

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic San Marcos Hotel

and/or common

2. Location

street & number One San Marcos Place N/A not for publication

city, town Chandler N/A vicinity of congressional district

state Arizona code 04 county Maricopa code 13

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Unoccupied

4. Owner of Property

name San Marcos Partnership Inc c/o Glenn E. Wiltsey

street & number P.O. Box 687

city, town Scottsdale N/A vicinity of state Arizona 85252

5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Courthouse

street & number 111 South Third Avenue

city, town Phoenix state Arizona 85003

6. Representation in Existing Surveys

title Arizona State Historic Property has this property been determined eligible? yes no
Inventory

date 1981 federal state county local

depository for survey records State Historic Preservation Office

city, town Phoenix state Arizona

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered
Minor

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Located on one of the prime corners of the original 1912 Chandler Townsite, at the northwest corner of San Marcos Place and Commonwealth Avenue, the San Marcos Hotel faces east onto San Marcos Plaza, the center of Chandler. The two story reinforced concrete hotel has offset rectangular massing with Mission Revival details. Designed within the geometry of a 17 foot by 17 foot structural grid, the irregular plan fits within a rectangle measuring 187 feet (11 bays) by 221 feet (13 bays). Distinctive features include the uniquely detailed structural system, flat roofs with parapet embattlements, arcades with segmental arches, and towers topped with red tile roofs and curvilinear parapets.

That portion of the hotel constructed in 1912 and 1913 was viewed as only an initial phase of development by Dr. Chandler, the owner, and Arthur B. Benton, the architect: "The hotel building will be of reinforced concrete construction and will have all the latest improvements in hotel buildings. Many of the rooms will be provided with private sleeping balconies. The portion which is to be built at once includes thirty-five guest rooms, but plans for the entire structure of about 200 rooms are outlined and so arranged that construction of additional wings and stories can proceed without interfering in any way with the hotel business" (Arizona Republican May 7, 1912 p. 1).

The original portion of the hotel is "Z" shaped with the north wing (placed on the corner of the block north to south, 68 feet by 136 feet) extending west and the south wing (placed right up to the southeast corner of the block, 68 feet by 119 feet) extending east. The connecting wing (measuring 51 feet by 85 feet) is slightly higher but compatible. In plan and elevation the building reflects the original intention of extending wings to the north and construction of at least one additional floor, with the unusual parapet embattlements really nothing more than the base for the next story. Major additions never occurred because additional rooms were gained by constructing clustered "Bungalows" (eventually numbering 31) to the west of the main hotel building.

The open spaces formed by the building mass to the northeast and southwest became a patio and a garden respectively. The patio was framed on the north and east by a pergola constructed of Tuscan columns and heavy timber trellis work. The pergola also extended around the east and south facades of the south wing, but only the north portion remains, enclosed as office space.

The main image of the building is one of continuous but varied solid and void juxtapositions, with all voids topped by semicircular or segmental arches. On the ground floor this is expressed in the continuous inset arcade along the south and west sides of the patio leading to the hotel entry. The segmental arches have square piers with beveled corners and corbelled imposts at the springline. A passageway connects through the building to the west garden and originally connected south through the middle of the south wing to the street.

As originally constructed the exterior of the hotel was concrete gray in color with either the raw structure, expressing both its wooden formwork and simple Mission Revival detailing, or the portland cement stucco, used over brick to infill some areas of the structural grid, visible. The most progressive and interesting features of the structural system are the monolithic cast-in-place floor and ceiling slabs, which feature elongated and repetitive arched coving, expressive of the Mission Revival. These were originally painted, on the interior, with Indian and Spanish American motifs.

(See Continuation Sheet)

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Each wing of the hotel is functionally distinct. The north wing houses the hotel lobby, offices, and kitchen on the ground floor, with guest rooms on the second level and a partial basement used for mechanical equipment and maintenance functions. Two stairways (one guest and one staff) are also located in this wing with the main stair well projecting to the third story above the roof line, and ending with a gable roof with curvilinear parapets. The flat roof of this wing is the original roof terrace with the remains of a gable roof shade structure, an ornate chimney stack, and a frame tower with hipped roof used as a projection booth. These vertical elements give relief to the flat roof building profile. A one story bay extends outward across the north facade forming balconies for the second story rooms and part of the lobby and offices on the ground floor. This terrace originally overlooked the tennis courts. Internal features include a decorative brick fireplace in the lobby, the cast-in-place concrete stairway with Mission Revival detailing, the structural system, batten doors, and Mission Revival hardware and woodwork.

The south wing houses commercial space on the ground floor and guest rooms on the second. Detailed much as the north wing, each room originally had a covered sleeping porch, now enclosed. At the northeast corner is a flagpole, a feature which occurs on the architect's original sketch of the proposed hotel in 1912.

The connecting wing features the main dining room on the ground floor and the original ballroom with arcade on the second. Four original rooms were placed along the west side; three still remain.

The hotel has undergone several changes over the years, mainly through the addition of elements, thereby preserving a significant amount of its original fabric.

The most extensive work was done in 1924 with Myron Hunt as the architect. The major action was the extension of the dining room to the west forming a second story terrace. He also extended the office wing to the west and north, and enlarged the lobby taking space from the arcade. The modification was very sensitively designed to be detailed and constructed to blend with the original design. Roofs of the towers were also tiled at this time.

In the 1930's the building was painted white, portions of the pergola were removed and a wall was constructed to separate the patio from the public sidewalk. An entry walk, later covered, connected the lobby directly to San Marcos Place and definitely focused the hotel to the east. Internally a small dining room was created to the north of the dining room roof terrace and a writing room incorporated on the second floor. The interior color scheme was also updated from the dark wood mission feeling, to "cheerful" blue.

In the late 1940's the lobby was refurbished in turquoise and the original ballroom divided into four luxury suites. A cocktail lounge was placed in part of the commercial space of the south wing and the entry walk was covered by a tile roof.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The San Marcos Hotel is architecturally significant for three reasons:

- 1) for its stylistic treatment; The hotel is the best example in Arizona of a completely integrated Mission Revival design where the stylistic qualities are expressed throughout the building and not simply applied as ornamentation.
- 2) for its method of construction; The hotel is one of the earliest reinforced cast-in-place concrete structures in Arizona, and the high level of stylistic detailing integrated into the work and its natural expression (gray with wooden formwork impressions) is very progressive for its time and location.
- 3) for its role in the development of Chandler as a "planned community"; The hotel is the only building that was constructed totally within the original planning and aesthetic concept of Chandler as a planned "City Beautiful".

Historically the hotel is significant for its associations with:

- 1) Dr. Alexander J. Chandler; the hotel is the primary building directly tied to Dr. Chandler, the founder and developer of Chandler.
- 2) Will H. and Grace Perley Robinson; who were the hotel managers selected by Dr. Chandler and who instilled an aura of regional romanticism into its operation. Mr. Robinson was a well-known author, writing many books about Indians and the resources of the Southwest.
- 3) Arthur Burnett Benton; who was the architect of the original hotel design (1912) and is known as one of the "fathers" of the Mission Revival movement in California. His best known work is the Glenwood Mission Inn in Riverside, a National Historic Landmark.
- 4) Myron Hunt; who was the architect of the 1924 additions and is considered a master of Spanish Colonial Revival design in southern California. Major projects designed by Hunt include the original campus layout and buildings at Occidental College and the design of the Pasadena Rose Bowl.
- 5) The Development of the Winter Resort Tourist Industry in Arizona; The construction of the San Marcos Hotel and its related amenities (golf, horseback riding, tennis, etc) marks a decided change from previous resort development, being public not private and stressing relaxful recreation instead of health related hot springs.

The Mission Revival Movement

The Mission Revival movement blossomed in California, following the Mission Revival design of the California building by A. Page Brown at the World Columbian Exposition in Chicago, 1893. Promoted by Charles Fletcher Lummis, founder of the "Land of Sunshine" Magazine,

(See continuation sheet)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property .97
Quadrangle name Chandler Quadrangle scale 1:24,000

UMT References

A	<u>1</u> <u>2</u>	<u>4</u> <u>2</u> <u>1</u> <u>7</u> <u>1</u> <u>8</u>	<u>3</u> <u>6</u> <u>8</u> <u>5</u> <u>1</u> <u>0</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Lots 5-13
Chandler Townsite

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title James W. Garrison, Historical Architect; James W. Woodward, Architectural Historian; Cindy Myers, Historical Archaeologist; Sylvia Bender-Lamb, Historical Geographer; Billy G. Garrett, Environmental Planner

organization JANUS ASSOCIATES, INC. date January 22, 1982

street & number 2121 S. Priest #127 telephone (602) 967-7117

city or town Tempe state Arizona 85282

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Ann A. Pritchett date 1 March 1982

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Kevin Ann Brown</u>	date <u>4/29/82</u>
Keeper of the National Register	
Attest: <u>Patrick Andrews</u>	date <u>4/27/82</u>
Chief of Registration	

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the movement was not social but architectural and decorative, "with sentimental and literary overtones". In 1895, Lummis and Arthur Benton founded the Landmarks Club, dedicated to the preservation of California's missions. From analysis of these missions Burton developed his design skill for new buildings which reflects the functional, climatic and aesthetic qualities of that period. The Mission Revival Style is used on houses, railroad stations, churches, hotels, libraries and city halls, built before the shift to Spanish Colonial motifs following Goodhue's buildings at the Panama-Pacific Exposition in San Diego, 1915. Benton's ability to integrate these stylistic qualities throughout the structural and functional aspects of the building makes the design unique and at the cutting edge of this stylistic development. Therefore, the San Marcos Hotel is the most progressive example of this style in Arizona.

Cast-in-place Concrete Structural System

Reinforced cast-in-place concrete in a structural system was not used in the Salt River Valley until after the turn of the century. In 1893 concrete was heavily promoted for sidewalks and in 1898 the earliest known slab-on-grade was placed in the 100F building in Tempe, but the foundations were still cut stone. For Dr. Chandler to attempt a complete reinforced cast-in-place concrete system in 1912 in the middle of an alfalfa field is truly remarkable and a credit to his trust in Arthur Benton, his architect, and the Weaver Construction Co., both of Los Angeles. Although early, the system is not crude, in fact from its natural expression and its Mission Revival stylistic integration, the system reflects a high degree of design thought and remarkable execution.

The City Beautiful Movement

The World Columbian Exposition of 1893 instilled in the mind of the Public that cities could be planned. Daniel Burnham, chief architect for the exposition, promoted comprehensive planning. His statement "make no little plans" swept across the country. Every large city planned to become the "City Beautiful". Burnham was commissioned to prepare plans for San Francisco (1906) and Chicago (1909), and participated in the update of the plan for Washington, D.C. Dr. Chandler must have been caught up in the concept of designing the "ideal city" with broad streets, design restrictions, and plenty of open space. Arthur Benton's 1912 plan and building designs reflect the main concerns of the movement combined with Mission Revival aesthetics. Chandler's community plan appears to be the first implemented in Arizona tied to the City Beautiful Movement and may be the only one executed by Benton who is most known for his building designs.

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Dr. A. J. Chandler

Dr. Alexander J. Chandler, born in 1859 in Canada, came to Arizona as the first territorial veterinary surgeon in 1887. Impressed with the agricultural potential of the Salt River Valley, he gradually acquired over 18,000 acres of land where he raised cattle, sheep, ostriches, and alfalfa. With financial backing from Detroit businessmen, he organized the Consolidated Canal Company in 1892 and the Mesa Improvement Company in 1904 (later the Chandler Improvement Company) to irrigate and develop his ranch southeast of Phoenix. He was instrumental in promoting the construction of Roosevelt Dam. The Reclamation Act of 1902 allowed irrigation of only 160 acres per person, prompting Dr. Chandler to divide his 18,000 acres into plots of ten to 160 acres. He laid out the city of Chandler in 1912, and constructed the hotel which was opened on November 22, 1913. Influenced by the "City Beautiful" movement, Dr. Chandler conceived of the city as a totally planned entity, from architecture to landscaping, and hired a well-known California architect, Arthur B. Benton, to plan the entire city and design the hotel. In the following years, Dr. Chandler organized and served as officer of banks and land development companies, developed real estate, promoted better roads, introduced long-staple cotton to Arizona, and planned a new city in the desert to be designed by Frank Lloyd Wright, never begun due to the Depression. Chandler lost most of his investments during the Depression. He sold the hotel in the 1930s, but continued as President of the San Marcos Hotel Corporation for many years. He lived in Chandler until his death in 1950 at the age of 91.

Grace Perley and Will H. Robinson

Grace Perley Robinson and Will H. Robinson were hired by Dr. A. J. Chandler as interior and exterior managers, respectively, after working at the Ingleside Inn near Phoenix for five years. Mrs. Robinson was credited as the San Marcos' gracious and charming hostess, and Mr. Robinson supervised construction of the hotel's original golf course. Mr. Robinson was also well-known as an author. His best known book is Under Turquoise Skies, published in 1928. His study of Indians was reflected in the hotel's decorative scheme. Many Indian artifacts from his personal collection were placed about the hotel. Mrs. Robinson's experience with Korean employees in California hotels prompted her to persuade Dr. Chandler to hire them for the San Marcos, where they were employed for more than 25 years. The Robinsons retired from the hotel in 1932 after 19 years of service. Their personal reputations and abilities significantly boosted the hotel's early success.

Arthur B. Benton

Born and educated in Peoria, Illinois, Arthur Benton became one of the best known architects in southern California and a Fellow in the American Institute of Architects. He won a reputation as an authority on California Missions and was an active participant in promoting

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their preservation. He also utilized design principles based upon the missions he studied and became a key figure in the Mission Revival Movement. In addition to the Glenwood Mission Inn, the largest example of this style, Benton designed the Arlington Hotel in Santa Barbara which was destroyed in the 1925 earthquake, the Arrowhead Springs Hotel near Santa Barbara and numerous houses, churches and YMCA buildings. Benton died in Los Angeles on September 18, 1927 at the age of 70. The San Marcos Hotel is the only Benton design in Arizona and definitely ties the hotel in a progressive way to the national Mission Revival trend.

Myron Hunt

Dr. Chandler, throughout his years at the hotel, continued to seek out well-known architects, landscape architects, interior designers and planners to work on his numerous projects. In 1924 he hired Myron Hunt to oversee additions to the hotel and to design sixteen "bungalows" west of the hotel. Hunt moved to Los Angeles in 1903 from Chicago where he had practiced for six years. He had been trained at MIT and had toured Europe in 1895-96. Hunt gained a reputation for his house designs, and his work at several college campuses including Occidental College, Pomona College, and Whittier College. Prior to his work on the San Marcos, he had designed several hotels "along the Pacific Coast", and the Rose Bowl in Pasadena. He also became a Fellow in the American Institute of Architects and is best remembered for his Spanish Colonial Revival designs and innovative construction techniques. Hunt was very sensitive in working out the additions to the San Marcos Hotel, respecting completely the design concepts and structural systems of Arthur Benton.

Resort Development in Arizona

When the San Marcos Hotel was built in 1913, two other winter resorts were in operation. Castle Hot Springs, although luxurious, was more rustic and was outside the Salt River Valley, and the Ingleside Inn near Phoenix was essentially a private club. Although other large hotels throughout the state accommodated tourists, only the San Marcos was designed as a luxurious winter resort for the wealthy. The San Marcos Hotel was the prototype of the southwestern winter resort, with little competition in the Salt River Valley until the late 1920's, when resorts such as The Wigwam in Litchfield, Jokake Inn, the Biltmore and the Camelback Inn in Phoenix were built. Emphasis in these early resorts was on leisure sports such as golf, polo, riding, tennis, swimming, and the restful atmosphere of the desert. A continual flow of activities, dances, and games ensured patrons' return year after year. Dr. Chandler's foresight in planning a resort development in the Arizona desert provided the Salt River Valley an important growth potential at the time statehood was granted.

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