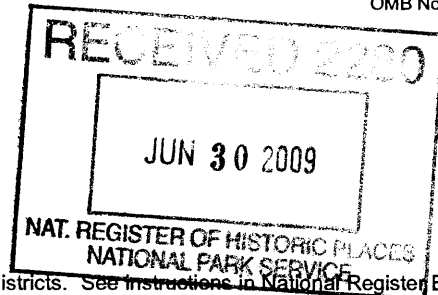


United States Department of the Interior  
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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

### 1. Name of Property

Historic name Schilling Ranch Historic District

Other names/site number Winchester Ranch

### 2. Location

street & number 6396 North Schilling Ranch Road  not for publication

city of town \_\_\_\_\_  vicinity

State Arizona code AZ county Cochise code 003 zip code 85643

### 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

James W. Garrison \_\_\_\_\_  
 Signature of certifying official Date 25 JUNE 2009

\_\_\_\_\_  
 Title Arizona State Parks  
 State or Federal agency and bureau

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

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

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

### 4. National Park Service Certification

I, hereby, certify that this property is:

<input checked="" type="checkbox"/> entered in the National Register	Signature of the Keeper	Date of Action
___ determined eligible for the National Register	<u>Jackie McWilliam</u>	<u>5-7-09</u>
___ determined not eligible for the National Register	_____	_____
___ removed from the National Register	_____	_____
___ other (explain:)	_____	_____

**5. Classification**

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

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

**Category of Property**  
(Check only one box)

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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4		buildings
		sites
1		structures
		objects
5		<b>Total</b>

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

Cattle Ranching in Arizona, 1540-1950 MPDF; and  
Arizona Cattle Ranching in the Modern Era, 1945-  
1970 MPDF

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

0

**6. Function or Use**

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

- AGRICULTURE / single dwelling
- AGRICULTURE / animal facility: corral
- AGRICULTURE / outbuilding: hay barn
- AGRICULTURE / outbuilding: tack room
- AGRICULTURE / multiple dwelling: bunkhouse

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

- AGRICULTURE / single dwelling
- AGRICULTURE / animal facility: corral
- AGRICULTURE / outbuilding: hay barn
- AGRICULTURE / outbuilding: tack room
- AGRICULTURE / multiple dwelling: bunkhouse

**7. Description**

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

- OTHER

**Materials**  
(Enter categories from instructions)

- foundation: Concrete
- walls: Concrete, stone
- roof: metal
- other: Wood, steel posts and gates

---

**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 Schilling Ranch Historic District contains four buildings and a structure built in the early to mid twentieth century. These vernacular constructions, while lacking stylistic distinction, represent the practical use of local materials to create the usable infrastructure required by cattle ranching in the rugged desert of southeastern Arizona. As access to the ranch was limited, this location was used for cattle roundups, to gather cattle for shipment to the Willcox cattle auction. The larger setting around the district remains relatively unchanged from the time of its historic use and continues to serve as grazing land for cattle.

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**Narrative Description**

See Continuation Sheets, Section 7

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**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)

Agriculture

**Period of Significance**

1927-1959

**Significant Dates**

1927

1952-54

1957

**Significant Person**

(Complete only if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

**Period of Significance (justification)**

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

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

The Schilling Ranch Historic District is associated with historic cattle ranching in Arizona during the twentieth century as documented in two National Register of Historic Places Multiple Property Documentation Forms (MPDFs): *Cattle Ranching in Arizona, 1540-1950* and *Arizona Cattle Ranching in the Modern Era, 1945-1970*. The Schilling Ranch played a role in the history of cattle ranching in southeastern Arizona for over a century. The owners of Winchester Ranch—Ernest Schilling in 1906, Elvie Lane in 1940, Ernest Browning in 1948, and his son, Alvin Browning in 1980—were considered prominent ranchers on a local level, with Schilling and Ernest Browning achieving a measure of national recognition. The property, under the modern name of Winchester Ranch, continues to operate as a working cattle ranch, providing a continuity of use in a region that has seen considerable change in other areas of economy and culture. The historic district is nominated to the National Register under Criterion A for its association with historic agriculture, in particular, cattle ranching, which has been a primary economic factor in the development of Arizona since its earliest settlement in the American period. It is nominated at the local level of significance.

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

See Continuation Sheets, Section 8

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

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- \_\_\_\_\_  
Name of repository:

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

**10. Geographical Data**

**Acreage of Property** Approximately 2  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1 12 582875 3577274  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

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

The site of the Schilling Ranch Historic District is a rectangle of approximately two acres enclosing the primary buildings and one structure (a corral) associated with the historic Schilling Ranch. This area is visually distinct through the mostly original barbed wire fence surrounding the area of approximately 200'x150,' with the corral extending another 450'x50'.

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

Within the boundary are located most of the buildings and structures associated with historic Schilling Ranch. These are the properties whose usage is associated with the district's period of significance. The property does not contain large areas of grazing land, which continue to serve the modern Winchester Ranch, or isolated structures or objects across the extensive land of the modern operation.

**11. Form Prepared By**

name/title Louise Henderson (edited by William Collins, Arizona State Historic Preservation Office)  
organization \_\_\_\_\_ date March 2007  
street & number 6396 N. Schilling Ranch Road telephone (520) 253-0247  
city or town Willcox state AZ zip code 85643  
e-mail \_\_\_\_\_

**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)

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**Photographs:**

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

**Name of Property:** Schilling Ranch Historic District

**City or Vicinity:**

**County:** Cochise                      **State:** Arizona

**Photographer:** Louise Henderson

**Date Photographed:** March 27, 2007

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

- 1 of 9. Overview of Schilling Ranch, looking west
- 2 of 9. Overview of Schilling Ranch, looking south, southeast
- 3 of 9. Rock House, looking north
- 4 of 9. Rock House, looking west
- 5 of 9. Detail of Rock House, looking northwest
- 6 of 9. Hay Barn, looking southwest
- 7 of 9. Interior of Rock House
- 8 of 9. Bunk House, looking south
- 9 of 9. Saddle Barn (Tack Room), looking southwest

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Schilling Ranch Historic District

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Name of multiple property listing

### NARRATIVE DESCRIPTION

#### Setting

The historically named Schilling Ranch (today referred to as the Winchester Ranch) is a cattle-raising agricultural operation located in Cochise County in the southeastern Arizona. The ranch's twenty-four sections of land are located southwest of the Winchester Mountains portion of the Coronado National Forest. The acreage is a mix of private and public leased lands that documentation shows to have been more or less used as a single unit since 1906. The approximately two acres encompassing the historic district containing the extant historic buildings is located at near 5,200 feet elevation. Its setting is in an unnamed canyon drainage extending southwest of the peak of Muskog Mountain (elevation 7,428 ft.), which drains into the larger Carruthers (Redrock) Canyon. Further to the southwest are the low lands of the Allen Flat. The canyon creek, located about fifty yards from the front porch of the Rock House, flows much of the year.

The Winchester Mountains are a small mountain group located between the drainage of the San Pedro River and the dry bed of the Willcox Playa. The Schilling Ranch is located on the western side of the mountains and its nearby creek flows towards the San Pedro River. Geologically, the region near the ranch is characterized by tertiary volcanic rock, which makes up the bulk of the Winchester Mountains. These formations have little in the way of commercially valuable mineral so mining has not been a significant activity in the Winchester Mountains. The regional flora is classified as Arizona Uplands vegetation, which is a type inclusive of species such as Saguaro cacti, Paloverde trees, brittlebush, hackberry, and various scattered grasses. The relatively moderate temperature, with few annual incidents of freezing temperatures, makes the region ideal for cattle grazing, although the relative lack of grass means that grazing is extremely land intensive.

Adjacent to the Schilling Ranch, in addition to the previously mentioned Coronado National Forest, are several privately-owned cattle ranches. The historic Muleshoe Ranch, currently owned by The Nature Conservancy, is also located adjacent to the west boundary of the Winchester Ranch.

#### Description

The historic district contains four contributing historic buildings and one contributing historic structure. The primary building is the Rock House, a single rock veneer house built in the late 1920s. It has one bedroom, one bathroom, a kitchen with walk-in pantry, living room with 'heat-o-lator' wood burning fireplace, and front porch. The original flat roof with parapet walls was converted to a metal shed roof with overhangs prior to current ownership. That is the most significant alteration to the Rock House. The nine original doors with original brass hardware are intact. The handmade wood sash, single hung windows are also intact. The rocks for the exterior veneer of the Rock House were collected on site, probably within a half mile of the house. Many of the rocks have quartz crystals imbedded. The sand for the concrete foundation and floors



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was probably gathered and sifted onsite as access is limited by the rough terrain and primitive roads. The red interior concrete floors are scored around each room and run up the wall to form baseboards.

The three other contributing buildings are the bunk house, hay barn, and saddle barn. These were built of poured concrete walls and simple corrugated metal gable or shed roofs. The bunk house is 12' x 24' of poured concrete walls and floor, with two rooms. A small bathroom was added sometime later. The doorways are 5'6" tall, indicating that the cowboys were rather short. Heat was provided by a wood burning stove. A 20' x 40' hay barn, and saddle barn with poured concrete walls are within a 200' area, adjacent to the corral. The doors to the hay barn and saddle barn were handmade on site of 1x12 lumber and are still intact. The original saddle racks are intact in the saddle barn. The original metal roofs on each of the outbuildings were replaced between November 2003 and June 2005, as they were in very poor condition or missing. The replacement roofs are also metal, of similar material as the original.

The corrals were built primarily of native cedar posts gathered on the ranch, multiple strands of barbed wire, and hand-hewn lumber gates. They have been repaired through the years with similar native materials and some steel posts and gates, but the bulk of the original structure is still in place. The corrals consist of multiple holding pens, a loading chute, and one sorting lane. A steel drinker is inside the corral so the animals can get water. The corral is adjacent to the hay barn and saddle barn, for easy access when feeding animals or saddling horses.

### Integrity

Although the properties within the Schilling Ranch have undergone modest alteration, particularly the replacement of worn-out roofing material with modern, though compatible material, the buildings and structures of the district retain sufficient integrity to convey their historic significance. The high integrity of design and materials, such as the rock facing of the Rock House, with its concrete foundation, and the unpainted concrete of the other buildings, make them identifiable as the work of the early to mid twentieth century. These buildings and structures were constructed of local materials and display the workmanship necessary for properties that had to be constructed under rugged and isolated conditions, using locally available materials. The general setting remains virtually unchanged, providing a high degree of integrity of feeling. Without the intrusion of more modern buildings or structures within the rural landscape of the Arizona desert, the Schilling Ranch conveys the important features of a modest, though modern cattle ranch of the middle-twentieth century.

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### NARRATIVE STATEMENT OF SIGNIFICANCE

#### Historic Context: Cattle Ranching in Southern Arizona

The Schilling Ranch Historic District includes four buildings and a structure constructed between 1927 and 1952. While the larger property of the Winchester Ranch was used and continued to be used for cattle ranching over the whole course of the twentieth century, the character of the historic properties within the historic district are visually distinctive of cattle ranching during the early to mid twentieth century. For that reason the period of significance extends from 1927 to 1959.

The Schilling Ranch's primary historic context has been described in two National Register documents, the *Cattle Ranching in Arizona, 1540-1950 MPDF* and the *Arizona Cattle Ranching in the Modern Era, 1945-1970 MPDF*. These documents outline many of the important trends and events marking the development of cattle raising, from the earliest introduction of cattle into the American Southwest during the Spanish Colonial Era, to the evolution of cattle ranching into a rationalized industry associated not only with the growth of Arizona, but also with the integration of the Arizona economy to the larger American (and international) meat production sector. Relevant sections of the *Cattle Ranching in Arizona, 1540-1950 MPDF* include the description of how the operation of southern Arizona cattle ranches was oriented towards the major transportation system, in particular the historic Southern Pacific (now Union Pacific) Railroad and its major cattle-gathering node at Willcox. The second MPDF on cattle ranching in the modern era describes how cattle ranches adapted to new conditions following the Second World War, such as the scientific breeding of cattle, and the modernization of operations through adoption of such modern technologies as trucks and range improvement structures.

#### Historic Context: The Schilling Ranch

While the broad outline of cattle ranching history may be reviewed in the two MPDFs, this document outlines some of the specific history of the Schilling Ranch. Like many twentieth century Arizona ranches, the origins of the Schilling Ranch were associated with the great cattle empires that characterized cattle raising during the late nineteenth and early twentieth century. During that period, outside investors accumulated vast acreage, sometimes exceeding a million acres, and attempted to raise cattle by the tens of thousands. While contributing much to the history and culture of early Arizona, most of these cattle empires proved relatively inefficient economically and were broken up into smaller operations during the twentieth century. The twenty-four sections of the modern Winchester Ranch is fairly typical of cattle operations in an arid region in the modern era.

The land encompassing the Schilling Ranch was associated during the nineteenth century with the great cattle operation organized by Henry Clay Hooker. Hooker, one of the most famous of early Arizona cattlemen, accumulated some 900 sections of land—owned or otherwise controlled—between the 1870s and his death in 1907. Hooker's Sierra Bonita Ranch at one time ran some 20,000 head of cattle. One part of the

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Sierra Bonita was the Muleshoe Ranch, purchased by Hooker in 1885, and later sold by him to Deming Isaacson in 1906.

Today's Winchester Ranch was once part of the Muleshoe Ranch. It later became known as "Schillings," after Ernest Schilling, who homesteaded the ranch around 1906. Schilling expanded his operation through later purchases of several deeded ranch parcels in 1927. Ernest Schilling became locally renowned by raised purebred cattle on Winchester Ranch. His best Hereford bull became a top prizewinner at the Century of Progress exposition in Chicago in 1933. He was so attached to the bull that he would not sell him but rather put the bull on the train and brought him back to Willcox and then drove him back to the ranch. Schilling's residence was a small house on a 640-acre deeded section, about three miles northwest of the headquarters structures in present historic district. That house remained occupied, off and on, until the mid-1970s when it burned. Schilling had a large water tank erected inside an older stone water tank in 1936. The date was scribed into the exterior wall of the tank and is still visible.

Elvie Lane, the long-time manager of the adjacent Muleshoe Ranch, purchased Schilling's property in 1940. Lane and his wife were friends of Horace and Faye Allen, parents of Rex Elvie Allen, who later gained fame as a popular entertainer and star of several Hollywood westerns. Rex Allen, "The Arizona Cowboy," is a local hero whose career is celebrated in the Rex Allen Museum in Willcox.

Ernest Browning purchased the "Schillings" from Elvie Lane in 1948 for \$45,000. Browning was a renowned cattle rancher who later purchasing the Muleshoe Ranch in 1953, bringing his operation at that time to 140 sections. He had a special interested in quarter horses, buying his first in 1934. In 1940, he attended the American Quarter Horse Association organizational meeting in Fort Worth and was named a director. In 1982, Ernest Browning was awarded the National Livestock Association's "Golden Spur Award" for his contributions to the nation's livestock and ranching industries. That same year he was installed in the American Quarter Horse Association's Hall of Fame.

Browning was a charter member of the Arizona Quarter Horse Breeders Association and American Quarter Horse Association, serving as President of the latter in 1959. He was co-founder and trustee of the National Cowboy Hall of Fame, and also served on the boards of the National Cattleman's Association, National Livestock and Meat Board, Arizona Cattle Growers Association, Cochise County Cattle Growers, Arizona Beef Council, National Forest Advisory Board, among others. As a civic leader, Browning served on the Willcox School Board for twenty years, with twelve of those years as president. He was a Commander of the American Legion, a charter member and president of the Willcox Rotary Club, received the Honorary Chapter Farmer Award from the Willcox FFA chapter, and received the Distinguished Citizen Award from the University of Arizona Alumni Association. Until his death in 1984, he remained active in business and in community service.

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Alvin Browning, Ernest Browning's son, married in 1949 and brought his bride, Lavinia, to the Rock House on the "Schillings," to run the ranch for his Dad. The house had no electricity and they used the wood-burning fireplace for heat. When Alvin and Lavinia's oldest daughter started to school in 1957, the family moved to town, but Alvin continued to live in the Rock House during the week and go into town to visit his family on weekends. Beginning soon after Alvin Browning moved to the ranch, he and a crew of cowboys built the bunk house, hay barn, saddle barn, and at least eight cement dams across solid rock canyons for livestock and game waters, three large steel tanks with concrete floors, and several concrete water troughs.\* Alvin Browning and his crew mixed the concrete for all of these. The concrete dams are dated between 1952-1954. Alvin Browning was a well-known rancher and was inducted into the Willcox Cowboy Hall of Fame.

The Rock House and the rest of the Schilling Ranch headquarters were located so they had running water much of the year. There are at least three hand-dug wells nearby, so ground water was relatively shallow and easy to access for both domestic use and for livestock use. The corrals were an integral part of the ranching function, where horses were kept overnight, cattle were gathered, held, sorted, branded and shipped.

The Rock House was lived in until around 1975, when Alvin Browning's son and his wife lived there. Ernest Browning sold the ranch to Alvin Browning, in 1977 and Alvin sold it to his sons, Eddie and Jack, in 1980. Eddie and Jack continued to work cattle on the ranch until they sold it in 1988, to Tommie Todd. Todd did not live in the Rock House himself, but used it and the bunkhouse as campsites for hunters. The current owners, Louise and Dale Henderson, purchased the ranch in 2003 from Todd.

### Criterion for Evaluation

The *Arizona Cattle Ranching in the Modern Era, 1945-1970 MPDF*, contains criteria for the evaluation of properties associated with historic cattle ranching.<sup>†</sup> The Schilling Ranch Historic District falls under the property type "Historic Districts," described in Section F, pp. 89-90. A ranch district generally encompasses the primary groups of buildings and structures associated with the headquarters of a ranch's operation, while omitting large areas of open range that might be considered as a landscape. The choice to designate the approximately two acres encompassing the five historic buildings and structure of the Schilling Ranch follows the desire of the owner/preparer to preserve the area of the ranch most clearly associated with the ranch's historic operation. The Schilling Ranch retains sufficient integrity to convey its historic significance as a cattle operation of the early to mid twentieth century. Its buildings and structure are associated with the

\* These water control features are not in the immediate vicinity of the historic district and are mentioned for historical reference only.

† The criteria in the *Modern Era* document replaced the guidelines from the earlier *Cattle Ranching in Arizona, 1540-1950 MPDF*.

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major trends and events related to cattle ranching in Arizona, have undergone only modest alteration, and have suffered no notable intrusion of modern additions. The property meets the guidelines for eligibility specified in the Multiple Property Documentation Form.

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### MAJOR BIBLIOGRAPHIC REFERENCE

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Chronic, Halka, *Roadside Geology of Arizona*, (Missoula: Mountain Press Publishing Company, 1989).

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Robbin, Louise Nash, *A Brief History of the Muleshoe Ranch Preserve*, (The Nature Conservancy, 1990).

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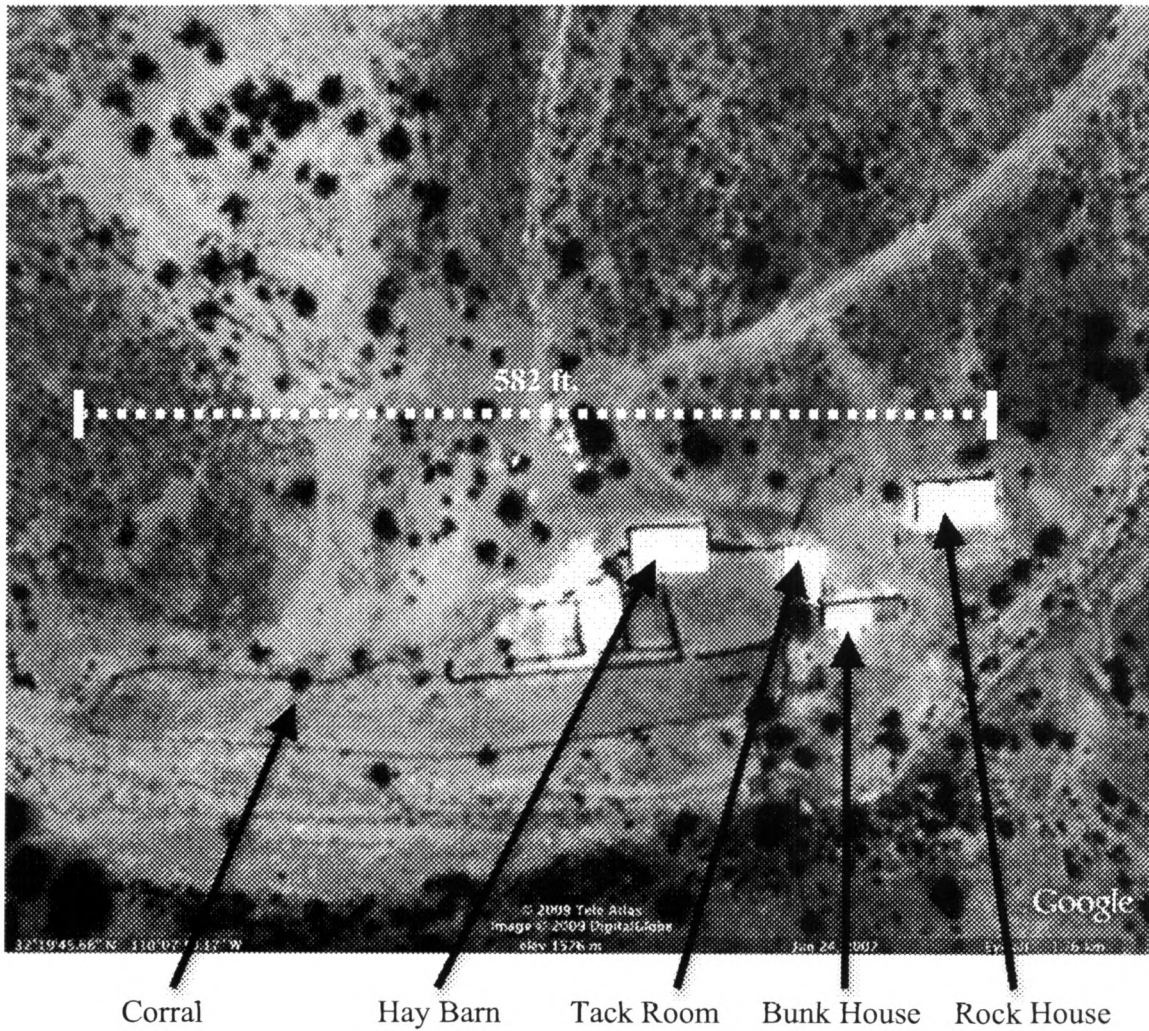
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GoogleEarth image of Schilling Ranch Historic District

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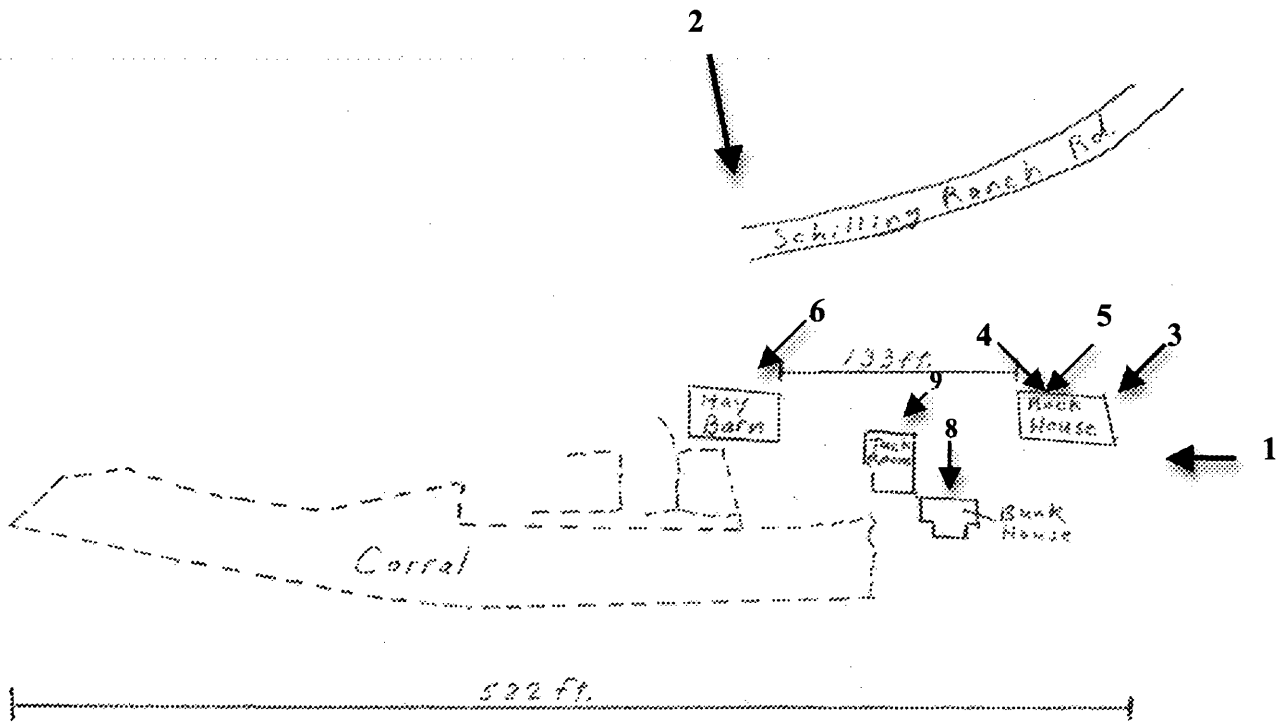
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Schilling Ranch Historic District Photo Index  
[Photo #7 is of Rock House interior]