

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Sun-Up Ranch

other names/site number Jerry and Rose Jacka property

2. Location

street & number West Frontage Road of Black Canyon Highway 1.75 N/A not for publication

city, town New River miles north of Desert Hills Interchange N/A vicinity

state Arizona code AZ county Maricopa code 013 zip code 85029

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
4	2	buildings
1	2	sites
2	1	structures
		objects
7	5	Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register none

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Sharon Lerner
Signature of certifying official

4/4/88
Date

Arizona State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

James P. Cleveland

5/23/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/Single Dwelling
 DOMESTIC/Secondary Structure
 AGRICULTURE/Agricultural Outbuilding
 INDUSTRY/PROCESSING/EXTRACTION/waterworks

Current Functions (enter categories from instructions)

DOMESTIC/Single Dwelling
 DOMESTIC/Secondary Structure
 AGRICULTURE/Agricultural Outbuilding
 INDUSTRY/PROCESSING/EXTRACTION/waterworks

7. DescriptionArchitectural Classification
(enter categories from instructions)

OTHER: Homestead Cabin

Materials (enter categories from instructions)

foundation stone, concrete
 walls stone, concrete

 roof wood
 other glass

Describe present and historic physical appearance.

SUMMARY

The Sun-Up Ranch consists of four one-story dwellings which are constructed of riverbed and field stone and concrete walls with low, nearly flat roofs. All were constructed between 1929 and 1935. The architecture is very representative of the many stone buildings which were constructed in the Arizona desert between the late 1800's and the 1930's. The original well, with windmill, is still in operation as are elevated metal storage tanks which provide gravity pressure for the water system. One eight-foot tower and one low platform, each supporting a 2,000 gallon tank, are original. The orchard, sheep watering area, and earthen stock pond used during the homestead era are still present. The property is located thirty miles north of Phoenix and is situated in a small valley along the east bank of New River. The Black Canyon Highway, I-17, traverses adjacent to the east boundary. At least two small prehistoric Hohokam Indian sites are on the property, and evidence of the old Phoenix-Prescott Black Canyon Stage Route is still visible.

LIST OF CONTRIBUTING AND NONCONTRIBUTING ELEMENTS
(Letters Correspond to Map)**CONTRIBUTING:**

A	Original One-Room Dwelling	1929	}	1 Building
B	Main Ranch House	1935		
C	Cabin	1934		1 Building
D	Cabin	1934		1 Building
E	Tack Room/Tool Shed	1934		1 Building
F	Windmill and Tanks	1934		1 Structure
G	Concrete Water Tank	1934		1 Structure
	Landscape Elements:			
	Orchard		}	1 Site
	Sheep Watering Area			
	Earthen Stock Pond			

Total contributing elements: four buildings, two structures, one site.

NONCONTRIBUTING:

H	Mobile Home	1 Building
I	Mobile Home/Workshop	1 Building
J	Stable	1 Structure
	Black Canyon Stage Route	1 Site
	Hohokam Trash Middens	1 Site

 See continuation sheet

Total noncontributing elements: two buildings, two sites, one structure.

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CONTRIBUTING ELEMENTS DESCRIPTION

A-B Original Dwelling and Main Ranch House:

The 1200 sq. ft. main building (residence) on the Jacka property, which consists of five rooms plus one closet and one bathroom, was constructed over a period of time between 1929 and 1935. The center room (216 sq. ft.), which was started in 1929, was the first structure to be built on the property. It originally served as a one-room residence, and in 1932-33 construction began on the remainder of the house which was built around the original one-room structure. The original structure was built of riverbed and field stones and concrete. No forms were used, and the stones were stacked upon one another, using concrete mortar to form free-standing walls, with the surfaces of the rock exposed both on the interior and exterior of the walls. An abundance of window space (each about 3'x10") was included on three sides of the one-room structure to provide ample ventilation to cool the home. Riverbed and field stones with concrete were used to construct the remainder of the house. However, forms were used on the inside of the walls, thus leaving a reasonably flat surface on the interior, with exposed stone showing on the exterior. All room partitions (inner walls) are also constructed of stone and concrete; however, forms were used on both sides which resulted in somewhat smooth surfaces.

During completion of the house, the exterior walls of the original one-room dwelling were smoothed by using forms and poured concrete. The inner walls of the original structure (presently the center room of the house) remained rough with exposed stone surfaces showing, a feature that remains today.

A feature common to desert homes of the pre-air conditioning vintage is an abundance of windows for cross-ventilation. Unique to this house, however, are large windows in two interior walls. The windows in the walls of the original one-room building were not sealed when the remainder of the house was built around this structure. Corresponding windows were placed on the exterior walls of the rest of the building so that cross-ventilation could be obtained through the entire house by opening both the interior and exterior windows.

The roof of the house consists of 2x4 rafters and 1x5 tongue-and-groove pine sheathing, originally covered with 90 lb. felt roofing paper. With the exception of the center room and a "sleeping porch," there are no ceilings, and the rafters and tongue-and-groove sheathing are visible from within the house. Over the years a patina has formed over this exposed underside of the roof, giving it the appearance of having been stained.

The floors within the dwelling are of poured, well-troweled concrete. The floors were scribed by trowel so as to form 18"x18" squares throughout the building and were so finely finished that they shine without a wax coating.

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Originally, a 9'x24' concrete slab deck or patio at the front of the house was not covered with a roof. In 1946 a roof was extended over the front patio with careful attention paid to tying in to existing roof lines and utilizing the same style of architecture. In 1959 a 32'x15 1/2' concrete deck or patio was added to the rear of the house, and, still later, a 10'x12' roof was extended over a portion of this area. Once again attention was given to tying in architecturally with the existing structure.

At first the only source of heat within the house was a cast-iron, wood-burning cook stove in the kitchen and a metal wood-burning stove in the living room. In 1948 a stone fireplace was built to replace the stove in the living room, and, presently, the fireplace and kitchen stove remain as the only source of heat.

During the 1960's, most of the exterior window casings was removed due to termite damage and dry rot. They were replaced with metal sash which, in many cases, was embedded in concrete and stone or carefully placed within wooden frames in order to retain the architectural integrity of the structure.

Because of a pressing need to insulate the roof, polyurethane insulation was blown on the top of the roof. This was chosen in lieu of adding a ceiling inside which would have hidden the original patina-covered roofing which appears within the house. Due to the fact that the roof is nearly flat, the polyurethane coating is barely visible.

When originally built, the house had no electrical wiring as electricity was not available. About 1964 electricity did become available and wiring was added. Single-jacks and coal chisels were used to make channels for the wiring in the solid concrete and stone walls. They have since been plastered over. Today the house retains its original architectural features and offers an excellent example of this unique style of Arizona architecture.

C-D Cabins:

By the summer of 1934, two one-room guest "cabins" were constructed: one which measured 11'x14' with an 8'x14' covered front patio and the other 12'x19' with a 19'x10' covered front patio. Both buildings were constructed of riverbed and field stone and concrete walls with very slightly pitched frame roofs. No significant alterations have taken place since their original construction.

E Tack Room/Tool Shed

F Concrete Water Tank

The lower portion of the third building, which is a combination tack room and tool shed, was originally a 16'x17' water storage tank. The ground level tank, which included a concrete floor and four 5' walls of riverbed and field stone and concrete, was built around 1934. In 1945 the tank was transformed into a building by adding 3'x4' to the height of the walls (2x4 studs and 2x12 plank siding) and a tin roof. The 1945 alterations are not considered to have had a negative effect on this building's integrity. No recent alterations have been made to the structure. Associated with this converted

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tank is another concrete water tank (letter F on the map) which was also constructed in the historic period.

Landscape Elements

The original orchard, sheep watering area, and earthen stock pond that date to the historic period are still present. Plant life indigenous to the area was used for much of the landscaping. Cacti from the property were transplanted into cactus gardens around the house, and cacti line the main driveway. Mesquite, palo verde, and ironwood trees provide much of the shade, as well as some eucalyptus and three pine trees. By 1934 citrus trees were being planted, and by 1935-36 an orchard of some thirty to forty grapefruit, lemon, lime, and fig trees was growing on the premises. Most of the vegetation remains today. The sheep watering area is a fenced cleared portion of earth where the sheep were kept penned as they drank water during the sheep drive. This area is readily apparent today. The earthen stock pond held water for the sheep watering operation and is still present. All landscape elements are counted as one contributing site.

NONCONTRIBUTING ELEMENTS DESCRIPTION

Also located on the property are two mobile homes and a stable building which were not constructed in the historic period and are considered noncontributing. The remnants of the Black Canyon Stage Line and the Hohokam trash middens, although they meet the age criterion for listing on the National Register, are not associated with the homesteading theme for which the property is nominated and are thus also considered noncontributing.

INTEGRITY

The property remains much the same as it was in the mid- to late 1930's. The property, as a whole, remains intact as a historically significant site. It unquestionably retains architectural uniqueness with its buildings of stone and the charm of an old desert homestead with cactus gardens, cactus-lined driveways, tall ironwood, mesquite, and palo verde trees, and an old windmill still working to pump water into tanks elevated on stilt-like towers. Trees and cacti have grown and minor modifications have been made to the main house, but the property represents an outstanding example of a vintage desert home and, perhaps, one of the few remaining physical testimonies to the vanishing early 1930's homestead era in Arizona.

PHOTOGRAPHS

The nomination includes historic and 1985 photographs. Although the 1985 photos included are older than two years, they still accurately depict the current appearance and condition of the property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

EXPLORATION/SETTLEMENT

Period of Significance

1929-1935

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Jerry and Rose Jacka, builders

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

The Sun-Up Ranch is considered eligible for the National Register under criterion "a" as an excellent example of a 1930's homestead in Arizona. These homesteaders built their own homes and outbuildings, unaided by "professional" builders and utilizing riverbed and field stone with concrete as the primary building material. Such homesteaders were important to Arizona history under the National Register significance area of "Exploration/Settlement." The Sun-Up Ranch provides a physical example of the lifestyle of Arizona pioneers during the depression era. During the 1930's, the property was the site of a major sheep-watering operation. The period of significance for the property dates from 1929 to 1935. The former date represents the initial occupation of the property and the later date the termination of the major building phase at the ranch.

HISTORICAL BACKGROUND

Jerry A. and Rose Jacka came to Arizona from Chicago in 1929 in search of land to homestead and a place to build their own home. After inspecting available land in other parts of central Arizona, they selected a section (640 acres) of land located along the old Black Canyon Road, some thirty miles north of Phoenix. They settled in a tent and soon began construction of a one-room stone cabin. Because they had left all of their personal belongings in Chicago and Mr. Jacka was still employed there, they returned to that city in order to attend to affairs necessary for their permanent move to Arizona.

Upon their return, they once again set up housekeeping in a tent and proceeded with the construction of the stone cabin. During this time, there arose a question as to whether or not they could legally homestead the land they had chosen because of its proximity to a livestock driveway. The question was ultimately resolved in their favor, and by 1932 they had established permanent residence on the land and were well underway with the construction of their home. All of the buildings on the property were built by Jerry and Rose Jacka. A neighbor, John "Mutt" Gabriel, who had settled on 160 acres near Canyon (now Black Canyon City), was an experienced concrete finisher. He assisted with pouring the floors in the main house and did the finish troweling.

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Water was originally hauled from a spring about two miles from the property, but in about 1931 a 265 foot well was drilled and a windmill (and later a gasoline engine for pumping water) was installed. Initial efforts to hand-dig a well had been fruitless. There remains on the property a dry well, hand-dug some 35 feet through caliche and stone, which predates the occupancy of the Jackas. Although no evidence exists that this 35 foot well ever produced water, there existed on the extreme south property line of the Jacka property (south boundary of Section 3) a hand-dug well some 160 feet deep. When the Jackas first arrived, there remained on the site a winch for raising water, decayed remnants of a water trough, and the faint stone outline of a building and fireplace. The Black Canyon Stage Route passed directly through the site. The site was destroyed when it was used as a gravel pit during construction of I-17.

On January 26, 1938, Jerry and Rose Jacka were granted a patent (patent number 1095269) to the land in a document signed by President Franklin D. Roosevelt. Shortly thereafter they built a stone building which was to become the Sun-Up Cafe, a well-known landmark along the Black Canyon Road. They operated the cafe between 1939 and 1941, closing for the duration of World War II and beyond. They reopened the cafe in 1953 and closed it again in about 1958, this time to yield to the path of the Black Canyon Freeway (I-17). In about 1964 the building was demolished and I-17 now covers the site. Photographic documentation of the store remains at the Jacka property.

HISTORIC CONTEXT

The Sun-Up Ranch is significantly associated at the state level with the context "Depression Era Homesteads in Arizona."

From 1862 to 1916 public land laws evolved to make homesteading progressively more feasible on marginally-productive lands of the Southwest, so that by Depression times the settlement of these lands through homesteading became a viable alternative to the unemployment one would almost surely face in more populated areas. In economically unstable times such as the Great Depression, homestead law produced a relatively predictable relationship between government and citizen by defining what the government should expect of the entryman and what the entryman could expect of the government. In exchange for conformance to homestead laws and regulations, the homesteader could expect the conveyance of a title patent to land. Homesteading was not a "sure bet," but it was probably one of the surer means to economic advancement available during the Great Depression.

The first National Homestead Act, passed in 1862, entitled heads of households or persons at least 21 years of age to file for 160 acres otherwise sold by the government at \$1.25 per acre, or for 80 acres otherwise sold by the government at \$2.50 per acre. The latter, more expensive land was that which lay within the 40 mile limits of railroad grants. Only one entry was allowed per applicant. Aside from filing fees, homestead land was free to those who fulfilled the residency and improvement requirements of the law; that is, the homesteader (or "entryman," to use a more common term) had to reside on the land continuously and cultivate it for five years. Entrymen who failed to assume residency within six months of filing risked losing their

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claims to later applicants. Also, the land claimed by an entryman was subject to preemption by the government if it had not first been surveyed and subdivided into sections by the General Land Office (GLO). Homesteaders could gain quicker title to their claims at any time by "commuting" them to preemption lands and paying the normal \$1.25 or \$2.50 per acre price.

Government officials did not always visit homesteads to check for compliance with requirements of the Homestead Act. The law did, however, provide for at least one check on the homesteader's word. A notice of the claimant's intention to "prove up" was published for five successive weeks in a local newspaper nearest the homesteader's claim. The notice included a list of witnesses, at least two of whom were to testify on behalf of the homesteader. Members of the general public were expected to, and often did, contest questionable claims.

In 1872 an important change was made in homestead law. Veterans were allowed to count each year of military service toward the five-year residency requirement. Veterans did, however, have to reside on and cultivate the claim for at least one year. Veterans were also given first choice on lands newly opened for homestead entry by the GLO.

The Desert Land Act of 1877 was a homesteading type of public land law which allowed the claimant to acquire land cheaply in exchange for making improvements upon it. The act sought to reclaim western lands through irrigation. The claimant was allowed to file on 320 acres (480 acres after 1909) on which he or she was to install an irrigation system to water at least one-eighth of the claim. The entryman had to submit proof that at least \$1.00 per acre had been expended in constructing the irrigation system. The entryman could prove up in three years, but had to prove up by the end of four years or risk losing the claim to a later applicant. Desert Land Entries were not free, but they were inexpensive, at 25 cents an acre.

To promote the settlement of the arid West, Congress in 1909 passed the Enlarged Homestead Act, also called the Dry Farm Homestead Act. The Act recognized that many lands which were too arid for growing highly water-dependent crops could be made productive through the dry-farming of grains and grasses. The Enlarged Homestead Act allowed the claimant to file for a maximum of 320 acres. Unlike the 1862 Act, the 1909 legislation did not allow commutation of the claim to preemption land which could be bought and sold. The claimant had to live on the land continuously and cultivate it in non-native grasses for five years, and years of military service could be counted toward these five years. The USGS was delegated to classify lands which could be settled under the 1909 act.

In 1912 a significant change was made to the public land laws cited above when Congress gave entrymen the option of filing for a three-year rather than a five-year homestead. A claimant who chose a three-year homestead had to dwell on the land for 7 months of each year, had to cultivate at least 1/16 of the land by the end of the second year and at least 1/8 of the land by the end of the third year, and had to improve the land with a habitable house and other features necessary to farming. Homesteaders who chose the

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three-year option were to notify the local GLO at the beginning and end of each leave of absence. An entrymen who opted for a five-year homestead had to make the claim his or her sole place of residence for five years and had to make improvements to the land, but had only to show "good faith" in meeting the cultivation requirements of homestead law: no minimum acreage for cultivation was required.

To promote the settlement of remnant lands not settled under any of the above acts or amendments, Congress in 1916 passed the Stock Raising Homestead Act. This allowed entrymen to file on 640-acre parcels classified by the USGS as non-mineral, non-irrigible, non-timbered, and valued chiefly for their grazing and forage potential. The entryman had to make improvements such as cattle wells or fences amounting to a minimum investment of \$1.25 per acre. Homesteaders under previous acts were allowed to bring their total homestead holding to 640 acres as long as such tracts lay within 20 miles of their original entries.

The Stock Raising Homestead Act was criticized by cattlemen who deplored the parceling of open range into small fenced ranches. The act may have decreased the carrying capacity of rangeland and was, in fact, suspended during the First World War in an effort to increase meat production. The act was replaced by the Taylor Grazing Act of 1934, which provided for the allotment of public lands in economically feasible -- that is to say, larger -- acreages. When the Bankhead and Jones Act of 1937 allowed the government to buy back low-production lands (Levine, Knight, and Wojcik 1983), many of the lands thus reacquired were former Stock Raising Homesteads.

A document entitled Public Lands Statistics 1983, published by the U.S. Department of the Interior, Bureau of Land Management, outlines the quantity of homesteads approved nationwide between 1906 and 1945.

<u>Year</u>	<u>Number</u>	<u>Acres</u>
1906-1910	217,820	31,498,077
1911-1915	238,228	42,539,903
1916-1920	201,482	39,647,850
1921-1925	121,656	29,652,651
1926-1930	40,210	10,995,227
1931-1935	20,701	6,250,597
1936-1940	19,510	6,790,240
1941-1945	3,174	798,234

According to Table 20, page 20 of the above noted document, between 1917 and fiscal year 1983, 6,225 homesteads were approved, granting 2,985,746 acres to private ownership in Arizona.

On February 16, 1987, the Arizona State Land Commission reported that 12,860,247.66 acres were privately owned within the state.

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Based upon these figures, approximately twenty-five percent of Arizona's privately owned land was acquired as a result of homesteading. Unquestionably, homesteading was a major factor in the settlement and growth of Arizona. The 640 acre patent granted for the Jacka property was in accordance with the Stock Raising Homestead Act of December 29, 1916.

As previously mentioned, the Jacka property was located on the Black Canyon Livestock Driveway which was created on February 4, 1919 by the U.S. Bureau of Land Management. The Driveway was set aside for ranchers to drive livestock between summer (northern) and winter (southern) ranges. Because the area in the vicinity of the Jacka property was under the control of cattle ranchers, sheepmen driving their stock through the area met with some resistance and frequently found it difficult to obtain water for their animals. As a result, the Jacka property became a resting and watering stop for sheep being driven through this part of the desert. Water was piped from a well to troughs which were located in a large fenced area, and separate corrals were built for the pack trains of mules. As many as 3,000 head of sheep would water there at a time for a fee of one cent per head per day. This practice continued at the Jacka property from about 1935 through 1941. Quite frequently, sheep shearing operations would be set up at New River Store, one mile to the north, where a concrete sheep-dipping tank was permanently embedded in the ground.

The Jacka property was deemed so important to the sheep ranchers who used the driveway that it was they who suggested to Mr. Jacka that he provide water for their use. Although there was an adequate supply of water in the well for this purpose, a windmill was the only source for pumping the water. The sheep ranchers purchased a gasoline engine and jack pump (both still on the property) for Mr. Jacka, thus enabling him to provide the much needed water.

The importance of the Black Canyon and other stock driveways is noted in the minutes of various meetings of the Arizona Wool Growers Association. During the July 11 and 12, 1939, Fifty-Third Annual Convention in Flagstaff, it was noted:

These (livestock) driveways are an old institution and are of vital necessity to the sheepmen and they should be preserved as driveways for the purpose for which they were established. The Black Canyon area now used, was used prior to the National Forest region and long before the original Taylor Grazing Act was even thought of.

This particular driveway, as well as all others, are (sic) needed because of the fact we drive (sheep) northward in the spring and southward in the fall, to and fro from summer range to winter pasture as the case may be. These driveways were set aside by Presidential Withdrawal.

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So vehement were the Association's feelings on this matter that they adopted a resolution, Stock Driveways on Public Lands, Resolution #1, which was directed to the U.S. Secretary of the Interior to consider certain problems associated with stock driveways in Arizona and to assist in solving them, including adopting and administering permanent policy.

An entry in the January 1939 minutes of a meeting states: "The number of sheep using the five National Forest Driveways entering into the Black Canyon Driveway total 215,000 head." This figure combines all five intersecting trails, and the amount of sheep using the trail annually between New River and Cordes is estimated to have been 20,000 to 30,000 head. The same minutes further note: "From New River to Cordes there are about five bands (of sheep) that go over it."

Another entry in the minutes of an Arizona Wool Growers Association notes: "This year (1939) your Association will ship approximately 800,000 pounds of wool which returns a profit to the Association of an average of fifty cents a hundred. Indirectly, the National Wool Marketing Corporation benefits all producers in the United States, as it controls a sufficient volume to be a factor in the establishing of prices."

It becomes quite clear that wool production was a vital part of the Arizona economy during the 1930's and that the Black Canyon Livestock Driveway and the Jacka property played a small, but vital role in the support of this economy.

Recognizing the historical significance of the Black Canyon Stock Driveway and a need to preserve its natural state for all to enjoy, the U.S. Bureau of Land Management, in cooperation with Maricopa and Yavapai Counties, is establishing the Black Canyon Hiking and Equestrian Trail in its path. The Jacka property is in close proximity to the current trail site.

9. Major Bibliographical References

See continuation sheet.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property Approx. 84 acres

UTM References

A 1,2 | 3,9,4,0,0,0 | 3,7,5,1,4,9,0
 Zone Easting Northing

C 1,2 | 3,9,3,5,2,0 | 3,7,5,0,7,0,0

B 1,2 | 3,9,3,7,4,0 | 3,7,5,0,7,0,0
 Zone Easting Northing

D 1,2 | 3,9,3,5,2,0 | 3,7,5,1,4,9,0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Jerry D. Jacka Revised and edited by Historian Douglas F. Kupel, Arizona SHPO
 organization _____ date March 1988
 street & number 8815 North 9th Avenue telephone (602) 949-2793
 city or town Phoenix state Arizona zip code 85021

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References Cited

Gates, Paul Wallace

1963 The Homestead Act: Free Land Policy in Operation, 1862-1935. In Land Use Policy and Problems in the United States. Howard W. Ottoson, Editor. University of Nebraska Press, Lincoln.

1968 History of Public Land Law Development. United State Public Land Law Review Commission, Washington, D.C.

Homestead records on file with the Maricopa County Recorder

Jacka Family Records; Personal interviews with Jacka family members

Levine, Frances, Terry Knight, and Richard Wojcik

1983 The Use of Public Records and Ethnography in Historic Cultural Resources Management: A Case Study from Northwestern New Mexico. In Forgotten Places and Things: Archaeological Perspectives on American History. Albert E. Ward, Editor. Contributions to Anthropological Studies No. 3, Center for Anthropological Studies, Albuquerque: 85-96.

Stein, Pat H.

1979a Early Homesteading: Unearthing the Past. Countryside 63(9): 56-58.

1979b The Behavioral and Archaeological Contexts of NA14,803, a Mormon Homestead at Lakeside, Arizona. Report on file, Harold S. Colton Library, Museum of Northern Arizona, Flagstaff.

1981 Wintersburg: An Archaeological, Archival, and Folk Account of Homesteading in Arizona. Research Paper No 21, Museum of Northern Arizona, Flagstaff.

In Press Data Recovery at AZ S:7:29(ASM) and AZ S:7:32(ASM): Two Homestead Sites in the Harquahala Valley, Maricopa County, Arizona. Northland Research, Inc., Phoenix.

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VERBAL BOUNDARY DESCRIPTION

The Sun-Up Ranch is located on the west side of the west frontage road of I-17 (Black Canyon Highway) approximately one and three-fourths miles north of the Desert Hills Interchange. It is bordered on the east by the Black Canyon Highway; on the north by the north section line of Section 3, Township 6 north, Range 2 east, Gila - Salt Base and Meridian; on the south by the one-half section line of Section 3, Township 6 north, Range 2 east, Gila - Salt Base and Meridian; and on the west by the west section line of Section 3, Township 6 north, Range 2 east, Gila - Salt Base and Meridian; as depicted on the attached USGS topographic map. This boundary is further described as the boundary of Maricopa County Records Office Tax Parcel number 202-22-001A, with the exception of a small portion which lies east of I-17 that is not included in the nominated area.

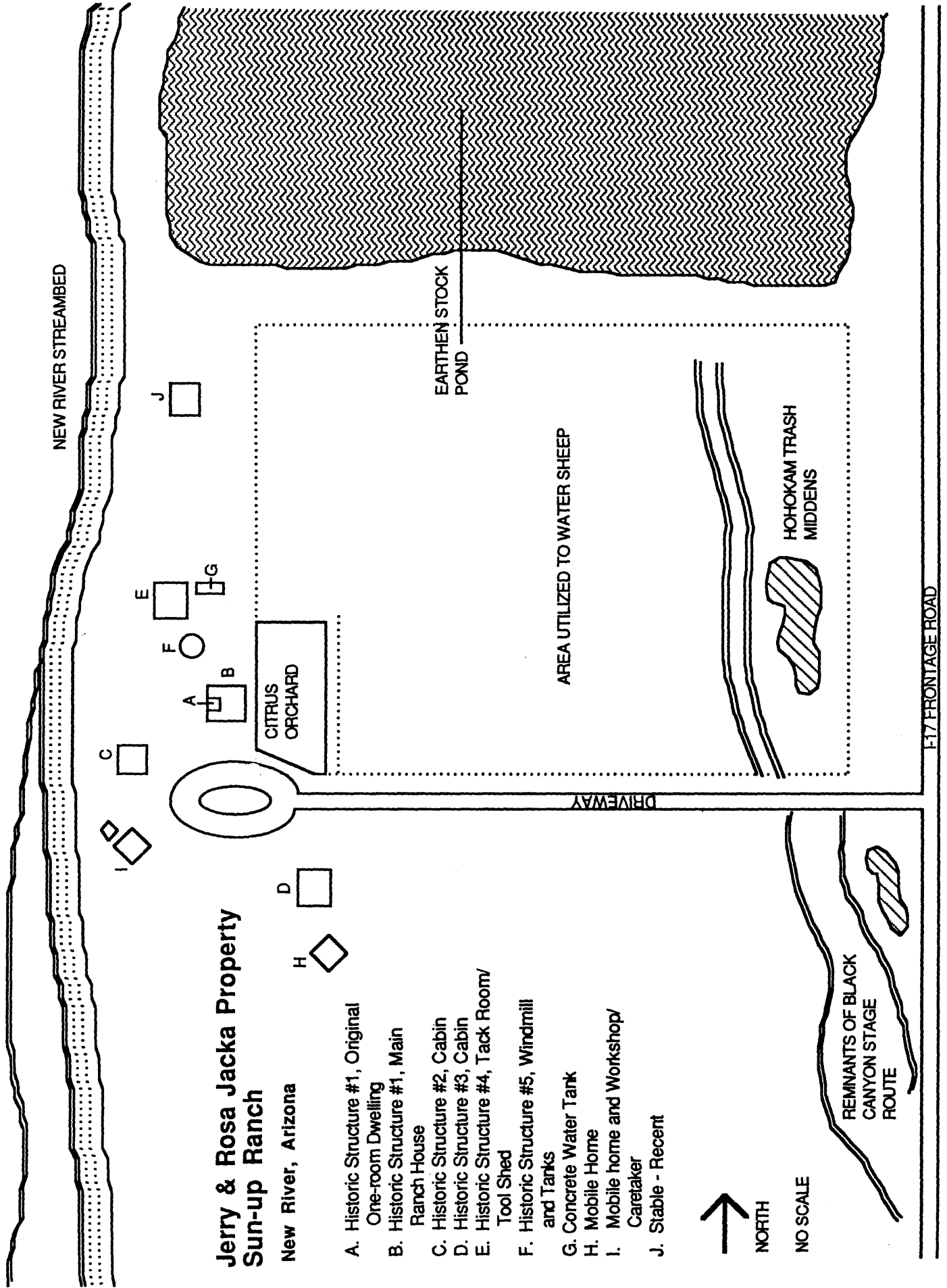
BOUNDARY JUSTIFICATION

The boundaries for the Sun-Up Ranch property nominated to the National Register include the entire homesteaded area that retains its historic association with the homestead context. This area is limited to that portion of the property west of Interstate 17 where the main ranch buildings, outbuildings, and associated landscape elements are present. Those portions of the property separated from the main portion by the freeway are excluded from the nominated area. The nominated area represents the intact nucleus of the 1930's homestead and associated features.

Jerry & Rosa Jacka Property Sun-up Ranch

New River, Arizona

- A. Historic Structure #1, Original One-room Dwelling
- B. Historic Structure #1, Main Ranch House
- C. Historic Structure #2, Cabin
- D. Historic Structure #3, Cabin
- E. Historic Structure #4, Tack Room/ Tool Shed
- F. Historic Structure #5, Windmill and Tanks
- G. Concrete Water Tank
- H. Mobile Home
- I. Mobile home and Workshop/ Caretaker
- J. Stable - Recent



NORTH

NO SCALE

F-17 FRONTAGE ROAD