</u>	<u>2</u>	structures
<u>0</u>	<u>1</u>	objects
<u>18</u>	<u>12</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/agricultural fields, processing, storage, agricultural outbuildings, irrigation facility

DOMESTIC/single dwelling, secondary structures

Current Functions

(Enter categories from instructions.)

RECREATION/outdoor recreation

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7. Description

Architectural Classification

MODERN/Ranch Style
OTHER/Fitz All-Metal Overshoot Water Wheel
OTHER/No style

Materials

Principal exterior materials of the property: _
WOOD/Board-and-Batten; Log;
STONE/Sandstone;
METAL/Steel

Narrative Description Summary Paragraph

The OK Ranch Historic District is located adjacent to Red Rock Crossing near the City of Sedona in northeastern Yavapai County, Arizona. The ranch buildings, structures, and agricultural fields of the district represent decades of agrarian use extending from the 1880s through the end of the historic period (i.e., 50 years before the present). Thirty cultural resources are included in the 45.19 acres comprising the district. The 18 resources that contribute to the historic character of the district include eight buildings, six structures, and four sites (four agricultural fields). The 12 noncontributing resources include six buildings, two structures, three sites, and one object. Development of the property for public recreational use has resulted in the conversion of one field to a parking and picnicking area and the demolition of the ranch foreman's house. Despite those impacts, the ranch still retains a significant concentration and linkage of historic resources with sufficient integrity of location, design, materials, workmanship, feeling, setting, and association to merit listing on the National Register.

Location and Setting

The historic district is located in T17N, R5E, Section 26, less than one mile outside the corporate boundary of Sedona (see Figure 1). The property is situated on the north side of Red Rock Crossing (aka Baldwin's Crossing) on Oak Creek, a perennial tributary of the Verde River in central Arizona. At an elevation of approximately 4000 feet, the locality experiences warm summers, mild winters, a long growing season, and rainfall usually not exceeding 12 inches annually.

The ranch lies on three primarily east-west trending benches (terraces) between Oak Creek and a sandstone mesa of Sedona's famous red rock country (see Photo 1). All three benches were farmed historically by means of an irrigation system ranging from simple to more complex. Oak

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Creek water was carried to the property via Dumas Ditch, which directly irrigated fields on the lower bench. A small water wheel, installed near the heading of the ditch, powered an electrical pump that lifted water to the agricultural field of the middle bench. A large Fitz water wheel, situated lower along Dumas Ditch, powered a pump that lifted water to storage structures at the top of the upper bench; from those storage structures, water was gravity-fed to the upper bench agricultural field. The same Fitz water wheel also generated electricity and provided water for landscape vegetation and laundry at the ranch house.

An aerial photograph (see Figure 2) provides a sense of the three benches, the layout of the nominated property, and the general landscape. Oak Creek is seen meandering to the south and east, its floodplain supporting a rich riparian forest dominated by cottonwood trees. From the floodplain, the land rises approximately 3 feet to form the south edge of the lower bench, visible on the aerial photo as two cleared fields (a small one to the west and a much larger one to the east). Dumas Ditch marks the boundary between the lower and the middle benches. On the aerial photograph, the ditch is marked by a linear canopy of cottonwood trees trailing east-west through the middle of the ranch; on the ground, the ditch supports a remarkably dense understory of berry bushes, their vines cascading from a stone wall retaining the downslope side of the ditch. The middle bench, a relatively flat landform, the southern boundary of which rises from 2 to 8 ft above the lower bench, is the site of not only an agricultural field (seen to the east on the aerial photo) but also most of the ranch buildings. The upper bench slopes gently uphill from the middle bench at approximately a 5 degree angle. Forest Road 788A marks its approximate upper limit.

Records and interviews indicate that the ranch derived much of its income from the highly successful farming of apples, peaches, and apricots. No fruit trees, either dead or alive, remain today. Instead, Johnson grass and smaller grasses thrive on the lower bench, while mesquite trees have invaded the middle and upper benches. Furrows and berms resulting from past agricultural use are clearly seen in aerial photography and, to a lesser extent, on the ground surface. The fields of the ranch are now *sites* of fields, and are classified as such in this nomination.

Management Information

Homesteaded in the 1880s and patented in 1896, the ranch remained in private ownership until 1980, when the USDA Forest Service acquired it for the specific purpose of developing a recreational facility to replace one destroyed at Red Rock Crossing by the flood of 1978-1979. Prior to development, the agency engaged in a Section 106 consultation process (Pilles 1992) to identify and evaluate all cultural resources at the ranch. The agency made a commitment to preserve the core of Register-eligible resources.

The Forest Service began to implement preservation at the ranch by sponsoring a HABS-HAER study (Fulton 1999), followed by the stabilization and repair of several resources. The agency further sought to preserve the property by limiting public access: today only the Fitz water wheel, a nearby well house, and the lower bench fields are included in the portion of the ranch that can be accessed by the general public as a day-use area, while the Baldwin ranch house can

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be rented overnight through the Forest Service Cabin Rental Program. The remaining cultural resources are located in areas closed to the public. The current effort to list the ranch on the National Register is another aspect of the preservation effort.

Following acquisition by the Forest Service in 1980, agency staff and consultants conducted interviews with former owners and residents of the ranch and adjacent properties. Through interviews, historical photographs, archival records, and field observation, it was possible to determine when various resources of the property developed and how they changed through time. That information is reflected in the following sections on contributing and non-contributing resources. A list of major bibliographical sources is presented in Section 9.

A USGS topographic section (see Figure 1), aerial photo (see Figure 2), district map (see Figure 3), and other visual documentation (see Figures 4-6 and Photos 1-16) accompany this nomination.

Contributing Resources

1. Near the center of the district is the **Baldwin ranch house** (see Photos 2 and 3), designed by the Phoenix architectural firm of Lescher & Mahoney. The house was constructed in 1939 when the Andrew E. Baldwin family owned the property. The one-story ranch house with partial basement has an L-shaped plan. The building is of woodframe construction faced along the principal (north) elevation with river cobbles from Oak Creek. Exterior accents include quoins, sills, and lintels of locally quarried red sandstone. Other character-defining elements consist of three massive stone chimneys, original wooden-sash windows, asymmetrical massing and fenestration, a partially trellised front entrance, and glass blocks around the main entry. The low-pitched roof with minimal overhang originally had redwood shingles; the Forest Service replaced them with composition shingles after 1980. A maid's quarters at the east end, as well as a portion of the rear (south) elevation, once had board-and-batten siding. The boards and battens were replaced (or in some areas covered) with T-111 plywood siding, manufactured to mimic the look of the vertical boards, when the Forest Service removed asbestos from the house. These modern changes have not significantly impacted the building's integrity. The house retains its historic interior floor plan and finishes. Rooms include a front entry/vestibule, service entry, living room, two kitchens, master bedroom, guest room, trunk room, maid's room, pantry, three baths, and an enclosed sun room. Flooring materials include stone, oak, and linoleum. Most interior walls are plastered, with stone or redwood accent walls. Ceiling finishes include random-width redwood and ponderosa pine as well as plaster.

2. **Dumas Ditch** made agriculture on the ranch possible (see Photo 4). From its heading on Oak Creek, the ditch traverses the ranch from east to west along the terrace edge between the lower and middle benches. Throughout its history, the ditch watered fields on the lower bench. After two water wheels were added to Dumas Ditch in the 1930s, it became possible to lift ditch water to the middle and upper benches as well. Homesteader John Lee is believed to have started the

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canal in the 1880s; David Dumas rebuilt the structure when he co-owned the ranch from 1905 to 1920. Prior to 1922, the ditch ran west to approximately the location of the original homestead house (now the location of the packing shed), then turned south and re-entered Oak Creek. When the creek shifted course in the 1920s, the ditch was realigned to re-enter Oak Creek farther west. Ranch foreman Claire Jones lined portions of the earthen structure with concrete when he worked for Andrew Baldwin in the 1930s and 1940s. By 1980 the ditch was so choked with sediment, and its lining was so cracked and broken, that the structure could no longer carry water. The Forest Service made the ditch functional again by cleaning and repairing it.

3. A focal point of the recreational facility today is its **Fitz water wheel** with attached **pumphouse shed**, assembled in 1936 by Claire Jones for Andrew Baldwin (see Photo 5). The structure served several purposes. It converted mechanical energy to electricity for domestic use. It supplied a small storage tank with water for fire suppression, landscape vegetation, and laundry. It also pumped water to a large wooden storage tank and concrete reservoir for irrigating the upper bench. The all-metal wheel measures approximately 2' wide and slightly over 14' in diameter. It features an "overshoot" design that delivered water into nearly the top, vertical, center position of the structure. Enhancing the high integrity of the wheel is the attached one-room pumphouse shed, which retains an original 1930s General Electric generator, a Diactor Regulator model with the marking "General Electric Thyrite Meter Protector Model 9LA12B, Schenectady, N.Y." One-over-one single-hung windows, basalt cobble door and window surrounds, a symbol carved into sandstone at the front entryway, and battened gable ends add decorative elements to the otherwise utilitarian pumphouse.

4. A **wooden water tank**, constructed of vertical 2" x 6" staves, is situated near the top of the upper bench (see Photo 6). The tank is 7'-10" tall and measures 18' in diameter. Metal straps and turnbuckles hold the staves together. The tank rests on wooden piers supported by concrete pylons. The structure has a flat roof of galvanized standing-seam sheet metal. Embossing on the hasps of the metal straps reads "E.C. TECKTONIUS/ PAT MAR 20 94/ Racine, Wis." This tank was constructed in 1936-1937, shortly after Andrew Baldwin bought the property, and stored water for irrigating Baldwin's peach orchard on the upper bench. The structure today is in poor condition but retains good historic integrity.

5. A **concrete reservoir** lies immediately downslope from the wooden water tank (see Photo 7). This poured concrete structure measures 21' x 43' in plan, has 8" thick walls, and is buttressed along its east, south, and west elevations. The base of the partially below-grade structure follows the natural contour of the land. As a result, the south end is deeper (8'-9") than the north end (5'-2"). Built circa 1938, the reservoir stored water that was piped down from the wooden water tank and used for irrigating the upper bench orchard. There is anecdotal evidence that the reservoir also doubled as a swimming pool: the remains of a wooden deck, handrail, and ladder support that notion. The structure retains good integrity.

6. The **upper bench agricultural field** is a 7.78-acre area situated near the northern boundary of the district (see Photo 8). This was a peach orchard developed in the late 1930s using irrigation water stored in the wooden water tank and concrete reservoir. Today none of the peach trees

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remain. However, furrows and berms of the field are clearly visible on the ground and in aerial photography (see Figure 2). The furrows are generally less than 2' deep, and follow the natural contour of the land. This field is classified as a contributing site.

7. A **small water wheel** is situated on Dumas Ditch below its heading on Oak Creek (see Photo 9). The wheel was locally fabricated for, and installed by, Claire Jones during the late 1930s. The steel wheel measures 18" wide by about 6' in diameter and is mounted in a rock and concrete sluice. The mechanical action of the turning wheel powered a "Myers Self-Oiling Bulldozer" pump (still present) which, in turn, lifted irrigation water to a small agricultural field on the middle bench. The structure is in poor condition but retains sufficient integrity to contribute to the district.

8. The **middle bench agricultural field** was the site of an apricot orchard developed in the 1930s (see Photo 10). The field includes 3.06 acres and is situated near the eastern boundary of the district. Dumas Ditch water was lifted by the small water wheel and its pump about 5' up to the northeast corner of this field, where it was distributed to the fruit trees by flood irrigation. Furrows retained the flood water. Today the fruit trees are gone but furrows remain. They are visible in aerial photography (see Figure 2) and also appear on the ground as shallow (6" to 1') linear depressions. The remains of this orchard are classified in the present nomination as a contributing site.

9. The **lower bench agricultural field, Area A**, lies near the western boundary of the district (see Photo 11). It is a remnant of what was once a large orchard where fruit trees were grown, beginning in the early twentieth century, using Dumas Ditch water; in the late nineteenth century it was likely a pasture. Most of the field lost integrity when it was converted to a recreational day-use area. Impacts included the construction of a road, parking lots, and walkways. The remaining, nominated portion, counted here as a contributing site, is a grassy, undisturbed area of 1.07 acres. No fruit trees remain in the area, but shallow furrows and berms can still be seen on the ground and on aerial photography.

10. The **lower bench agricultural field, Area B**, lies in the southeastern quadrant of the district (see Photo 12). It contains 6.68 acres. Chest-high Johnson grass grows in the area today, obscuring the ground surface. However, aerial photography indicates the presence of a regular pattern of furrows and berms resulting from bygone agricultural activity. Documentary research and interviews provide little insight into the specific use of this field; it could have been an orchard, a vegetable garden, an irrigated pasture, etc. The resource is counted in this nomination as a contributing site.

11. The **hay barn**, situated northwest of the Baldwin ranch house, was constructed circa 1947 for Andrew Baldwin's widow, Jane (see Photo 13). The rectangular (32'-5" x 54'-6"), gabled barn is enclosed by vertical, rough-sawn boards and battens along the lower half. The building is open from a height of about 8' above grade to the bottom of the beam supporting the exposed roof trusses. The roofing material is corrugated sheet metal. Concrete footings support 6" x 6" corner

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posts and 4" x 6" infill posts set about 9' apart. The interior has an earthen floor, no stalls or partition walls, and no ceiling. The building retains strong historic integrity.

12. A **horse barn** was added to the property by owners Nick and Lois Duncan during the early 1960s. The 30' x 50' building is of post-and-beam construction with board-and-batten siding and an earthen floor. The main part of the roof is gabled. A shed-roofed extension along the north elevation contains 10 horse stalls, including an equine sick bay. The gabled and shed roofs have rolled roofing. The building has not been altered since it was built, and contributes to the district.

13. The **main barn** with adjacent corral was constructed when David E. Dumas and Henry Schuerman owned the ranch during the early twentieth century (see Photo 14). The building features a central gable, flanked by shed roofs, that encloses over 1600 square feet of largely open interior space interrupted only by a tack room, a feed storage bin, and animal stalls. Load-bearing log posts, set below grade, support the structure. The barn has a mostly earthen floor, board-and-batten siding, and corrugated sheet metal roofing. Large double doors are centrally located at each gable end. Atop the north side of the roof is the original metal grain hopper. Photographic evidence and hardware details suggest that the double doors and some of the siding were added in the late 1930s or early 1940s.

14. A **well house** encloses and protects a **hand-dug well**. The well pre-dates 1922. It is concrete-lined, about 5' in diameter, and of unknown depth. It was the source of potable water for the ranch from the 1880s to 1980s. The well house was erected over the well in the late 1930s or early 1940s. A cobbling of boards, battens, and wire mesh (rather than conventional wooden framing) forms the walls of this one-story, gabled building with concrete floor. The building historically housed a backup generator in case the one in the pumphouse shed failed. It also stored tools, sprayers, and chemicals used for dusting crops.

15. The **blacksmith shop** was constructed between 1915 and 1919 when David Dumas and Henry Schuerman owned the property (see Photo 15). The shop is a one-room, small (15' x 21'), one-story, gabled building. The floor is a poured concrete slab. Walls consist of coursed ashlar sandstone. Corrugated sheet metal now covers the roof, obscuring nearly all of the earlier shake roof. Gable ends are sheathed with boards and battens. The shop was used to fabricate tools, repair equipment, and make horseshoes for the ranch.

16. A **fruit packing shed** occupies the site of the original, nineteenth century homestead house (see Photo 16). The T-shaped shed was constructed in two stages during the Baldwin period of ownership. The woodframe building has board-and-batten siding, a concrete slab floor, and corrugated sheet-metal roofing. Features include a cold-storage unit within the southwest corner, and hinged sections on the north and south walls that open to increase ventilation. Agricultural posters affixed to interior walls contribute to the sense of time and place when the property was a thriving commercial orchard. After a tree limb fell on the building circa 1996, the Forest Service repaired the damaged portion with compatible material to preserve the historic character of the building.

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17. Behind the packing shed is an **outhouse** with a **pit privy**. The small wooden outhouse is in poor condition but has fair integrity, while the pit privy beneath it appears undisturbed. Although the date of origin is unclear, the proximity of this resource to the site of the original homestead house, as well as to the packing shed and blacksmith shop, suggests an association dating back to occupants of the nineteenth century and continuing to agricultural workers of the twentieth century. Despite being small in scale, the building conveys a sense of the rather primitive sanitation conditions that existed on the ranch during its early history.

18. A **metal water tank** rests on the hillside above the ranch house and barns. The tank was installed during the late 1930s. It stored water that was pumped up from the Fitz water wheel and generator. From this tank, water was then gravity-fed downhill and used for landscape vegetation, laundry needs, and fire suppression. The small structure (6' diameter x 10' tall) is simple in design, with a cobble and concrete base, riveted standing-seam walls, a conical roof, a roof vent, and a spigot.

Noncontributing Resources

19. A **two-car garage** is separated from the main ranch house by a narrow breezeway. The 640-sq-ft woodframe building rests on a concrete foundation, and has T-111 siding, a gable roof, and an electric sliding door. It was built in 1961 for owners Nick and Lois Duncan but substantially rebuilt after 1980 by the Forest Service. It is counted as a noncontributing building because of its extensive modernization.

20. This one-story, **slump-block storage building** has a footprint measuring approximately 100' x 20'. Erected in 1971, the building was modernized by the Forest Service to make it secure for storing equipment used in operating the recreational area. The resource is counted as a non-contributing building because of its modern date of construction.

21. Standing on a concrete pad next to the slump-block building is a **gas pump** manufactured in the 1920s or 1930s. The pump was moved from Sedona when a gas station there replaced its old pumps with more modern ones in the 1950s. The pump has suffered a major loss of historic material during decades of non-use. It is considered a noncontributing object because of its lack of historic integrity.

22. A **modern well house** is located south of the slump-block storage building. The Forest Service erected the well house in the 1980s. It measures 8' x 16' in plan, and has a concrete foundation, concrete block walls, gable roof, and metal roofing. Placards identify the building as the housing for "ADEQ Well No. A (17-5)" and "ADWR Well No. 55=540726." The well is the current source of potable water for the ranch. The well house is a noncontributing building because it is less than 50 years old.

23. The remains of a **chicken coop** lie near the west end of the district. Remnants of the structure suggest that it had approximately a 10' x 15' plan, was of woodframe construction, had board-

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and-batten siding on three walls, and chicken-wire mesh on its fourth wall. It is believed to have been constructed in the mid to late 1940s. It does not contribute to the district because of its poor integrity and indeterminate age.

24. Remains of a second **chicken coop** lie near the first one. Traces of construction material suggest that it had a 6' x 10' plan, boards-and-battens on three sides, chicken-wire mesh on the fourth side, and corrugated sheet-metal roofing. This coop was moved in the late 1940s or 1950s from the central pasture of the ranch. Its poor integrity renders it a non-contributor to the district.

25. Remnants of a dilapidated wooden structure are believed to represent a **corn crib**. It had approximately a 12' x 12' plan and may have been made of both axe-cut and saw-cut logs. The structure lacks integrity and is therefore a noncontributing resource.

26. Remains of a second log structure, thought to have been a **corn crib or smoke house**, occur in a 6' x 10' area near the west end of the district. The few logs present at the feature are axe-cut; it is possible that they were salvaged from the original Lee homestead house of the nineteenth century. The structure is in such poor condition that its historic form and function can no longer be discerned. The resource is a non-contributing structure because of its poor condition and lack of integrity.

27. In 2003 the Forest Service constructed a **restroom building** near the Fitz water wheel. This modern amenity is a noncontributing building because of its recent age.

28. A **concrete stem wall with concrete slab** is all that remains of a small house that stood near the eastern boundary of the district. According to a previous owner of the ranch, the house was erected after 1922 and burned prior to 1953. Per the same informant, the building was occupied by Charlie Smith, a locksmith. No additional information is known about the building or Smith. The ruin lacks integrity and has no clear association with the ranch; therefore, it is classified as a noncontributing site.

29. A leveled area between the main barn and the fruit packing shed is all that remains of the **ranch foreman's house**. It was a woodframe building with four rooms totaling 952 sq. ft. The date of construction is unclear. The Baldwins resided in the house from 1936 until their new ranch house was completed in 1939. Foreman Claire Jones was then the resident from 1939 to 1953. By 1986 the house was in poor condition and had lost historic integrity (Pilles 1986). It was demolished in 2014 following a Section 106 consultation.

30. A **modern community garden** was established circa 2008 by employees and volunteers with the recreational day-use facility. This 0.38-acre garden is located at the northwest corner of the lower bench agricultural field, Area B. The rectangular plot is delineated by fencing.

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Integrity

The OK Ranch Historic District possesses a significant concentration, linkage, and continuity of buildings, structures, and sites that convey a palpable sense of ranching and farming along lower Oak Creek during the historic era. Sixty percent of the resources at the property contribute to the district's historic character. Through decades of operation, the ranch saw the replacement of some older buildings with newer ones, yet retained good integrity of location, design, setting, materials, workmanship, feeling, and association. Modern conversion of the ranch to a recreational facility impacted most of one agricultural field and resulted in the demolition of a foreman's house that had lost integrity. Work performed by the Forest Service within the district has been performed in consultation with the Arizona SHPO. The result is that significant historic elements have been retained and are being well maintained.

Contributing Resources

1. Baldwin ranch house (building)
2. Dumas Ditch (structure)
3. Fitz water wheel/pumphouse shed (structure)
4. Wooden water tank (structure)
5. Concrete reservoir (structure)
6. Upper bench agricultural field (site)
7. Small water wheel (structure)
8. Middle bench agricultural field (site)
9. Lower bench agricultural field, area A (site)
10. Lower bench agricultural field, area B (site)
11. Hay barn (building)
12. Horse barn (building)
13. Main barn (building)
14. Well house/hand-dug well (building)
15. Blacksmith shop (building)
16. Fruit packing shed (building)
17. Outhouse/pit privy (building)
18. Metal water tank (structure)

Non-Contributing Resources

19. Two-car garage (building)
20. Slump-block storage building (building)
21. Gas pump (object)
22. Modern well house (building)
23. Chicken coop (building)
24. Chicken coop (building)
25. Corn crib (structure)
26. Corn crib or smoke house (structure)
27. Restroom (building)
28. Stem wall/concrete slab (site)
29. Demolished foreman's house (site)
30. Modern garden (site)

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ENGINEERING

ARCHITECTURE

Period of Significance

Circa 1880 - 1967

Significant Dates

1936: construction of Fitz water wheel

1939: construction of Baldwin ranch house

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Euro-American

Architect/Builder

Lescher & Mahoney, Architects

Fitz Water Wheel Company

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Statement of Significance: Summary Paragraphs

The OK Ranch Historic District is significant under Criterion A for its role in the agricultural development of the Sedona-Oak Creek area of central Arizona. The property was one of the earliest ranches in the area and today is one of its best-preserved, conveying a sense of Sedona's agrarian roots. Through sequential owners, the ranch evolved from a subsistence homestead to a successful commercial farm; in this respect, it exemplified a pattern of development experienced by several ranches in the area. What sets this ranch apart is its unusually good state of preservation. As the value of Sedona-Oak Creek real estate skyrocketed during the modern era, causing ranches to give way to housing subdivisions and commercial centers, this property retained its historic integrity. Today it is one of few remaining properties in the area that contains a significant concentration and linkage of historic-era agricultural resources. The period of significance begins with the settlement of the ranch by John H. Lee circa 1880 and extends to 1967, fifty years before the present, signaling the continuing importance of the ranch through the end of the historic era. The recommended level of significance is local.

Two resources at the OK Ranch exhibit distinctive architecture and engineering that render them eligible under Criterion C. The Baldwin ranch house is architecturally important as a rare building type designed by Lescher & Mahoney, a prominent Phoenix firm. In its 52-year history (1922-1974), Lescher & Mahoney undertook more than 2,500 commissions, including commercial and public buildings as well as subdivision residences. However, the Baldwin house was one of only 13 ranch houses ever designed by the firm. The large water wheel with attached pumphouse shed possesses notable engineering as a Fitz Steel Overshoot Water Wheel, manufactured by the Fitz Water Wheel Company of Hanover, Pennsylvania. Fitz wheels were characterized by: their all-metal construction; curved buckets for receiving and discharging water; and "overshoot" design that delivered water (usually via a small flume) into nearly the top vertical center position of the structure. This combination of traits made Fitz water wheels highly durable and efficient. The Fitz wheel at Andrew Baldwin's ranch was a marvel of simple but appropriate technology that converted mechanical energy into electrical power and created new uses for the property's water.

Historical Background

The first recorded Euro-American settler of the property was a Prescott, Arizona, cattleman named John H. Lee (Scheier 1978). Lee entered on the land circa 1880 and filed for 160 acres under the Homestead Act of 1862. The acreage consisted of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, in Section 26 of Township 17 North, Ranch 5 East. Lee made improvements to "prove up" his claim: he built a dwelling, installed an irrigation ditch, and cultivated several acres on which he grew grain for his livestock. Lee called his homestead the OK Ranch, a brand he used on his cattle (Sedona Westerners 1975). He received a patent for the property on February 10, 1896 (Yavapai County Recorder/YCR Deed Book/DB 63:133).

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In August of 1896, Lee and his wife, Lenora, sold the homestead to Elizabeth Ragsdale Howard. Although some secondary sources (including Sedona Westerners 1975; Welsh 1996) state that the Lees traded the ranch to Howard for cattle, a primary source (YCR DB 63:135) indicates that the property transfer was a cash transaction for \$750, and was not a trade. Elizabeth Howard had resided along Oak Creek for approximately 15 years when she bought the Lee homestead. She was the widow of Abraham James, a squatter who died in 1881 before being able legally to claim his property in what is now central Sedona (Verde Valley Pioneers Association 1954). In 1891 the widowed Elizabeth married Charles Smith Howard, a pioneer better known as Bear Howard for his hand in decimating the bear population of upper Oak Creek Canyon (Sedona Westerners 1975). Legend states that the 54-year-old widow quickly tired of the 74-year-old hunter and his three large bear dogs. She particularly objected to his practice of giving away her cattle. Within three months of their marriage, the couple separated. Elizabeth kept her cattle, and Bear kept his dogs (*The Traveler* 1993).

Elizabeth Howard owned and resided at the ranch from mid 1896 to early 1902. She ran cattle there while serving as the local midwife (Dean and Peck 1994). Her major improvement to the property was the construction of a barn. A modern slump-block building now occupies the site of that building.

Howard sold the ranch in 1902 to T. C., J. M., and W. F. Schnebly for \$1,000 (YCR DB 57:392). The Schnebly family lived at their other properties on upper Oak Creek and regarded the old Lee homestead simply as an investment. They doubled that investment when they sold the ranch in 1904 for \$2,000 (YCR DB 165:198). The buyer was Marion M. Palmer of Emmet County, Michigan. Like the Schnebly family, Marion Palmer held the ranch for speculative purposes only and never resided there. His venture proved moderately profitable when he sold the ranch in 1905 for \$2200 (YCR DB 90:170).

The buyers this time were Henry Schuerman and David E. Dumas. Under Schuerman and particularly Dumas, the property would experience stable ownership and steady agricultural growth during the next fifteen years.

Henry Schuerman (b. Johann Georg Heinrich Schuermann, 1852, Germany) was a baker by trade who had immigrated to the United States in 1869 at the age of 17. He eventually moved to Prescott, where he helped his cousin manage the Pioneer Hotel. Following naturalization, a name change, and marriage, Henry purchased a 160-acre ranch on lower Oak Creek in 1885. Schuerman kept a small herd of cattle but derived his livelihood mainly from growing apples, peaches, and grapes. The mining town of Jerome, some 20 miles from property, provided a ready market for Schuerman's produce. The miners particularly relished Schuerman's wine and whisky until "Prohi" agents put an end to that enterprise (Dean and Peck 1994; Sedona Westerners 1975; Sherman Loy, personal communication, 1997).

So encouraging was his agricultural business that Henry Schuerman looked to expand onto the adjacent OK Ranch when Marion Palmer offered it for sale. Schuerman did not have enough

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money to purchase the property himself, so prevailed upon his friend, David Dumas, to buy the ranch with him (Fred Schuerman, personal communication, 1997).

David and Margaret Dumas were well acquainted with the region when they moved to the OK Ranch in late 1905. Originally from Jerome, David had gained an intimate knowledge of the area while serving as Deputy County Assessor. He was said to be the only Deputy Assessor brave enough to collect taxes in Pleasant Valley when the Graham-Tewksbury feud was being waged there. Margaret and her late husband, Andrew Jackson (a Confederate veteran and nephew of “Stonewall” Jackson), had settled a ranch on lower Oak Creek in 1876, making Margaret the first white woman in that district. After Andrew’s death in 1892 and Margaret’s marriage to David Dumas, the couple resided on the Jackson spread until they moved to the OK Ranch in 1905 (Sedona Westerners 1975; Camp Verde Historical Society nd).

The OK Ranch thrived under the joint ownership of Dumas and Schuerman. The men established vegetable gardens and orchards of peach, apple, apricot, and plum trees. Water came from John Lee’s old ditch, which Dumas rebuilt and kept in good repair. Jerome continued to provide a strong market for the produce, which was not only abundant but also of high quality. The partners’ apple varieties—including Baldwin, Missouri Pippin, Rhode Island Greening, Rambo, White Winter Pearmin, and York Imperial—took top honors at county fairs (*Yavapai Magazine* 1914).

Dumas’s and Schuerman’s success had a catalytic effect on agriculture along lower Oak Creek. Neighbors including Tom Chavez, William Hart, and Eugene Baron planted orchards of their own. By early 1916 the Red Rock district of lower Oak Creek included approximately 15,000 fruit trees. The Dumas-Schuerman property was considered the heart of the district. The ranch further stimulated local agriculture when a cannery opened on the ranch in the 1910s. Operated by Eugene Baron, the cannery accepted only the finest fruit and vegetables, all hand-picked and of prime quality (*Yavapai Magazine* 1916). Canning made it possible for farmers of the Red Rock district to market their produce beyond Jerome and the Verde Valley.

David and Margaret Dumas lived happily and productively at the ranch until Mr. Dumas took ill and died in the summer of 1920. Mr. Schuerman also died in 1920, following a long illness. Margaret Dumas’s death in 1925 saw the ranch pass to Dorette Schuerman and her daughter, Helene Owenby, as well as the three Dumas children, M. O. Dumas, D. G. Dumas, and Birdie Dumas Carlet (YCR DB 129:14-16 and DB 167:126). M. O. “Ollie” Dumas, a Jerome dentist who used the ranch as winter range for his cattle, eventually bought out the interests of his brothers and the Schuermans. The property and its orchards slipped into decline while rented to various parties during the Great Depression.

Andrew E. Baldwin’s purchase of the ranch in 1936 brought new life to the property. The Verde Valley businessman had survived the Great Depression remarkably unscathed: he was able to pay \$6,000 cash for the ranch in 1936. A real estate entrepreneur, Baldwin envisioned transforming the OK Ranch into a showplace that would entice well-heeled customers to purchase Verde Valley properties. Baldwin realized that his paragon of gracious western living

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would need a better name than “OK.” He renamed the spread Palo Bonito (Fred Schuerman and Sherman Loy, personal communications, 1997).

A key part of Baldwin’s master plan involved the construction of a ranch house that would project an image of western refinement to potential clients. He chose the Phoenix firm of Lescher & Mahoney to design his home. The partnership of Royal William Lescher and Leslie Joseph Mahoney had evolved in 1922 from earlier companies; it would become one of the most prolific design firms in the state. In its 52-year history (1922-1974), Lescher & Mahoney undertook more than 2,500 commissions, creating schools, hospitals, public housing projects, religious structures, recreational buildings, hotels, commercial buildings, and residences (American Institute of Architects 1983; Graham and Kupel 1993; Pearsall nd; Reiner 2006). The firm produced more than 14,000 drawings, now archived at the Arizona Historical Society in Tempe.

With Lescher as the rainmaker for the firm and Mahoney as the designer, the partnership gained a reputation for its willingness to put the client first, sometimes compromising design for business acumen. Consequently, the firm’s buildings often reflected the tastes of customers who were involved with specific buildings rather than the vision of the architects. However, the firm *did* incorporate changing architectural styles into their work and attempted to steer clients to aesthetically pleasing solutions (Reiner 2006).

By the time Lescher & Mahoney designed the Baldwin ranch house in 1939, the company had completed many noteworthy works, including the Orpheum Theatre (Phoenix, 1927-1929), Brophy College Chapel (Phoenix, 1928), the Phoenix City Hall (1928-1929, with Edward Neild), and the Phoenix Title and Trust Building (1931). It had also designed, or would go on to design in the pre WWII years, 196 residential commissions, nearly all of them for urban or suburban settings (Graham and Kupel 1993). Many of their buildings are now listed on the National Register.

The Baldwin ranch house was Lescher & Mahoney Commission #891. Dated May of 1939, the plans were drawn by Lescher and checked by Mahoney (see Figure 6). In its day the design was cutting edge for the Sedona-Oak Creek area. With asymmetrical massing, low-pitched roof, and general “rambling” appearance, the design eloquently expressed the emerging Ranch style of the Modern movement. The design was further distinguished--personalized, perhaps, for the Baldwins—by incorporating local materials: river cobbles from Oak Creek, sandstone from Sedona’s red rocks. The resulting home expressed the taste and affluence of its owner. It had the desired effect of drawing the attention of Baldwin’s clients and even magazine writers (*Arizona Highways* 1944).

The Baldwin house would become one of only 13 ranch houses that Lescher & Mahoney ever designed, including commissions for ranch house alterations and additions. The others were:

- C.D. Bell Farms Ranch House (#731), Rimrock, 1936
- L.C. White Ranch Cottage (#753), Wickenburg, 1936
- Barbara Smith Ranch House (#761), Wickenburg, 1937
- Marcus J. Lawrence Ranch House (#807), Rimrock, 1937

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W. L. Mellon Ranch House (#825), Rimrock, 1938
Ward Ranch House (#969), location unspecified, 1940
George Tyson Ranch House additions & alterations (#1012), Kirkland, circa 1941
R. H. Barker Ranch House Addition (#1149), Phoenix, 1943
Bell Sandige Ranch House (#1152), Phoenix, 1944
Elmer Duhamel Ranch House (#1209), Scottsdale, 1945
Fort Rock Livestock Company Ranch House (#1360), Seligman, 1946
Minoto Ranch House Alteration (#1478), Phoenix, circa 1947
(Source: Pearsall nd./Arizona Historical Society, Tempe).

In addition to the Baldwin home, at least one other Lescher & Mahoney ranch house has survived: Wickenburg's Barbara Smith home (aka Sombrero Ranch), a Spanish Colonial Revival style compound. Its integrity is unevaluated. The status of the other 11 ranch houses is unknown. The Baldwin house retains a high degree of integrity and is a rare example of a Lescher & Mahoney commission designed specifically for ranch living.

With Claire Jones as his foreman, Andrew Baldwin made major agricultural improvements to Palo Bonito. Jones designed and installed a small water wheel near the head of Dumas Ditch. This allowed irrigation water to be raised to a small apricot orchard on the middle bench (Fred Schuerman and Sherman Loy, personal communications 1997; Shannon Clark, personal communication 2017).

Jones and Baldwin installed a much larger water wheel farther down Dumas Ditch. This device and its pumphouse brought electrification to the ranch; made it possible to store water for fire suppression, laundry, and landscape vegetation; and pumped irrigation water to a peach orchard on the upper bench. The structure was a Fitz Steel Overshoot Water Wheel, manufactured by the Fitz Water Wheel Company of Hanover, Pennsylvania. Fitz wheels were characterized by: their all-metal construction; curved buckets for receiving and discharging water; and "overshoot" design that delivered water (usually via a small flume) into nearly the top vertical center position of the structure. This combination of traits made Fitz water wheels highly durable and efficient. The wheels were marketed as ideal for low-power-generation applications, i.e., for small-scale rather than large-scale use. The company built the wheels to order, ranging from 4 to 45 feet in diameter and from 1 to 16 feet in width, and fabricated them in sections that could be disassembled for easy shipment. The devices would arrive with a blueprint and instructions for reassembly. Over the years, Fitz claimed to have sold over 1,000 water wheels in Pennsylvania and over 700 in Virginia. Figures are lacking concerning the number of Fitz wheels sold in the west. Installed circa 1936, the Fitz wheel at Andrew Baldwin's ranch was a marvel of simple but appropriate technology that converted mechanical energy into electrical power for a variety of uses (Gilles 1992; Fitz Water Wheel Company 1928; Hazen nd).

A key element of Baldwin's Palo Bonito showplace was its peach orchard, established by Claire Jones on the upper bench above the main ranch house. Some 700 to 800 trees produced trophy-sized fruits that were hand-picked, individually wrapped in tissue paper, packed in wooden crates, and shipped to prospective clients back east. Many peaches were sent as Christmas gift

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packages. Baldwin hoped that the arrival of the luscious fruit in midwinter would convince snow-bound businessmen to purchase their own pieces of Arizona paradise (Fred Schuerman and Sherman Loy, personal communications, 1997).

Baldwin died in 1943 before his dream for Palo Bonito could be fully realized. His widow, Jane Baldwin, then rented the ranch to Claire Jones. Jones worked the peach orchard as a commercial venture, shipping much of its fruit to Chicago and Phoenix. When Mrs. Baldwin sold the property in 1953, Jones took jobs elsewhere in Yavapai County before retiring to St. David in southern Arizona, where he died in 1997 (*Arizona Daily Sun* 1998; Ellen Graves, personal communication, 1997).

The new owner in 1953 was Lois Kellogg Maury. Since 1941 the Connecticut heiress had resided seasonally at her Pinnacle Peak (Scottsdale) ranch, where she ran a finishing school for debutantes and rented cabins to visitors. Her ranch manager, Nick Duncan, learned that his childhood home on lower Oak Creek was for sale; he had lived at the OK Ranch from 1919 to 1922 when his stepfather, John Loy, rented acreage there and operated it as a truck farm. Duncan convinced Maury to move from Pinnacle Peak to the cooler, Oak Creek locale. Maury married Duncan in 1955 and the ranch became the couple's home. Nick Duncan raised horses, Suffolk sheep, and fruit there, while his wife took the property in a new direction (*Arizona Republic* 1970; Four Seasons Resort 2017; *Scottsdale Progress* 1948, 1953, and 1954).

Lois Duncan had a deep interest in eastern philosophy and religion. She first visited India in 1935, through her friendship with Margaret Wilson, daughter of President Woodrow Wilson. Lois became a student of Sri Aurobindo, founder of the spiritual practice called Integral Yoga. In 1953 Lois founded the Sedona chapter of the Cultural Integration Fellowship. She made several more visits to the Sri Aurobindo ashram in Pondicherry, India, and in 1966 received permission to found an Aurobindo center at the Oak Creek ranch. Mrs. Duncan built a meditation house, called Purani, on the property and even deeded three acres to the religious order. Following Lois Duncan's death in 1970 and a dispute amongst members of the order, Nick Duncan repurchased those acres and razed Purani house (*Arizona Republic* 1970; Gilles 1992).

Lois Duncan gave the ranch the name by which it is commonly known today. Crescent Moon was the name of her former Pinnacle Peak property which, in turn, was named after Rabindranath Tagore's collection of poetry called *The Crescent Moon*. The work was published in 1913, the year that Tagore received the Nobel Prize for Literature. Tagore had known Sri Aurobindo and had described him as "the voice incarnate of India's soul" (*Scottsdale Progress* 1948; Tagore 1907).

Nick Duncan's desire and that of his late wife was to preserve their Crescent Moon Ranch for public use and enjoyment. Mr. Duncan sold the ranch in 1980 to the Trust for Public Land. The Trust deeded the property to the USDA Forest Service later that year. The property is now a Forest Service day-use recreation area, while the Duncans' former home (Baldwin ranch house) can be reserved overnight through the Forest's Cabin Rental Program.

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var Deed Books (DB) 57:392; 63:133; 63:135; 65:198; 90:170; 129:14; and 167:126.
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November 15:5

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communication with P. Stein, March 15, 2017.

Ellen Graves (niece of Claire Jones); interview conducted by P. Stein on March 28, 1997, in
Oak Creek Canyon.

Sherman Loy (grandson of Henry Schuerman); interview conducted by P. Stein on March 31,
1997, at Crescent Moon Ranch.

Fred Schuerman (grandson of Henry Schuerman); interview conducted by P. Stein on March
31, 1997, at Crescent Moon Ranch.

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 # AZ-47

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 recorded by Historic American Engineering Record #
 recorded by Historic American Landscape Survey #

Primary location of additional data:

 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Coconino National Forest, Flagstaff, AZ

Historic Resources Survey Number (if assigned): CNF AR03040600408

10. Geographical Data

Acreage of Property 45.19

UTM References

Datum (USGS Sedona, Ariz. Quadrangle; see Figure 1):

NAD 1927 or NAD 1983

1. Zone: 12	Easting: 426416	Northing: 3854162
2. Zone: 12	Easting: 426961	Northing: 3854140
3. Zone: 12	Easting: 427075	Northing: 3854085
4. Zone: 12	Easting: 427143	Northing: 3854016
5. Zone: 12	Easting: 427099	Northing: 3853886
6. Zone: 12	Easting: 426943	Northing: 3853826
7. Zone: 12	Easting: 426739	Northing: 3853845
8. Zone: 12	Easting: 426356	Northing: 3854041

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the OK Ranch Historic District is shown as the broken line on the accompanying aerial photo (see Figure 2) and district map (Figure 3).

Boundary Justification (Explain why the boundaries were selected.)

The district boundary has been drawn to include the ranch house, barns, agricultural areas, and various outbuildings and structures that have historically been part of the property and that retain integrity. A former field that was converted to a public day-use area has been excluded because it has lost historic integrity and lies at the edge of the property.

8. Form Prepared By

name/title: Pat H. Stein/Owner
organization: Arizona Preservation Consultants
street & number: 6786 Mariah Drive
city or town: Flagstaff state: Arizona zip code: 86004
e-mail patstein71@hotmail.com
telephone: 928-714-0585
date: December 2017

Additional Documentation

Figure 1. OK Ranch Historic District general location

Figure 2. Aerial overview of the OK Ranch Historic District with contributing and non-contributing resources

Figure 3. Plan view of the OK Ranch Historic District with contributing and non-contributing resources

Figure 4. Boundary points of the OK Ranch Historic District property (UTM points)

Figure 5. Plan view of the OK Ranch Historic District with contributing and non-contributing resources, and photo point locations with directions

Figure 6. 1939 Lescher & Mahoney architectural renderings of the Baldwin Ranch house, 1939.

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Photo Log

Name of Property: OK Ranch Historic District

City or Vicinity: Sedona vicinity

County: Yavapai State: Arizona

Photographer: Pat Stein

Date Photographed: 2017

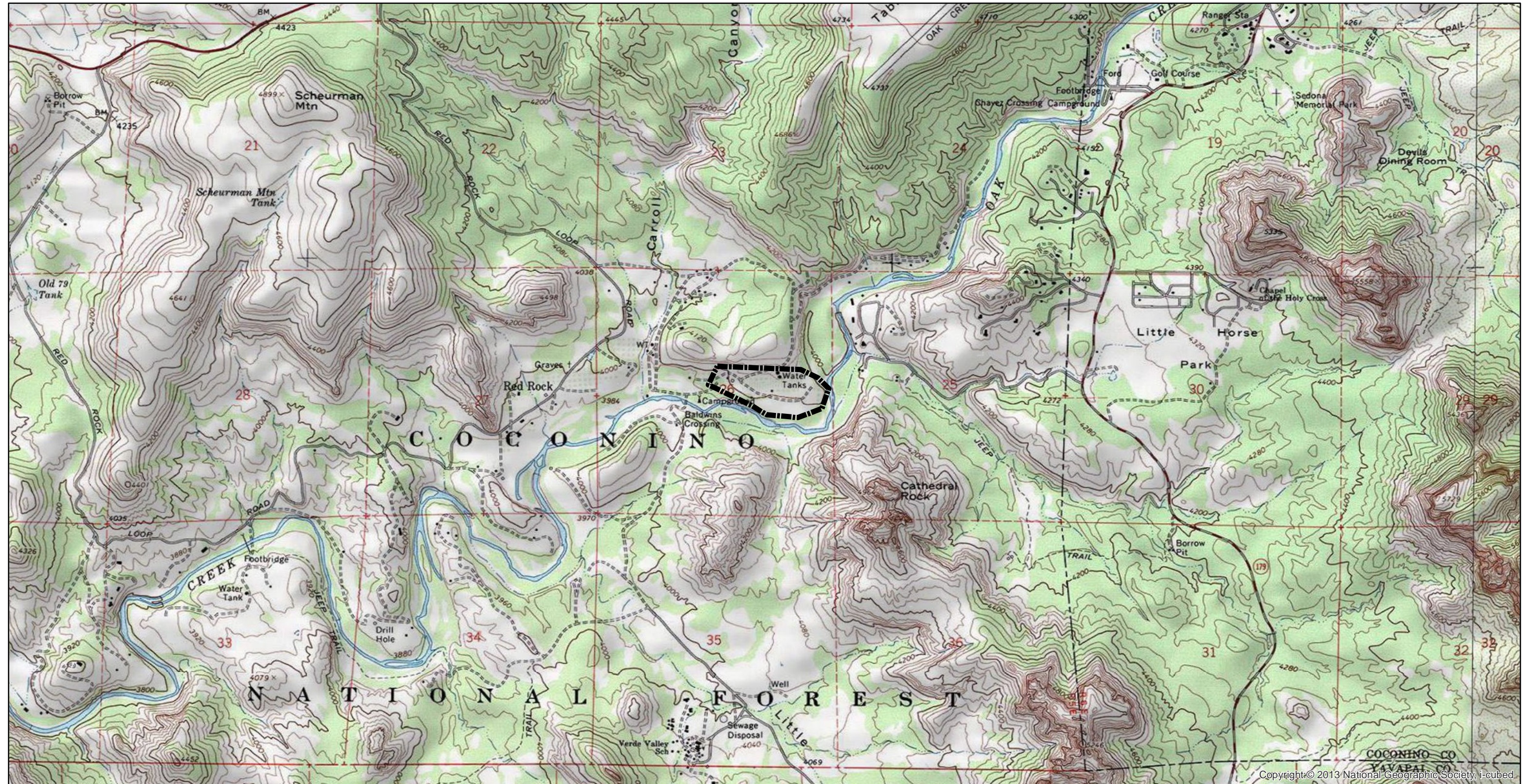
Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Overview of district, camera pointing to southeast
2. Baldwin ranch house, camera pointing to southwest
3. Baldwin ranch house, camera pointing to south
4. Dumas Ditch, camera pointing to east/southeast
5. Fitz water wheel with pumphouse shed, camera pointing to north
6. Wooden water tank, camera pointing to northeast
7. Concrete reservoir, camera pointing to south
8. Upper bench agricultural field, camera pointing to east
9. Small water wheel, camera pointing to northeast
10. Middle bench agricultural field, camera pointing to east
11. Lower bench agricultural field, Area A, camera pointing to southeast
12. Lower bench agricultural field, Area B, camera pointing to east
13. Hay barn, camera pointing to southwest
14. Main barn, camera pointing to west
15. Blacksmith shop, camera pointing to northwest
16. Fruit packing shed, camera pointing to west

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 100 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.

Figure 1. OK Ranch Historic District general location.



Coconino National Forest
Yavapai County, Arizona

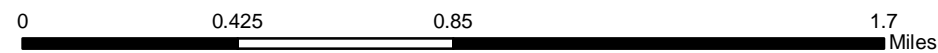
OK Ranch Historic District

Sedona, AZ USGS 7.5 Quadrangle Map


1:24,000



Township 17N, Range 5E
Section 26



Legend

 OK Ranch Nomination Boundary

*Resources 1-18 are Contributing to the NRHP Nomination;
Resources 19-30 are Non-Contributing.

Figure 2. Aerial Overview of the OK Ranch Historic District with contributing and non-contributing resources.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

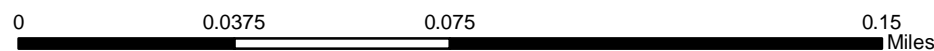
Coconino National Forest
Yavapai County, Arizona

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Base Map 2013 _ESRI World Map

OK Ranch Historic District

1 inch = 176 feet

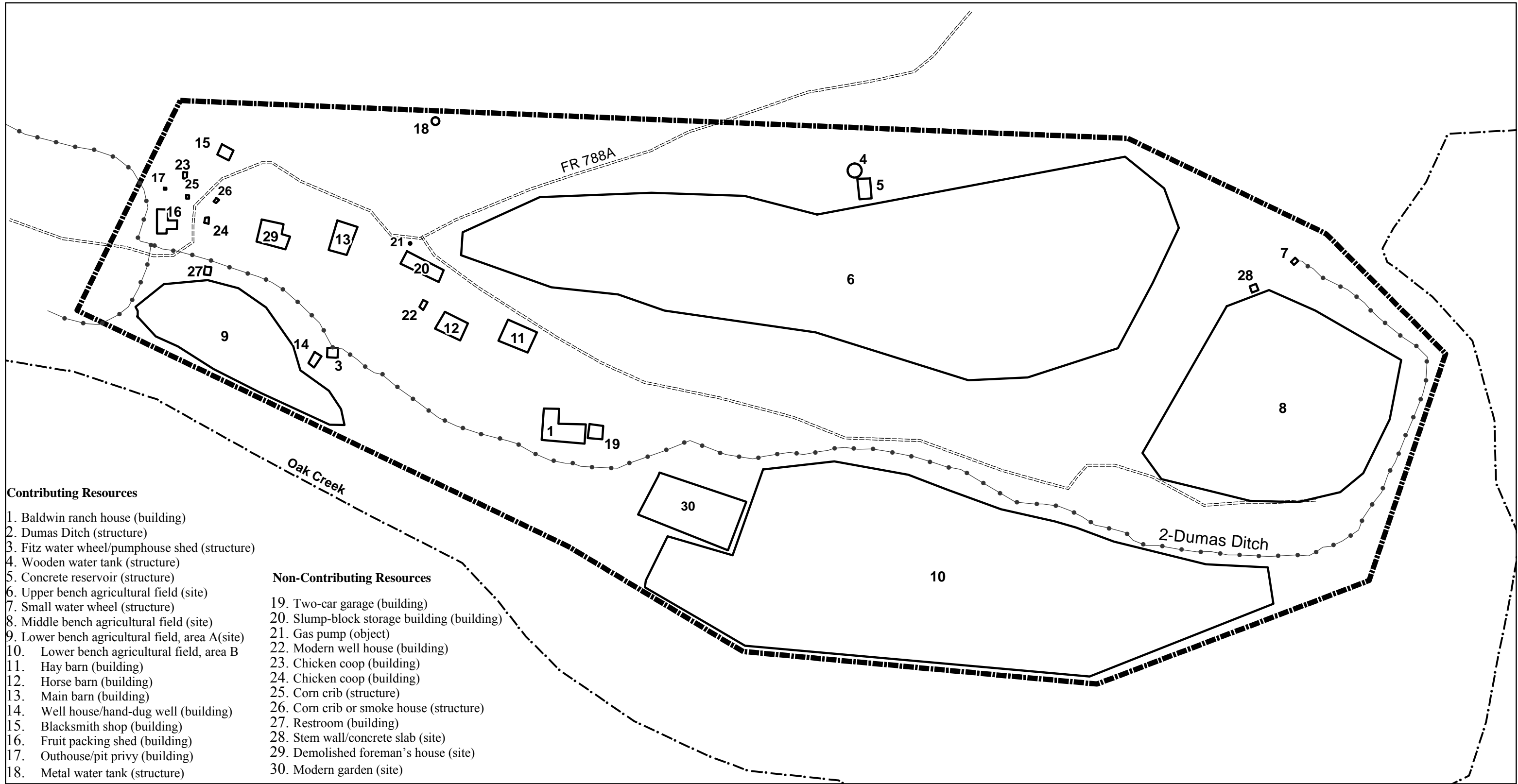


Legend

- Resources*
- Dumas Ditch (Feature 2)
- OK Ranch Nomination Boundary

*Resources 1-18 are Contributing to the NRHP Nomination;
Resources 19-30 are Non-Contributing.

Figure 3. Plan View of the OK Ranch Historic District with contributing and non-contributing resources.



Contributing Resources

- 1. Baldwin ranch house (building)
- 2. Dumas Ditch (structure)
- 3. Fitz water wheel/pumphouse shed (structure)
- 4. Wooden water tank (structure)
- 5. Concrete reservoir (structure)
- 6. Upper bench agricultural field (site)
- 7. Small water wheel (structure)
- 8. Middle bench agricultural field (site)
- 9. Lower bench agricultural field, area A(site)
- 10. Lower bench agricultural field, area B
- 11. Hay barn (building)
- 12. Horse barn (building)
- 13. Main barn (building)
- 14. Well house/hand-dug well (building)
- 15. Blacksmith shop (building)
- 16. Fruit packing shed (building)
- 17. Outhouse/pit privy (building)
- 18. Metal water tank (structure)

Non-Contributing Resources

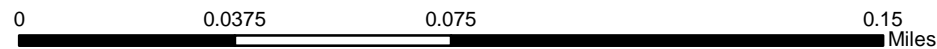
- 19. Two-car garage (building)
- 20. Slump-block storage building (building)
- 21. Gas pump (object)
- 22. Modern well house (building)
- 23. Chicken coop (building)
- 24. Chicken coop (building)
- 25. Corn crib (structure)
- 26. Corn crib or smoke house (structure)
- 27. Restroom (building)
- 28. Stem wall/concrete slab (site)
- 29. Demolished foreman's house (site)
- 30. Modern garden (site)

Coconino National Forest
Yavapai County, Arizona

Township 17N, Range 5E
Section 26

OK Ranch Historic District

1 inch = 176 feet

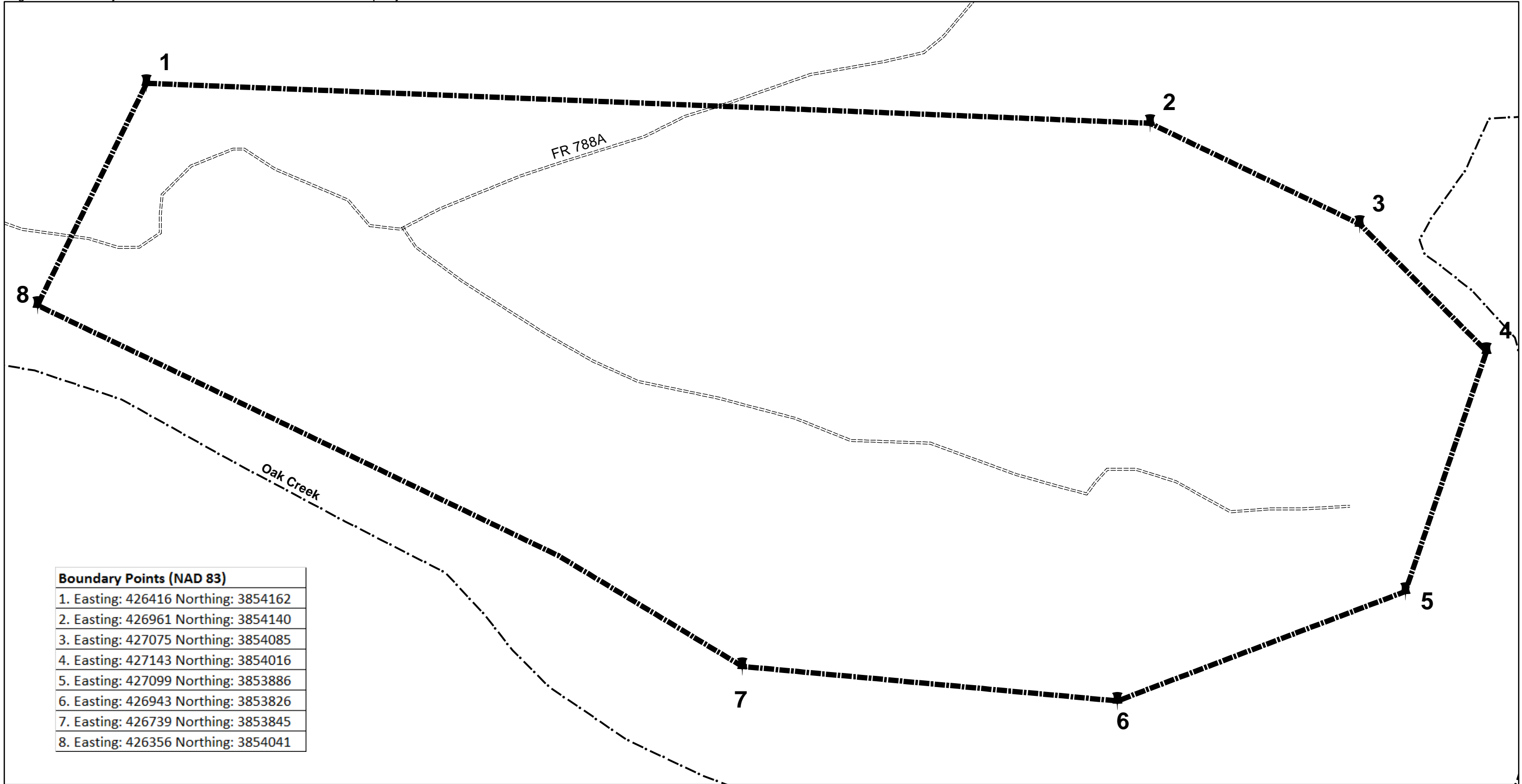


Legend

- ====: Roads
- Oak_Creek
- Resources*
- Dumas Ditch (Feature 2)
- ▬ OK Ranch Nomination Boundary

*Resources 1-18 are Contributing to the NRHP Nomination;
Resources 19-30 are Non-Contributing.

Figure 4. Boundary Points of the OK Ranch Historic District Property

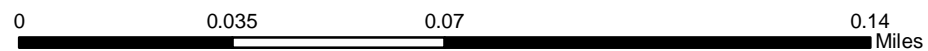


Coconino National Forest
Yavapai County, Arizona

OK Ranch Historic District

Township 17N, Range 5E
Section 26

1 inch = 167 feet



Legend





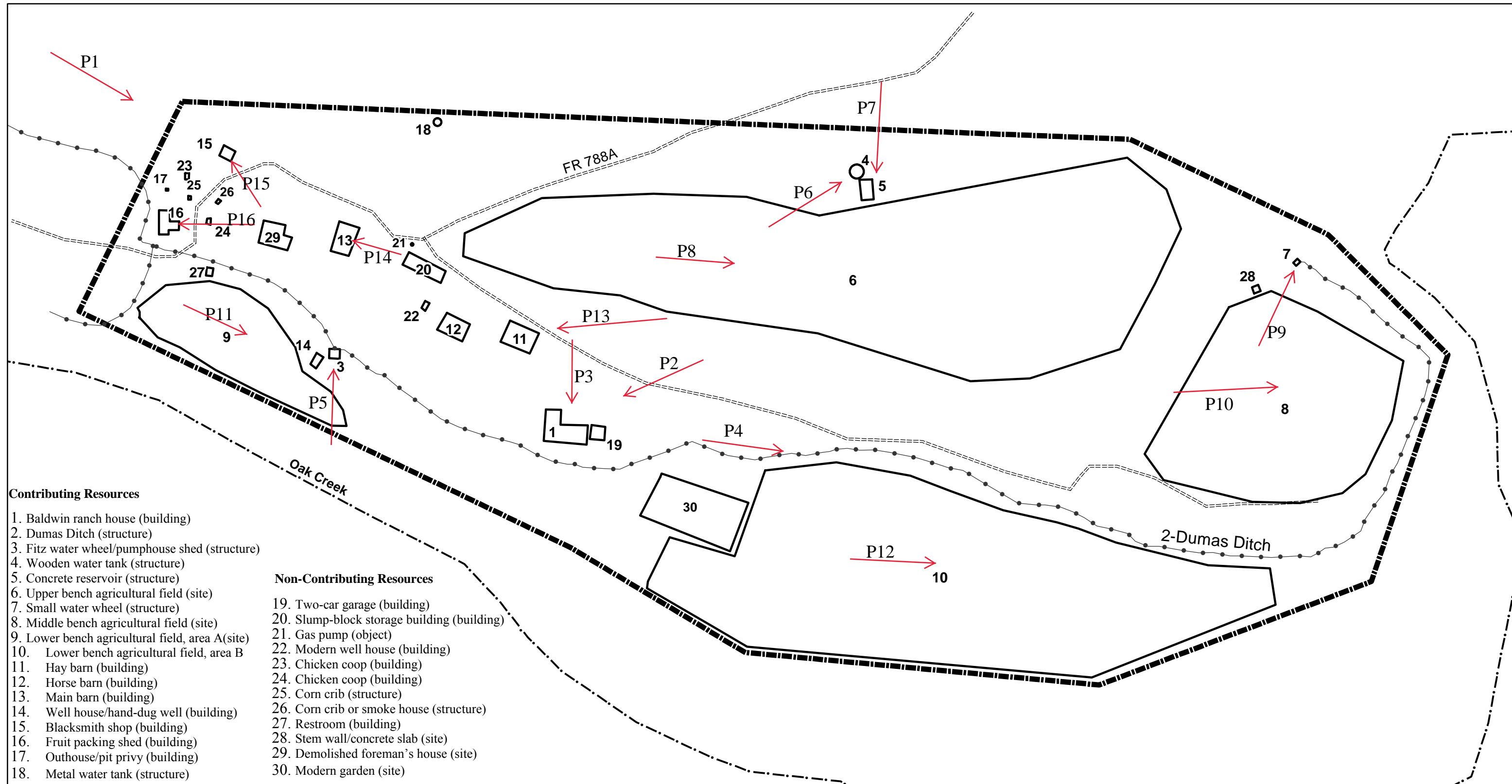
-  Boundary_Points
-  Roads
-  Oak_Creek
-  OK Ranch Nomination Boundary

Figure 5. Plan View of the OK Ranch Historic District with contributing and non-contributing resources, and photo point locations with directions.



Contributing Resources

- 1. Baldwin ranch house (building)
- 2. Dumas Ditch (structure)
- 3. Fitz water wheel/pumphouse shed (structure)
- 4. Wooden water tank (structure)
- 5. Concrete reservoir (structure)
- 6. Upper bench agricultural field (site)
- 7. Small water wheel (structure)
- 8. Middle bench agricultural field (site)
- 9. Lower bench agricultural field, area A (site)
- 10. Lower bench agricultural field, area B
- 11. Hay barn (building)
- 12. Horse barn (building)
- 13. Main barn (building)
- 14. Well house/hand-dug well (building)
- 15. Blacksmith shop (building)
- 16. Fruit packing shed (building)
- 17. Outhouse/pit privy (building)
- 18. Metal water tank (structure)

Non-Contributing Resources

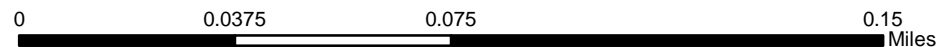
- 19. Two-car garage (building)
- 20. Slump-block storage building (building)
- 21. Gas pump (object)
- 22. Modern well house (building)
- 23. Chicken coop (building)
- 24. Chicken coop (building)
- 25. Corn crib (structure)
- 26. Corn crib or smoke house (structure)
- 27. Restroom (building)
- 28. Stem wall/concrete slab (site)
- 29. Demolished foreman's house (site)
- 30. Modern garden (site)

Coconino National Forest
Yavapai County, Arizona

Township 17N, Range 5E
Section 26

OK Ranch Historic District- Photo Guide

1 inch = 176 feet

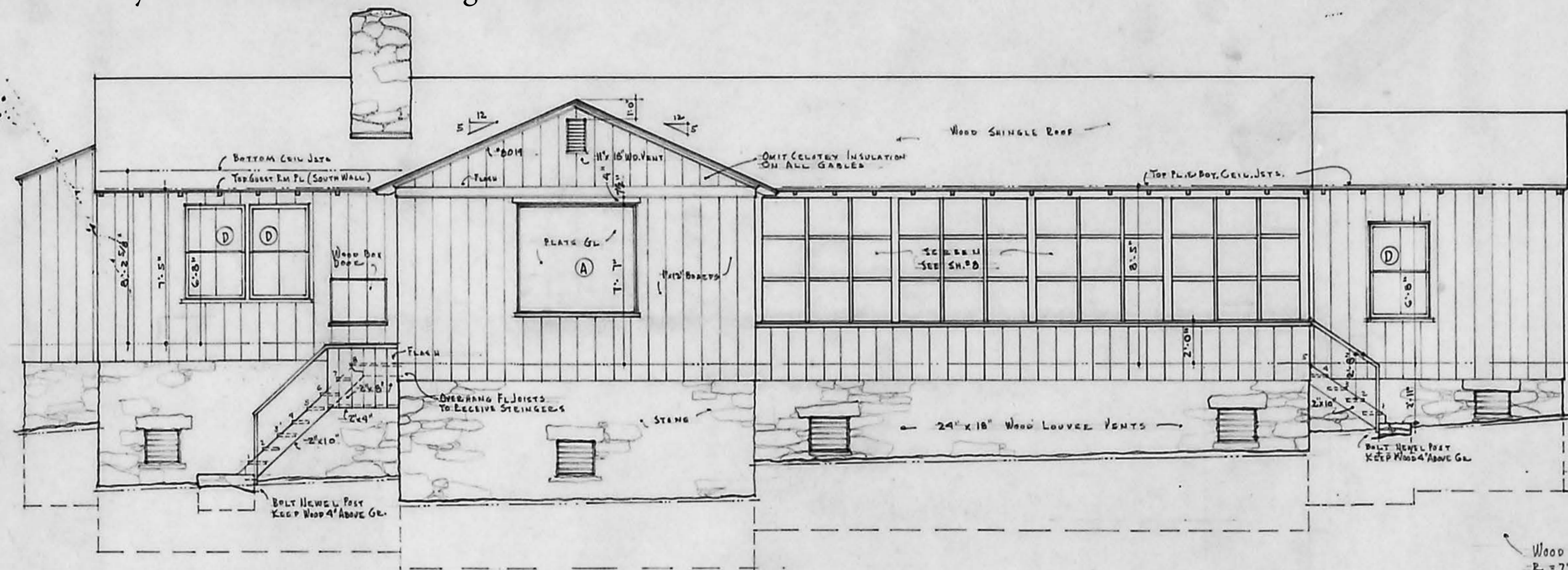


Legend

- ==== Roads
- .-.- Oak_Creek
- Resources*
- Dumas Ditch (Feature 2)
- ▤ OK Ranch Nomination Boundary
- P1 → Photo Point

*Resources 1-18 are Contributing to the NRHP Nomination;
Resources 19-30 are Non-Contributing.

Figure 6. Lescher and Mahoney Architectural Renderings of the Baldwin Ranch House. 1939.

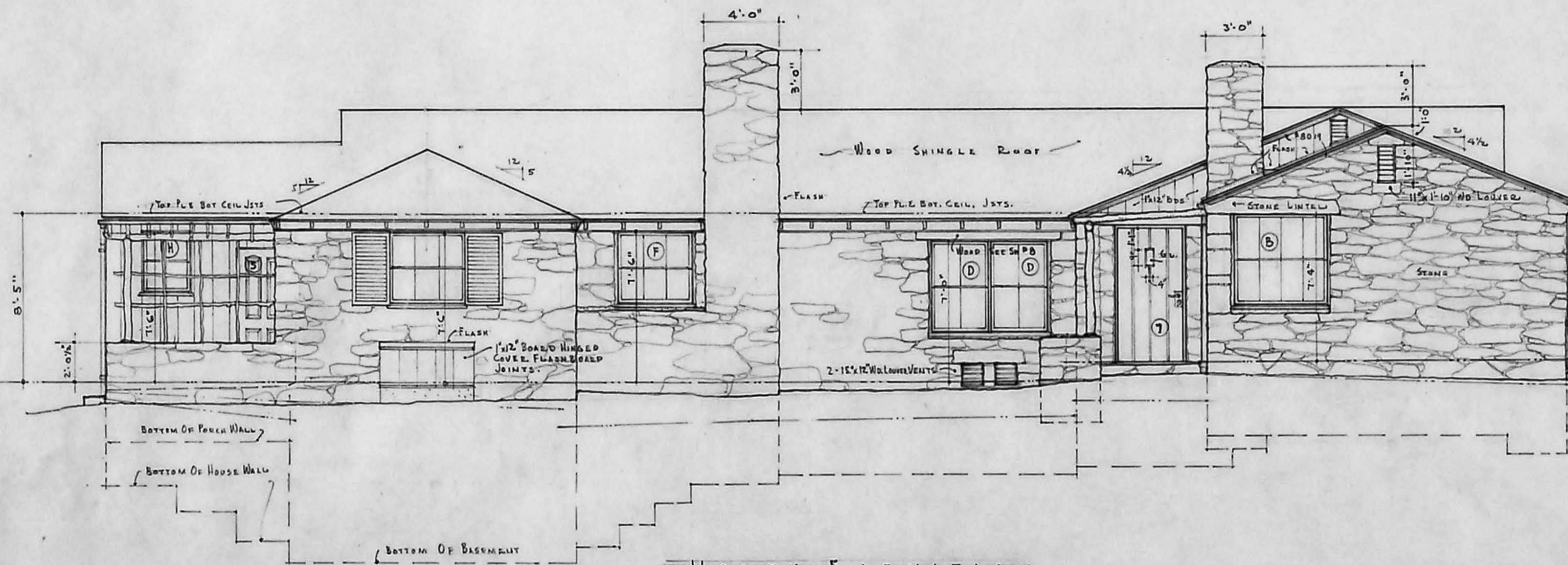


WOOD STAIR TO WOOD BOX
 R. 8" T. 9"
 TREADS ARE 2"x10" SET INTO
 2"x10" STRINGERS, 2"x3" BAL.
 KEEP ALL WOOD 4" ABOVE GROUND

SOUTH ELEVATION

SCALE 1/4"=1'-0"

WOOD STAIR TO SUN PORCH
 R. 7" T. 11"
 TREADS ARE 2"x12" SET INTO
 2"x10" STRINGERS 2"x3"
 BAL. KEEP ALL WOOD 4"
 ABOVE GROUND



NORTH ELEVATION

DRAWN BY R.M.E.
 TRACED BY
 CHECKED BY L.J.M.
 REVISED BY
 DATE 5 6 39

RANCH HOUSE FOR MRS. ANDREW E. BALDWIN
 FOR THE BALDWIN RANCH
 NEAR COTTON WOOD ARIZONA



LESCHER & MAHONEY
 ARCHITECTS
 TITLE & TRUST BUILDING
 PHOENIX ARIZONA

COM No 891
 SHEET 3

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 1



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 1: Overview of district, camera pointing to southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District
Name of Property
Yavapai County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

Page 2



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 2: Baldwin ranch house, camera pointing to southwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property

Yavapai County, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 3



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 3: Baldwin ranch house, camera pointing to south

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property

Yavapai County, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 4



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 4: Dumas Ditch, camera pointing to east/southeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 5



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 5: Fitz water wheel with pumphouse shed, camera pointing to north

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 6



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 6: Wooden water tank, camera pointing to northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 7



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 7: Concrete reservoir, camera pointing to south

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property

Yavapai County, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 8



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
December 2017

Photo 8: Upper bench agricultural field, camera pointing to east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 9



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 9: Small water wheel, camera pointing to northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 10



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
December 2017

Photo 10: Middle bench agricultural field, camera pointing to east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property

Yavapai County, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 11



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
December 2017

Photo 11: Lower bench agricultural field, Area A, camera pointing to southeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property

Yavapai County, Arizona

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs

Page 12



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
December 2017

Photo 12: Lower bench agricultural field, Area B, camera pointing to east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 13



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 13: Hay barn, camera pointing to southwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District
Name of Property
Yavapai County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

Page 14



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 14: Main barn, camera pointing to west

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District

Name of Property
Yavapai County, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 15



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 15: Blacksmith shop, camera pointing to northwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

OK Ranch Historic District
Name of Property
Yavapai County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs

Page 16



OK Ranch Historic District
Yavapai County, Arizona
Pat Stein
February 2017

Photo 16: Fruit packing shed, camera pointing to west

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/16/2018 Date of Pending List: 4/11/2018 Date of 16th Day: 4/26/2018 Date of 45th Day: 4/30/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 4/19/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 4/19/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Doug Ducey
Governor

ARIZONA STATE PARKS & TRAILS

Celebrating 60 Years!

Sue Black
Executive Director



January 22, 2018

Jeremy Haines
Flagstaff District Archaeologist
Coconino National Forest
5075 N. Highway 89
Flagstaff, AZ 86004

RE: OK Ranch NRHP Nomination

Dear Mr. Haines,

You will find attached the cover page of the OK Ranch Historic District nomination with SHPO Kathryn Leonard's signature on the Commenting Official line. We all thought this a very good nomination and congratulate you and your preparer, Pat Stein.

There's one typo Kathryn found on p. 4, first sentence under the "Location and Setting" heading... should be "located," not "location."

If you have any questions or requests, you may contact me by email at wcollins@azstateparks.gov.

Sincerely,

William S. Collins

William S. Collins, Ph.D.
State Historic Preservation Office
Arizona State Parks & Trails

encl



File Code: 2360
Date: January 18, 2018

Randy Garrison
Yavapai County District 3 Supervisor
10 South 6th Street
Cottonwood, AZ 86326

Dear Supervisor Garrison,

The Coconino National Forest has recently prepared a National Register of Historic Places nomination for the OK Ranch Historic District which is located within District 3 of Yavapai County. This historic district encompasses 17 acres of Forest Service managed lands within the Crescent Moon administrative site area, southwest of Sedona, Arizona. The ranch has numerous historic features that include buildings, barns, and wheelhouses, some of which date to as early as the 1880s.

One of the Forest Service's directives is to identify historic properties and prepare National Register Nominations for the most significant and intact of these properties. In turn, the intent of this nomination is to recognize the unique history of this ranch and its historic significance in the agricultural development of the Sedona-Oak Creek area of central Arizona.

The property was one of the earliest ranches in the area and today is one of its best-preserved. Prescott cattleman John Lee initially homesteaded ranch, and it was briefly home to locally significant pioneer Bear Howard. In the late 1800s and early 1900s, the highly productive orchards at the ranch helped feed the growing communities of the Verde Valley. In 1944, the main ranch house, the Baldwin House aka Crescent Moon Ranch House, was featured in Arizona Highways magazine, and is currently available to be rented by the public for overnight stays.

What sets this ranch apart is its unusually good state of preservation. Forest Service preservation efforts, with the help of numerous volunteers, have helped us maintain these resources. Today the OK Ranch Historic District is one of few remaining properties in the area that contains a significant concentration historic-era agricultural buildings and features.


To be clear, this nomination does not provide any additional federal protection of the ranch and its resources, nor does it alter the current management of the area. However, the nomination does elevate the recognized significance of the area to a national level, and provides a venue to share that history with the public through the National Register program.



In accordance with the National Historic Preservation Act, specifically 36 CFR 60.9, a copy of this nomination is submitted to you as the chief elected county official, and provides you with an opportunity to comment on this nomination within the following 45 days of receipt of this letter. Attached is a copy of the nomination itself, prepared by local historian Pat Stein.

If you have any questions regarding this nomination or would like to provide comments, please contact Jeremy Haines, jhaines@fs.fed.us; 928-527-8261; or at the above letterhead address.

Sincerely,


LAURA JO WEST
Forest Supervisor

Enclosure

cc: Yavapai County Chairman Thomas Thurman



United States
Department of
Agriculture

Forest
Service

Flagstaff
Ranger District

5075 N. Highway 89
Flagstaff, AZ 86004-2852
Phone: (928) 526-0866
Fax: (928) 527-8288

File Code: 2360
Date: March 9, 2018



Dear Keeper Paul Loether --

Attached is the original signed copy of the first page of the nomination, as well as two enclosed disks. The first enclosed disk (Disk 1) contains the true and correct copy of the nomination for the OK Ranch Historic District to the National Register of Historic Places. The second disk (Disk 2) contains photos in Tiff format, per NPS guidance regarding submitting nominations on a disk, dated May 6, 2013.

Thank you for your review of this nomination. We certainly hope that it meets your expectations.

Please contact Jeremy Haines at 928-527-8261, or at jhaines@fs.fed.us, or at the above letterhead, with any questions or comments regarding this nomination and/or its submittal to your office.

Sincerely,

Jeremy Haines
District Archaeologist

