



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
MULTIPLE PROPERTY DOCUMENTATION  
FORM**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission     Amended Submission

**A. Name of Multiple Property Listing**

Architecture of Buckeye, Arizona; 1888 - 1946

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- 1. Architecture of Buckeye, Arizona; 1888 - 1946
- 2. Community Planning and Development of Buckeye, Arizona; 1884-1946

**C. Form Prepared by**

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**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

See continuation sheet for additional comments.

James W. Gorman, AZSHPO      2 Oct 96  
Signature and title of certifying official      Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature]      11/2/96  
Signature of the Keeper      Date

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## **Table of Contents for Written Narrative**

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

- E. Statement of Historic Context (pages 1 - 15)
- F. Associated Property Types (pages 16 - 25)
- G. Geographical Data (page 26)
- H. Summary of Identification and Evaluation Methods (pages 27 - 29)
- I. Major Bibliographical References (page 30)
- PHOTOS (pages 31 - 32)

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### **E. Statement of Historic Contexts**

(Document historic contexts on one or more continuation sheets. If more than one historic context is documented, present them in sequential order.)

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Architecture of Buckeye, Arizona 1888 - 1946

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### **F. Associated Property Types**

(Provide description, significance, and registration requirements on one or more continuation sheets.)

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1. Residential
2. Commercial
3. Public
4. Educational
5. Agricultural/Industrial

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## G. Geographical Data

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Acreage of Property 878.....

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

Zone	Easting	Northing	Zone	Easting	Northing
1	12		3	12	
2	12		4	12	

See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

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## H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing on one or more continuation sheets.)

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See pages 27 - 29

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## I. Major Bibliographical References

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

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### 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:

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Architecture of Buckeye, Arizona 1888 - 1946  
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## Community Planning and Development of Buckeye, Arizona; 1884-1946

### HISTORY OF BUCKEYE, ARIZONA: 1888 - 1946

The Town of Buckeye lies along the Gila River west of its confluence with the Agua Fria and Salt Rivers and east of its confluence with the Hassayampa River. This location has provided residents with an abundance of the desert's most valuable resource: water.

Because of its desirable location in an area of rich soil with access to water, Buckeye Valley attracted groups of prehistoric peoples. These early settlers, called the Hohokam, diverted the waters of the Gila River into canals and then onto their crops. Evidence of their culture has been found in the Buckeye area and includes irrigation canals, houses, red-on-buff pottery, grinding stones, and mounds of trash.

The rivers and floodplains provided the Hohokam with ample water and rich soils for agriculture. The area also contained firewood, construction materials, and animals for food.

In the 1200s the period of good weather that had spurred the expansion of the Hohokam civilization came to an end. Late in the century a great drought began that caused the Hohokam to move away when they no longer had sufficient water to support their population.

Not much is known about Buckeye Valley for the next 500 years. The Pima and Yavapai lived in the general vicinity. Contacts between these groups and Spanish explorers were recorded in the seventeenth and eighteenth centuries.

During the eighteenth century Arizona was part of the Spanish empire. As a result of the Mexican War of Independence (1810-1821) Arizona passed into the political control of the newly formed Mexican government. In the 1840s the United States and Mexico were joined in war. The Treaty of Guadalupe Hildago (1848) which ended the war brought Arizona north of the Gila River into the United States.

This effectively split Buckeye Valley, with the area north of the Gila River belonging to the United States and that to the south being under the control of the Mexican government. In 1854, the United States purchased the remainder of what is now known as Arizona from Mexico in the Gadsden Purchase.

Arizona was separated from New Mexico as its own territory in 1863. Farming in the Salt River Valley began in 1867 and was greatly encouraged by the passage of the 1877 Desert Land Act which provided that a settler could gain title to 640 acres if he irrigated the lands.

### Pioneers Settle in the Valley

It was also in 1877 that the founder of the settlement that was to eventually become Buckeye left Creston, Iowa bound for Arizona. Thomas Newt Clanton, led a party of six men, three women, and ten children west to gain his health. It was a good move for him. He lived in Arizona for 49 years and died at the age of 82.

After spending three years as a rancher in Yavapai County, he moved to Phoenix in 1880 where he ran a butcher shop, kept a corral, and managed a ranch in Buckeye Valley.

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Development in Buckeye Valley received its first great boost with the construction of the Buckeye Canal. On May 28, 1885, Malin M. Jackson, Joshua Spain, and Henry Mitchell posted notice at a point two miles below the confluence of the Gila and Aqua Fria Rivers for the purpose of developing an irrigation canal intake. The new canal was named the Buckeye Canal in honor of Jackson's home state of Ohio. Construction on the canal began that year with the contract for the first five miles being awarded to Thomas Clanton.

The future townsite for Buckeye was first turned to private hands when David P. Wright acquired the land as part of a Desert Lands Act homestead in 1888. In August of that year he sold three quarters of his land, including the future townsite, to Oscar L. Mahoney. Mahoney, along with Thomas Clanton, subdivided and filed a townsite plat on September 3, 1888. The townsite was carved out of the northwest third of Mahoney's land. As part of this real estate transaction Mahoney sold Clanton half the platted townsite. Clanton named the new town Sidney after his hometown in Iowa. By the end of 1889 Mahoney had sold most of his interest in the town to Clanton and moved to Phoenix.

The first post office was established in March of 1888. This postal station, operated by Clanton's daughter Cora, was called Buckeye.

Also in 1888 the Buckeye Canal Company entered into a contract with William "Buckey" O'Neill to sell and transfer to him all their right and title to their appropriated water. On October 13, 1888, O'Neill formed the Buckeye Irrigation Company to which he transferred his lately acquired title to the Buckeye Canal Company.

Over the next twenty years the communities of Buckeye Valley (Sidney, Arlington, Liberty, and Palo Verde) grew. Most built their own post offices, schools, churches, and stores. It was clear, however, that Sidney was becoming the central community in the Valley.

In 1889, the first school was built in Sidney. The following year saw the construction of a saloon that was later converted into a store and post office. The first newspaper, the Buckeye Blade, was started by Thomas Schultz in 1890. During that same year, a two-story hotel, the Long Hotel, was built. It offered 12 pleasant rooms, a bath, and home-cooked meals.

In 1910, the Arizona Eastern Railroad came to Sidney. This event was so significant that the town was replatted to provide a better business district closer to the railroad. It was during this replat that Sidney officially became known as Buckeye. For years the town's location along the Buckeye Canal and the post office designating its local office as "Buckeye" had caused most people to refer to the town by that name. The coming of the railroad with its station named Buckeye was the final blow to the Town of Sidney. As the headline of a story in the November 23, 1910 Arizona Republican announced, "Hereafter Buckeye will be Buckeye - Sidney is only a memory".

Other advances in transportation occurred about the same time. In 1907 the first car appeared in the town. In 1915 a State Highway was constructed.

In 1911 a major fire swept through a portion of town destroying many of the early commercial buildings. This combination of events, the fire and the arrival of the railroad, changed the face of Buckeye. As a result of the fire, the orientation of the commercial zone could be

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turned toward the railroad. As a result of modern inter-city transportation, Buckeye's agriculture-based economy could flourish. By 1912, many major buildings were constructed, including the Ware Building (BYE-17), the Joslin Building (BYE-15), and a new courthouse (BYE-63).

Expansion of the business community included the addition of an ice plant (BYE-50), a bakery, an ice cream parlor, a movie theater (BYE-10), a four-room brick school, a blacksmith shop, two livery stables, a lumber yard (BYE-68b), a harness shop, a butcher shop, two hotels, a barber shop, and three general merchandise stores, and others.

Buckeye was incorporated in 1929 and included 440 acres. The first mayor was Hugh M. Watson, who started the Buckeye Valley Bank. His son, Hugh Watson, Jr., also served as mayor from 1956 to 1958.

In 1935, the Buckeye Chamber of Commerce started the Helzapoppin Days which has become a local tradition. The festivities included street dances, a parade, a carnival, and a rodeo. Proceeds were given to local churches who distributed the funds to the needy and for scholarships. The events were attended by celebrities such as cowboy singing star Gene Autry. Similar local holidays, such as the annual Pioneer Days, are still celebrated in Buckeye today.

## Water Brings Life and Growth

Canals have been essential to bring water to crops in the desert since prehistoric times. The Hohokam constructed over 250 miles of canals in the Salt River Valley. Most of the routes they developed are incorporated into the modern canal system.

Buckeye's economy and growth depended upon the taming of the rivers and channeling the water onto agricultural fields. The construction of the Buckeye Canal was the first important step. The Buckeye Canal Company was formed in 1885 to obtain the water and develop the canal.

In 1891, after a long winter of heavy snowfall in the mountains, several days of warm rain caused a torrent of water to rush down the Salt River and into the Gila. The floods reached almost as far north as the present Monroe Avenue in Buckeye. The small dams constructed as part of the canal were washed out and all the flat country on the south side of the canal was submerged. The season's crop was lost.

While some hardy farmers returned to their homesteads, others left, never to return. The Buckeye Irrigation Company (which had acquired the Buckeye Canal Company) was unprepared for this emergency, but they persevered and rebuilt the canal and its headgates. The canal and dams again washed out in July 1896.

In 1900, the Buckeye Irrigation Company was purchased by the Buckeye Canal and Land Company which constructed various improvements to the canal over the next three years. However, the flooding and damages continued, and water rates continued to rise, causing irate farmers to create the White Tanks Canal Company in 1903. This company utilized a separate canal than that utilized by the Buckeye Canal and Land Company.

In August of 1904, another great flood occurred. The Gila, Salt, and Agua Fria Rivers all flooded at the same time. The flooding continued well into 1905, and there were lawsuits filed alleging neglect in repairing the dams.

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The result was the farmers in Buckeye joined forces in a cooperative venture and formed a new Buckeye Irrigation Company to purchase the canal system. This new non-profit corporation also acquired the White Tanks Canal Company. It was a bold move by the farmers in the Buckeye Valley who relied upon the faith of their community for the success of their venture. It was a happy day in 1950 when the Company celebrated paying off all its debts after forty-three years.

The flooding that had plagued the Buckeye Valley was largely controlled by the Federal reclamation projects constructed on the Salt and Verde Rivers, even though the major purpose of these projects was to augment and stabilize the water supplies rather than control flooding.

However, the floods had left their mark on the Buckeye Valley. Many acres of land were so waterlogged that they were unusable. In 1923, the Roosevelt Irrigation District was formed by the Salt River Valley Water Users Association to drain these waterlogged lands near the Salt and Agua Fria Rivers and pump the water to where it could be used on crops. The District served a contract for electricity for its pumping and used the waters over its 38,000 acres.

## Farming the Desert

The Buckeye Valley has always been perceived as being ideal for farming. In 1889, an early Arizona resident described the Buckeye Valley as "far ahead of the section around Phoenix, as a fruit country, the soil is better, the altitude as good or better, no winters, and scarcely any frost, during the last two winters. This country would have been settled up long ago but for the Gila River washing out all the canals in 1883 and 1884 on account of their

bad location and construction." (History of the Buckeye Canal, by I. H. Parkman, 1957.)

During the 1880s, the hardy settlers in the Buckeye Valley rapidly transformed the riverine areas and the surrounding desert into productive farms. The soil in the area is a rich sandy loam --- very fertile and productive. Hardpan or adobe deposits prevalent in the southwest are noticeably absent. The shallow groundwater also was considered beneficial because crops required less irrigation water.

Although the great flood of 1891 was a setback to the farming community, by 1892, Buckeye was surrounded by 50,000 acres of fertile, level land awaiting cultivation and 10,000 acres already being farmed.

The first crops were alfalfa, wheat, barley, maize, and other sorghum grains. The soil was also suitable for oranges, grapes, and other fruits.

For many years, the distance from the market place made the delivery of crops such as hay, grain, and livestock extremely difficult. Cattle and dairy products, which comprise a major part of the Buckeye Valley economy, could not be delivered to Phoenix without great labor and expense. The well-fattened stock were sure to lose weight during the trail drive to Phoenix, and dairy products were difficult to transport without their spoiling in the heat.

These conditions combined with high price of seed led farmers to turn to growing alfalfa seed --- it was cheap to grow and easy to market. A two to three ton load of seed could be taken to Phoenix by one man with four horses and was worth between fourteen and sixteen cents per pound. In time, Buckeye became known as the "Alfalfa Capital of the World."

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Honey also was an important product for the community. Its alfalfa is one of the best sources of nectar for honeybees, especially when it is grown for seed and not cut while blooming. In 1911, bees in the Buckeye area, yielded an average of five gallons per hive.

The coming of the railroad to Buckeye in 1910 greatly improved the ability to transport crops from the Buckeye Valley to the marketplace.

From 1917 to 1920, there was a cotton boom. Cotton prices rose dramatically to \$1.32 per pound. The international demand for American cotton grew sharply during World War I when cotton production and shipments from Egypt were curtailed. America's automobile tire companies, large users of long-staple cotton, were most responsible for the rapid expansion of the cotton industry after the Great War.

As a result, extra-long staple cotton became an important crop in the Buckeye Valley. Goodyear Farms and the Goodyear Company were the growers or prime forces behind the crop. Dunlop Tire Company established Buckeye's first cotton gin, and in 1920 offered financial aid or lines of credit to encourage the growing of cotton. Electricity was brought to Buckeye to provide power to the ginning plant.

However, in December of 1920, the combination of record high cotton imports and a post-war depression caused the price of cotton to plummet to twelve cents a pound. Farmers were faced with the costs of replanting their acreage back to alfalfa and replacing dairy cows that had been sold during the cotton boom. By 1921, there were many Arizona banks whose failures could have been caused in part by the cotton crash.

In 1921, the Pima Cotton Grower's Association was organized to revitalize the failing industry. The Association's efforts were sufficiently successful to keep cotton in Buckeye. As much as 38,000 acres of cotton were planted in the Buckeye Valley between 1928 and 1929. In fact, until 1939, 97 percent of all long-staple cotton grown in the United States was grown in Arizona.

Cotton camps developed in the 1930s to house the seasonal cotton workers. There were as many as twenty camps around the Buckeye Valley. Some of these camps housed as many as 250 people.

By 1952, Buckeye had the largest grain storage bins of their kind in the country. Buckeye could gin twelve to fifteen million dollars worth of cotton. In 1954, Buckeye Irrigation Company landowners had 5,000 acres planted in cotton and 12,000 acres in alfalfa, barley, and other grains. Farmers served by the Roosevelt Irrigation District had 15,000 acres in cotton and 20,000 acres in grain crops. Cattlemen estimated that 30,000 head of cattle were fattened annually at a dozen of more pen-feeding operations scattered throughout the Buckeye vicinity.

By 1955, Buckeye, which had once been primarily a seasonal farming town, had stabilized its agricultural economy with cotton picking machines and the growing of diversified crops, notably sugar beet seed, Kaffir corn, oats, lettuce, potatoes, and other vegetables.

### Building a Community

Many historic buildings are still standing in Buckeye and reflect important elements and personages of the town's past. Several notable buildings and their relationship to

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Buckeye's story are included here.

The oldest standing building in Buckeye is the Kell Store (BYE-36) located in Centre Avenue. It was originally built by Grant McWilliams and Joe Irvine in 1890. It was operated as a saloon until it was sold to Herbert E. Kell. Kell, who married Thomas Clanton's daughter Cora in 1895, moved the post office into the building with his general merchandise business. Later, Kell's store was used as a residence by different families until the building was sold to Kelly Carmony who opened the building as the South Side Grocery.

The Ware Building (BYE- 17) was built in 1910 as part of the new business district at the north end of town. It originally had a decorative brick cornice and high transom windows above the store front window. Fabric awnings were installed above the transom windows. The corner of the building was laid out on an angle to allow prominent double doors to open out onto the corner. This corner was occupied by the Buckeye Valley Bank in 1911. Other tenants of the building included a market, a barber shop, the Buckeye Valley News, an ice cream parlor, and D. P. Clanton, Real Estate Loans and Investments.

The Joslin Building (BYE-15) was built by Wallace Joslin in 1912 across the street from the Ware Building. The tenants included the Buckeye Commercial Company (a general store), Major's Pharmacy, and a recreation hall.

The Buckeye Valley Bank Building was also built during this era. Its story reflects the stories of the Wild West: it was robbed three times between 1916 and 1917. There were gun battles, a safe door was blown through a plate glass window, and explosives were used to try to penetrate the series of vault doors.

The Buckeye Courthouse and Jail (BYE-63) was built in 1912 and held its first trial on August 8 of that year. It replaced an earlier jail, apparently on Centre Street, which burned in the 1911 fire. The south and rear windows still have the bars remaining as evidence of the jail, even though, over the years it has been used as a hospital, a school, and a library. It is currently used as the Buckeye Food Bank.

Buckeye Union High School (BYE-109) was originally built in 1928 and expanded and modified in 1937 as part of the Works Projects Administration.

### Valencia, a Master Planned Community

In 1928, a new town called Valencia was started just to the north of the railroad tracks. The concept of "New Town" was a national trend to exercise control over the urban environment. Valencia was similar to Garden City, England, proposed by Ebenezer Howard in 1898. The purpose of planning the entire town ahead of time was to combine the best elements of both town and country. It allowed the city designers to put in broad, radiating landscaped streets that had a central focus (usually a park or a monument). To get Valencia started, S. Carl Miller, president of the Miller Cattle Company and one of the promoters of the new town, put in curbs, gutters and fancy street lights. He laid out a park and planted shrubbery along the railroad track. Old-timers said that the railroad tracks through Valencia were the only ones in Arizona that were lined with rosebushes.

Valencia had restrictive covenants that required the architecture to be Spanish style with tile roofs. Several commercial buildings were completed including a

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hardware store, a grocery store, a restaurant, and two garages. A dozen residences were also completed. The first building was and is the headquarters of the Roosevelt Irrigation District (BYE-167). At the center of the new town the promoters constructed their office. This building (BYE-166) today is occupied by a flower shop and a funeral home.

Except for two things the development of Valencia would have been successful. The onset of the Great Depression of the 1930s stole most of the momentum from the new venture. Also, the residents of Buckeye were not supportive of the enterprise. With unfortunate bravado the promoters of Valencia bragged that they were going to move Buckeye across the railroad tracks and take the post office with them. This statement, naturally, did not set well with those who had spent years establishing their homes and businesses south of the tracks.

The dust-covered curbs and unused park stood for years as a reminder of the dream of Valencia. Eventually homes did begin to rise in the planned town. Marshall Investment Company took over the Valencia property in 1954 and began selling lots. These new homes did not follow the strict architectural guidelines that had been envisioned for Valencia. Thus, the idea of a planned Spanish style community was never to be realized.

## Development of Buckeye, 1937 - 1946

In 1935 the Buckeye Chamber of Commerce started a yearly celebration called Helzapoppin Days. The festivities included street dances, a parade, a carnival, and a rodeo. Proceeds were given to local churches which distributed the funds to the needy and for scholarships. It was a huge success. In its fourth year (1939) Helzapoppin Days

drew thirty thousand visitors to Buckeye. Celebrities such as Gene Autry and Buster Crabb attended. Helzapoppin Days were getting to be too successful. A number of the local citizens were concerned about the gambling that had become a part of the event. This grew to be such an issue that the event was stopped in 1940. Today a revived version of the original celebration is again held each year.

Throughout the 1930s Buckeye continued to grow. North of Monroe houses were filling in the new tracts of Central Buckeye and the Northern Addition to Buckeye in the informal style that had come to characterize Buckeye growth. Homes influenced by architectural styles such as Craftsman, Spanish Revival, and Pueblo Revivalas well as the ever present vernacular now known as National intermingled along these new streets.

The tolerance for a wide variety of architectural styles north of Monroe did not extend to the type of families living in these homes. Newspaper advertisements for the tracts made it clear that these properties had "adequate restrictions as to race." The community pattern of Buckeye began to take on its present form as a result. The original townsite saw more and more minority families replacing the whites who slowly migrated to the more affluent neighborhoods north of Monroe.

During the early 1940s these patterns continued to solidify. Most of the new building was taking place north of Monroe. Architecturally things were changing in that area, however, as Ranch style began to dominate over the older Bungalow and revival styles. Economically the town went through the wars years quietly. The demand for cotton in the war effort meant that farming continued without a pause. Businesses may not have prospered but most did

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survive. After the war Buckeye, which had grown as a seasonal farming town, stabilized its population as machines for picking cotton replaced the large number of farm workers who annually came to town. The agricultural base also stabilized by growing diversified crops notably sugar beet seed, Kaffir corn, oats, lettuce, potatoes and other vegetables.

## ARCHITECTURE OF BUCKEYE, ARIZONA; 1884-1946

### Summary

The architecture and construction methods of Buckeye have been influenced to a great degree by the nearby city of Phoenix, however, the historic architecture of Buckeye demonstrates the small community's own rural outlook on popular architectural styles. Only thirty miles apart, the two communities were both founded on the economic base of irrigated agriculture. Established in 1870, Phoenix had a headstart on Buckeye in development by about eighteen years. Phoenix grew to be the transportation and distribution hub for smaller agricultural settlements in central Arizona.

Although more modest in scale, detail, and concept than those structures in the neighboring capital city, Buckeye's buildings are very similar in type, style, and construction. The historic architecture of Buckeye is an important physical record of the planning and development of the town. The changing property types are reflections of the influence of agriculture and transportation on the community. The evolution of the town's architectural styles is evidence of an awareness of and response to national design trends. Sometimes the response to popular styles was one of rejection rather than acceptance. The scarcity of English and French Revival

styles and the modest expression of Bungalow and Ranch Style houses are major visual aspects of Buckeye's historic residential character distinguishing it from other Arizona rural agricultural towns.

The styles of architecture in Buckeye are the vernacular expressions of national architectural trends. Most of the town's buildings lack the refined details and lavish ornamentation which distinguish high-style buildings of the same era in other parts of the country or even in Phoenix. The restraint of design used throughout Buckeye's architecture requires closer observation than would be needed to understand the more visually exuberant examples of popular styles in other cities. Moreover, the subtlety of Buckeye's stylistic expression makes its buildings far more vulnerable to the compromise of integrity through even minor remodeling. This sensitive situation and need for greater allowance should be taken into consideration while evaluating the significance of each feature and the integrity of each building.

Buckeye's houses appear to have been designed by builders rather than by architects or trained house designers. Within the townsite and earliest additions, houses were built individually rather than collectively as a subdivision tract. Commercial and public buildings evidently were designed by professionals.

Most of Buckeye's buildings exhibit a constraint of design due to the rural community's limited availability of materials, designers, and craftsmen. Furthermore, the appearance of new architectural styles in Buckeye tend to post-date those in Phoenix, as likewise in Phoenix, new styles appeared several years after their popular acceptance in larger American cities. Moreover, once accepted, styles in Buckeye lasted longer than they did in

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Phoenix.

Not surprisingly, in both Buckeye and Phoenix, the arid climate seems to have played little role historically in the modification of architectural styles in response to climate. The pattern of architectural evolution on the Arizona frontier reveals that people generally favored style over comfort as their communities matured. Once vernacular construction materials (adobe and logs) could be abandoned for processed products (bricks and lumber), builders became more concerned about presenting a progressive architectural image and economic construction than about maintaining environmental comfort through insulative materials and solar orientation. This pattern is readily identified in both Phoenix and Buckeye.

## a) Exploration and Settlement; 1884-1887

It is reported that as early as the 1870s, ranchers and farmers were living scattered throughout the Buckeye Valley and along the Gila and Agua Fria Rivers. No traces of their early homes are left in the Buckeye area today. Typically, such homesteads were vernacular architectural expressions of style and construction based upon indigenous precedents.

### Sonoran Style

The earliest Anglo shelters were very similar to those constructed of local materials by the indigenous native people and Mexicans. Small, rectangular houses were built of adobe bricks, puddled adobe, and wattle-and-daub. The flat roofs were framed with twisted desert tree branches and trunks covered with brush and mud. Some houses had overhanging roofs while most had exterior walls extending up beyond the roof as parapets. Attached

to or standing near the house was often a brush shade structure or ramada where most of the day's domestic work was done during the hot season. These box-like adobe houses of the region have been designated as the Sonoran Style. It is not known if the 1887 homestead house of Buckeye's founder, Thomas Newt Clanton, was of this style.

## b) Early Town Development; 1888-1909

With a vision of creating a new agricultural community centered on a newly completed Buckeye canal, Clanton subdivided his homestead on the third of September 1888 to establish the townsite of Sidney (Buckeye's original name). That same year a postal station named Buckeye was established there. In addition to houses, many new commercial and public buildings were constructed in the first twenty years of development. Among these structures were a school, a saloon, a newspaper office, a hotel, and stores. Only two buildings from this era, a farmhouse and store, have been identified within the study area. These early buildings were not unlike the style and type found in Phoenix during this period. House design in 1890s Arizona, and particularly in Phoenix, was greatly influenced by styles from the Midwest. However, in Buckeye no example of Victorian era Queen Anne Style buildings have survived.

Boomtown Style commercial buildings were typical throughout the Southwest in large and small towns alike.

### Gothic Revival Style

The Benson residence (BYE-27) at 203 Irwin Avenue, built in about 1895, is an excellent example of a large Buckeye

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Valley farmhouse. This two-story, wood-framed house looks like what one would expect of a Midwestern farmhouse. The simple, high-pitched, intersecting gabled roof shelters the rectangular plan. A one-story porch with a nearly flat roof shades the front facade. The massing and detailing of the building presents a very simple interpretation of Gothic Revival Style.

### Boomtown Style

The H.E. Kell & Co. General Merchandise store was originally constructed in 1890 by Grant McWilliams and Joe Irvine as a saloon. Herbert Kell purchased the building in 1895 and moved his store and a post office there. The Kell Store (BYE-36) at 512 Centre Avenue is probably the oldest building in Buckeye and the only commercial building surviving from the period of early town development. The wood-framed store originally had a high rectangular front parapet which covered the gable end of the high-pitched roof. The parapet was painted with a large sign identifying the store. Its parapet (now missing), storefront windows, and porch characterized the store as being of the Boomtown Style.

### **c) The Railroad Years; 1910-1914**

The growth of agriculture and the community was severely hampered by poor transportation to the marketplace of Buckeye's cattle, crops, and dairy products. In 1910 the arrival of the Arizona Eastern Railroad (later the Southern Pacific Railroad) to Buckeye contributed to a boom of development. In response to the location of the new railroad depot north of town and the fire of 1911, the commercial district reoriented northward toward the tracks. An existing residential area separated the depot and the business district; it still does. Several blocks of the town center were replatted and the name of the

community was legally changed from Sidney to Buckeye.

Construction of all types of houses and buildings in Buckeye increased dramatically. By 1912 many major buildings were constructed, including the Ware Building (BYE-17), the Buckeye Valley Bank (demolished), the Joslin Building (BYE-15), and a new courthouse and jail (BYE-63).

The styles of the commercial and public buildings dating from the Railroad Years are typical of rural small communities at the beginning of the twentieth century. Brick masonry was the common method of construction of commercial buildings. Buckeye's newly established main street, Monroe Avenue, began to take on the look of a business district.

### Panel Brick Commercial Style

The growing district began as scattered storefront buildings standing on the streetcorners waiting for more businesses to in-fill the blocks. These stores were built primarily in the Panel Brick Commercial Style typical of the period and virtually country-wide in their distribution. They were usually one-story structures with wide storefront windows and transoms with recessed entries. The hot sidewalks and exposed windows were most often shaded by retractable canvas awnings. The two-story 3-H Mercantile Co. building (demolished) had a sidewalk shaded by a wood porch with a balcony.

### Neoclassical Style

There still exist two examples of public buildings designed in styles more attuned to the desert region. The 1912 Courthouse and Jail (BYE-63) is a simple Southwestern Style stuccoed building with Neoclassical influence. The respect and formality demanded by a public building, no

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matter how small, is reflected in the symmetry of the facade and the Neoclassical parapets and visor awnings. The Buckeye Irrigation Co. office (north of study area) originally had a dramatic curvilinear parapet characteristic of the Mission Revival Style. A historic photograph shows its walls to be either of rusticated stone masonry or of pressed metal which replicated large stones laid in running bond.

### National Style

During this period the small, inexpensive houses on the farms and in town were constructed in National Style folk simplicity. National Style folk housing consist of modest dwellings simply constructed of materials available at a local lumberyard which was supplied by rail. These inexpensive, lightweight, balloon-framed houses generally replaced the heavy vernacular Sonoran Style houses of adobe and logs. One example of transition from Sonoran to National can be seen in the long adobe house with a low-pitched roof at 300 Narramore (BYE-97). It was built in 1916 and bridges the gap between two folk styles which employed different building technologies.

Six distinct shapes of houses dominate this

National Style: gable-front (BYE-46), gable-front-and-wing, half-and-parlor (BYE-29), I-house (BYE-23), massed-plan-and-side-gabled, and pyramidal (BYE-57). Light-framing techniques led to a great popularity for these shapes.

These were generally massed-plan houses that were now relatively easy to build because the light wood roof framing could be adapted to span two-room depths. Such houses, when of rectangular shape, normally had side-gabled roofs and are called massed-plan, side-gabled folk houses. More nearly square plans typically had pyramidal (equilateral hipped) roofs. Examples of most of these families of the National Style can be found in

Buckeye dating from the railroad era beginning in 1910 and continuing even into the 1940s.

On the national scene, Prairie Style houses appeared in about 1900 and the Bungalow Style swept the country starting in about 1905. It wasn't until about 1910 that bungalows began to appear in Phoenix replacing the National and Victorian Era Styles and in general popularity. Buckeye saw the first signs of the bungalow craze in the carpentry details appearing on its National Style houses during the Railroad Years.

### **d) The Highway Years; 1915-1946**

In 1912 the astonished citizens watched the first automobile to rattle into town on the rutted dirt road. This same road was the only link to the agricultural marketplace of Phoenix until rail service had come to Buckeye in 1910. It did not take the first State Legislature long to appropriate funds to create a new paved State highway from Yuma to Phoenix through Buckeye, improving transportation across the state and from farm to market. The new highway through the middle of town on Monroe Avenue also brought a new breed of traveler through town, the touring motorist - the tourist. In response to the automobile and the tourist, businesses in Buckeye sprang up to meet their needs. Service stations, cafes, and auto courts appeared on Monroe Avenue.

The years after World War I saw great prosperity in central Arizona based on the agriculture established in the 1890s, particularly long-staple cotton, and the reliable dam and irrigation systems introduced in the 1910s. This prosperity spurred construction in the commercial and residential areas of Buckeye. Many of these new buildings were designed in the latest popular architectural styles.

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## Bungalow Style

Buckeye was not immune to the "bungalow-mania" which swept the country from 1905 through about 1930. Bungalow fever was milder in Buckeye, but longer lasting, than in Phoenix where entire bungalow subdivisions were springing up into the 1920s. The examples of this popular house style are very simple in Buckeye, having simplified character-defining details and a limited palette of construction materials. The bungalows of Buckeye tend toward the pattern book simplicity rather than Craftsman style exuberance. Modest though they may have been, bungalows were very popular in Buckeye and were still being built through 1942.

The two earliest surviving buildings with undeniable bungalow influence date from 1916. The small, rectangular, stuccoed house at 109 South Clanton (BYE-44) has a low-pitched, side-gabled roof with overhangs supported by the characteristic brackets. Instead of a broad, shaded veranda across the front, as is typical of most bungalows, this house has a small cross-gable entry roof cantilevering above the central front door and stoop. The sidedoor vestibule is protected by a smaller gable roof integrated with the larger roof, a characteristic bungalow detail.

The Cummings bungalow (BYE-52) at 207 Jackson Avenue has a similar rectangular floor plan, but is covered by a hipped-gable (jerkinhead) roof with an intersecting porch. A latticed ventilator is seen at the top of each gable wall. Overhangs are supported by simple brackets. The porch opening is spanned by a flattened Gothic arch.

## Period Revival Styles

In 1920s America bungalows were being supplanted by a wide variety of Period Revival Style houses which

appealed to a popular trend toward romanticism. America developed a new awareness of European architecture as seen firsthand by our doughboys fighting over there. Arizonans too embraced the opportunity to live in picturesque houses inspired by rural cottages of England and France as well as by Mexican casitas and Mediterranean villas. Spanish Colonial and Pueblo Revival houses were very popular here in the desert Southwest where cultural precedent inspired these designs. Additionally, a regional variation of Spanish Colonial Revival - known as the Southwest Style - was developed as a simplification of Spanish eclectic precedents.

It is in the area of Period Revival Style that Buckeye and Phoenix differ greatly. While Phoenix enjoyed an even mixture of Spanish and English revivalism, Buckeye saw very few English or French Revival houses. By way of further comparison, Tucson's Revival houses of the 1920s were also almost exclusively of Spanish eclectic inspiration - no doubt because of strong ties to its real Spanish colonial origins in the eighteenth century.

In rural Buckeye the thought of living in a rural European house must not have seemed particularly appealing, for no examples of English or French Revival houses have survived. Spanish Colonial and Pueblo Revival Styles and the Southwest Style proved only slightly acceptable, for only a few of these houses can still be seen.

The small inventory of Period Revival Style buildings demonstrates how the attitudes and preferences of the Buckeye farmers and ranchers differed from their urban neighbors in Phoenix. We can see that architectural revivalism nearly passed over Buckeye, where the bungalows gave way only to another American-inspired

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dwelling, the Ranch Style house.

### Spanish Colonial Revival

The most significant example of Spanish Colonial Revival is seen in the 1928 Buckeye High School (BYE-109), which was improved in 1937 by the Work Progress Administration (WPA). The school exhibits the style's characteristic stuccoed walls and red clay tile roofs as well as many Spanish details at the windows and doors. In spite of the magnitude and importance of this public building, its style seems to have inspired little imitation in the community's housing. Only a few other subsequent public buildings showed slight influence of Spanish eclecticism (e.g., Buckeye Town Library [BYE-1, now Buckeye Woman's Club], First Baptist Church [BYE-103A]). The Laurence Peabody House (BYE-139) is notable as the best residential example of Spanish Colonial Revival in Buckeye.

### Pueblo Revival

The simple box-like appearance of Pueblo Revival appears to have gained some popularity in Buckeye. Perhaps its simplicity of construction and detailing made it appealing. Or, perhaps its regional allusions caused several examples to have been built in both commercial and residential applications. The 1936 Engs Commercial Building and Apartments (BYE-11) on Monroe Avenue were all constructed of native river stones in the Pueblo Revival style. These rustic structures are significant contributors to the mixture of styles on the commercial main street. Another Pueblo Revival stone house at 203 S. Eighth Street was built in 1940 by Glen Miller (BYE-80). In Buckeye it is not unusual to find a style still being built long after its main-stream American popularity had waned.

The house at 211 Eason (BYE-90) is an example of a more high-style interpretation of Pueblo Revival. Its walls have tooled stucco surfaces and stepped parapets at each corner of the building. Round log roof joists (vigas) protrude through the walls to create a play of shadows over the rough stuccoed walls throughout the day. A deep-set porch is supported by thick stucco columns. A wrought iron grille protecting the exposed front window is more a Spanish Colonial reference than Pueblo, but none the less contributes to the regional character of the house.

### Southwest Style

The Southwest Style in Arizona combines important elements of both Spanish Colonial Revival and Pueblo Revival styles. In Buckeye two of the best examples of this style are the houses at 112 N. Third Street (BYE-103B) built in 1927 and 411 Edison (BYE-127) built in 1942. Although these houses were constructed 15 years apart, they exhibit almost identical details and prove that popular styles in Buckeye are long-lived. The Southwest Style is a simple, visually compatible, regional architecture which alludes to the multi-cultural heritage of Arizona and, as such, is very appropriate in the streetscapes of Buckeye.

The one-story, box-like dwellings have broad facades of smooth stucco pierced with rectangular windows and round clay pipes which serve as attic vents. The houses have no applied decorative ornamentation. Each house has a small entry porch roofed with red Spanish tiles. At the Third Street house the porch opening is spanned by a segmental arch rather than by a flat lintel. Surrounding the flat main roofs are parapets which have low-pitched pediment profiles with articulated piers extending above the parapet at each corner.

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## Transitional Ranch Style

The home builders of Buckeye had no problem with mixing and matching elements of several styles in any manner which pleased them. A house which demonstrates the obvious and unabashed application of three styles to one building is the Dan Allred House (BYE-234) at 308 E. Roosevelt. Because it was built in 1944, late in the historic period, the Allred House seems as much a stylistic hybrid as an architectural transition into the Ranch Style.

The visual elements of three styles are readily discerned yet skillfully blended into a unique architectural mixture. The raised wood-framed floor, the massing of the house, and the broad, medium-pitched gable roof make the house decidedly "bungalowoid" in style. The unusual stuccoed exterior walls with articulation of individual large masonry blocks randomly pushed out from the wall surface are reminiscent of Spanish Colonial Revival mortar-washed adobe walls. The Ranch Style is well-represented also by an attached carport, steel-framed windows, a corner window, a circular window, and a semi-circular concrete stoop at the back door.

The Calvert House (BYE-125) at 408 Eason is another fine example of Transitional Ranch Style. Its red brick building massing and wood-shingled roof forms are reminiscent of the Bungalow Style, while its living room picture window and diamond-shaped entry window are progressive details popular in the later ranch movement. The use of filigree wrought iron porch column and beam brackets also are a reference to a high-style French Regency look.

## Art Deco

The Buckeye Woman's Club (BYE-1) at 830 Monroe Avenue is a unique, subtle blend of elements of Spanish Colonial Revival and Art Deco. The rectangular plan of the building has a high-pitched gable roof and stuccoed end walls rising above the asphalt shingles as end parapets. The severe geometry of the end facades divided by tapered piers and the glass block surrounding the rustic plank front door give the building an Art Deco appearance. Yet its form is suggestive of a Spanish Colonial mission. An arched opening leads through a wing wall, an extension of the front facade, to a side entrance sheltered by a bracketed entry porch.

Construction of commercial and public buildings in 1920s Buckeye continued in the proven and long-popular Panel Brick Commercial Style while venturing into experiments with Spanish Colonial Revival and the Southwest Style. During the 1930s progressive commercial architecture turned toward the "modernistic" look of the Art Deco and Art Moderne Styles. The 1930 commercial building now containing Ron's Market (BYE-8) exhibits a decidedly Art Deco influence with its smooth stucco walls, stylized geometric motifs and zigzag patterns, and parapet projections above the roofline giving a slight vertical emphasis.

The 1941 Roxy Theater (BYE-10) is an unusual regional combination of Art Deco and Mission Revival which has been identified by photographer and architectural historian Carla Breeze as a style she calls "Pueblo Deco". This theater has a curvilinear parapet above a smooth stuccoed facade divided by fluted vertical piers which project above the skyline.

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## Art Moderne

A fine example of Art Moderne architecture is the 1935 Powers Mobil Service Station (BYE-18). An extremely well-preserved building with high original integrity, this service station is a rare example of roadside architecture related to the automobile and tourism of the Depression Era. The streamlined horizontal bands of the facade and canopy responded to the speed and design of automobiles in the late 1930s. The station still retains and uses its historic gas pumps.

## Ranch Era

During the Depression Years the Ranch Style home was developed in California as a blending of the Craftsman Bungalow and the nineteenth century rural California house. This style also responded to the need for simple, inexpensive tract housing during and after World War II. America's make-believe world of Period Revival was shattered by the grim reality of economic depression and war. Architectural pretense no longer was appropriate or affordable.

In the Buckeye area, farm and ranch life had always been hard. People there had little use or money for pretense or make-believe, which is probably why English and French Revival Styles enjoyed little favor. The citizens of Buckeye emphasized practical considerations of architecture related to their lifestyle and the scarcity of materials, technology, and craftsmen.

In the era between the end of the Depression and the end of World War II, housing styles in Buckeye were in transition using elements of the waning bungalows and of the emerging ranch movement. Houses built during this decade combined elements of both the past and future in a very simplified manner.

## Spanish Colonial Ranch

One of the few examples in Buckeye of the Spanish Colonial Ranch house is the Laurence Peabody House (BYE-135) at 612 Edison. This low, rambling structure mixes facade elements of both flat and pitched roofs. Its stuccoed walls are devoid of ornamentation. Rectangular windows, both double-hung and picture, pierce the wall planes. The application of Spanish tile on the building's roof, parapets, porches and awnings give it a look of Revivalism typical of this type of Ranch Style house. Low stuccoed walls topped with red rowlock bricks form planters and screen walls across the front of the house to create a low foreground visual element which eases the house into the broad green lawn.

## French Provincial Ranch

Relatively common in Buckeye are examples of French Provincial Ranch houses. Most of them have been so simplified in design that only the low-pitched, hipped roof forms help to distinguish them. Two of the more well-defined French Provincial Ranch houses are the 1937 Price Curd House (BYE-154) at 301 N. Ninth Street and the 1940 main residence at the Bob Bryant Auto Court (BYE-223) at 1009 Monroe. Both of these houses demonstrate the rambling nature of the ranch floor plan and the intersecting massing of walls and forms of roofs. Corner windows are a hallmark of these Ranch Style houses. Asphalt shingles cover the roofs.

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## F. ASSOCIATED PROPERTY TYPES

### Outline of Associated Property Types:

- 1. **Residential**
  - 1.1 Single-family farm house
  - 1.2 Single-family urban house
  - 1.3 Multi-family
  
- 2. **Commercial**
  - 2.1 Retail store or business
  - 2.2 Theater
  - 2.3 Lumberyard
  - 2.4 Service station
  - 2.5 Auto court
  
- 3. **Public**
  - 3.1 City hall and jail
  - 3.2 Church
  
- 4. **Educational**
  - 4.1 Elementary and high schools
  
- 5. **Agricultural/Industrial**
  - 5.1 Ice manufacturing plant
  - 5.2 Irrigation distribution system canal
  - 5.3 Cotton gin

architectural significance. Some properties might be considered eligible under Criterion B if the individual involved had no other significant property associated with him/her. Furthermore, some properties might be considered eligible under Criterion A for their association with the planning and development of Buckeye. Criterion A may apply to a property if it is a structure rather than a building (e.g., an irrigation canal or bridge) or if its original character had been altered during the historic period (e.g., the Buckeye Irrigation Co. office, which is outside the study area). It is not likely, but possible, that properties with archaeological remains would be eligible under Criterion D.

### Registration Requirements for Properties:

#### Design, Workmanship, and Materials

In order to be considered eligible contributors to the historic district, properties must possess sufficient elements of design, materials, and workmanship to convey the essence of their historic character. In evaluating Buckeye's properties for eligibility it must be recognized that Buckeye's architectural character has been mitigated by several factors including: 1) restraint in style and construction methods, 2) mixture of styles, and 3) historic modification of buildings. Furthermore, the condition of a building should not be a registration requirement unless the loss of individual character-defining elements or form/massing is so great as to adversely effect its overall visual effect.

### Significance:

For properties to be considered for National Register listing within the historic district they must be associated in an important way with the founding and development of Buckeye during its historic period. This association may be through architecture, significant persons, or broad patterns of the town's history. Most properties would be significant primarily under National Register Criterion C for

The relative degree of architectural sophistication in Buckeye's buildings is a significant factor defining the community's visual character. Because most of Buckeye's privately-built and -owned properties seldom had stylistic purity or much ornamentation, it is easy to discount their

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significance when evaluating them in the more familiar architectural context of affluent urban communities. It is the very nature of rural Buckeye's buildings, particularly its houses, to be vernacular interpretations of mainstream styles executed with a small selection of materials by workmen of limited skills. Conversely, Buckeye's public buildings and boom-era commercial structures reflect the positive civic pride which typically accompanied projects with large construction budgets. Such buildings made a major impact upon the town's image, but had little influence upon residential design. These important buildings of substantial materials were likely to have been designed by professional architects and constructed by skilled craftsmen. Sophisticated buildings are the exception rather than the rule in the architectural history of Buckeye.

A good deal of sensitivity must be used in evaluating the architectural integrity of Buckeye's buildings which have additions or alterations. The owner-built "improvements" to houses and businesses in Buckeye are part of the pattern of development of this rural town.

It is not unusual to find that windows have been replaced within original openings, that walls have been sheathed with stucco or siding, or that portions of porches have been infilled to create more interior space. These types of remodeling actions have occurred during the historic period and continued into the modern period. Their impact must be viewed with understanding and tolerance. It is the essence of the building's historic character which is significant and must be retained rather than its details, especially where simple buildings had few details originally.

It is necessary to define appropriate guidelines for evaluation of architectural integrity in Buckeye responding to the nature of the town's original character and subsequent development. These principles apply to modifications which occurred during the historic era, unless noted otherwise.

### Windows

- Modern window changes are not desirable and should only be accepted if there are no other significant changes to the building. Changes are acceptable if original windows were replaced during the historic or modern eras with a different window type which filled the original openings. For example, where wood double-hung windows were replaced by steel casements in the historic era or by sliding aluminum sash windows in the modern era.
- NOT acceptable replacement windows which alter the original size of the opening.

### Wall Sheathing

- Acceptable if original masonry was covered with stucco where articulation of wall details (e.g., recessed panels, reveals, profiles) are still evident.
- Acceptable if the style of an older commercial building were modified to a later historic style in an attempt to modernize for the sake of competition. For example, a Commercial Panel Brick style store was stuccoed to become an Art Moderne style store. Not acceptable if the building is modified to a contemporary style later than the historic period.
- Acceptable if stone masonry is painted.
- Acceptable if wood clapboards are covered with metal siding which replicates clapboard.

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- Acceptable if metal siding covers masonry, only if there are no other significant changes.
- Acceptable if stucco covers masonry, only if there are no other significant changes.

### Porches

- Acceptable if original porch is partially or entirely infilled in a manner which still conveys the form of the porch.

### Roofing

- Acceptable if original roofing material is replaced or covered with a different material while the slope, form, and features of the roof are retained. For example, modern era asphalt shingles or rolled roofing covers original wood shingles.

### Additions

- Acceptable if a historic or modern addition matches or complements the design, workmanship, and materials of the original building and the essence of the primary facade is retained.

### Association

In order to be considered eligible as contributors to the Buckeye Historic District, properties must be associated in an important way with the founding and development of the community during the historic period. These resources are like tiles in the town's historic mosaic. These contributing properties are the surviving physical elements associated with the complex interactions of a growing and changing human settlement. Under Criterion A properties would be associated with events and broad patterns of history and development. A property

associated with significant persons would be eligible under Criterion B.

### Location

Properties must be in their original location in order to contribute to the integrity of the historic area and to be considered eligible for registration. Their original relative locations are significant in light of their relationships to each other, to the town's broader layout, and to the changing patterns of development. These properties help us interpret the history of Buckeye's evolution and growth. They mark the influences of commerce, transportation, and politics on the town's fabric.

### Setting

Of lesser importance as a general registration requirement is the setting of the property. The distribution of parcels developed during the historic period appears to have been rather scattered except in the central business district. The historic pattern of development and lack of concentric growth contributes to the dispersal of historic properties throughout the survey area and the seeming intrusion of modern structures. The occurrence of interstitial modern structures is actually a result of the pattern of infill development typical in Buckeye since its establishment. Furthermore, several farm houses which originally were beyond the edge of town have now been met and surrounded by urban development. This phenomenon is well represented also in Phoenix, where historic farm houses and agricultural buildings are found amid modern tract home subdivisions of the original homesteads.

Buckeye's pattern of development is further characterized by a few blocks of concentrated commercial properties along major streets and by the dispersal of residential properties throughout the remaining areas. Buckeye's

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original townsite grid was replatted in response to the railroad's arrival, changing the axis of the commercial zone and re-orienting and resizing parcels within many of the blocks. The fact that such action was even possible some twenty-two years after its founding indicates that during its early years little significant development had occurred in Buckeye and that only a few people were the major property owners.

Another characteristic of the historic setting is the quality of housing as it reflects the economic status of the town's citizens. The size, style, and construction of houses throughout Buckeye varies only slightly. They all demonstrate a common theme of restraint in design. There is no obvious upper-class residential neighborhood. The wealthiest farmers and ranchers evidently lived on their properties outside of town. The quality of houses north of Monroe Street imply that they were the homes of the community's middle-class professionals, merchants, and businessmen. Similar clues indicate that the blue collar workers and farm laborers generally lived south of that main street. Hispanic and Anglo surnames for original homeowners are found throughout the town indicating a certain degree of ethnic integration.

In evaluating properties in terms of setting, they should also be examined for the integrity of each historic parcel rather than the context of the existing streetscape. Buckeye's characteristic dispersed development and continual, but slow, infill of vacant land has contributed to the lack of concentrated historic districts. During the historic period there were vacant parcels between buildings except on the few central commercial blocks. Many of those vacant parcels have been infilled during the modern period, while some historic buildings have been

lost or modified. The evident discontinuity of Buckeye's historic properties is not due to poor integrity of setting, but rather due to the town's traditional pattern of development into the modern period.

### Feeling

Integrity of feeling is difficult to ascertain for most contributors to the historic district. There are a few buildings in Buckeye, such as the schools or churches, which may inspire strong emotions in the citizens. Feeling would be the least important aspect of evaluation as it has little impact on the significance of the historic district as a whole.

## 1. RESIDENTIAL TYPES

### Description:

These residential property types are the best indicators of the social and economic conditions of the town's citizens. The houses styles also reflect the values of their residents.

### Subtype:      Single-family farm house

Buckeye Valley farm and ranch houses and their large agricultural properties were originally isolated from the urban development of the town. As the town grew it reached a few of the nearby farm houses. In some cases the agricultural properties themselves were subdivided for development of residential neighborhoods. These farm properties still may retain related agricultural buildings and features (e.g., windmills, barns, sheds, and stables). These farm houses are usually quite large and of one-and-a-half to two stories. They tend to be older than most other urban houses. Their styles usually harken to Midwestern precedents such as Gothic Revival. The setting of the farm house usually is characterized by large, mature trees and shrubs, broad lawns, bare dirt farm

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yards, and fences of posts and wire.

Subtype:        Single-family urban house

Buckeye's urban houses are situated on small adjacent parcels creating long streetscapes of regularly spaced facades framed by lawns and trees. Residential neighborhoods have asphalt-paved streets and concrete curbs without sidewalks. Alleys service the back of the properties. The houses are generally modest in size and design. The properties often include detached garages and small sheds. The back yards are usually fenced. Older homes can often be recognized by their mature landscaping which was watered by the urban irrigation system. The poorer neighborhoods sometimes have little landscaping and no lawns.

Subtype:        Multi-family

Buckeye has several examples of multi-family housing. The character of such housing is virtually identical to that of the most modest single-family residences. The architectural styles of Buckeye's apartments are as varied as those of its houses. Multi-family houses consist of residences attached together or residences free-standing and closely grouped on a large parcel. The National Folk duplex at 111/113 Clanton (BYE-45) is an example of two small houses joined by a common wall between their garages. This duplex is notable because its garages are integrated with the houses. It is typical for apartments to have no garages or carports. The Southwest style triplex at 511 Eason (BYE-118) consists of three attached apartments, the center unit being two stories. Detached apartments also exist such as the three Southwest Style units at the Eng Apartments (BYE-47) and the stone Pueblo Revival apartments at 528 E. Monroe (BYE-11). Cars are usually parked in a separate area or directly adjacent to each apartment.

## 2.        **COMMERCIAL TYPES**

Description:

These properties are associated with the commerce of Buckeye, particularly those businesses which serve the residents of the town and the outlying farms and ranches, as well as travelers on the highway and railroad. There would be a wide variety of building types and properties that would be included in this type. Because of the varied nature of these properties, they might fall into many different National Register functional categories. These might include domestic, commerce/trade, agriculture/subsistence, and transportation. These properties might pertain to many different significance categories as well, but each must possess some type of Such properties contained businesses which provided retail and wholesale products, services, transportation, lodgings, and entertainment. These properties might pertain to many different significance categories as well, but each must possess some type of significance to the commerce of Buckeye.

Subtype:        Retail store or business

The retail stores and businesses of Buckeye's commercial district generally follow the form, massing, and type found in Phoenix and across the nation during their specific stylistic eras. Along the commercial streets these buildings are box-like structures set to the front and side property lines. This continual streetscape of storefronts is important in defining the central business district. The parcels upon which the stores were built had narrow frontage, as small as 25 feet. Thus larger buildings were constructed upon several parcels. Although the building facades are of different widths, the standard parcel sizes contribute to a certain regularity of facade bays. The

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great variety of parapet heights and designs gives interest to the skyline.

In Buckeye it is not unusual to find residences converted to commercial uses in the business district. This situation of rehabilitation in both the historic and modern periods reflects 1) the realignment of the business streets in response to the arrival of the railroad and the State highway and 2) the later extension of the commercial district's length along the street to incorporate houses as businesses. An example of this second situation is seen in the conversion of the bungalow at 713 E. Monroe Avenue as the Elms Building (currently an insurance office, BYE-5). Typically conversions effect the street facade of the houses through the attempt to change their character from a gabled house to a box-like storefront. A parapet and porch are often added similar to those seen historically in the Boomtown Style. Occasionally the windows and doors of the facade are altered to show windows and entrance. Also, security grilles may be installed across the windows around the entire building. In Buckeye the alterations to houses converted to businesses are not very sensitive to the style or character of the building. Depending upon the extent of the remodel budget, the structures' character may continue as residential, may be entirely transformed to commercial, or more likely be a little of both. This mixed character of facades contributes to the Buckeye commercial streetscape by reflecting town's growth and the citizens' common attitudes toward practicality taking precedence over style.

Subtype:        Motion Picture Theater

The second and only surviving historic motion picture theater identified in Buckeye is the Roxy Theater (BYE-10). This theater, a large rectangular building, is an important

element of the commercial streetscape of Monroe Avenue. Sitting at the sidewalk, it fills its parcel from side to side, just as is typical of commercial storefront properties. The three bays of the facade contained storefronts and the main entrance. It has a broad, welcoming recessed entrance adjacent to its box office. A simple movie marquee canopy is suspended above the entrance. It is reported that the first theater in Buckeye showed silent movies at night in an outdoor auditorium. The third theater was a drive-in theater.

Subtype:        Lumberyard

Only one historic lumberyard exists in Buckeye. The O'Malleys Lumberyard (BYE-68b) consists of two buildings and the open area between them. The retail building is a large, simple rectangular structure with a pitched gable roof and a boomtown parapet facade and storefront. The large storage building is open on one long side to allow access from the yard to lumber storage racks. Access to the yard is through a wide gateway. The buildings are set on the property perpendicular to the front property line.

Subtype:        Service station

Roadside architecture along the nation's highways is epitomized by the service station property type. Buckeye possesses one of the best examples of historic service stations in the state. The Powers Mobil Service Station (BYE-18) possesses all of the elements of the historic service station property type. The station is located on a corner parcel along the main street/state highway. The free-standing, flat-roofed rectangular building contains the office, restrooms, storage rooms, and service bays. A canopy extends from the building to shade the gasoline pumps. An asphalt paved parking area surrounds the building. A sign on a tall pole, visible from several blocks away, boldly informs the motorist that GAS is available

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here.

Subtype:        Auto court

The auto courts were found on the early outskirts of town. The auto court site plan follows the standard formula of design for this property type. On the large parcel along the highway a large central house, the manager's residence, is surrounded by numerous detached cottages. A more-or-less semi-circular road allows access to the property for guests who park their cars in spaces between the cottages. Often an amenity such as a swimming pool or game court is associated with the central house for the use of guests. This property type is associated with the development and promotion of the State highway and the popularity of automobile travel. Auto courts are the forerunners to motels and, as roadside property types, are related to gas stations, cafes, and curio shops. In Buckeye such roadside lodgings took the place of the downtown hotel which was more closely related to train travel.

Specific Significance:

These properties must be associated in an important way with the historic period of Buckeye's founding and development. The types of interaction that citizens might have had included trade of agricultural products, goods, and services, transportation, lodgings, and entertainment. These properties would be significant primarily under National Register Criterion C for architectural significance. Some properties might be considered eligible under Criterion B if the individual involved had no other significant property associated with him/her. Furthermore, some properties might be considered eligible under Criterion A for their association with the planning and development of Buckeye if the resource is not a building (such as a canal) or if its character during its own period

of significance had been altered during Buckeye's historic period (such as the Buckeye Irrigation Co. office, which is outside the study area). It is not likely, but possible, that properties with archaeological remains would be eligible under Criterion D.

Specific Registration Requirements:

In order to be considered eligible, these properties must possess some elements of workmanship, design, and materials.

### 3. PUBLIC BUILDING TYPES

Description:

This property type includes buildings which are associated with the governmental, civic, and religious development of Buckeye. These buildings represent the town's growth and progress during its historic period. Most of them are structures for public assembly. In Buckeye all the civic buildings and most of the churches appear to have been designed by architects. Although very simple in stylistic expression, they display a bold image and evoke a feeling of community pride, a faith in government, a respect for knowledge, and devotion to God.

Subtype:        City hall and jail

The Buckeye City Hall and Jail (BYE-63) is the only surviving historic municipal government building in town. Although very small, it none the less possesses the architectural attributes which typify any city hall of the early twentieth century. Its design, materials, and workmanship demonstrate the respect the town felt for its government and the desire for longevity of the building and the authority it housed. The facade is very formal in its symmetry implying balance and impartiality in justice and government. The Neoclassical Style was popular for

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public buildings particularly for city halls which tried to associate themselves through architectural reference with the higher governmental authority of the state and nation. Even the Federal Style buildings of Washington, D.C. have classical allusions to the ancient imperial government of Rome. The Southwest Style influence on Neoclassical architecture of the Buckeye City Hall and Jail combines the association of governmental authority with the heritage of the region. Buckeye may be a long way from Rome but its governmental property type also endeavors to inspire respect for authority and pride in community in those who enter City Hall.

The location of City Hall on Fourth Street as well as its 1912 construction date imply that the selection of its site was influenced by both the old heart of town along Centre Avenue as well as the arrival of the railroad north of town. By way of comparison, the location of the modern City Hall appears to be influenced by automotive access on the State Highway and the main commercial street, Monroe.

Subtype:        Church

Churches are the architectural expression of a town's religious faiths. Even in small rural towns there are often several different denominations. The church buildings are important elements of the town's historic architectural fabric and its association with the religious and social development of the town. The design and materials of the churches can reflect the economic situation of their parishioners. Churches may have been designed and built by the church members themselves or by architects and contractors.

In Buckeye there are several historic Christian churches. The Buckeye Christian Church (BYE-72), built in about

1913, is the oldest house of worship in town. The town's churches are relatively small buildings with simple plans and facades. Only one of the buildings, the First Baptist Church (BYE-103B), has an asymmetrical main facade with a corner tower and entrance. The others have symmetrical gabled or parapetted roofs with central entrances. Typical of Buckeye's architecture, the churches have virtually no ornamentation and little stylistic reference.

#### 4. EDUCATIONAL TYPES

Description:

The historic school buildings of every community are important mileposts in the town's development. The design, materials, and workmanship reflect the citizens' attitudes toward education and the town's future placed in the hands of its children. Even in small towns, schools are likely to have been designed by architects. Historic school buildings were generally built of substantial materials by skilled workmen with the goal of many decades of service. Larger schools of the early twentieth century were usually built of masonry. Additions and alterations to the original buildings are to be expected as the population grows. The building additions may have been designed to match the original or to express current stylistic trends. Modifications of the schools may also reflect changes in the curriculum or teaching methods.

Subtype: Elementary and High Schools

Buckeye Elementary School (BYE-76) and Buckeye Union High School (BYE-109) represent some of the town's finest architecture and best construction techniques. As is typical of schools in Arizona built after about 1925, Buckeye's schools are one-story, rambling structures with large windows. Classrooms may flank long double-loaded corridors or they may be arranged in a single row opening

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to an outdoor covered sidewalk. In earlier years, schools inspired by Midwestern models had been compact, multi-story boxes with classrooms wrapped around a central auditorium. With the new campus plans developed in the West, schools often consisted of detached buildings with specialized uses. Often the cafeteria, library, or auditorium was built separately from the classrooms and connected by shaded sidewalks. Their setting amid green lawns and trees are particularly significant to the campus approach to school design. The use of Spanish Colonial Revival for the high school in the late 1920s, and American Colonial Ranch for the elementary school in the late 1930s responds directly to the styles currently popular across the country.

## 5. AGRICULTURAL/INDUSTRIAL

### Description:

There can be a wide variety of subtypes of agricultural and industrial properties. In agriculturally based communities like Buckeye such properties can be associated with the growing of crops or animals, as well as the processing, the storage, and the transport of farm products. Thus farm and ranch structures will be found within this property type. So too will be included warehouses, cold storage buildings, ice manufacturing plants, grain elevators, hay barns, stockyards and cattle feed lots, to name a few. Properties associated with the transportation of products by road and rail may also be related to agriculture and industry.

### Subtype: Ice manufacturing plant

The establishment of the ice manufacturing plant (BYE-50) in Buckeye in about 1926 represents a major advancement in the economy of the town. Through the use of technology, perishable crops could be kept fresh

in storage and in transportation to market in Phoenix and beyond. Ice assured farmers of better quality products which could bring higher prices at market. Ice was used in produce warehouses, railroad refrigerator cars, and delivery trucks. The availability of ice at home during the hot Buckeye summers made life more bearable for the residents too. The ice plant is located in the middle of town rather than near the railroad. It is a massive, two-story brick building which has a large door and loading dock for transferring iceblocks to trucks. On the ground floor is located the plant office.

### Subtype: Irrigation distribution system canal

The construction of irrigation canals in the late nineteenth and early twentieth centuries allowed water to be brought to the Buckeye Valley. These irrigation systems were the basis for settlement in the area and the establishment of communities which served as trade and transportation centers for the remote farms and ranches. When the canals were originally constructed, their water was supplied from the Gila River. With the advent of flood-control and irrigation dams upstream and the increased demand for water by additional users, the diminishing flow was subsequently supplemented by wells drawing from groundwater and draining waterlogged fields.

The most prominent feature of the irrigation distribution system is the main canal, an excavated structure about 16 to 20 feet wide and 8 feet deep. Its bottom is flat and the sides angle down and inward at about 60 degrees. A wide, flat berm on each bank provides a pair of graded gravel maintenance roads. The smaller ditches were between 4 and 8 feet wide and about 3 feet deep. The original and historic canals were unlined having a finished surface of the native earth. Modernization of the larger canals and smaller ditches has introduced a concrete

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lining to reduce water loss by absorption. In many cases, for the sake of safety and elimination of evaporation, the historic open ditches have also been "tiled", or lined, with concrete conduits and covered with earth. Although such covered and lined ditches have lost their historic integrity, there still exist portions of unlined canals which retain their original character. Concrete headgates, valves, standpipes are associated features which add to the collective historic character of the system. Along some stretches of the canals and ditches are rows or groups of trees and shrubs which are part of the historic landscape of the irrigation system. It was not unusual during the historic period to see canals and ditches which were either barren of plants or nearly overgrown with trees and shrubs. The portion of the Buckeye Canal (BYE-\*\*\*\*) which crosses the town, east to west, north of Narramore Avenue and south of the railroad tracks, is a rare, surviving example of an earthlined irrigation canal with access roads at its bermed banks.

there is a high-clearance covered area for the tractors and cotton wagons to drive through to off-load their cargo. The industrial nature of the facilities is expressed through their structural steel framework and corrugated sheet metal siding. Buckeye's 1937 J.G. Boswell Gin (BYE-228), located on First Street at the railroad tracks, is an excellent example of this important property subtype. It symbolizes the significance of cotton to the town's economy in the past and the present.

Subtype: Cotton gin

An architectural icon of Southwest's cotton agri-business is the cotton gin building. These massive, steel buildings once dominated the flat cotton fields of the Salt River and Buckeye Valleys. To these processing plants were brought truckloads of raw cotton bolls for cleaning and baling. Cotton gins are located in the fields at the convergence of roads and railroads. They are always set in a large open area which allowed the parking and maneuvering of cotton wagons and the stockpiling of huge cotton bales for shipment. The 2-1/2 story cotton gin buildings are very utilitarian in character, their massing and form relate to the processing of the cotton and the machinery contained within. The buildings' massing usually consists of a large rectangular gabled element with smaller shed-roofed additions at their sides. Most always

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**UTM References**

	Zone	Easting	Northing
A	12	352000	3694995
B	12	353320	3694995
C	12	353320	3694380
D	12	353730	3694250
E	12	353710	3693190
F	12	353295	3693190
G	12	353295	3692870
H	12	352885	3692870
I	12	352885	3692360
J	12	352000	3692360

alignment to Cemetery Road;

THENCE north on Cemetery Road and its projected alignment beyond the Buckeye Canal to Baseline Road;

THENCE west-northwest on Baseline Road to Pima Road;

THENCE north on Pima Road to Maricopa Road;

THENCE west on Maricopa Road to the POINT OF BEGINNING at the intersection with Miller Road.

**VERBAL BOUNDARY DESCRIPTION**

**BEGINNING** at the intersection of Miller Road and Maricopa Road;

THENCE south on Miller Road, beyond the Southern Pacific Railroad tracks to include also the J.G. Boswell Cotton Gin property on the west side of Miller Road;

CONTINUING south on Miller Road, beyond Irwin Avenue, to include also the Benson House property on the south side of Irwin Avenue, and returning to Irwin Avenue;

THENCE east on Irwin Avenue to Seventh Street;

THENCE north on Seventh Street to Centre Avenue;

THENCE east on Centre Avenue to Eighth Street;

THENCE north on Eighth Street to Jackson Avenue;

THENCE east on Jackson Avenue and its projected

**VERBAL BOUNDARY JUSTIFICATION**

The final boundary of the Multiple Property Area is coincidental with the survey study area boundary because of the wide-spread historic distribution pattern of properties within and around the original Buckeye townsite and within the adjacent area of Valencia. Following the pattern of major roads, the boundary encompasses those buildings and structures which were associated with the development of Buckeye from 1888 to 1947. The boundary also takes into consideration the post-WWII infill development of residential subdivisions and commercial businesses. The northern half of the Multiple Property Area (above Narramore Avenue) includes the Buckeye Canal, the Southern Pacific Railroad tracks, a cotton gin, and the streets and a few buildings of the 1928 master planned community of Valencia. The early significance of the Valencia area as a master planned community is in its site plan and road pattern. Because of the New Town's failure in the Great Depression and its lack of construction during World War II, the development of Valencia did not begin again in earnest until 1954.

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The Town of Buckeye and its local Main Street program (BRAVO) have recognized the need to identify the community's historic resources in order to protect its architectural heritage while encouraging economic redevelopment and new construction. Thus a Historic Resource Survey resulting in this nomination was initiated by the Town of Buckeye and BRAVO as funded by a grant from the Arizona Heritage Fund as administered by the State Historic Preservation Office.

The grant requires that monies be spent only on properties which are listed, eligible, or determined potentially eligible for the National Register of Historic Places. Therefore, a traditional "comprehensive" survey which fully investigates and documents all properties within a defined survey area was not possible.

The project scope and inventory lists was defined by the State Historic Preservation Office (SHPO) personnel prior to commencement of the consultant's work. SHPO personnel performed windshield surveys of all sites within the current town boundary of Buckeye identifying properties which appeared potentially eligible. The current boundaries of the town encompass the original 1888 townsite and subsequent historic additions, including the 1928 suburban sister city once called Valencia. Adjacent to the north side of the historic limits of Buckeye, Valencia was designed and developed as a New Town and did not grow out of Buckeye's fabric.

The available funding was determined by SHPO and the Town to be insufficient for the survey of all potentially eligible properties in Buckeye. Thus, the suburb of Valencia was excluded from study at the outset of this survey. Justification for the exclusion of the Valencia area was based upon the New Town's unique and separate

context from Buckeye's founding and early development.

The SHPO windshield survey identified properties which visually appeared to meet the 50-year limit for National Register eligibility, while eliminating properties which had lost so much integrity that they could readily be classified as "not eligible". Over 200 properties were listed, assigned inventory numbers (with a "BYE"-prefix indicating location in Buckeye), and marked on a base map developed from assessor's maps. This information was given to the consultant as the starting point for the survey.

## Field Survey Methodology

As part of the in-kind match for the grant, local high school students performed the initial field survey. Ryden Architects conducted a training program for the volunteers prior to their field work and photography. All properties identified by SHPO were documented by the volunteers using the simplified "Historic Resource Survey - Field Survey Building Data Sheet" developed by Ryden Architects. The students also photographed each property for inclusion on respective inventory forms. The "Arizona State Historic Property Inventory - Historic Building Forms" were completed by Ryden Architects in accordance with SHPO guidelines, and as follows.

Construction dates, where known, were indicated. For most dates, assessor's records were used. Other construction dates are estimated dates based upon the consultant's experience as to the relationship between architectural style/condition/materials and era of development, and were intended to estimate dates plus or minus ten years. In the case of vernacular or folk examples, this information should be regarded as only an estimate of age. All estimated dates are denoted "c."

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(circa).

The preliminary inventory forms were reviewed by Ryden Architects for completeness and continuity. A great deal of assistance was provided by Annette Napolitano of BRAVO to assist the consultant with supplementary survey field work, photography, oral interviews, and archival research. She organized and indexed the photos, researched the legal descriptions and parcel numbers. Another local volunteer who provided invaluable support was Michael Sullivan, director of the Buckeye Valley Historical and Archaeological Museum. Michael calculated UTM coordinants for each property, reviewed for accuracy historical data provided to the consultant, and provided supplemental historical data for the years beyond 1937.

With the completion of the research phase of the project, the consultant evaluated the gathered data in order to determine the eligibility of the properties to the National Register of Historic Places. Determination of "National Register Status" reflects the consultant's evaluation of each property within the context of the town's history and in light of condition and integrity relative to Buckeye's building inventory as a whole. The evaluation of the properties resulted in placing them in four categories of National Register status. Had any Buckeye buildings been listed on the National Register at the beginning of the survey, they would have been marked as "Listed". "Determined Eligible - Individual" indicates that the property is, in the consultant's opinion, of such significance that it could be nominated individually to the National Register. "Determined Eligible - Contributor" identifies buildings of lesser significance, but retaining sufficient architectural integrity, which could form a historic district when taken as a group. Properties which have lost

their original architectural integrity through additions, alterations, or deterioration, or which have been determined as being without significance or built after 1945, are marked as "Determined Not Eligible".

All properties' locations and building footprints were documented on the survey map. Property lines were established from assessor's maps. Building footprints were traced from aerial photographs provided by the Town. Properties which were determined to be individually eligible or contributors were distinguished on the map from ineligible properties.

## Archival Research Methodology

Several sources were consulted in order to determine Buckeye's significant historical and architectural contexts. The consultant's analysis of historical research conducted in an earlier planning document by Margie Chrisney Parisella was the basis for context identification. Her document, Town of Buckeye: Strategic Long Term Policy and Development Plan, 1988-2000, was provided to Ryden Architects by the Town for use as the statement of significance. Volunteer historian, Michael Sullivan, reviewed the Parisella text for accuracy and completeness and provided additional information and historic photographs to supplement the available data. Furthermore, Sullivan researched and prepared text regarding the significance of the town's development between 1937 and 1946 and the role of Valencia.

To analyze the stylistic manifestations present in the area, basic information from McAllester's Field Guide to American Houses and the Phoenix Historic Preservation Commission's Historic Homes of Phoenix: An Architectural and Preservation Guide were utilized.

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## **Expansion of Survey Scope**

With the completion of the draft survey and review of the results, it became evident to the consultant, the Town, and the SHPO that the earlier deletion of research and text regarding Valencia gave an incomplete impression of the later history of Buckeye. Furthermore, the omission of this area did not allow the Multiple Property Nomination the flexibility desired for future nominations. Thus, it was determined that additional funding from the SHPO would be made available to expand the survey scope to include cursory research into Valencia and into the development of Buckeye through the end of World War II. The data resulting from the expanded scope is intended to set the stage for future nominations documenting the explosive development of residential subdivisions after the war.

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