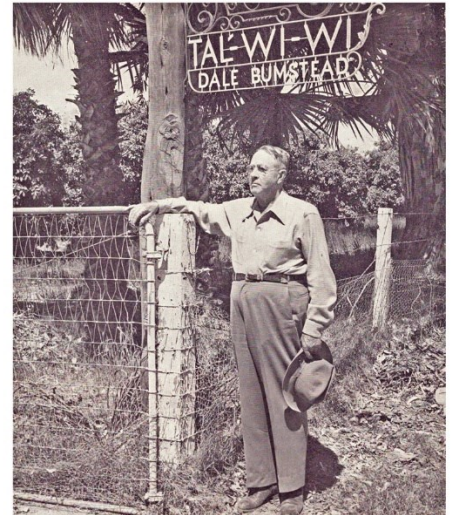


Tal'-wi-wi Ranch



P.W. Litchfield
HERITAGE CENTER



History, Arts, and Culture of the Southwest Valley

Tal'-wi-wi Ranch
Name of Property
United States Department of the Interior
National Park Service

Maricopa, Arizona
County and State

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Tal'-wi-wi Ranch

Other names/site number: Bumstead Ranch

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 9801 N Litchfield Rd and 9816 N. Litchfield Rd

City or town: El Mirage State: Arizona County: Maricopa

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national statewide X local

Applicable National Register Criteria:

 X A B C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---	---------------------------------

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>12</u>	<u>3</u>	buildings
<u>6</u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>19</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- AGRICULTURAL/SUBSISTENCE processing
- AGRICULTURAL/SUBSISTENCE agricultural field
- AGRICULTURAL/SUBSISTENCE outbuildings
- DOMESTIC single dwellings

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Current Functions

(Enter categories from instructions.)

AGRICULTURAL/SUBSISTENCE agricultural field

AGRICULTURAL/SUBSISTENCE outbuildings

DOMESTIC single dwellings

7. Description

Architectural Classification

(Enter categories from instructions.)

Pueblo Revival

Modern Movement/Ranch Style

No Style

Warehouse

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: Adobe, Brick, Wood, Metal

Roofs: Asphalt, Metal Window: Metal framed

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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Summary Paragraph

Tal'-wi-wi Ranch Historic District is a 245-acre portion of a 20th-century ranch that originally contained 1,120 acres. This agricultural enterprise is in an unincorporated part of Maricopa County, Arizona, within Township 3 North, Range 1 West, Sections 27 and 28 as depicted on the U.S. Geological Survey (USGS) El Mirage North 7.5' topographic quadrangle. **(Figure 1 and Figure 9)** The ranch was bounded by Peoria Ave on the north, Northern Avenue to the south, and centered on both the east and west sides of palm tree-lined Litchfield Road. Within this 245-acre area is the historic core, containing all the farm operations buildings and employee residential areas. The farm operations are grouped in the northeast area of the district and include nine contributing buildings, one contributing structure and four contributing sites, including part of the original date palm orchard. These date between 1930 and 1969 and most of these structures are still in use. The owner's residential area is in the southwest region of the district and contains three contributing buildings, dating from 1930 to 1946, and two contributing sites. **(Figure 2)** Tal'-wi-wi Ranch was noted as a progressive agricultural operation during a period of significance from 1924-1977 with particular focus on water and soil conservation, production innovations, new crop variety introduction, and new agricultural experiments. Taken together these resources constitute the requisite eligibility to the National Register of Historic Places.

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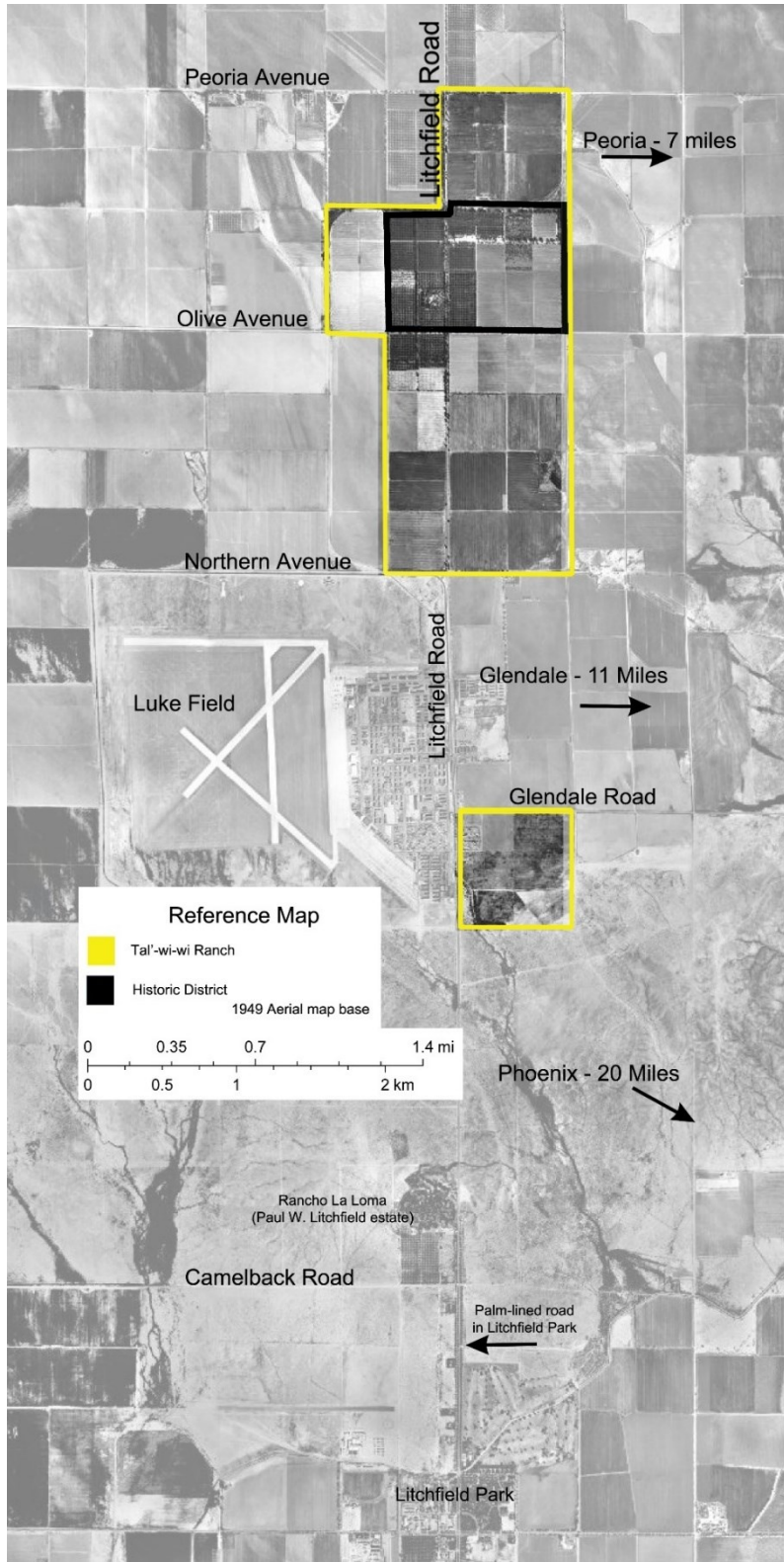


Figure 1. Reference Map

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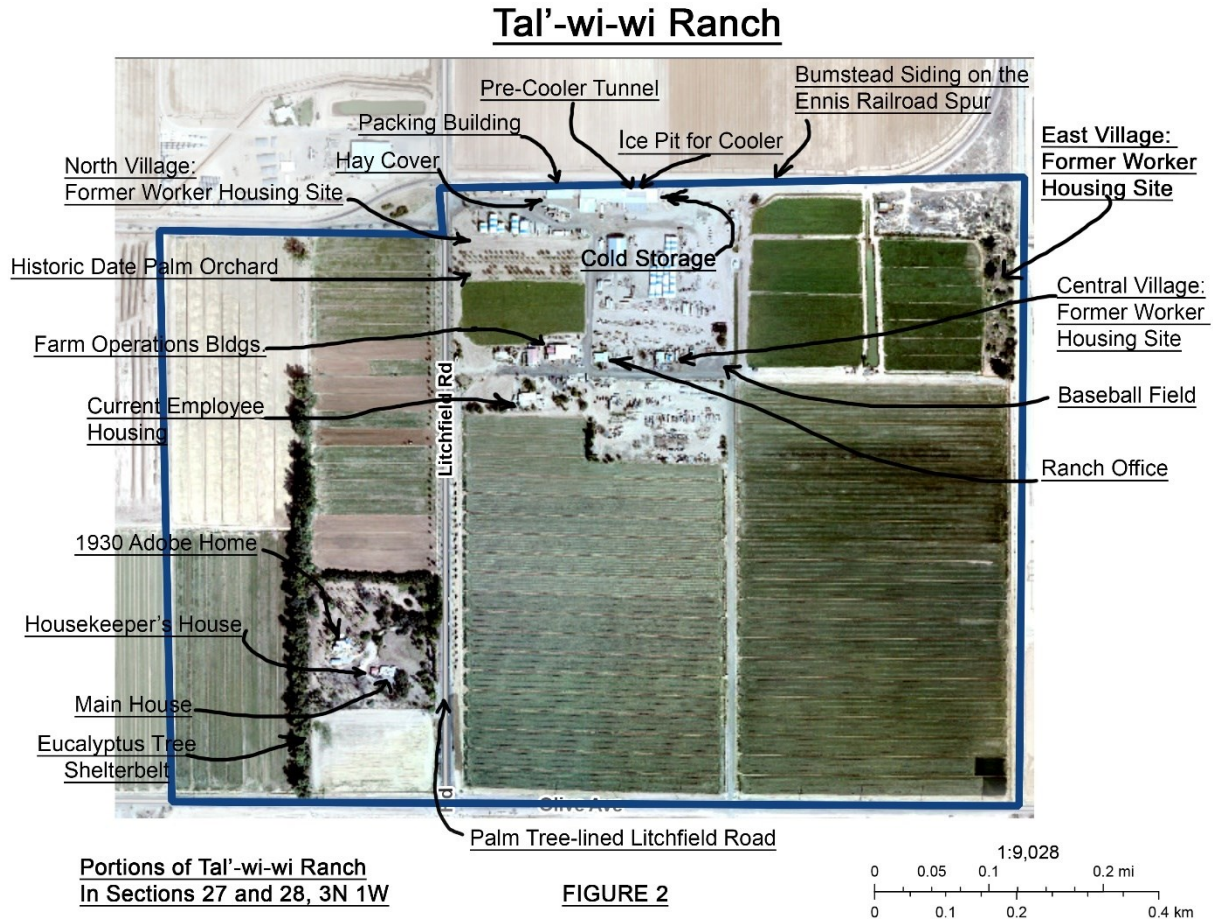


Figure 2 Resource locations map

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Tal'-wi-wi Ranch						
Table 1. List of contributing and non-contributing properties						
Photo Numbers	Building/Feature	Region	Date of Construction	Status	Materials	Notes
1	Artistic Adobe Residence	SW	1930	Contributing	Adobe, metal frame windows	Pueblo Revival style adobe. New asphalt roof added in 2014. Room additions on south side added in 1960s.
	Covered parking - adjacent to adobe residence	SW		Non-contributing	Wood framing and metal roof	Was a storage shed in 1960s. Cement still exists, roof is new and in poor condition.
2,3,4	Main Owner Residence and Guest House	SW	1946	Contributing	Brick walls, asphalt roof, metal frame windows	Lescher & Mahoney Architects
5	Housekeepers Cottage	SW	1946	Contributing	Brick walls, metal roof, metal frame windows	Lescher & Mahoney Architects
6	Eucalyptus Trees	SW	1927	Contributing Site	Landscape	Roughly 1/3 of a mile of trees remain
7	Litchfield Road Palm Trees	Center Axis	1927	Contributing Site	Landscape, concrete, asphalt	Bumstead extended iconic streetscape of original townsite of Litchfield Park, 4 miles south. Over 100 palms remain.
8	Packing Building	NE	1939	Contributing	Metal, wood and stucco walls, Metal roof	
9	Shower/Bathroom building - adjacent to Packing Building	NE	1950s	Contributing	Wood walls, asphalt roof	
10	Loading Dock/PreCooling Tunnel	NE	by 1942	Contributing	Cement dock and cooling tunnel, wood and metal roof	
11	Cold Storage	NE	by 1942	Contributing	Metal, wood and stucco walls, metal roof	
12	Hay Cover (along rail line)	NE	1953-1959	Contributing	Metal	
12	Bumstead Railroad Siding	NE	1938	Contributing Structure	Steel rails, wood ties and earthwork	
13	Ranch Office	NE	1930	Contributing	Adobe, metal windows	Pueblo Revival style adobe. Center addition built between 1959 and 1969. New asphalt roof added in 2018
14	Worker House - Central Village	NE	by 1949	Contributing	Wood walls, asphalt roof	Very poor condition, has a small cellar that does not look original
15	Equipment Building - Shed	NE	by 1949	Contributing	Wood and metal walls, metal roof	
16	Old Packing Building	NE	1930s	Contributing	Wood walls, metal roof, wood windows	Very poor condition
17	Superintendent House	NE	1964-1969	Contributing	Cement block and wood walls, Brick trim, asphalt roof, metal	Now a worker residence. new asphalt roof added in 2014
	Hay Cover (south of packing shed)	NE	modern	Non-contributing	Metal	New construction
	G Farm Office Trailer	NE	modern	Non-contributing		New mobile units for retail hay sales office
	East Village - Site	NE	1940s	Contributing		No structures remain
	North Village - Site	NE	1940s	Contributing		No structures remain
18	Date Palm Orchard - Site	NE	1930s-1940s	Contributing Site		Over 60 palms remain

Table 1

Narrative Description

This historic district includes 245 acres and can visually be divided into the two regions that straddle Litchfield Road, north of Olive Avenue. The first impression given on approaching Tal'-wi-wi Ranch from the south is over 100 stately palm trees lining both sides of Litchfield Road, marking the central axis of the ranch. During the period of significance, the ranch was a large agricultural operation, miles from any town. The impressive main entrance to the east

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operational area was through the date palm orchard. As many as 23 families lived and worked on the property and much of the overall design was to accommodate these families. Housing was provided in small “villages,” recreation areas were provided, and a school bus stop was added. These worker houses were not one-room shacks prevalent in the area for migrant farm workers. Each house had electricity, running water, and a kitchen. The owner’s residential area in the southwest part of the ranch was a horticultural showplace. Lushly planted with trees, shrubs, and flowers; this area was referred to as the “Park”. The lavish landscape was tended by a fulltime gardener. The original gravel roads on the section lines in the middle of the ranch are now the major intersection of Litchfield Road and Olive Avenue. Tal'-wi-wi Ranch is a large diversified agricultural enterprise that at one time comprised 1,120 acres.

West Region

Most of the northwest region is agricultural farmland where grapes and citrus historically were the major crops in these fields. In the southern area of this region are three houses in the heart of a lush park setting of approximately nine acres. Col. Dale and Eva Bumstead brought in plants and trees from all over the world. Many of these had labels to help visitors identify them. Large flower gardens were everywhere, and a row of eucalyptus trees lined the western boundary of the “Park”. A full-time gardener was hired to maintain the gardens and lived on the ranch. This setting was the entertainment area for visiting dignitaries and family and worker events. The main residence and the surrounding gardens were used for entertaining the Crown Prince of Saudi Arabia who visited the ranch in 1947 and the Shah of Iran when he visited in December of 1949. (Figure 3)



Figure 3. Col. Dale Bumstead welcomes the Shah of Iran to Tal'-wi-wi Ranch. (Tal'-wi-wi Topics, 1949)

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Adobe Residence (Contributing)

The earliest residence was built in 1930 and described by a reporter for the *Arizona Republican* as an “artistic adobe” residence. Situated on the west side of the park area, this was the first home of Col. Dale and Eva Bumstead on the ranch. **(Photo 1)** A single-story residence, this pueblo revival style adobe house with stucco finish has doors and metal frame windows set deep into the walls. A small room on the second floor is stepped back to the west side of the structure, resembling an Indian pueblo. This room was used as an office, and a guest room and was accessed by an exterior stairway. This home originally had a flat roof, low parapet walls and canales (waterspouts). A low-pitched and flat asphalt roof was added in 2014, however the vigas (projecting roof rafters) and canales are still visible. A family room and bedroom were added to the south side of the home in the 1960s. It currently is an occupied residence. There is a detached covered parking structure adjacent to this house that was once a wooden storage building. It is now a cement floor with wood columns and a damaged metal roof. This is a non-contributing structure.



Photo 1. 1930 Adobe residence, view facing southwest. (Karen Krause photo, August 2023)

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Bumstead Main House and Guest House (Contributing)

Located 150 feet southeast of the adobe residence is a main house designed by Lescher & Mahoney Architectural Firm and built in 1946. **(Photo 2)** Built as a home for Col. Dale and Eva Bumstead, this one-story ranch style building has cement foundations, painted brick walls and metal frame windows. The exterior chimney is on the south terrace and serves an indoor and outdoor fireplace. This distinctive fireplace and chimney are faced with flagstone and have three shelf elements in the design. The south terrace has a flagstone floor. The original low-pitched gable roof was terracotta tile. Recent modifications have used asphalt shingles. The house is in good repair and is currently leased by the families who are also using the farm operations buildings. Still existing is the rear terrace as seen in photos of the Crown Prince of Saudi Arabia in 1947. **(Photo 3)** The main house was the home of Col. Dale Bumstead until his death in 1952. The guest house is also a Lescher & Mahoney design and built in 1949. This painted brick structure is eight feet from the main house on the east end. The one bedroom, one bathroom house has a corner fireplace with an interior chimney. The low-pitched roof and windows match the main house. In the late 1960s the area between the two buildings was enclosed using brick to match the existing buildings. **(Photo 4)**



Photo 2. Main house in the “Park” built in 1946. The attached guest house is visible on the left. North elevation; view facing south. (Karen Krause photo, August 2023)

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Photo 3. South elevation of the main house showing terrace and exterior flagstone fireplace and chimney. View facing north. (Karen Krause photo, August 2023)



Photo 4. Main house and guest house showing the addition that connected the two buildings. North and east elevations, view facing southwest. (Karen Krause photo, August 2023)

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Housekeeper's House (Contributing)

Just west of the main house is the housekeeper's house, also designed by Lescher & Mahoney and built in 1946. This small dwelling has cement foundation, painted brick exterior walls and metal frame windows. The original low-pitched gable roof was clay tile and has been replaced with a metal roof. This structure is in good repair. **(Photo 5)**



Photo 5. The north elevation of the housekeeper's house built in 1946. View facing south. (Karen Krause photo, August 2023)

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Eucalyptus Tree Shelterbelt (Contributing Site)

Along the western edge of the Park area is the remaining one-third mile row of eucalyptus trees planted to shelter fields. (Sometimes referred to as a windbreak, this site is accurately a shelterbelt. Shelterbelts are single or double rows of trees planted along the edges of fields.) Shelterbelts trees were planted throughout the ranch in the 1930s through the early 1940s. The purpose was to protect crops from the wind. This continuous row of trees, without gaps and with heavy foliage to the ground, reduced wind damage to setting fruit, evaporation of irrigation water, and reduced soil erosion. **(Photo 6)**



Photo 6. The eucalyptus tree shelterbelt on the western boundary of the west region. View facing northeast. (Karen Krause photo, December 2023)

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Palm Tree-Lined Litchfield Road (Contributing Site)

Over 100 of the original palm trees remain lining both sides of Litchfield Road. The Litchfield Road entrance to the Ranch from the south had two miles of palms, planted from Northern Avenue to Peoria Avenue and averaging 33 feet apart. This visually stunning feature is repeated three miles south of the ranch.

Paul Weeks Litchfield, Chief Executive Officer of Goodyear Tire & Rubber Co. of Ohio, which owned the nearby thousands of acres of Southwest Cotton Company and the community of Litchfield Park, had also lined Litchfield Road with date palm trees and citrus trees when that community was established in the early 1920s. (Dale and Eva Bumstead were acquiring the parcels that became Tal-wi-wi Ranch at the same time.) From the Litchfield-named railroad station on State Route 85 and continuing north on Litchfield Road to just past Camelback Road, the palm tree planting stretched for five miles. The Tal'-wi-wi plantings begin less than three miles north and extend two miles further north. **(Photo 7)**



Photo 7. Palm-lined Litchfield Road. Over 100 palms still mark the center axis and entrance to the ranch. View facing north. (Karen Krause photo, December 2023)

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East Region

The east region of the ranch includes agricultural farmland in the south and farm operations buildings and worker housing are in the north of this region. Farm fields were mostly grapes and citrus, including oranges and grapefruit. The 35 acres of date palms were in this region. Over 60 of these palms still exist. Extending east to west at the north end of this region is the AT & SF Ennis Branch rail line. Constructed in 1938, with a siding called “Bumstead”, Tal'-wi-wi Ranch now had direct access to major rail shipping. Prior to this produce was trucked to the City of Glendale to be loaded onto trains.

Packing Building and Shower/Bathroom Building (Contributing)

Located on the south side of the rail line, and 630 feet east of Litchfield Road, is the packing building. The packing building is of metal framing with wood and stucco siding and a metal roof. In good condition, this building is still in use. There is a ghost sign on the west side that reads “Sunkist”. **(Photo 8)** Adjacent to this building on the west side is an old small shower and toilet facility, made of wood construction with an asphalt roof. **(Photo 9)**



Photo 8. The west and south elevations of the packing building. View facing northeast. (Karen Krause photo, August 2023)

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Photo 9. South elevation of the Shower and Toilet building to the west of the packing building. View facing north. (Karen Krause photo, August 2023)

Loading Dock and Pre-Cooling (Contributing)

On the east side of the packing building is a cement loading dock with the remains of the pre-cooling tunnel and 30-foot-deep ice pit. This was part of the helium cooling system that pre-cooled produce before being loaded onto refrigerated rail cars. The pit is currently covered over, and the refrigeration equipment has been removed. Wood framing with a metal roof structure covers this open area. (Photo 10)



Photo 10. View of the loading dock and precooling tunnel and covered ice pit. View facing northeast. (Karen Krause photo, August 2023).

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Cold Storage Building (Contributing)

Adjacent to the east of the loading dock and pre-cooling system is the cold storage building. This building was said to be constructed with refrigerator sections, bolted together, originally made for military use in World War II in the South Pacific. **(Photo 11)**



Photo 11. South elevation of the cold storage building as viewed facing north. (Karen Krause photo, August 2023)

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Hay Cover (Contributing) and Bumstead Siding (Contributing Structure)

A large hay storage cover is located along the south side of the rail line just west of the packing building and shower and toilet building. This is all metal beam construction with a metal roof. The railroad siding was built in 1938 and had major reconstruction done in the last 20 years by the current lease holder of the ranch. **(Photo 12)**



Photo 12. North and east elevations of the hay cover structure, the railroad, and the Bumstead siding. View facing southwest. (Karen Krause photo, August 2023)

Ranch Office (Contributing)

Located 700 feet south of the packing building is the original ranch office. This pueblo style adobe structure with stucco finish was built in 1930. It had a flat roof, parapet walls and canales (waterspouts). Wood doors and metal frame windows are set deep into the walls. Originally built with a 'U' shaped floor plan, the partially enclosed space was filled in with a connecting structure. A low-pitched asphalt roof was added, however the vigas (projecting roof rafters) are still visible. A small attached wooden structure was added to the west side of this building. The structure is currently used as a residence. **(Photo 13)**

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Photo 13. South and west elevations of the Ranch Office as viewed facing northeast. (Karen Krause photo, March 2023)

The interior farm road in this area, approximately 845 feet south of the railroad, runs from Litchfield Road to the east edge of the ranch property. Many of the remaining buildings are along this road. The ranch office is on the north side of this road.

Central Village (Contributing Site)

East of the ranch office, about 220 feet, are the remains of what was called the “Central Village”. This was permanent worker housing for lower-level managers. Only one of these residences remains. (It is marked with a “9” on the porch post.) The building is a wooden structure with a small covered front porch and faces south. It has a gable asphalt roof and a small carport on the west side with a low shed roof. Paint remnants suggest this was a white house and the metal window frames were painted turquoise. (Some of the Tal-wi-wi Ranch trucks were also painted turquoise.) The house is in poor condition. (**Photo 14**)

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Photo 14. South elevation of worker house in the Central Village. View facing north. (Karen Krause photo, August 2023)

To complement the worker housing area there was a children's playground between these houses and the ranch office. At the east end of the "Central Village" was a baseball field for all the worker families to use.

Equipment Shed (Contributing)

Located 75 feet west of the ranch office is the equipment shed. This open metal structure has an enclosed wood and metal building attached on the west side. The roof and main supports are metal, and both have a cement floor. This building is still in use. (**Photo 15**)

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Photo 15. South elevation of the equipment shed as viewed facing northwest. (Karen Krause photo, August 2023)

Original Packing Building (Contributing)

Directly west of the equipment shed are the remains of the original packing building. This wooden structure has a gable roof of red metal and is in danger of falling down. The condition is extremely poor. Remnants of white exterior wall paint and wood sash windows still exist.

(Photo 16)



Photo 16. South and east elevations of the old packing building. View facing northwest. (Karen Krause photo, August 2023)

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Superintendent's House (Contributing)

A new superintendent's house was constructed between 1964-1969. This residence is located 120 feet south of the old packing building approximately 320 feet east of Litchfield Road. This modern ranch style home is constructed of concrete block with board on batten used on the front of the house. (The house faces north.) The house is painted white. The front of the house has a covered front porch and wainscoting of red brick. The dutch gable roof is asphalt shingles. The chimney is red brick and there is an attached carport for one car. This residence is currently in use. **(Photo 17)**



Photo 17. North elevation of the superintendent's house, view facing south. (Karen Krause photo, August 2023)

North Village and East Village (Contributing Sites)

Also of note are the other two permanent worker villages. The "North Village" was just south of the rail line and 140 feet east of Litchfield Road. **(Figure 4)** These buildings have all been removed. The "East Village" homes have also all been removed or demolished. These homes were located on the ranch's eastern boundary and south of the rail line. All the homes had running water. A separate water line was installed from the pre-cooler to an open area by the "North Village". This water was very cold and available to all who lived at or visited Tal'-wi-wi Ranch and was a local novelty that drew visitors to the site.

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Figure 4. 1940s photo of the worker residential area referred to as the North Village. (Bumstead marketing materials, 1947)

Date Palm Orchard (Contributing Site)

The 35 acres of date palms were located south of the packing building and north of the ranch office and equipment shed. The original entrance to the ranch operations was through the middle of the date palm orchard. Over sixty of these palms still exist. **(Photo 18)** It is reported that some of these are the palm trees given to the Ranch by the Shah of Iran during his visit in 1949.



Photo 18. Original date palm orchard. View facing northwest. (Karen Krause photo, March 2023)

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Miscellaneous

The current 30-plus years farmer lease holder has installed mobile buildings on the site for offices. These are non-contributing structures and located just south of the packing building. There is also a new hay shed south of the loading dock and cold storage building. This is also non-contributing.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Agriculture

Period of Significance

1924-1977 - Occupancy of founder Col. Bumstead and family

Significant Dates

1938 construction of Bumstead rail siding
1940s Precooling Tunnel design and construction
1944 Cardinal Grape production
1947 Crown Prince of Saudi Arabia Royal Visit
1949 Shah of Iran visit

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lescher & Mahoney (Royal W. Lescher and Leslie J. Mahoney)
Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Tal'-wi-wi Ranch Historic District is eligible for the National Register of Historic Places in the area of significance of Agriculture. Ranch owner Col. Dale Bumstead introduced, developed, and promulgated crops of significance (including Cardinal grapes), as well as advancing the processing, shipping, and marketing of crops. Reliance on expert advice, extensive experimentation, and good business practices advanced the development of cropland from desert including water conservation, crop selection, and a balance of Arizona's climate mixing northern grazing with southern crop production. The ranch was showcased by the U.S. State Department for international visitors, demonstrating advances in agriculture in a desert climate. The period of significance is from 1924 to 1977, from when the Bumsteads started converting raw desert into productive agricultural land, until the transfer of ownership out of the Bumstead family in 1977. Col. and Mrs. Bumstead were avid horticulturalists and displayed that interest in crop production and for pleasure surrounding the homestead. The district is nominated at the Local level of significance.

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

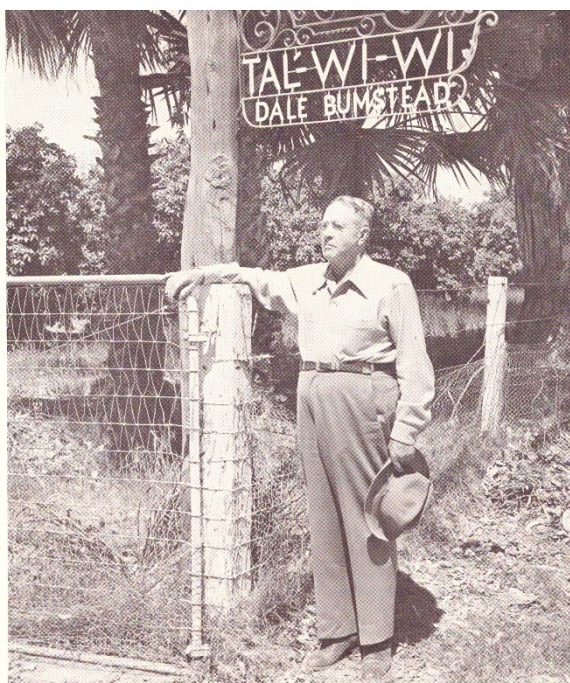
Col. Dale Bumstead was born in Illinois in 1870 and grew up in Colorado. He was a salesman for Repauno Chemical Co. when he and Eva Whitten married in 1897. Repauno Chemical was a dynamite manufacturer owned by a member of the DuPont family. By 1917, Bumstead moved to Chicago and was central division manager for DuPont Chemical. DuPont supplied most of the gunpowder in the United States, and during World War I was supplying much of the gunpowder and explosives used by the Allied armies. Between 1914 and 1918 the company stock rose in value 1,600 percent. The U.S. government and DuPont sent Bumstead to Russia in 1918 to help with organization of their war effort. On returning to Washington, Bumstead was commissioned in the United States Army Ordnance Corps.

Imagine coming to the Valley of the Sun soon after World War I when Phoenix, Arizona was a small desert town with little influence in the world of agriculture. Colonel Dale Bumstead and his wife Eva Whitten Bumstead were looking for a new life and pursuit after the end of the war. They were interested in horticulture and found the Valley a promising place. **(Figure 5)** Col. Bumstead along with two other men formed the Arizona Orchard Co. in 1922. Initial success was in what is now called the Arcadia area, in northeast Phoenix, with 20 acres of dates from limited available stock. By 1929, *The Enquirer and Evening News* out of New York submitted to its readers the most valuable acre of land in the world was Col. Bumstead's one acre of Khalasa dates. The acre was estimated to have a value of \$30,000 and was always guarded due to the rare date fruits Bumstead was producing. While building this enterprise, Col. Bumstead took a

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scientific study of land 20 miles northwest of Phoenix, just north of the future Luke Air Force Base, on raw desert land that he named Tal'-wi-wi Ranch. These years-long studies involved analysis of water quality, air temperatures, and soil quality. Bumstead brought in a recognized expert, Dr. William McGeorge, a soil scientist from the University of Arizona. The use of experts contributing to the successful operations at Tal'-wi-wi Ranch was a practice that continued during the many years it was owned by Bumstead. In recognition of the past existence of Native Americans on this land, Col. Bumstead reached out to a Hopi Indian friend, K'oyal wama, to name and dedicate the site who was quoted as saying, "I name this land about to be reborn and made to support many happy people – Tal'-wi-wi". The translation is "the fertile land the sun first shines upon."



Col. Dale Bumstead of Tal'-Wi-Wi, distinguished agriculturist.

Figure 5. Col. Dale Bumstead at the entrance to Tal'-wi-wi Ranch. (*Arizona Highways*, February 1949)

The success in Arcadia propelled Tal'-wi-wi Ranch to continue development of dates when planting began in 1927. Crops were selected based on water usage and time of harvest. By 1927, with 1,120 acres, Col. Dale Bumstead was building an operation with multiple fruit crops and livestock. Tal'-wi-wi Ranch was not served by any available irrigation districts, water was supplied by a system of 6 wells and 15 miles of underground irrigation pipe. This network could distribute water under each row of trees, reducing the loss of water over the use of open, unlined, irrigation ditches. Run-off water was collected and pumped back into the irrigation pipes for use elsewhere on the ranch making it a model for appropriate water use. Crop varieties were chosen for their low water use. Many of the crop varieties were selected to be early to market. Crops included grapefruit, oranges, grapes, dates, and alfalfa. Purebred Hereford cattle were added, and a ranch which Bumstead named "Tal'-wi-wi in the Pines" in Arizona's White Mountains,

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provided for summer grazing. (It continues as a privately-owned summer retreat business.) Col. Dale Bumstead considered himself a “scientific farmer” and consulted local and national experts to increase the quality and quantity of the harvest.

The Tal'-wi-wi Ranch is situated on both sides of what is now a major thoroughfare, Litchfield Road. In the northern roughly one-half of the remaining 819 acres of the ranch, Litchfield Road is lined with stately palms marking the central axis and entrance to the ranch. Palms were planted beginning in 1927 approximately 30 to 35 feet apart. Over 100 of these palms remain and tower over the cars driving along the road. Most of the palms south of Olive Avenue were removed during the construction of the Northern Parkway. The nearby City of Litchfield Park also maintains palms along Litchfield Road, three miles south of Tal'-wi-wi Ranch. This palm-lined road must have been a stunning feature in the early years when all other communities were miles away.

Farm operations were constructed on the east side of Litchfield Road. A 1930s adobe structure was constructed for the Ranch office (used as a worker residence today). Fruit packing sheds, equipment buildings and other farm buildings were constructed. The Atchison, Topeka and Santa Fe Railroad built a spur to serve the ranch in 1938, which continues in use by additional local industrial enterprises. The Ennis spur was named for a local landowner in the area where the spur diverges from the main tracks on Grand Avenue, 3 ½ miles northeast of Tal'-wi-wi Ranch. The railroad siding that was added in 1938 was named “Bumstead”. Prior to this, the product was trucked to a packing shed in Glendale, Arizona and loaded on train cars there. Over time, buildings were added, or altered, as needed by a working agricultural enterprise. Most of these buildings remain in various conditions and are still in use. Along the railroad spur, the packing buildings and loading dock are still being used. Here you will find the remains of Col. Bumstead’s innovative pre-cooling tunnel constructed in the 1940s. Designed by Dr. W.T. Pentzer of the USDA, the pre-cooling system was constructed with “refrigerator sections originally made for military use during World War II in the South Pacific” along with fans, a nitrogen refrigeration system and ice pit. This was a major advancement in processing and shipping at the time. Fruit would travel through a cooling tunnel on a conveyor belt. Fans blew over ice to cool the produce to 40 degrees Fahrenheit, before the boxes were loaded into refrigerated train cars. This practice saved the fruit from spoilage before arriving at its destination and earning top dollar.

Due to Tal'-wi-wi Ranch’s diversified crops, farm workers could be employed year-round. During the summer grape harvest the ranch was at its busiest. As many as 150 additional workers were needed. At the end of the harvest a large fiesta was held for all in the packing building. In 1949, at least 18 families lived on the ranch full-time. By 1952, some of the families had called Tal'-wi-wi home for 18 years and the average was 8 years. Worker housing was built in three villages, the “North Village”, the “Central Village”, and the “East Village”. **(Figure 6)** All these residences had electricity and running water and were in the area of the general farm operation

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buildings. (Only one of these homes still exists and is not habitable.) Besides running water to each of these dwellings, a separate cold-water drinking fountain was placed in an open area. This ice-cold water was cooled by the refrigeration system and ice pit and was available to all. Many locals came to Tal'-wi-wi just to experience the novelty.



Figure 6. Worker residential area referred to as the “Central Village.” (Tal'-wi-wi promotional publication 1949.)

On the west side of Litchfield Road is an area referred to as “the Park” by the children of Kenneth T. McGeorge, longtime general manager of Tal'-wi-wi Ranch, who grew up there. These approximately nine acres contain three residences. The original “artistic adobe” residence was built in 1930 for Col. Dale and Eva Bumstead. (Mrs. Eva Whitten Bumstead died in 1937.) Two additional residences were designed by the noted area architects, Lescher and Mahoney in 1946. The main residence became the new home of Col. Dale Bumstead. The smaller house next to it was the residence of Bumstead’s housekeeper, Helen Clift. Along with the original 1930s adobe residence, these three homes were set in a lush garden environment: an arboretum. Hundreds of trees and other plants from across the globe were tended by gardeners. There were roses, hydrangeas, camellias, gardenias, violets, and irises planted among the many trees that shaded the property. Many of these were labeled to show the diversity of species and country of origin. The “Park” was the setting of the lavish receptions given to visiting dignitaries. The three residences are still on the property although somewhat altered over the years and are currently in use. A row of old Red River gum eucalyptus trees lines the west border. These trees are what remain of the hundreds of trees planted as windbreaks and shelter belts to control soil erosion and protect crops. After the death of Col. Bumstead in 1952, General Manager McGeorge and his young family moved into the 1930s adobe home.

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(Three of the seven children currently live in the area and have provided stories and materials for this National Register nomination.)

Date production was rare in Arizona in the 1920s. The 35-acre date orchard at Tal'-wi-wi Ranch included some rare varieties and, combined with the original date orchard in the Arcadia area of Phoenix, was considered to have more producing date palms than any garden in the Americas. Bumstead obtained his date palms from a few plants that existed in Coachella, California. Growers there were mostly growing Deglets dates, a West African variety and Bumstead wanted varieties from Central Arabia which could not be imported. Bumstead was able to purchase the few odd palms from the California growers including Iteema, Maktums, and Khalasa dates. The commercial date industry in Arizona is closely linked to Col. Dale Bumstead, Arizona Orchard Co. and Tal'-wi-wi Ranch. Others soon joined the date industry as demand for Arizona dates grew. Interviewed in 1942 about his contribution to the expansion of date production, Bumstead described his "contribution to the agricultural wealth of our Valley" as a "rediscovery of an ancient art." "We lean on the learnings and wisdom of the ancients," says the Colonel.

Thompson grapes were the main grape crop at Tal'-wi-wi Ranch until the development of the Cardinal grape. Developed by the U.S. Department of Agriculture, the Cardinal grape variety was made available to growers in 1944. Col. Bumstead made a large commitment to grow these dark purple table grapes at Tal'-wi-wi Ranch. The Cardinal is an early dark table grape that could be grown in Arizona to be shipped before any other colored table grapes were available. The use of the cooling tunnel helped the product arrive back east in good condition. General Manager, Kenneth McGeorge, traveled on the train with the first harvest to promote the new variety and the success of Tal'-wi-wi Ranch. Cardinal grapes were an immediate sensation and commanded an all-time high for grape prices when shipped to Chicago and New York. Gaining popularity in U.S. and world markets, Cardinal grapes brought Tal'-wi-wi Ranch national and international recognition. Bumstead's gamble gave the ranch a two-to-three-year advantage over growers in California. These growers were now obtaining cuttings from Tal'-wi-wi Ranch and Col. Dale Bumstead, the noted developer of Cardinal grapes. With 270 acres in Thompson and Cardinal grapes, 150 additional workers were needed for the peak grape harvest. Tal'-wi-wi Ranch hired local high school coaches to manage the temporary field workers at the summer grape harvest, many of whom were their team members. General Manager, Kenneth McGeorge, knew the coaches were experienced in managing teams. Many of the grapevines were plowed under in the 1970s due to a declining market.

The ranch had a 160 acre site unattached from the rest of the ranch property. Situated one mile south along Litchfield Road, this property contained a feedlot and alfalfa fields. This property was sold by the family in 1949.

Col. Dale Bumstead considered himself a "scientific farmer". In a 1934 article of the Los Angeles Times *Farm and Garden Magazine* he was noted as one of first Arizona growers to practice bud selection on a large scale for citrus. Selection of nursery stock for quality production was already standard. What was revolutionary was Bumstead selected buds for nursery stock to control the tree shape. Along with Dr. A.D. Shamel of the United States Department of

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Agriculture and a citrus expert, Bumstead selected 13 parent grapefruit trees based on the tree form and planted separate 5 or 10 acre blocks for each. The results documented the production levels, ability to withstand frost and wind damage.

Experiments were also made in the early 1930s concerning root stock for navel orange trees using rough lemon root stock instead of the normal sour orange root stock. Detailed records were kept showing an increase in production for the lemon root stock.

Shelterbreaks were used to protect the citrus orchards and Bumstead kept detailed records concerning their effectiveness. His records are cited in *Trees; The Yearbook of Agriculture, 1949* report on windbreaks and shelterbelts. "His 1949 crop had a cullage of 18.5 percent, and cullage averaged 19 percent for a 3-year period. The citrus industry reports that the average cullage is about 50 percent." Bumstead began planting shelterbelts in 1927. Many eucalyptus trees were added during the Soil Conservation Service program that provided Red River gum eucalyptus, or *Eucalyptus rostrata*, in 1947. A significant row of these trees remain on the western border of the Park area.

The advancing of farming and production methods at Tal'-wi-wi Ranch forms the foundation for international recognition of efforts to bring high value production to the desert southwest. News of the success of the ranch spread internationally. One of the first international visitors to the ranch was Jacob Shwarzmann, a member of Ashdot-Ya'akov, an agricultural co-operative settlement in Palestine's Jordan Valley, in the early 1940s.

In 1947, on his tour of the United States, the Crown Prince of Saudi Arabia came to visit Tal'-wi-wi Ranch and learn new methods of developing the agricultural resources of his own country. (Figure 7) USDA Soil Conservation Service Agronomy Specialist, Davis R. Rogers, was quoted in reference to bringing the Crown Prince and his entourage to Tal'-wi-wi in 1947, "...Col. Bumstead is a conservationist at heart. This ranch demonstrates what can be done in water-use and soil-saving practices". The height of recognition came in December of 1949 when the U.S. State Department arranged for Mohammed Reza Pahlavi, the Shah of Iran, to come to Tal'-wi-wi Ranch. The Shah came to tour the ranch and study the rapid conversion of desert to farmland. A lavish reception was held at the ranch with dozens of state and federal dignitaries and 50 journalists. Col. Bumstead made such an impression on the Shah that he presented Col. Bumstead with 50 date palms. These date palms are still on the ranch and are still producing.

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Figure 7. Col. Bumstead and His Royal Highness Saud Al Saud, crown prince of Saudi Arabia, and his entourage on the south terrace at Tal'-wi-wi Ranch. (*Arizona Highways*, February 1949).

Marketing innovations were part of the Tal'-wi-wi Ranch success. Marketing brochures and the *Tal'-wi-wi Topics* newsletter were used to promote the ranch. **(Figure 8)** Filled with photographs of the workers, the newsletter highlighted the harvests, packing operations, royal visits, and improvements to the ranch. Forms to order gift packages of citrus and dates were available to ship direct to customers across the country. *Arizona Highways* magazine referred to Col. Bumstead as a “distinguished agriculturist” in one of the two feature articles on Tal'-wi-wi Ranch published in December of 1942 and February of 1949. On two occasions, Tal'-wi-wi Ranch was featured in a 21-page brochure. Published by Bumstead, this professional booklet was filled with photographs, ranch history, and details on each of the major crops. Photos of many of the buildings were also included. Leather bound copies were given as gifts to visiting dignitaries.

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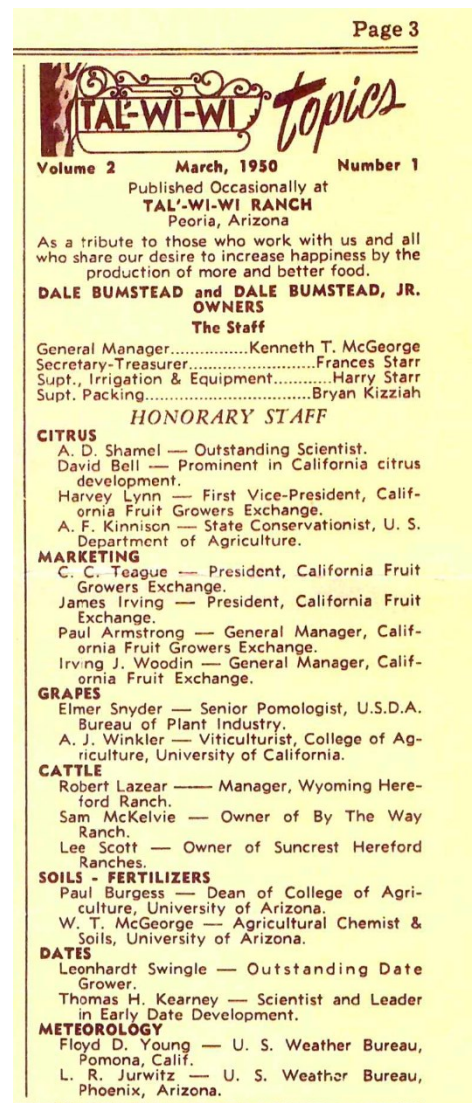


Figure 8. Pages 1 and portion of page 3 of the Tal'-wi-wi Topics newsletter. Page 3 lists the many experts Bumstead consulted to continue to improve operations at the Ranch. (*Tal'-wi-wi Topics*, Vol. 2, No. 1, March 1950)

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Col. Dale Bumstead died in May 1952, and the ownership of Tal'-wi-wi Ranch passed to his son, Dale Bumstead Jr., and management continued under Kenneth McGeorge. The Bumstead family sold the ranch in 1977 to Robert McKee, who continued the agricultural operations. Still located in unincorporated county land, The City of Phoenix Aviation Department acquired the ranch in a complicated land swap in 2000 for the purpose of continuing the leasing of land for farming to protect Luke Air Force base from development. City of Phoenix Resolution No. 20236 of 2005 states in part, .. "BE IT RESOLVED, the City of Phoenix will continue to preserve this 920 acre property as an agricultural buffer for Luke Air Force Base." As of early 2023, the City of Phoenix finds that the property no longer requires this protection and intends to sell the land for commercial/industrial development.

In summary, the efforts of the Bumsteads and Tal'-wi-wi Ranch left their marks on the West Valley, the Salt River Valley, the State of Arizona, and international relations. Tal'-wi-wi Ranch contains the intact core of a large farming operation that remained in the Bumstead family from 1924 to 1977 and remains a viable farming operation after almost 100 years. Col. Bumstead's Tal'-wi-wi Ranch needs to be recognized for the water and soil conservation practices used and the innovations in production, marketing, and shipping that were widely shared and adopted during his time. Tal'-wi-wi Ranch is a rare example of a late 19th – early 20th Century agricultural property in the Valley with many surviving features that convey its significance in scientific farming and historic integrity.

Archaeological Statement

An archaeological study done by Statistical Research, Inc. (SRI), three miles southwest of Tal'-wi-wi Ranch, includes what is considered the largest Middle and Late Archaic period archaeological site in Arizona. This extensive and important study of the Falcon Landing* site began in 2010 and over the next three years, the excavation of the 107-acre site on Luke Air Force Base included the mechanical stripping of 44 acres, excavating of 83 trenches and sampling of over 3,000 features. Project Leader John Hall of SRI states: "We consider these people archaic since radiocarbon dates show that the features are anywhere from 3000 B.C. to 1400 A.D." "This site could be of importance to Arizona and the Phoenix valley. We had some of the artifacts dated and this site is almost 1,000 years older than any other site in the Phoenix valley." Findings include pit houses, armadas, storage areas, and metates used for grinding mesquite beans.

Cultural features denoting the most intense occupation were during the Middle Archaic period (ca. 3500-1200 B.C.) and continuing through the Hohokam period (ca. 1-1500 A.D.). The area was characterized by intermittent occupation for the collection and processing of wild-plant resources, particularly mesquite beans, an activity that continues to be used by contemporary Native American groups. Mesquite beans are an important food source. Grinding stones used to process the foraged beans, are called metates. The nearby Agua Fria River was a source for stones imported to the area for use as grinding stones. The artifacts and features found at Falcon Landing closest to the current surface include those from the Hohokam period. The Hohokam are

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known as the master farmers of the Southwest. The Hohokam created a massive canal system to bring water from the rivers to cultivated land in scattered villages across the Phoenix Basin. The area of Falcon Landing and Tal'-wi-wi Ranch is outside their cultivated area. Excavations show that Falcon Landing was used on a seasonal basis for the foraging of plant resources over many hundreds of years. It is notable that the Tal'-wi-wi Ranch is known to have scattered artifacts. The current longtime lessee has noted several metates (grinding stones) unearthed during plowing activities. While no formal examination of the property has been conducted, the proximity to the well-researched and excavated Falcon Landing, and the emergence of metates, indicates similar pre-historical activity in the area of Tal'-wi-wi Ranch.

* The name Falcon Landing was given to the site to reflect Luke Air Force Base as a F-16 Falcon training base, at the time. Now it is the largest F-35 Fighter Jet training base in the U.S.A.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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- Arizona Memory Project, Arizona State Library, Archives and Public Records:
Oral history of Martha McGeorge Hunter, "*Capturing Arizona's Stories*", 2011
- Arizona Memory Project: Historic *Arizona Cattlelogs*
- Arizona Memory Project: Historic Maricopa County Maps
- Arizona Memory Project: Historic Arizona Legislature/State Agency Reports
- Arizona Department Health Services – Historical Vital Records
- FamilySearch.org: Censuses, Draft Registrations, Passport Applications

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Maricopa County Recorder – Varied Historical Records

Maricopa County Assessor – Historical Documents, Maps, Plats

Maricopa County Flood Control – Historical Maps

Newspapers.com:

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Arizona Republican - June 27, 1925

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Battle Creek Enquirer (Battle Creek, Michigan) - July 7, 1929

Arizona Republic - August 4, 1929

Los Angeles Times - August 3, 1930

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Arizona Republic - January 28, 1947

The Freedom Call (Freedom, OK) – December 28, 1950

Arizona Daily Star (Tucson, Arizona) - May 11, 1952

Arizona Republic - May 13, 1952

Fresno Bee (Fresno, Calif.) - May 13, 1952

Arizona Republic - July 24, 1977

Arizona Republic - December 12, 1977

Arizona Republic – circa 2000 – articles about land swap for Phoenix to acquire Ranch

Arizona Republic – January 22, 2023 – Phoenix to sell Ranch

United States Air Force News – March 21, 2012 - Archaeologists unearth artifacts at Luke AFB

University of Arizona Library

OTHER SOURCES:

Dennis Bushong, son of 30-year Manager of Tal'-wi-wi Ranch, who grew up on Ranch.

Suzanne Guard, nearby ranch family, weekly visits with McGeorge family on Ranch.

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Martha McGeorge Henderson, daughter of 20-year Tal'-wi-wi Ranch General Manager, Kenneth T. McGeorge, who grew up on the ranch. Interview by Karen Krause, March 2023.

Robert and Louie McGeorge, sons of 20-year Tal'-wi-wi Ranch General Manager, Kenneth T. McGeorge, who grew up on the ranch. Interview by Karen Krause, August 2023.

G. Robert McMillan, D.D.S., retired, grew up in Litchfield Park visiting the Ranch.

F. Ronald Rayner, owner/manager of local 100-year family farm venture who conducted business with the Ranch.

James S. Truman, retired, former manager University of Arizona Citrus Experimental Station, Waddell.

Royal John Medley, speaker, Arizona History Convention, 2003

John Jones, 26-year manager for current lessee. Interview by Karen Krause, March 2023.

Santiago Gonzales, owner of G Farms and Tres Amigos Tequila, 30-year, and current lessee. Interview by Karen Krause, August 2023.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: P.W. Litchfield Heritage Center
P.O. Box 1936, Litchfield Park, AZ 85340

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

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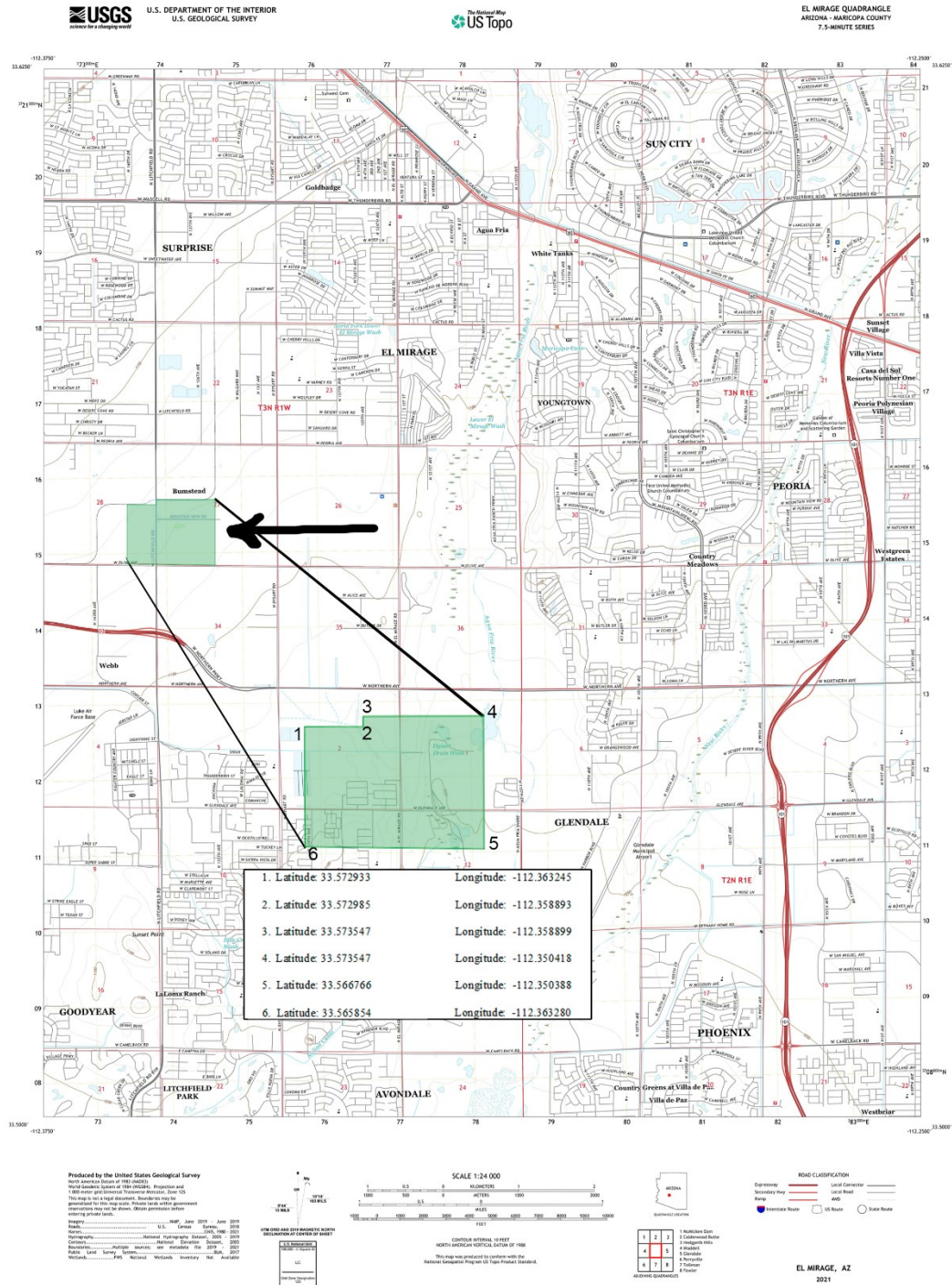


Figure 9. Location of Tal'wi-wi Ranch

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 33.572933 | Longitude: -112.363245 |
| 2. Latitude: 33.572985 | Longitude: -112.358893 |
| 3. Latitude: 33.573547 | Longitude: -112.358899 |
| 4. Latitude: 33.573547 | Longitude: -112.350418 |
| 5. Latitude: 33.566766 | Longitude: -112.350388 |
| 6. Latitude: 33.565854 | Longitude: -112.363280 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The area selected includes 245 acres of the original ranch. The area extends from the northern boundary on the A.T. & S.F. Ennis Branch rail line to Olive Avenue on the southern boundary. (Approximately 2900 feet or .55 miles.) The eastern boundary is the east side of the southwest quarter of Section 27, T3N, R1W. (This is approximately one-half mile east of Litchfield Road.) The western boundary is the west side of the east half of the southeast quarter of Section 28, T3N, R1W. (This is approximately one-quarter mile west of Litchfield Road.)

All Parcels Included: Maricopa County Assessor's Office Parcels
501-43-013D; 501-43-012C; 501-43-023A (partial; east half only)

Boundary Justification (Explain why the boundaries were selected.)

The area selected includes 245 acres of the original ranch that are currently still in use as an agricultural facility. The area contains all the structures and sites that contribute to the district's historic significance and integrity. Areas of the ranch outside these boundaries are agricultural fields. Some of these non-selected fields are now bisected by the Northern Parkway and not contiguous to the remaining fields. Certain agricultural fields are included in the historic district to preserve the rural historic landscape as conveyed through location (mountain views), setting (working fields), feeling (open space), and association (agricultural science).

11. Form Prepared By

name/title: Karen Krause, Board Member; Margaret Truman Baker, Member; Woodfin J. Thomas, Member & General Real Estate Appraiser, retired U.S.D.A.

organization: P.W. Litchfield Heritage Center

street & number: 13912 N Litchfield Rd.

city or town: Litchfield Park state: Arizona zip code: 85340

e-mail karen.k@pwlhc.org

telephone: 623-888-2464

date: _____

Additional Documentation

Submit the following items with the completed form:

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- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Tal'-wi-wi Ranch

City or Vicinity: Waddell (postal district)

County: Maricopa State: Arizona

Photographer: Karen Krause

Date Photographed: March 10, 2023, August 25, 2023, and December 7, 2023.

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

Photo 1. 1930 Adobe residence, view facing southwest. (Karen Krause, August 2023.)

Photo 2. Main house in the "Park" built in 1946. The attached guest house is visible on the left. North elevation; view facing south. (Karen Krause, August 2023)

Photo 3. South elevation of the main house showing terrace and exterior flagstone fireplace and chimney. View facing north. (Karen Krause, August 2023)

Photo 4. Main house and guest house showing the addition that connected the two buildings. North and east elevations, view facing southwest. (Karen Krause, August 2023)

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Photo 5. The north elevation of the housekeeper's house, built in 1946. View facing south. (Karen Krause, August 2023)

Photo 6. Litchfield Road Palms. View facing north. (Karen Krause, December 2023)

Photo 7. Eucalyptus trees. View facing northeast. (Karen Krause, December 2023)

Photo 8. The west and south elevations of the packing building. View facing northeast. (Karen Krause, August 2023)

Photo 9. South elevation of the shower and toilet building to the west of the packing building. View facing north. (Karen Krause, August 2023)

Photo 10. View of the loading dock and precooling tunnel and covered ice pit. View facing northeast. (Karen Krause, August 2023).

Photo 11. South elevation of the cold storage building as viewed facing north. (Karen Krause, August 2023)

Photo 12. North and east elevations of the hay cover structure and the railroad and Bumstead siding. View facing southwest. (Karen Krause, August 2023)

Photo 13. South and west elevations of the Ranch Office as viewed facing northeast. (Karen Krause, March 2023)

Photo 14. South elevation of worker house in the Central Village. View facing north. (Karen Krause, August 2023)

Photo 15. South and east elevations of the equipment shed as viewed facing northwest. (Karen Krause, August 2023)

Photo 16. South and east elevations of the old packing building. View facing northwest. (Karen Krause, August 2023)

Photo 17. North elevation of the superintendent's house, view facing south. (Karen Krause, August 2023)

Photo 18. Historic date palm orchard. View facing northwest. (Karen Krause, March 2023)

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Photo Key – West Region

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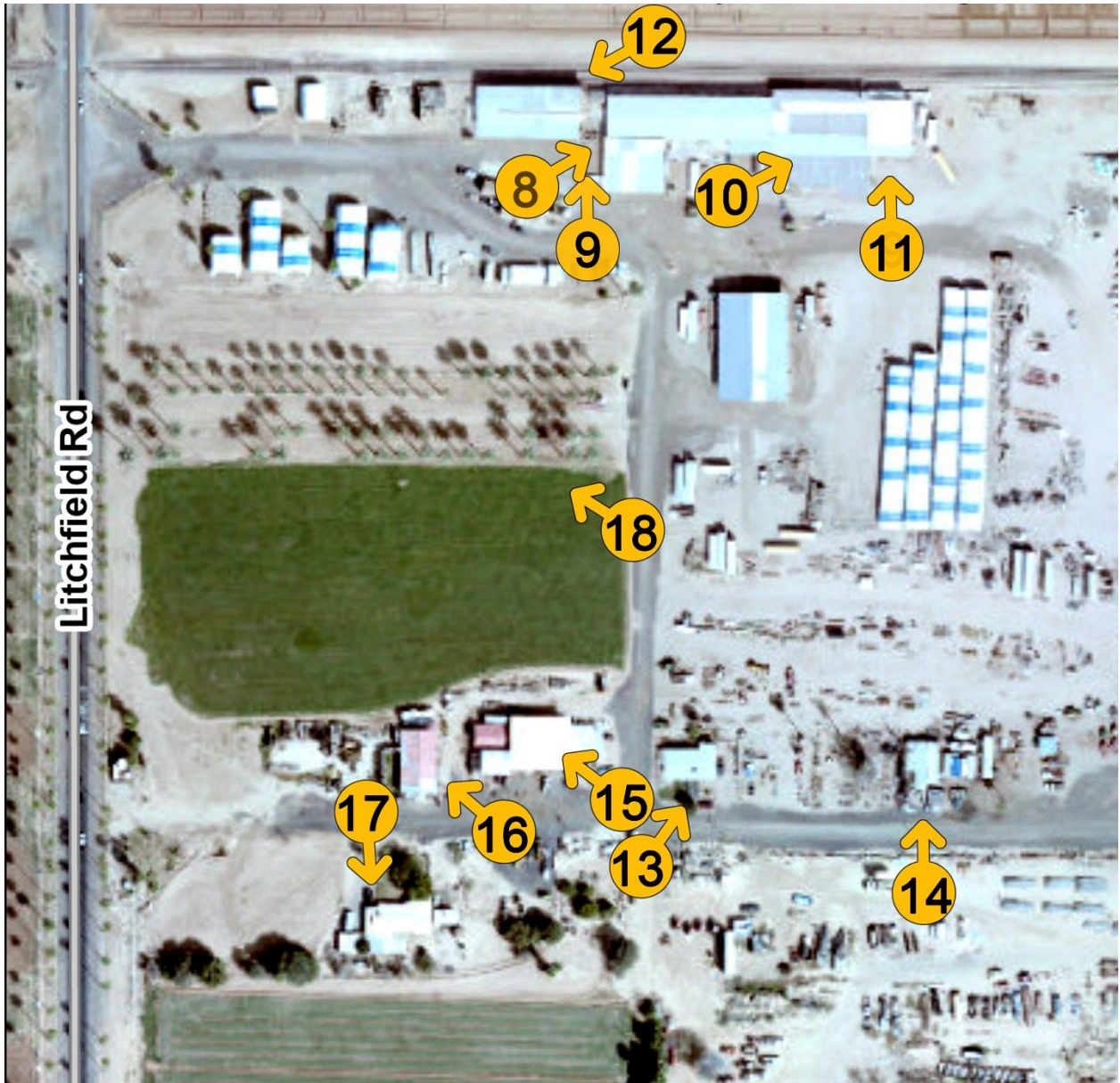


Photo Key – East Region

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

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et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Photo 1. 1930 Adobe residence, view facing southwest. (Karen Krause photo, August 2023.)

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Photo 2. Main house in the “Park” built in 1946. The attached guest house is visible on the left. North elevation; view facing south. (Karen Krause photo, August 2023)

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Photo 3. South elevation of the main house showing terrace and exterior flagstone fireplace and chimney. View facing north. (Karen Krause photo, August 2023)

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Photo 4. Main house and guest house showing the addition that connected the two buildings. North and east elevations, view facing southwest. (Karen Krause photo, August 2023)

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Photo 5. The north elevation of the housekeeper's house, built in 1946. View facing south.
(Karen Krause photo, August 2023)

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Photo 6. The eucalyptus tree shelterbelt on the western boundary of the west region. View facing northeast. (Karen Krause photo, December 2023)

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Photo 7. Palm-lined Litchfield Road. Over 100 palm trees still mark the center axis and entrance to the ranch. View facing north. (Karen Krause photo, December 2023)

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Photo 8. The west and south elevations of the packing building. View facing northeast.
(Karen Krause photo, August 2023)

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Photo 9. South elevation of the shower and toilet building to the west of the packing building. View facing north. (Karen Krause photo, August 2023)

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Photo 10. View of the loading dock and precooling tunnel and covered ice pit. View facing northeast. (Karen Krause photo, August 2023).

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Photo 11. South elevation of the cold storage building as viewed facing north. (Karen Krause photo, August 2023)

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Photo 12. North and east elevations of the hay cover structure, the railroad, and Bumstead siding. View facing southwest. (Karen Krause photo, August 2023)

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Photo 13. South and west elevations of the Ranch Office as viewed facing northeast. (Karen Krause photo, March 2023)

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Photo 14. South elevation of worker house in the Central Village. View facing north. (Karen Krause photo, August 2023)

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Photo 15. South and east elevations of the equipment shed as viewed facing northwest. (Karen Krause photo, August 2023)

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Photo 16. South and east elevations of the old packing building. View facing northwest. (Karen Krause photo, August 2023)

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Photo 17. North elevation of the superintendent's house, view facing south. (Karen Krause photo, August 2023)

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Photo 18. Original date palm orchard. View facing northwest. (Karen Krause photo, March 2023)