



**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 10/12/2022
Agenda Item: 5**

Memorandum

To: Historic Preservation Commission

From: Zachary J. Lechner, Historic Preservation Officer

Date: October 5, 2022

Subject: Agenda Item #5: Update on the Watson's Flowers Building Site

Larry Schmalz, representing the City of Tempe, will present on plans for the Watson's Flowers site, located at 2425 East Apache Boulevard, followed by an HPO presentation relating to historic preservation considerations for the Watson's Flowers building. The Watson's Flowers building has been classified as "Historic Eligible" by the Historic Preservation Commission. An attached report submitted last year by ACS/Commonwealth (authored by Mark Vinson and Thomas Jones) determined that the Watson's Flowers building is eligible for the National Register of Historic Places under Criteria A and D, though the State Historic Preservation Office (SHPO) has not officially determined the building's National Register eligibility. The City has determined that the upcoming redevelopment of the Watson's site will likely necessitate the demolition of non-historic outbuildings dating to the 1960s and 1970s, as well as the historic Watson's Flowers building itself. The City is requesting comment from the Commission on this matter, including how to commemorate the demolished Watson's Flowers building and its history.

Currently, the Watson's Flowers site is owned by the Tempe Coalition for Affordable Housing (aka, the Affiliate). Per the [City of Tempe website](#), "The non-profit Tempe Coalition for Affordable Housing was created by the City of Tempe Public Housing Authority in 2018. The goal of the Affiliate is to purchase single-family homes, townhomes and apartments that will remain permanently affordable for individuals and families in Tempe."

Recently, though, the non-profit [Tempe Community Action Agency](#) (TCAA) expressed its intent to purchase the Watson's property from the Affiliate. TCAA states that its mission is "to foster dignity and self-reliance for the economically vulnerable in the communities we serve. For more

than 55 years, we have capably addressed the causes and effects of poverty in Tempe and surrounding communities. We support people and families to overcome adversity and live their best lives . . . while fostering dignity and self-reliance.” Plans for the site under the TCAA tentatively include TCAA offices, City offices, a food pantry, and transitional housing.

The demolition plan pertains to the ca. 1920 Watson’s Flowers building, significant for its historic association with Commerce on the Bankhead Highway/US 80 (ca. 1921–1975) and Postwar Urban and Commercial Development in Tempe (1945–1975). It is also an example of a relatively rare adobe commercial construction and the Art Moderne style. This irregularly shaped commercial building was built in a vernacular style. The central portion is adobe, and the east and west wings are concrete. The entire building is covered with stucco. The building evolved from a simple adobe structure in the 1920s to its current building footprint with additions in the 1930s and 1950s.

The original abode structure was built as a residence in the 1920s. Its owner sold fruit and rented cabins on the property to travelers. The building was purchased by the Watson family in 1934 and expanded with a western addition in ca. 1936 to accommodate Irene Watson’s Flowers. The building was expanded again by 1956, with an addition to the east of the original abode building, and it has generally maintained its appearance since then, other than the removal of its iconic midcentury neon sign.

Due to its location on a major highway and its previous owners’ business pursuits, the building serves as a link to the history of twentieth-century commerce and transportation in Tempe. The stretch of Apache Boulevard on which it is located formed part of the Bankhead National Highway. This road functioned as the main thoroughfare south from the Salt River Valley to Tucson prior to the construction of Interstate 10. The Bankhead Highway also served as a cross-country automobile route connecting Washington, DC, and San Diego.

Architecturally, the Watson’s Flowers building is also significant. According to Jones and Vinson, in the attached report, “as a transitional Streamline Moderne / International Style structure, . . . Watson’s Flowers represents a peculiar moment in local architectural history, especially in the context of roadside architecture. Few, if any, other such examples remain (or may have ever existed).” Watson’s Flowers is among the less than 1/100th of 1% percent of pre-WWII buildings that are still standing in Tempe.

Current redevelopment proposals for the Watson’s Flowers site do not include a plan to retain any portion of the historic building, and merely retaining the original adobe section of the building does not seem tenable. Mark Vinson informed the HPO that perhaps only one, perhaps two, original adobe walls from the oldest (c. 1920) part of the structure, now encased in other materials, remains. This suggests that the extant adobe portion does not possess enough historical integrity to justify it being preserved by itself. The historical integrity of the Watson’s Flowers building, per the Jones and Vinson report, is embodied in the sum of its parts, the ca. 1920 adobe portion and the historic 1930s and 1950s additions.

The City argues that the Watson's Flowers building should be demolished prior to redevelopment for multiple reasons, some of which pertain to the building's structural and landscape grading issues. For example, the adobe portion of the building sits well below the sidewalk grade (approximately 3 feet), which has led to the building's current tenants having to use sandbags to prevent flooding during rainstorms.

The City's opinion is influenced, in part, by Mark Vinson's recent analysis, which he provided to the HPO in an email dated September 27, 2022. "The building," Mr. Vinson writes, "appears to be plagued by drainage problems and likely has other structural deficiencies resulting from the accretive, vernacular construction." Mr. Vinson also reassessed the building's historical integrity:

The building components now perceivable from the street consist entirely of the 1950s facade which was enhanced by neon and other signage which no longer remain, including the large, freestanding artistic sign which was removed in 2014 after suffering storm damage (hopefully to be reconstructed in a museum setting in Mesa). This now missing element almost certainly contributed greatly to the general public's cognitive memory of and associations with the property.

In a subsequent email to the HPO dated October 5, 2022, Mr. Vinson clarifies that he is not "necessarily" advocating for demolition of the Watson's Flowers Building but that he is concerned about its preservation potential and "diminished" integrity. "With those considerations in mind," he writes, "I could agree that documentation and demolition would be the most pragmatic treatment for this property."

At the request of senior staff, the HPO has determined potential options for commemorating the Watson's Flowers buildings and its history after demolition. These include:

- Installing plaque(s) on site describing the history of the Watson's Flowers building and the larger transportation and commercial history that it represents
- Keeping portions of the building (adobe bricks), as well as the section of the building featuring the painted Watson's Flowers sign, for a display
- Collaborating with artists, including photographers, to document and commemorate the building and its history in creative ways
- Working with Tempe History Museum staff to conduct oral histories with locals connected with Watson's Flowers (HPO reached out to Jared Smith of the Museum, who is currently considering the feasibility of this option)

Gorman, a company connected at one point with redevelopment plans for the site, has also proposed returning the Watson's Flowers building's midcentury neon sign to the site and reinstalling it after demolition, but it turns out that this idea is probably not feasible. The sign is currently in the possession of the Mesa Historic Preservation Foundation (MHPF), which is planning to install it eventually as part of a display of historic signs. The HPO contacted Vic Linoff of the MHPF in late September to inquire if returning the sign for a display at the Watson's

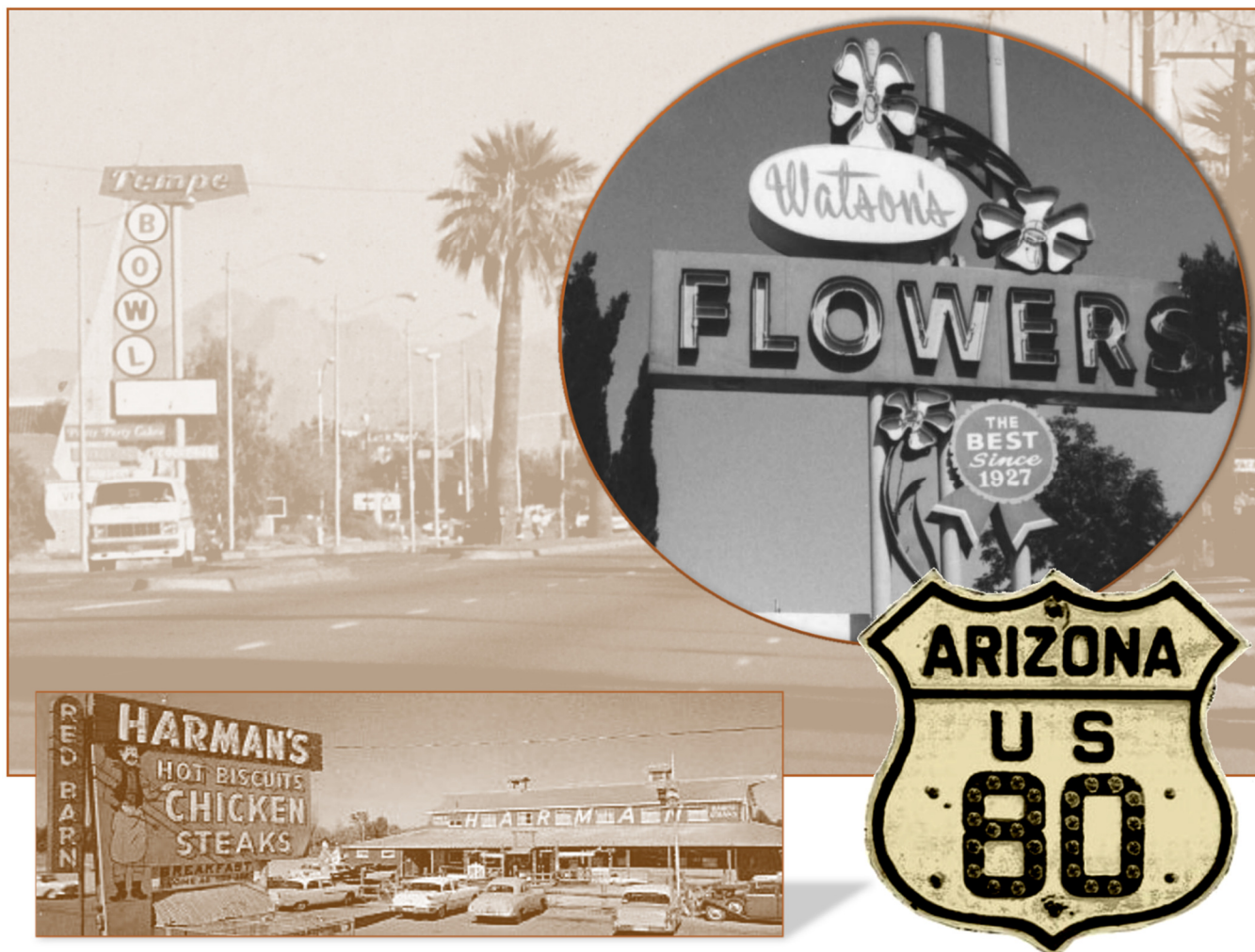
Flowers location would be an option. Mr. Linoff said most likely no, explaining that the MHPF believes that the sign would likely no longer maintain its historical integrity on the site if the Watson's Flowers building were demolished. He also said that the cost of restoring the sign, which is in poor condition, would run between \$80,000 and \$110,000. Furthermore, the City of Tempe would be required to cover the relocation cost, which would amount to several thousand more dollars.

Because the Watson's Flowers site has been included in the Programmatic Agreement for the City's Apache Boulevard Affordable Housing project, which is being funded in part with federal money, it falls under the mandates of Section 106 of the National Historic Preservation Act of 1966. In part, this would require, prior to demolition of the Watson's Flowers building, that the archaeological consultant complete updated Historic Property Inventory Forms (HPIF) for the Watson's Flowers site. This documentation will assist the State Historic Preservation Office in assessing whether the Watson's Flowers building is eligible for listing in the National Register of Historic Places. If the SHPO determines the property to be National Register-eligible, then the archaeological consultant would also be tasked with drafting a more comprehensive document, a Historic American Buildings Survey (HABS), before the building is razed. According to the National Park Service, a "HABS recording combines drawings, history, and photography to produce a comprehensive, interdisciplinary record" of a building.

Attachment:

1. *Historic Building Documentation of Two Commercial Properties for the City of Tempe Affordable Housing Projects on Apache Boulevard, Maricopa County, Arizona (ACS/Commonwealth report featuring detailed information on the Watson's Flowers Building and Site)*

**HISTORIC BUILDING DOCUMENTATION OF TWO COMMERCIAL PROPERTIES
FOR THE CITY OF TEMPE AFFORDABLE HOUSING PROJECTS ON APACHE
BOULEVARD, MARICOPA COUNTY, ARIZONA**



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CULTURAL RESOURCE, ENVIRONMENTAL MANAGEMENT AND GIS SERVICES

**HISTORIC BUILDING DOCUMENTATION OF TWO COMMERCIAL
PROPERTIES FOR THE CITY OF TEMPE AFFORDABLE HOUSING
PROJECTS ON APACHE BOULEVARD,
MARICOPA COUNTY, ARIZONA**

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ACS Project No. 21-002:HDOC

Prepared for

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City of Tempe Project No. 6700128
Commonwealth Heritage Group Project No. AZ-0138

July 18, 2022

Cover images courtesy of Tempe History Museum Photograph Collection

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SURVEY REPORT ABSTRACT

Report Title: Historic Building Documentation of Two Commercial Properties for the City of Tempe Affordable Housing Projects on Apache Boulevard, Maricopa County, Arizona

Project Name: Architectural/Archaeological Documentation and Mitigation and HUD Environmental Clearance Apache Boulevard Parcels

Project Location: The APE occurs along the Apache Boulevard corridor, between Dorsey Lane (west end) and the Tempe Canal (east end) in the City of Tempe. Historically this corridor was a component of the Bankhead Highway/US 80 and surrounded by rural farmland that was eventually transformed into an urban corridor.

Project Locator UTM (Zone 12 NAD 83): Building 1: 414695.4E, 3697735.7N
Building 2: 417599.5E, 3697586.4N

Project Sponsor: City of Tempe (City)

Sponsor Project Number(s): City of Tempe Project No. 6700128

Lead Agency: Housing and Urban Development (HUD)

Other Involved Agencies: Arizona State Museum (ASM)

Applicable Regulations: Section 106 of the National Historic Preservation Act of 1966, as amended; Arizona Antiquities Act (AAA), Arizona Revised Statute (A.R.S.) 41-841 *et seq.*; A.R.S. 41-865

Funding Source: Federal (HUD)

Description of the Project/Undertaking: The City is preparing multiple parcels for the development of affordable housing. All of the properties were either purchased with federal money obtained from HUD or the Federal Transit Administration or future development of the parcels will make use of HUD funds.

Project Area: The APE comprises approximately 8.26 acres within four areas along Apache Boulevard

1. Lemon Lot (APN 132-73-343)
2. Dorsey Lots (APNs 132-62-148, 132-62-149)
3. North Apache Lots (APNs 135-41-029A, C; 135-41-050A; and 135-41-058)
4. South Apache Lots (APNs 134-35-042D, E, G)

All lots above are on land owned by the City. One additional parcel—Watson’s Flowers, located at 2425 E. Apache Boulevard (APN 134-35-034C)—is private property. Building documentation was conducted on the City-owned Dorsey Lot (1310 E. Apache Boulevard [APN 132-62-148]), as well as the private property, Watson’s Flowers (2425 E. Apache Boulevard [APN 134-35-034C]).

Legal Description: The APE occurs in portions of Section 23 of Township 1 North, Range 4 East, and Section 19 of Township 1 North, Range 5 East as shown on the USGS 7.5' Tempe, AZ topographic map (Gila and Salt River Baseline and Meridian).

Land Jurisdiction: City and private

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Total Acres: APE = 8.26 acres; Building parcels = about 1.50 acres

Acres Surveyed: n/a

Acres Not Surveyed: n/a

Consultant Firm/Organization: Archaeological Consulting Services, Ltd. (ACS)

Project Number: ACS Project No. 21-002:HDOC/AZ-0138

Permit Number(s): n/a

Date(s) of Fieldwork: August 6, 2021

Number of IOs Recorded: n/a

Number of Cultural Resources Recorded: 2 primary buildings (Bldg. 1 and 2) with outbuildings and associated features

Eligible Cultural Resources: 1 Building, Watson's Flowers (Building 1)

Ineligible Cultural Resources: 1 Building, Harman's Big Red Barn Commissary (Building 2)

Unevaluated Resources: 0

Sites Not Relocated: n/a

Site Summary Table: n/a

Comments: The City is preparing multiple parcels for the development of affordable housing along Apache Boulevard. All of the properties were either purchased with Federal money obtained from (HUD or the Federal Transit Administration or will use Federal funding for future projects. The subject parcels are located within the City of Tempe on City-owned and private land. One of these parcels (APN 13435034C) comprises Watson's Flowers, which was previously documented in 1997 (T-186) (Ryden Architects 1997a). The previous inventory did not, however, inventory outbuildings on the property; nor was Watson's Flowers individually evaluated as a historic property. The building has since been classified as Historic Eligible by the City under Criteria A and C (City of Tempe 2021). A second historical building is located in the Dorsey Lots at 1310 East Apache Boulevard (APN 132-62-148) and has not yet been formally evaluated for eligibility. Per the draft HPTP that has been prepared for this project, ACS conducted a building inventory of the two parcels to provide an assessment of eligibility for the two commercial properties. The building inventory was conducted by Thomas Jones and Mr. Mark Vinson (VINSONSTUDIO, PLLC) on August 6, 2021. The buildings and associated resources were assessed for architectural integrity and evaluated for listing in the National Register relative to applicable historic contexts associated with *Commerce on the Bankhead Highway/US 80* (ca. 1921–1975) and/or *Postwar Urban and Commercial Development in Tempe* (1945–1975).

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Building 1 is the Watson's Flowers, with associated outbuildings (Buildings 1a–1c) and a possible well feature. The operation of Watson's Flowers has remained in the family since its inception in the mid-to-late 1930s. Watson's Flowers (Building 1) retains sufficient integrity of location, design, materials, workmanship, feeling, and association. As such, ACS recommends Watson's Flowers as individually eligible for listing in the National Register under Criterion A for its role in the contexts identified above. The outbuildings (Buildings 1a–1c) and the possible well have been altered significantly over the last five decades and no longer retain sufficient integrity with which to convey their significance as contributing elements to the recommended historic property under Criterion A.

For years one of the most prominent building structures between Tempe and Mesa, Watson's Flowers is also recommended eligible for listing in the National Register under Criterion C, as it embodies distinctive characteristics of a type, period, or method of construction. Although the setting has been impacted by years of highway expansion and modern urban development, the main building at Watson's Flowers has responded to that relationship with its horizontal emphasis and automobile-inspired styling. As a transitional Streamline Moderne / International Style structure, however vernacular and accretive its stylistic development may have been, Watson's Flowers represents a peculiar moment in local architectural history, especially in the context of roadside architecture. Few, if any, other such examples remain (or may have ever existed). The outbuildings (Buildings 1a–1c) and the possible well do not exhibit distinctive characteristics of design or engineering; furthermore, as noted above, they have been altered significantly over the last five decades and no longer retain sufficient integrity of design, materials, or feeling. As such, they are recommended as not contributing to the recommended historic property under Criterion C.

The once-prominent Watson's neon sign (manufactured by the Paul Millet Sign Company) was in place from about 1955–2014; the sign has since been relocated to Mesa in anticipation of eventual refurbishment and re-erection as part of a permanent historic sign exhibit sponsored by the Mesa Historic Preservation Foundation. Should the sign ever be returned to Watson's Flower's and re-installed in its original location, it would also contribute to the property's eligibility under Criterion C as one of the few remaining examples of neon signs once prevalent along the US 80 corridor through Mesa, Tempe, and Phoenix.

Building 2, located at 1310 E Apache Boulevard (APN13262148), was constructed around 1967. Based on the field results and limited archival research conducted for this project, the building would not individually contribute to a further understanding of the context above (Criterion A); nor does the research indicate an affiliation with significant persons (Criterion B). The building is characterized as Utilitarian/Commercial Box, which was a common architectural style in the postwar period; moreover, as noted, significant alterations have occurred to the buildings' exterior in recent decades. As such, Building 2 is recommended as not eligible under Criterion C. Mapping and documentation of the building have exhausted its information potential. Therefore, Building 2 is recommended as not eligible for listing in the National Register or the THPR either individually or as a contributor to a historic commercial district.

While no further work is recommended for Building 2, ACS has recommended Building 1, Watson's Flowers, as eligible for listing in the National Register and THPR under Criteria A and C. ACS recommends preservation of Building 1 through adaptive reuse in the proposed development of this parcel. Regardless, however, of whether the building is preserved or demolished, additional mitigation for this historic property may be requisite. A Historic American Buildings Survey (HABS) is generally accepted as appropriate mitigation. Following the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation (National Park Service 2003) and the requirements of the executed programmatic agreement, the completion of a Level II HABS survey for Building 1, Watson's Flowers will be required:

1. A narrative (outline format) following the *Historic American Buildings Survey Guidelines for Historical Reports* (National Park Service 2020b) that references the original name and physical history of the building, including significant dates in the initial planning and construction as well as later alterations, plus names of the designers and suppliers, and the physical history of the building and historical context. Architectural information including an analysis and description of

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the building form as it exists at the time of the site visit also shall be included, as well as discussion of the landscape including designed elements and plan, and reference to outbuildings and supporting structures. A bibliography also shall be included with sources of information as well as other potential resources not investigated.

2. A map shall be included indicating geographic location and contextual relationship of the property to adjacent structures.
3. Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar in accordance with the U.S. Copyright Act, as amended. If original floor plans cannot be located, a full set of measured drawings depicting existing or historic conditions of the primary exterior facades and significant interior architectural features and non-visible structural details for all major buildings shall be produced following *HABS Guidelines: Recording Historic Structures and Sites with HABS Measured Drawings* (National Park Service 2020a).
4. Photographs with large-format negatives of exterior and interior views, or historic views where available, shall be produced in accordance with the U.S. Copyright Act, as amended, and following the *Heritage Documentation Programs HABS/HAER/HALS Photography Guidelines* (National Park Service 2011).
5. Submittals will follow guidelines presented in *Preparing HABS/HAER/HALS Documentation for Transmittal* (National Park Service 2021).

Finally, while a specific design has not been identified for the affordable housing projects on each lot, a visual effects assessment shall be conducted after design to establish an appropriate viewshed for analysis. Although the Apache Boulevard corridor has been intensively redeveloped over the last decade, with modern in-fill throughout, historic-age buildings and resources adjacent to the APE lots will be identified to assist with future indirect effects assessments from the proposed projects on these historical resources.



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Introduction

The City of Tempe (City) is preparing multiple parcels for the development of affordable housing along Apache Boulevard. All of the properties were either purchased with Federal money obtained from the Department of Housing and Urban Development (HUD) or the Federal Transit Administration or will use Federal funding for future projects. The project's area of potential effects (APE) comprises approximately 8.26 acres within four locations along Apache Boulevard in portions of Section 23 of Township 1 North, Range 4 East, and Section 19 of Township 1 North, Range 5 East (Gila and Salt River Baseline and Meridian), as shown on the U.S. Geological Survey (USGS) 7.5' Tempe, Ariz. topographic quadrangle. For purposes of discussion, planning, and fieldwork, the parcels—located on City property—are grouped as follows:

1. Lemon Lot (Assessor Parcel No. [APN] 132-73-343)
2. Dorsey Lots (APNs 132-62-148, 132-62-149)
3. North Apache Lots (APNs 135-41-029A, C; 135-41-050A; and 135-41-058)
4. South Apache Lots (APNs 134-35-042D, E, G)

Demolition is not planned for the historic building located at 1310 East Apache Boulevard (APN 132-62-148). One additional parcel—Watson's Flowers, located at 2425 East Apache Boulevard (APN 134-35-034C)—is private property.

Because the parcels were acquired using Federal funds and because HUD funds will be used for future development of the parcels, the project is subject to the National Historic Preservation Act of 1966, as amended. Under the Housing and Community Development Act of 1974, and codified under 24 CFR Part 58, HUD has delegated responsibility for environmental requirements to the City as the responsible entity, including Section 106 compliance and consultation. The Arizona Antiquities Act (AAA, A.R.S. §41-841 et seq.) and the state law protecting human remains encounters on private land (A.R.S. §41-865) also apply. The parcels fall within the plotted boundaries of two large multicomponent sites, including AZ U:9:165(ASM)/La Plaza and AZ U:9:214(ASM)/Las Acequias. Both sites are extensive Hohokam village sites, and have been determined eligible for listing in the National Register of Historic Places (National Register) under Criterion D for their potential to yield important information on regional prehistoric subsistence and settlement strategies, technology and industry, and other research themes. Moreover, one of the parcels (APN 13435034C) comprises the Watson's Flowers (Building 1), which was previously documented in 1997 (T-186) (Ryden Architects 1997a). The previous inventory did not, however, inventory outbuildings on the property; nor was Watson's Flowers individually evaluated as a historic property. The building has since been classified as Historic Eligible by the City under Criteria A and C (City of Tempe 2021). A second historical building is located in the Dorsey Lots at 1310 East Apache Boulevard (APN 132-62-148) and has not yet been formally evaluated for eligibility (Building 2) (Figure 1).

Because the project will have an adverse effect on historic properties, Archaeological Consulting Services, Ltd (ACS) prepared a Historic Property Treatment Plan (HPTP) for investigations of the multicomponent archaeological sites and historic building documentation of the two buildings. In addition to the HPTP, a Memorandum of Agreement (MOA) is being prepared. Per the methods provided in the draft HPTP document, ACS conducted a building inventory of the two subject parcels summarized above to provide an inventory and assessment of eligibility for the two commercial properties. The building inventory was conducted by Thomas Jones and Mr. Mark Vinson (VINSONSTUDIO, PLLC) on August 6, 2021 (see Appendix A for completed inventory forms). The inventory documented visible buildings, as well as structures and features associated with the commercial development on the parcels.

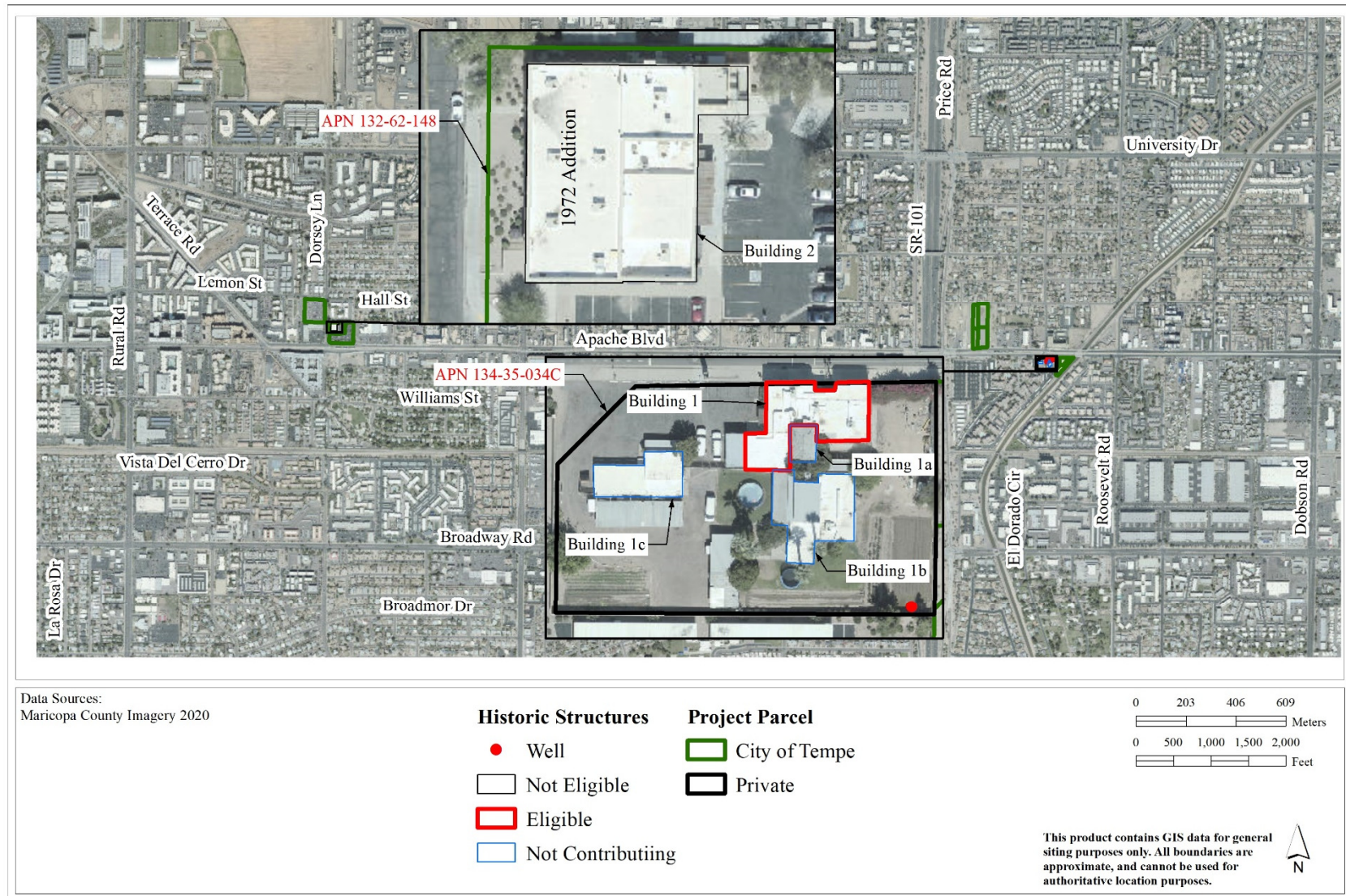


Figure 1. Contemporary aerial photograph of the Apache Boulevard corridor in Tempe, showing the location of the project parcels (APE) that are the subject of HUD development.

Parcels with buildings include APN 13435034C (Building 1, private property) and APN 13262148 (Building 2, City-owned property).



Built Environment of Apache Boulevard

The subject parcels listed above are situated along East Apache Boulevard, generally between Terrace Road to the west and the Tempe Canal to the east. Though all parcels are currently within the City limits, the South Apache Lots and Watson's Flowers were historically considered rural routes affiliated with Mesa. A review of online records of the Maricopa County Assessor indicates these lots were annexed by Tempe in 1960, with the Tempe Canal effectively forming the boundary between the two cities. The two parcels with standing commercial buildings include Assessor Parcel Number (APN) 13262148 (1310 E Apache Boulevard, Building 2), and APN 13435034C (2425 East Apache Boulevard, Building 1) (see Figure 1). The two parcels are located in Section 23 (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Township 1 North, Range 4 East and Section 19 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Township 1 North, Range 5 East (Gila and Salt Baseline Meridian), respectively, as depicted on the Tempe, Ariz. 7.5' USGS topographic quadrangle.

Elevation in this portion of Tempe parcel generally slopes from east to west, and ranges from about 1,180–1,190 ft above mean sea level (amsl). The two parcels are representative of Tempe's changing built environment from the early-to-late twentieth century (ca. 1920–1975). The current urban setting along Apache Boulevard is a predominantly commercial landscape that is flanked by residential development (single-family subdivisions and multifamily establishments). Historically, Tempe—like other communities in the Salt River Valley—was surrounded by fertile, cultivated lands that were watered by a network of canal systems. In the late nineteenth and early twentieth centuries, commercial development in Tempe was concentrated along Mill Avenue. The Arizona Territorial Normal School was established along 8th Street (later designated University Drive) in 1885, and would be a major influence in the growth and development of Tempe through the twentieth century.

As Tempe expanded in the twentieth century, so too did its arterial street system. Much of the current Apache Boulevard alignment between Tempe and Mesa (initially designated 13th Street in Tempe and Main Street through Mesa), was a component of the Tempe-Mesa Road, as well as the Apache Trail after completion of Roosevelt Dam in 1911. By 1935, Apache Boulevard had been fully incorporated into the US 80 alignment, which was also shared by US 60, 70, and 89. Up to this time, the landscape along Apache Boulevard (and much of Tempe's Urban Core for that matter), was predominantly agricultural. The converging highways through Mesa and Tempe were well traveled in the postwar period as the economy soared across the country and in the Salt River Valley. Simultaneously, residential and commercial development expanded significantly in Tempe and other incorporated cities in the Valley. Cultivated agricultural fields gave way within a short time to a modern suburban landscape. Tempe's commercial corridor along Apache Boulevard, Mill Avenue, and within the original townsite fully matured in this time period as Tempe's corporate boundaries also increased. Today, Mill Avenue and Apache Boulevard are modern arterial corridors that no longer claim shared use with major US highways. The postwar transformation of the landscape is not unique to Tempe along the Salt River. Indeed, the Salt River Valley can be considered an extensive metropolis with several million residents.

Archival Research Methodology

Research into the history of the subject property involved multiple archival institutions and repositories, which are summarized below. Unfortunately, due to circumstances related to the Covid-19 pandemic and subsequent closure of many local government offices, the ACS historian, Thomas Jones, was limited primarily to online research and remote communication with various offices.

Nathan Johnson, owner of Watson's Flowers

Mr. Johnson graciously talked with Mr. Jones and Mr. Vinson during the building inventory on Friday, August 6, 2021. Mr. Johnson was born on and resided on the Watson's property for many years, eventually acquiring ownership of the business. His recollections of his early life, as well as those in his family who preceded him, was crucial to the property's developmental history that is presented in this report.



Mark Vinson, VINSONSTUDIO

Mr. Vinson, as a subconsultant to ACS on this project, generously contributed to the architectural summaries detailed in this report, as well as significance evaluations under Criterion C. He also consulted on the various properties and resources that were constructed along old US 80 between Apache Junction and Tempe.

BLM Federal Land Records Office

This online resource was reviewed for survey plats, land patent records, and land status records in order to provide an accurate summary of development in this area of Tempe.

Arizona State University (ASU)

Secondary sources relating to the history and development and growth of Tempe were examined at Hayden Library, as well as the online ASU Digital Repository (<https://lib.asu.edu/>).

City of Tempe Historic Preservation Office (HPO)

The City HPO provided electronic files and reports on Tempe's early development, as well as reports on specific properties and architectural surveys. Microfiche panels and property cards were also reviewed.

Tempe History Museum (THM)

THM maintains an online database of documents and photographs pertaining to Tempe's history. This database was searched for photographs of buildings documented by ACS as part of this project (see below under General Internet Research). In addition, the THM also maintains a research library that includes both primary and secondary sources. Previous architectural surveys in Tempe were reviewed, as were available city directories from about 1920–1975.

Maricopa County Assessor and Recorder's Office

The Maricopa County Assessor's Office provides minimal data online at: <http://mcassessor.maricopa.gov/>. Documents examined at the County Recorder's Office included sale and quit-claim deeds, agreements, lease contracts, resolutions, and certificate of sale deeds. These documents are available to the public online at: <http://recorder.maricopa.gov/recdocdata/>. Relevant documents related to development of the Watson's Flowers parcel are located in Appendix B.

Arizona State Library, Archives and Public Records (ASLAPR)

Sanborn-Perris maps of the Tempe area were examined, although these maps did not cover lands along the APE corridor of Apache Boulevard (east of College Avenue). One useful resource, however, were Maricopa County Ownership Plat maps, which are available for viewing on their digital website (Arizona Memory Project [see below]). These plat maps depicted ownership of homesteads, farms, and small properties outside city and town boundaries in the Salt River Valley. Plat maps available for viewing include 1903, 1911, 1914, 1917, 1923, 1926, and 1929. Available city directories of Mesa and Tempe (1940, 1946/1947, 1958, 1960, 1963) were also available for viewing and download at Arizona Memory Project.

General Online Research

A broad range of topics and resources were researched on the internet, including photographs and maps, books, reports (including theses and dissertations), and stories relating to the Tempe's growth in the twentieth century. Websites visited for this study included the following:

- Arizona Memory Project (ASLAPR): <https://azmemory.azlibrary.gov/digital/>
- Tempe History Museum Online Photograph Collections: <http://emuseum.tempe.gov/collections>
- Tempe Directory of Historic Buildings: <https://www.tempe.gov/government/community-development/historic-preservation/historic-preservation-facilities-directory/-selcat-335>



- Maricopa County GIS Portal (Historical Aerials):
<https://gis.maricopa.gov/GIO/HistoricalAerial/index.html>
- Maricopa County Assessor and Recorder:
<https://maps.mcassessor.maricopa.gov/> and <https://recorder.maricopa.gov/recdocdata/>
- Arizona State University online document repository:
<https://libguides.asu.edu/digitalrepository>
- Bureau of Land Management (BLM) General Land Office Records:
<https://glorerecords.blm.gov/default.aspx>

A Brief Municipal Summary of Tempe

The settlement and growth of the Salt River Valley in the late nineteenth and early twentieth centuries was largely a result of an agricultural economy dependent on a sustainable irrigation system. The federal government established the National Homestead Act in 1862 to encourage settlement of public lands in U.S. territories, including the arid lands of Arizona. Through the late nineteenth century, aided by the cadastral survey and homesteading of the Salt River Valley, intensive agricultural development and construction of independent canal systems occurred along the major drainages of Arizona—particularly in the Salt River Valley, where the communities of Phoenix, Tempe, and Mesa were established along the Salt River. Within a generation after its founding, Phoenix and other communities in the Salt River Valley emerged as the central hub of commercial activity in Arizona, with access to regional and national markets of commerce and industry.

Early Settlement of Tempe: ca. 1868–1912

Tempe began not as a town, but as a series of separate settlements on the south side of the Salt River. Through the late 1860s and 1870s, Mexican-American and Euroamerican homesteaders established farms on the south side of the Salt River and constructed the Tempe Canal to deliver water to agricultural fields. Charles T. Hayden, a Tucson merchant and freighter, chose to move his business operation to Tempe Butte in the Salt River Valley. His homestead and thriving commercial establishment along the west slope of Tempe Butte were established by 1872, and collectively was soon known as Hayden’s Ferry. By 1878, the growing settlement of Hayden’s Ferry comprised one quarter of the Valley’s population; aside from the thriving business enterprise of Charles Hayden along Tempe Butte, Hayden’s Ferry also included a school house, a post office, a Justice of the Peace, two stores, and one rum shop (*Arizona Enterprise* 1878). Mexican settlers, who had migrated from southern Arizona and northern Mexico to work as laborers and toil the fields, established two separate residential communities known as San Pablo and Sotelo Ranch around the butte. Each settlement had its own distinct character and purpose; despite the differences between these scattered clusters of people, they were all unified under the Tempe Canal. By 1879 there was an emerging consensus that they all comprised a single community known as Tempe; on May 5, 1879, the post office was renamed Tempe (Hayden 1972:36; Solliday and Vargas 2008; Solliday 1993:56).

Through the decade of the 1880s, Tempe was a widely dispersed agricultural community that covered the south half of Township 1 North, Range 4 East, from the river to the baseline (now Baseline Road). The population comprised 135 people, of which 85 percent were Mexican. The community boasted several stores, as well as saloons and restaurants, truly a bustling town along one of the main roads in the territory (Goodson 1971; Janus Associates 1983; *Salt River Herald* 1878; Simkins 1989:43–45; Solliday and Vargas 2008; Solliday 1993:37–38, 51–59; Tempe Irrigating Canal Company 1870–1879; *Tempe News* 1889; U.S. Census Bureau 1880). After several failed efforts to build a connecting rail line from the Southern Pacific Railroad to Phoenix, the Maricopa and Phoenix Railroad (M&PRR, incorporated in 1886), finally succeeded in crossing the Gila River and laying tracks to the north. The railroad reached Tempe by June 19, 1887. The first bridge across the Salt River was built at Tempe, and the first train arrived in Phoenix on July 4, 1887. With the completion of the M&PRR and the inauguration of freight and passenger service, Tempe was connected to the growing commercial center of Phoenix, and to the modern world far beyond the boundaries of Arizona Territory (Myrick 1980).



The investors in the M&PRR, in the classic railroad tradition, sought to control development of townsites at strategic points along the route of their line. Principal stockholders in the M&PRR incorporated the Tempe Land and Improvement Company (TLIC) to capitalize on the expected growth of the town (Myrick 1980:501; *Phoenix Herald* 1887; Simkins 1989:64). Development of the townsite proceeded quickly once the TLIC took ownership of the properties. The land was surveyed and subdivided into a grid of city blocks with residential and business lots. On November 26, 1894, Tempe was incorporated as the Town of Tempe. The new town council immediately began municipal improvements, starting with surveying and graveling the streets to improve drainage. In 1894, James and Robert Goodwin incorporated the Phoenix, Tempe, and Mesa Railway; after many delays, trains began running on the new railway on December 9, 1895 (Myrick 1980:519; Solliday and Vargas 2008). The Pacific Creamery, constructed in 1892 as an ice factory, was also producing cream, cheese and milk by 1903. In this early period of the new century, the Southside Power and Electric Company obtained a franchise to provide the first electric power for the town, and limited telephone service was instituted (Lamb 1981). In 1901, Tempe voters authorized the sale of municipal bonds to build a domestic water system, which included a well and pump on East 7th Street, a 250,000-gallon concrete reservoir on top of Tempe Butte, and a network of iron pipes to deliver the water to every house in Tempe (Pry 2003:16–17, 21).

An important legislative accomplishment prior to 1912 was the selection of Tempe as the site for the Territorial Normal School. Charles Hayden was particularly supportive of this effort, telling Tempe residents that the presence of a teacher training school would bring more families to the town. Several local farmers and businessmen joined Hayden in donating funds to purchase a five-acre site, and a \$5,000 appropriation was provided by the legislature for construction of the four-room school building. The Territorial Normal School opened on February 8, 1886, and its principal, Hiram B. Farmer, began teaching the first class of future teachers. As Hayden had predicted, the educational institution would play an integral role in the development of Tempe, evolving with the town itself and eventually becoming Arizona State University (Goff 1996:45; Hopkins and Thomas 1960:45–52, 80–82; Lamb 1981; Solliday and Vargas 2008; Wright 1901).

Tempe in the New Century: 1912–1945

On February 14, 1912, Arizona joined the union as the 48th state. Visible signs of progress in Tempe included the installation of electric street lights and construction of a grand City Hall on 5th Street (designed by Leighton G. Knipe); Tempe at this time was still very much a rural town, albeit with modern amenities surrounded by thousands of acres of farmland and desert. The completion of Theodore Roosevelt Dam in 1911 (one of the first federal reclamation projects) was soon followed by the introduction of Arizona's first lucrative cash crop—Egyptian cotton. The U.S. Department of Agriculture (USDA) developed a hybrid that grew well in the Arizona desert known locally as Pima Cotton (Fairchild 1944:142, 207; McGowan 1961:35–36); by 1913, acreage planted in cotton increased substantially in the Salt River Valley, and the Arizona cotton industry was firmly established (Solliday 2000; Solliday and Vargas 2008; Stevens 1955:33–34).

The Impact of the Great Depression in Tempe

The building boom of the early 1900s came to an abrupt halt after the Cotton Crash of 1920 as agricultural prices remained low through the course of the decade. The Great Depression (1929–1941) was actually a period of recovery for Tempe, which was not as affected by the economic downturn as more industrialized cities. Due in part to a more diverse agricultural base, local farmers were exporting crops like citrus, cantaloupe, and lettuce, in addition to cotton. Federal recovery programs, notably the Public Works Administration (PWA) and the Works Progress Administration (WPA), provided local construction jobs for work on improvements in streets and highways, drainage, parks, and other city infrastructure. The Tempe City Council approved its first zoning ordinance, Ordinance No. 177, on April 14, 1938. The stated purpose of Tempe's ordinance was to avoid overcrowding and facilitate the adequate provision of transportation, sewers, schools, and parks. It established building zones with restrictions on types of



property uses within certain areas (Ryden Architects 1997a). By 1940 the incorporated area of Tempe encompassed 1.9 square miles of land (Solliday 2001; Solliday and Vargas 2008).

Shortly after construction of Williams Field in 1941 for the Army Air Corps Advanced Flying School, the United States entered World War II. Tempe and other municipalities benefited from the influx of soldiers and workers, as well as goods and supplies. Farmers also benefited from the Valley wartime economy. Cotton was in great demand by the military, and grapefruit and lettuce also became important crops. Tempe became a regional shipping center for large commercial citrus groves in the Kyrene District, just south of town (Solliday 2001). The City's population was growing quickly, but wartime restrictions on lumber, copper wire, and other building materials soon brought all new construction to a virtual halt.

Much of the City's growth at the end of World War II was due to the transformation of the teachers college into a four-year liberal arts college. The school officially became Arizona State College (ASC) at Tempe on March 9, 1945. New or expanded programs in science, business, agriculture and industrial arts, and liberal arts appealed to returning veterans who were eligible for an educational allowance to go to college under the Servicemen's Readjustment Act of 1944 (a.k.a. G.I. Bill of Rights). In the early 1950s, residential development in Tempe had spread as far south as Broadway Road, and to the north side of the Salt River. With this rapid expansion, the City was compelled to construct a new water works and a sewage treatment plant, residential irrigation systems, and paved roads.

As homes spread in every direction, retail businesses also started moving away from downtown Tempe and closer to the new neighborhoods. Tempe's commercial corridor spread far to the south and east of the original townsite, reflecting the importance of Mill Avenue and Apache Boulevard / US 80 along the major highway corridor. Tourism by this time had become one of the principal industries in Mesa and Tempe, as indicated in city directories through the early 1970s. Restaurants, service stations, motels, auto courts, and apartments were common fixtures along Apache Boulevard. This new era of optimism across Tempe was symbolized by the Tempe Chamber of Commerce; in 1953, Vic Palmer, a chamber employee, hung and painted a billboard at the north end of Mill Avenue Bridge (Maki 2016): *Welcome to Tempe Arizona "A Swell Place to Live"*.

From about 1960 to 1979, the bulk of Tempe's current municipal boundaries had been annexed, and a sizable proportion of Tempe's current housing constructed, including single-family residential subdivisions, townhomes, condominiums, and apartment complexes (notably, Tempe's infamous "Sin City" on the eastern perimeter of ASU's main campus). Following this pattern of suburban development, businesses emerged along many of Tempe's newly improved arterial streets, including grocery stores, restaurants, banks, and retail. Over the course of 150 years, the City of Tempe has grown from a few isolated settlements into a large urban city, with a population greater than 185,038 encompassing an area of 40.1 square miles (City-Data.com 2019).

A Century of Transportation Development in Tempe (ca. 1879–1972)

Prior to 1919, the Bankhead Highway corridor through Tempe was known as the Tempe-Mesa Road. The road was first conceived in 1879 after county expenditures were set aside for construction of two roads near Tempe. The road originated near current Priest Drive on the northwest corner of Section 21, continuing along the 8th Street alignment to the Hayden Ditch, thence running northerly along the Salt River to Lehi and Mesa. This original Tempe-Mesa Road was replaced in 1892 when a new alignment was constructed across Tempe Canal near current Alma School Road in Section 17, extending east to connect with Main Street in Mesa. The Tempe / Ash Avenue Bridge was completed in 1913, connecting the Tempe-Mesa Road with the Phoenix-Tempe Road on the north side of the Salt River (later designated Van Buren Street) (Solliday et al. 2008).



Origins of the Bankhead Highway

When Arizona became a state in February 1912, the role of the State Engineer in improving transportation across the state was not immediately clear. The counties were still responsible for nearly all road construction and maintenance. A tentative highway system was drawn in 1912 by the State Engineer that included two statewide highways—an east-west alignment between Yuma and Clifton and a north-south alignment from Douglas to the Grand Canyon (Arizona State Engineer 1914); transportation routes were proposed to connect all county seats in Arizona (Arizona Board of Control 1912:7-8; 1913:7; Arizona State University 1968:2). In Chicago and distant cities, however, national touring clubs and automobile associations were promoting transcontinental highways. In 1910, the Touring Club of America started exploring and promoting many well-known routes, including the Ocean-to-Ocean Highway. A few years later, the National Old Trails Road Ocean-to-Ocean Highway Association focused on identifying the famous historic trails that had fostered westward expansion and settlement into every part of the country. (Kaszynski 2000:35–42). The Ocean-to-Ocean Highway, as envisioned, stretched from Savannah to San Diego; in Arizona, this highway generally followed the State Engineer’s meandering chain of roads that passed through Bisbee, Tucson, Florence, Mesa, Tempe, and Phoenix before continuing on to California (Arizona Good Roads Association 1987:42, 45; Hi-way Travel Services ca. 1935). Entering the Salt River Valley, this route followed an alternative alignment of the Tempe-Mesa Road that ran along the future Apache Boulevard alignment to 8th Street, thence northwesterly to the Tempe / Ash Avenue Bridge. Other notable highway designations established along this route (which would later become US 80) included the Dixie Overland Highway, Old Spanish Trail, Jefferson Davis National Highway, Lee Highway, and finally, the Bankhead Highway, which was designated in 1919 to honor Senator John H. Bankhead of Alabama (the sponsor of the Federal-Aid Road Act of 1916).

Passage of the Federal Highway Acts of 1916 and 1921 provided federal funds to supplement other state and local funds in the construction and improvement of state highways, and in turn, establishing a continental system of highways that had previously been advocated by road promoters. Highways incorporated into the national system did not confer federal ownership or control; rather, it these highways, which were funded in part with federal aid, were required to meet design standards. Highway construction through the 1920s focused on connecting the county seats and principal communities; many new roads were graded and improved, but paving was still reserved for urban communities and economically viable roadways (Arizona Highway Department 1924; Keane and Bruder 2004). Federally funded highway segments were designated as Federal Aid Projects (FAPs). Because the alignment between Phoenix and Mesa was an important segment of a national highway (a component of the principal east-west highway first proposed by the Arizona Territorial Engineer in 1909), federal funds were allocated for road improvements and maintenance. On the south side of the Salt River, the highway extended from the Tempe Bridge through Tempe and into Mesa as FAP 8. Prior to 1919, the State Engineer had maintained the entire Phoenix-Mesa Highway as a graded 18-foot-wide road, with a caliche and/or decomposed granite surface and earthen shoulders. As-Built maps of the highway through Tempe reveal that the road was paved with concrete in 1919; by 1923, the bulk of the 18-foot-wide alignment between Phoenix and Mesa had been paved with concrete (Arizona Highway Department 1924:102,119).

A Convergence of Highways (1927–1972)

In 1927, eligible highways across the country were assigned route numbers, which were posted along the roadways on standard signs with the federal highway shield (Arizona State University 1968:2; Cross et al. 1960:220; Kaszynski 2000:59–60). Principal US Federal Aid Highways through the Salt River Valley included (Arizona State Highway Department 1939:16–20):

- **US 80**, known variously as the Dixie Overland Highway, Ocean-to-Ocean Highway, Old Spanish Trail and the Bankhead National Highway. The highway stretched from Savannah, Georgia, to San Diego; it entered Arizona near Douglas, and extended through Bisbee, Tucson, and the Salt River Valley, from whence it continued through Buckeye, Gila Bend, and Yuma (route established



through Tempe in 1927). Considering that US 80 was conceived along the Phoenix-Mesa Highway, it was the principal designation of this alignment.

- **US 89**, which was the only major north-south highway in the state, began at Nogales and went through Tucson, Florence, the Salt River Valley, Wickenburg, Prescott, Flagstaff, and Fredonia before continuing on to Salt Lake City (route established through Tempe in 1927).
- **US 60**, which ran from Richmond, Virginia, to Los Angeles; it entered Arizona near Springerville, and went through Show Low, Globe, and the Salt River Valley (route established through Tempe, ca. 1933).
- **US 70**, previously known as the Jefferson Davis Highway and the Sunkist Trail, which ran from Raleigh, North Carolina, to Globe, Arizona; it entered the state near Safford, and was later extended to the Salt River Valley and Los Angeles (route established through Tempe, ca. 1933).

These four US highways converged at Florence Junction, followed the Apache Trail to Main Street in Mesa, and along the Phoenix-Mesa Highway into Phoenix. The alignments eventually separated at Five Points (where Grand Avenue originates). Routes 60, 70, and 89 went northwest to Wickenburg, and Route 80 continued west to Buckeye, Yuma, and Los Angeles (American Automobile Association 1930; Arizona State Highway Commission 1933, 1942, 1970; Cross et al. 1960:225; Kaszynski 2000:35–42, 57; Luckingham 1989:82; Rush 1922; Touring Guide Publishing Company 1926).

Through the late 1920s, automobile traffic increased significantly on US 80 through the Salt River Valley; of particular concern to the newly formed Arizona State Highway Commission was the 18-foot-wide Tempe Bridge that was incapable of accommodating two-way traffic over the Salt River. Consequently, the 36-foot-wide Mill Avenue Bridge was completed in the summer of 1931 (Solliday et al. 2008). Apparently, congested traffic conditions on the original 18-foot-wide Bankhead Highway through Tempe was also a growing concern. The Arizona Highway Department As-Built plans for Project NRH 8A indicate that by 1935, a portion of the original highway had been rerouted to the south. Whereas the original Bankhead Highway had extended along 8th Street from Mill Avenue to McClintock Road, the new route continued south on Mill Avenue to 13th Street (later designated Apache Boulevard) before turning east towards Mesa. The entire existing alignment along Apache Boulevard was widened in to 40 ft into Mesa (48 ft in some locations).

Finally, between 1961 and 1963, US 80 through Tempe was widened to more than 80 ft, with a median added to the centerline (see ADOT As-Built plans for F-022-3[6] and F-022-3[15]). The concrete highway alignment was generally left in place, while two successive layers of bituminous mix and a seal coat were applied over the improved 82-ft-wide highway. After passage of the 1956 Federal-Aid Highway Act, a new interstate system was developed to create a more efficient national transportation network, wherein all designated interstate highways would contain multiple lanes with no traffic intersections, or commercial properties and structures within the right-of-way. Over several decades, traditional US Highways were supplanted or converted into Interstate highways.

In 1966, the Arizona Highway Department (predecessor to Arizona Department of Transportation) finalized plans for the construction of the Superstition Freeway from Interstate 10 (I-10) in Tempe to Apache Junction. It would take several years for construction to actually start, with only small sections opened for travelers by 1975, including: I-10 to Mill Avenue (completed February, 1971), Mill Avenue to Rural Road (opened sometime in 1972), and Rural Road to McClintock Drive (constructed over a three-year period from 1973–1976) (Arizona Republic 1966, 1975; Tucson Daily Citizen 1971). While technically still on a national highway corridor in the modern era (post 1975) Mill Avenue and Apache Boulevard were no longer important travel corridors, given the completion of I-10 and the Superstition Freeway (currently US 60). In 1977 the Yuma to Benson portion of US 80 was officially eliminated as a numbered route; likewise in 1991–1992, US 60 was relocated to the Superstition Freeway (Arizona Department of Transportation 2012;



Weingroff 2017). Since 1992, neither Mill Avenue nor Apache Boulevard are on the national network of highways.

Life is a Highway: Commerce on the Bankhead Highway/US 80 (ca. 1921–1975)

Lands along the future alignment of Apache Boulevard were essentially undeveloped through the 1930s, cultivated by notable Tempe farmers and residents such as Hugh F. and Bessie Hudson, J.T. and J.R. Birchett, and J.C. Robbins. A review of city directories for Tempe and Mesa indicates that commercial development was slow to develop along the highway through Tempe prior to ca. 1945; indeed, the landscape in this early period surrounding the APE corridor was comprised almost entirely of active fields and farms. The “Tempe-Mesa Road” or “Apache Trail” were used in this period by local directories to reference residences and businesses on the rural portion of the Bankhead Highway/US 80 located between the contemporary municipal boundaries of Tempe and Mesa (generally from Extension Road in Mesa to Rural Road in Tempe). In 1940, only a small number of “roadside” businesses occurred on this section of the highway, including the Watson’s Flowers and Watson Service Station (Building 1, see discussion below for more information). Further west, as the highway approached Tempe, there were several other service stations and auto courts, including Sexton Auto Court, Queen’s Court, Lee’s Service Station, and Richfield Station. Though no longer a component of US 80, service stations and garages were still operating on 8th Street, including Marlatt’s Garage, Star Service Station & Camp, and Lone Palm Station.

After the realignment of US 80 in 1935, however, these lands were sold and subdivided for residential and commercial development. In the immediate postwar years (ca. 1945–1950s), Americans and servicemen migrated to the Salt River Valley. As residential subdivisions spread beyond Tempe’s traditional boundaries, so too did commercial development. On Apache Boulevard, businesses catering to highway travelers emerged, including auto courts, hotels and motels, restaurants, service stations and mechanical shops, trailer parks, and finally, retail and grocery stores. Apartments would also emerge in greater numbers as ASU expanded. By the 1960s, Tempe’s commercial corridor had spread far to the south and east of the original townsite, reflecting the importance of Mill Avenue and Apache Boulevard as part of US 80. Although technically still on a national highway corridor in the 1970s and 1980s, both Mill Avenue and Apache Boulevard were no longer important components given the completion of Interstate 10 and ongoing construction of the Superstition Freeway (current US 60). Inevitably, the highway-driven commercial businesses along these corridors suffered as traffic was diverted.

Postwar Urban and Commercial Development in Tempe (post 1945)

In the immediate postwar years (1945–1960), Tempe’s population rose from less than 5,000 to 24,897, representing a 400 percent increase; moreover, the City increased its corporate boundaries almost tenfold (Tempe History Museum 2020; U.S. Census Bureau 2020). This rapid growth was not unique to Tempe; indeed, neighboring communities like Phoenix, Scottsdale, and Mesa were equally aggressive in their expansion (see Collins 2005). Much of Tempe’s commercial businesses in this period continued to flourish on Mill Avenue and Apache Boulevard—the primary transportation corridors that extended through valley. Many of the roads that today form the arterial grid in the City were either nonexistent in the 1960s, or were paved only in developed areas within and around the original townsite. Indeed, Tempe was still an isolated community, separated by thousands of acres of cultivated lands. In 1967, Tempe passed its first General Plan. With a new vision and strategy for addressing current and future growth, the City aggressively implemented the tenets of the plan (Van Cleve Associates 1967:6).

The Changing Landscape of Apache Boulevard

Apache Boulevard—previously known for businesses catering to travelers—was known in this period as “Starvation Highway” (Welker 1984). The 1967 General Plan summarized the dire situation (Van Cleve Associates 1967: 19–20) [sic]:

When Tempe was a typical small-college-oriented community, local residents habitually patronized retail and service establishments outside the city to secure an adequate selection of goods and better



service. Tempe's retail sales volumes indicate that the habit of shopping outside the city is firmly established.... The central business district [Mill Avenue] now receives only a small part of the city's retail trade.... Apache Boulevard has deteriorated into a mixture of secondary retail and service commercial...

Following the pattern of suburban development, businesses emerged along many of Tempe's newly improved arterial streets, including shopping centers, convenience stores, restaurants, branch banks, strip malls and plazas, and small retail. Through the late twentieth century businesses on the historic US 80 alignment shifted their focus from regional travelers to the local populace. Meanwhile, industrial development (notably large business and industrial parks) emerged on the edges of Tempe's municipal boundaries. Despite attempts by the City to improve the former highway corridor in the modern era, the Mesa Tribune reported in 1996 (File No. TH 385, Apache Boulevard, Tempe History Museum):

Once a U.S. Highway that ran through the area, Apache is now mostly noted for prostitutes, vacant buildings and land, trailer parks and low-budget hotels...

At one time, the street was dotted with a market, drugstore, bank and gas stations...But those uses were no longer needed when it wasn't a main thoroughfare anymore...

...the street should become an area of mixed uses, including new and affordable housing, retail and service businesses, and commercial and industrial businesses that would provide jobs. Apache should be an extension of Mill and contain wider sidewalks for pedestrians...

Major renovations were initiated by the City in the 1990s (THM research library, folder TH 385), with further improvements made just in the last decade following the completion of the Valley Metro Light Rail into Mesa. However, many of these improvements were detrimental to extant historical resources; a growing number of parcels along Apache Boulevard feature dilapidated buildings or vacant lots where these resources have been demolished. Very few historical buildings remain along the historic US 80 alignment in the City (Figure 2–Figure 3).

Land Use History of the APE Parcels

The following summaries of development on the Watson's Flowers and Dorsey Lots were made possible through a review of available city directories, newspaper articles and ads, historical aerials, and county recorder documents (see above under *Archival Research Methodology*). Mr. Nathan Johnson, current owner of Watson's Flowers, contributed significant information regarding the acquisition of the Watson's Flowers property along the Tempe-Mesa Highway, as well as its early development. Mr. Jones and Mr. Vinson talked with Mr. Johnson on August 6, 2021 at the flower shop.

From Farm to Shop: Development of Watson's Flowers

A review of Ownership Plats for Township 1 North, 5 East indicates the Watson's parcel initially comprised a narrow strip of land between the Tempe Canal and its distribution lateral, the Western Branch. Comprising an estimated 15.0 acres, the property was bounded on the north by the Tempe-Mesa Road, and on the south by the Phoenix & Eastern Railroad (P&E RR). Initially owned by J.N. Finch and F.Y. Waterhouse prior to 1914, Mr. Benjamin S. Openshaw had acquired the parcel by 1917, living on the parcel until his death in 1934 in a small one-room adobe residence. It was in this period that the Bankhead Highway was initially paved and designated as part of US 80. In addition to his pursuits as a farmer, Openshaw took the opportunity to profit from travelers on this portion of the highway. He constructed a fruit stand, as well as several small "cabin shacks" that he rented out for travelers seeking reprieve. It was in this setting that Charles E. and Irene C. Watson found themselves in October 1934 when they purchased the property from the Openshaw family (Nathan Johnson remembers the family moving onto the property as early as 1931–1932—perhaps renting or leasing the farm until formal acquisition of the property in October 1934) (Appendix B: Administrators Deed, dated January 12, 1935) (Figure 4).

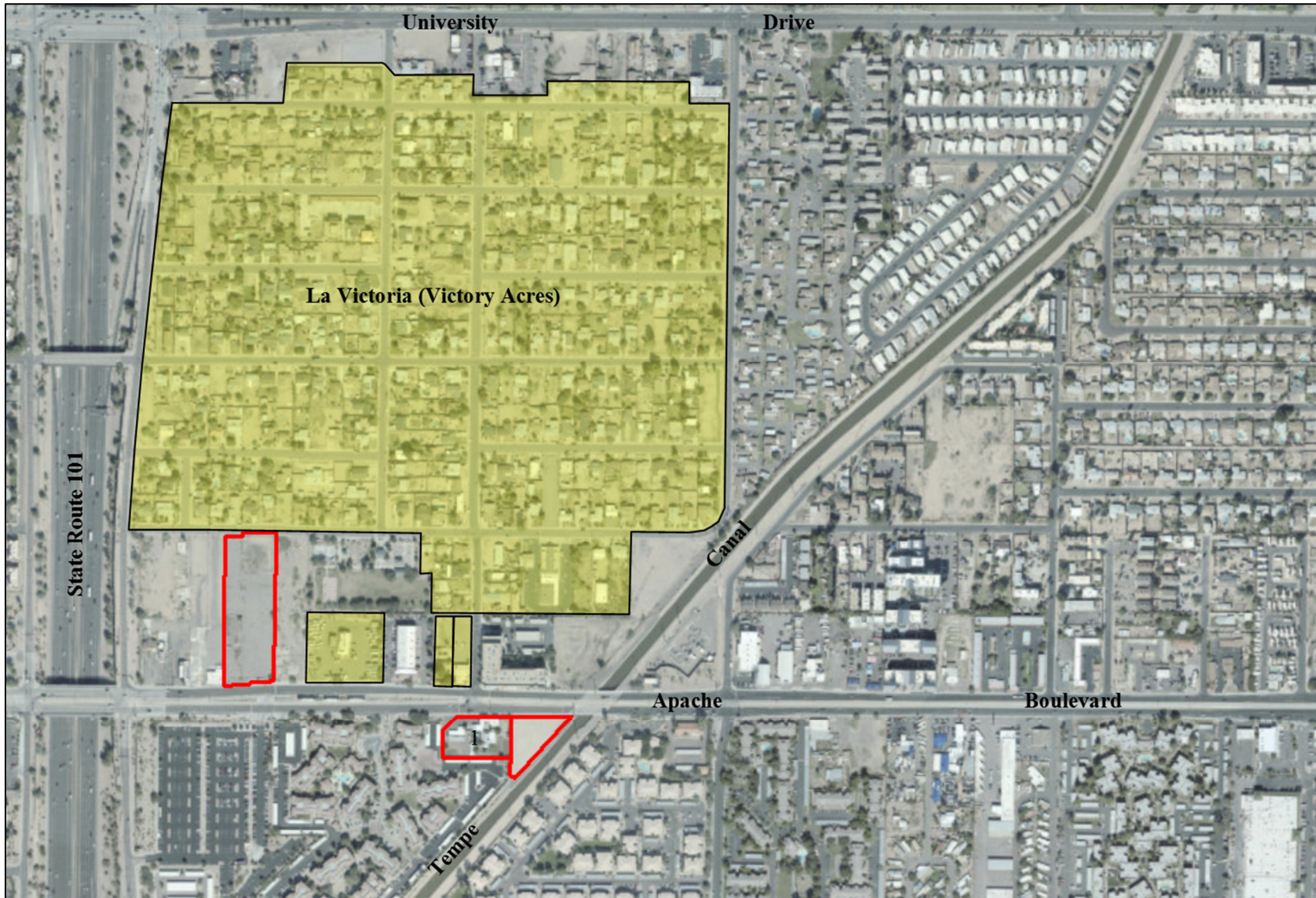


Figure 2. Contemporary aerial photograph showing the APE lots (red) and extant historical resources (yellow) in the immediate vicinity of Building 1 (numbered).

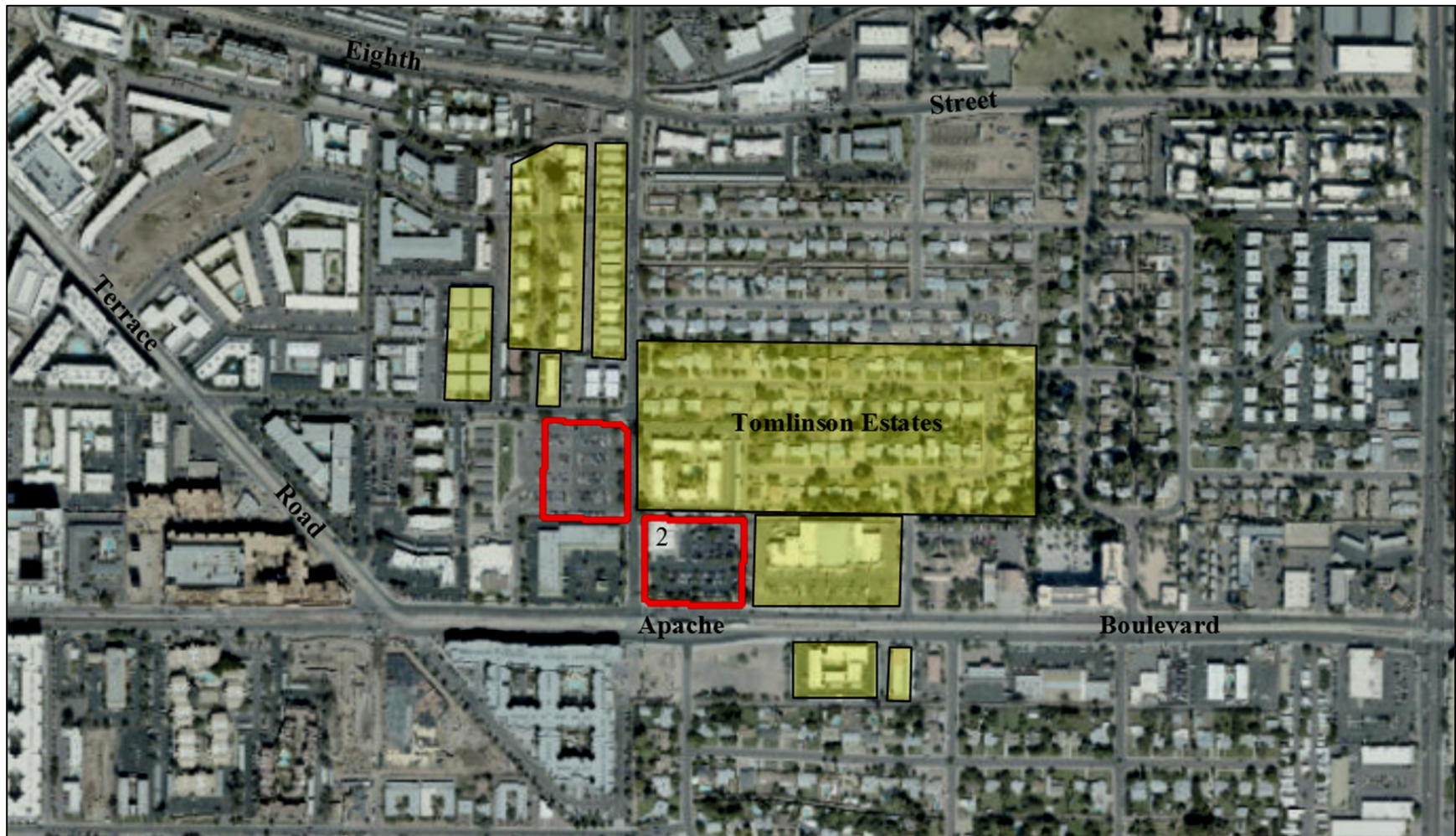


Figure 3. Contemporary aerial photograph showing the APE lots (red) and extant historical resources (yellow) in the immediate vicinity of Building 2 (numbered).

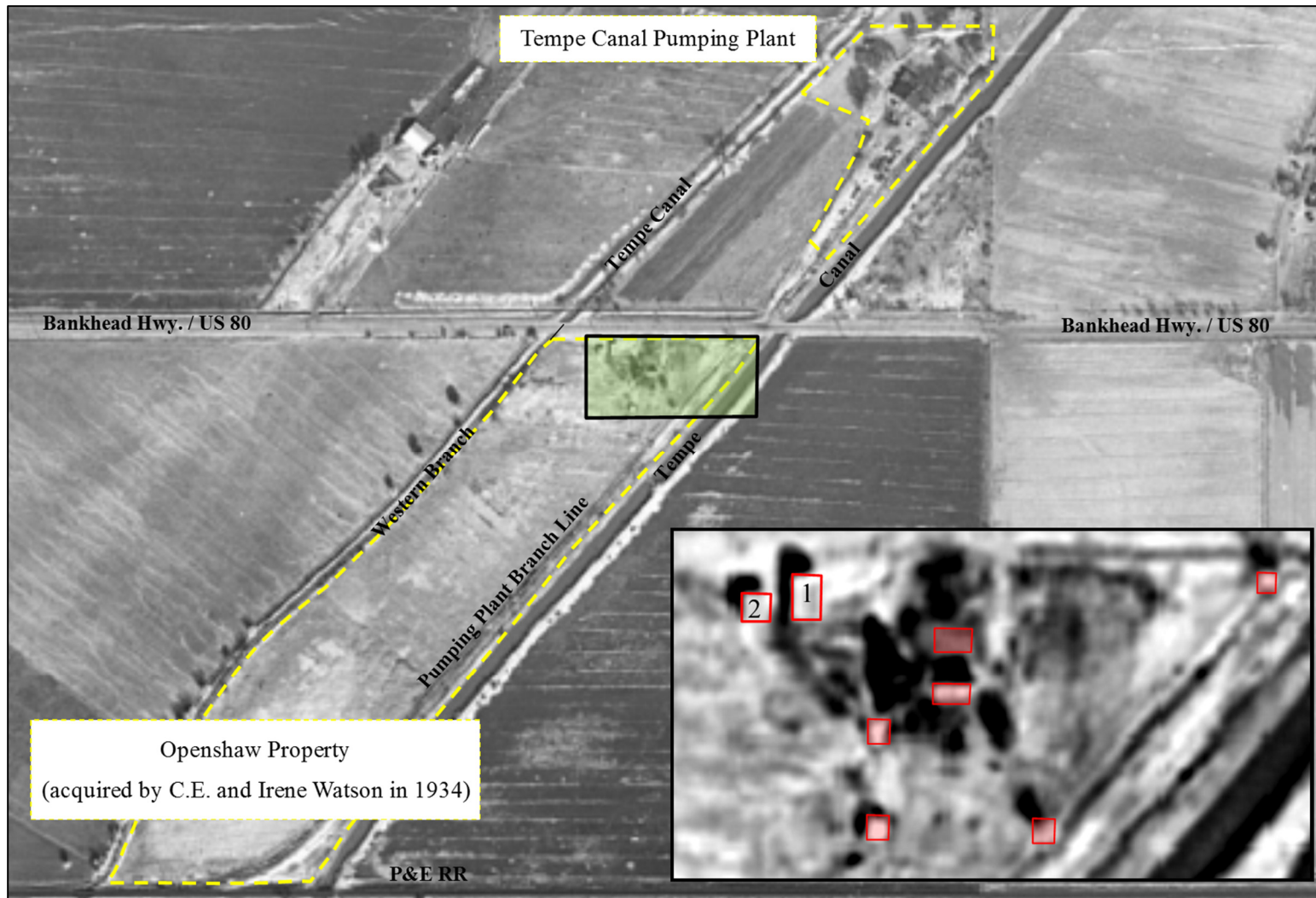


Figure 4. Portion of a 1930 historical aerial, depicting the Openshaw property on the Tempe-Mesa Road (US 80) (Flood Control District of Maricopa County 2022).

Openshaw's adobe house (1) and a small fruit stand (2) were located along the Tempe-Mesa Road, as were a small number of "cabin shacks" rented to travelers (red outlines).



Irene Watson was operating a successful business by this time, having established Watson's Flowers in 1927. For several years, Mrs. Watson ordered rose bushes and other seasonal plants in bulk, selling them for a modest profit, allowing her to expand her business acumen and assets. Perhaps it was for this reason that they purchased the Openshaw property in 1934. With larger acreage, a portion of the land could be devoted to the cultivation of flowering plants. Almost immediately after moving onto the property, Charles Watson expanded the small one-room adobe residence, wherein the new addition would be used for Irene's commercial enterprise. Completed sometime around 1936, this expanded portion represents the first phase of development of the flower shop on the highway [sic]:

Cut and Potted Poinsettias
Fresh Flowers—Bouquets, Baskets
Watson Flower Farm
Phone 16R3, Tempe—370, Mesa
(Arizona Republic 1935)

Beautiful bouquets chrysanthemums
cut and potted poinsettias, baskets.
Special Christmas bouquets, 50c up.
Watson's Flower Shop, Mesa, Tempe
(Arizona Republic 1936)

The early years of residence along the Tempe-Mesa Road coincided with the Great Depression. It is worth noting that through the early 1940s at least, the Watsons Service Station was also in operation. It is unclear, given the paucity of records at this time, whether the Watson's property offered fuel or auto repair, or simply continued renting the small "cabin shacks" for overnight stays. The only indication of said service station is in the 1940 City Directory, which listed Alma G. Watson (son of Charles, 1909–1950) as manager of the business (Baldwin Consurvey Company 1940). When Irene Watson died in June 1939, management of the flower shop in 1940 was passed temporarily to their son Clyde (b. 1916). Charles E. Watson married Belva Cox in October 1939, who would also be intimately involved in the flower business as time progressed (Weebly.com 2021).

By 1945, Charles Watson had acquired an adjacent parcel just west of the Western Branch lateral, expanding their estate to about 17.5 acres along the Tempe-Mesa Road. The following year, an aging Charles and Belva conveyed their estate to their surviving children, effectively splitting the acreage among them; daughter Eva Johnson and her husband James inherited the portion with the flower shop. Eva was managing the store at this time (see Appendix B).

There appears to have been business troubles in the immediate years following World War II. In 1948, Eva Johnson was compelled to temporarily give up ownership of Watson's due to delinquent tax payments. Moreover, the triangular parcel on the east (the South Apache Lot) was sold to Burns and Hannah Cox (relatives of Belva Cox Watson). By 1950, Eva had paid off her debts and retained ownership of Watson's Flowers, with Belva Watson taking a controlling interest in the South Apache Lot. This property was apparently leased by Mr. Ben Rich McCoy, who managed "Real McCoy Fruits" at this location (Figure 5). In 1954, the property was sold outright to Mr. McCoy. For several years, he apparently continued his fruit business, but sold the parcel to Marion Roberts in 1958 (apparently, the Cox and Watson Family retained Joint Tenancy in this property for several years until at least 1963) (Ninyo & Moore 2005) (see Appendix B). Robert's Tire Sales, which opened around 1958 on the highway, was a successful business along US 80/Apache Boulevard for many decades.



Figure 5. Portion of a 1949 historical aerial, depicting the Watson's property on US 80 (Flood Control District of Maricopa County 2022).

As shown, the property had expanded west of the Western Branch by this time, and included a house and outbuilding. The Watson's store (1) incorporated the original adobe residence, with a ca. 1936 west addition. A building appears to have been constructed in the rear by this time (2), and several other buildings were apparent across the overall property. The two buildings to the east (3) likely represent the "Real McCoy Fruits" business, which was run by B.R. McCoy in the early 1950s before Robert's Tire Sales was established.



Continued Development and Expansion of Watson's Flowers

Charles E. Watson died in 1951, having left his children in control of the overall property and the flower shop itself (Weebly.com 2021). Prior to his death, the family had begun construction of another addition to Watson's Flowers, which included a basement and a new main entrance. This new addition, completed by about 1956, represents the second phase of development of the store (Figure 6). Through this decade of growth and change on the property, all other current outbuildings were constructed, including two houses in the rear (Buildings 1a and 1b) and a cold storage/office area to the west (Building 1c) (see Figure 6). The two houses appear to have replaced an earlier building in the rear (as illustrated in Figure 5). As for Watson's Flowers, very little has changed since this second addition. David Johnson took ownership of the flower shop in the 1970s, by which time, other family members had established a used car lot, as well as "Camper USA" on the western parcel (City of Tempe Property Card for 2423 E Apache Boulevard). Used vehicles and trailers were kept and sold on this premises, and additional houses were built for the extended family. Nathan Johnson remembers one of these buildings was constructed with a recessed pit for vehicle repair and service. This is likely the "service station" long said to have once existed on the property (Ryden Architects 1997b:HPS 186). The vacant land to the south remained as such until the late 1990s, when it was acquired (along with the western parcel [and all outbuildings]) for the development of apartments. Presently, only the three documented buildings remain of the historical Watson's property, as well as several covered parking structures and garden areas. The parcel now comprises a much-reduced 0.94 acres. Currently, Nathan Johnson (son of Dave Johnson) is owner of the Watson's Flowers, representing the fourth generation of ownership of the business.

"Cheap as Hell and Finger Lickin' Good": Commercial Development of the Dorsey Parcels

Prior to 1945, commercial and residential development on 13th Street (later known as Apache Boulevard) was limited almost entirely to the portion between Mill Avenue and the P&E RR alignment that ran along current Terrace Road. In the early postwar period (1945–1960s), development increased substantially as traffic increased on US 80 through the Salt River Valley. In 1953, the David V. Harman and his wife Belle opened a new restaurant at 1314 E Apache Boulevard. Known initially as Harman's Ranch Café, the couple physically expanded the restaurant within a matter of years, which included installing a prominent neon sign on the Tempe-Mesa Highway. By 1955, customers knew the location as Harman's Big Red Barn, although advertisements and directories invariably called the restaurant Harman's Ranch Restaurant, Harman's Barn, and Harman's Red Barn (Arizona Republic 1953; Mullin-Kille Company 1960). The restaurant advertised relentlessly in local papers, and offered space for sports team dining and other organization meetings. A former coach of Tucson High School observed that he frequently ate with his team at Harman's when he traveled, because they "were as cheap as hell" (Mark 2011). Like his Tempe counterpart Tex Earnhardt (the famous car dealer), Harman kept live animals at his restaurant for additional notoriety, including Marvin, a Brahman Bull (early 1954) and a mountain lion (late 1954). Customers attempting to pet the "adorable" lion risked losing fingers and limbs, however. It is unclear how long either of these animals were kept on the property, although several old-timers remember the rather decrepit conditions of the enclosures through at least the 1950s (Arizona Republic 1954; Mark 2011).

At some point in the late 1950s, the Harman's were granted license to make and advertise the well-known "secret recipe" of Colonel Harland Sanders' fried chicken. Indeed, it has been suggested that Harman himself came up with the famous slogan, "Finger Lickin' Good" (Mark 2011). Regardless, the familiar bucket of fried chicken featuring the image of Colonel Sanders was used in advertisements in the mid-1960s. By 1968, Harman's Big Red Barn had grown to at least 12 locations across the valley. In that same year, the recently organized Kentucky Fried Chicken Corporation (KFC) acquired all of the Harman's restaurants, including the original location at 1314 E Apache Boulevard (Arizona Republic 1968).

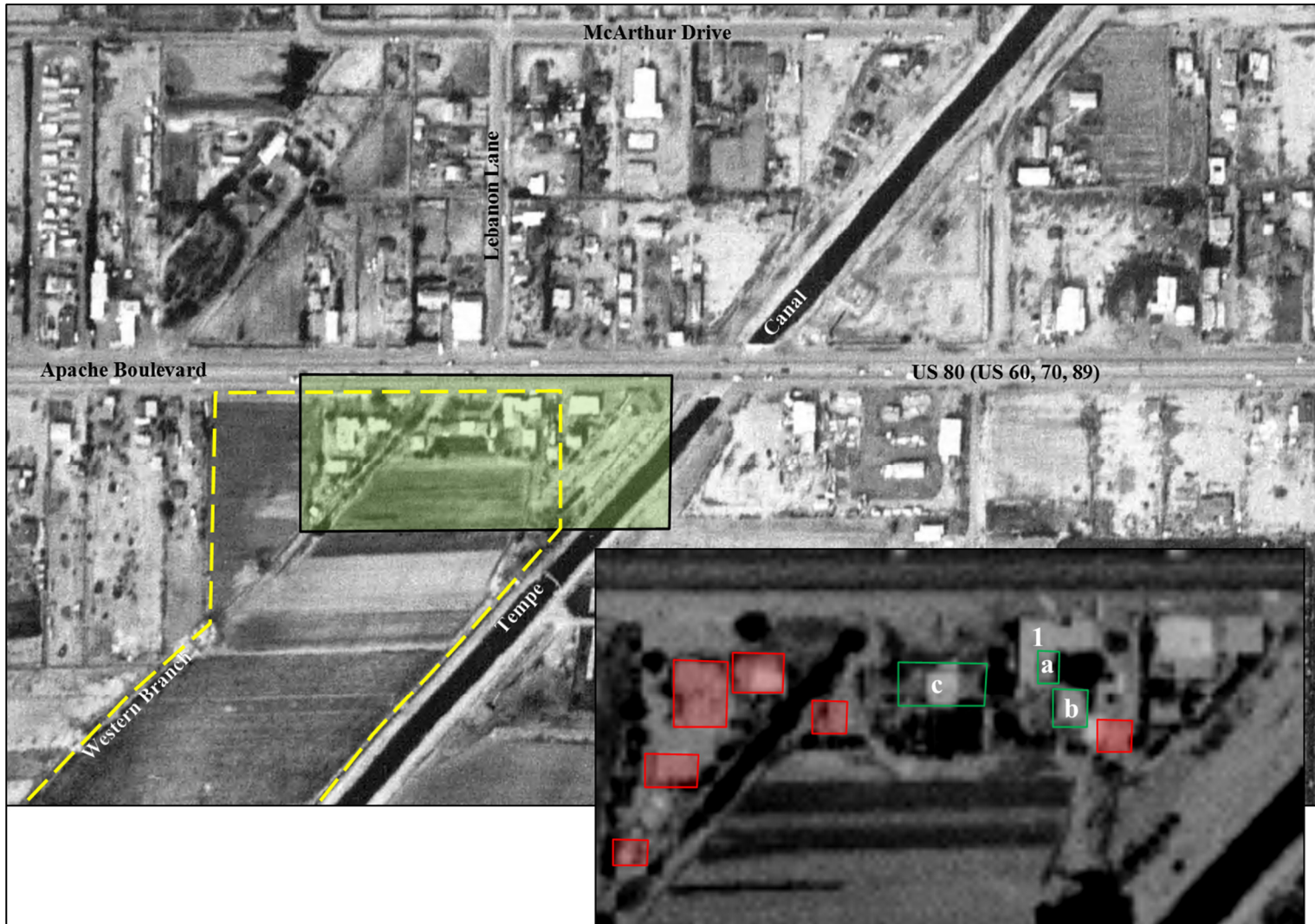


Figure 6. Portion of a 1959 historical aerial, depicting the Watson’s property on Apache Boulevard / US 80 (Flood Control District of Maricopa County 2022).

Inventoried buildings (Building 1, 1a–1c) had been constructed by this time. Watson’s Flowers has essentially remained unchanged over the last five decades, although the other outbuildings (Building 1a–1c) have been altered and expanded.



By 1970–1971, a fast food restaurant had been constructed just south of the former Harman’s Big Red Barn, which was demolished in 1972–1973. The much smaller KFC restaurant was likewise demolished in 2008

The extant building on APN 13262148 (Building 2, 1310 E Apache Boulevard) was constructed around 1967, based on a review of historical aerials (1964 and 1969) (Flood Control District of Maricopa County 2022). The building functioned as a commissary or warehouse for Harman’s Big Red Barn, distributing cold and dry storage items to the various restaurants across the valley (City of Tempe Property Cards, 1314 E Apache Boulevard). The building was used in a similar manner by KFC through at least 1975, when it was either leased or sold for private use; presumably, it was at this time that the Dorsey Lot was subdivided into two parcels (APN 13262148 and 13262149). Over several decades, the building at 1310 E Apache Boulevard was owned by several distributors, including Sun Belt Foods and Table Read Meats (Tempe History Museum Photograph Collection: Catalog Nos. 1992.2.137 and 2000.15.312). More recently (ca. 2000–2005), the building was repurposed for retail, including Café Istanbul. More detailed information about the physical condition and temporal alterations over time for Building 2 are in the HPIF and continuation form in Appendix A.

Historic Contexts and the National Register of Historic Places

The cultural resources identified in this study were evaluated for their eligibility to the National Register and Tempe Historic Property Register (THPR) using criteria set forth by the National Park Service (NPS). To be eligible for inclusion in the National Register, cultural resources must be at least 50 years old (unless it meets Criteria Exception G for Properties that Have Achieved Significance within the Past 50 Years), and meet one or more of the criteria set forth in 36 CFR 60.4:

- **Criterion A:** applies to properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B:** applies to properties that are associated with the lives of persons significant in our past;
- **Criterion C:** applies to properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- **Criterion D:** applies to properties that have yielded, or may be likely to yield, information important in prehistory or history.

Significant cultural resources must also possess integrity, which is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. All of these qualities do not have to be present for a cultural resource to be eligible for the National Register. All cultural resources have the potential to yield information, but assessment of the information’s importance is a critical factor. To facilitate this process, the NPS developed the concept of historic context, which consists of a time (e.g., Late Historic period), a place (e.g., Tempe), and a theme (e.g., commercial development). Historic themes and contexts relevant to the current project are summarized above. Buildings and resources associated with these contexts and themes may be eligible under Criteria A, B, and/or C, depending on their association with important events, persons, architectural trends and prominent architects, and their degree of remaining integrity.

Considering the significant changes that have occurred along the Apache Road corridor in just the last two decades (e.g., new building construction, completion of the Valley Metro Light Rail, and expansion of ASU’s main campus), and given the overall loss of integrity of setting, feeling, and association, there is no historic commercial district with which to evaluate Building 1 or Building 2 as contributors. This statement is consistent with recent studies along the Mill Avenue and Apache Boulevard streetscapes in which no eligible historic commercial district was found to be present (Archaeological Consulting Services 2015).



Historic Building Survey Methods and Results

Historic Building Survey Evaluation Criteria and Inventory Forms

The historic building inventory for this project was conducted in accordance with the *Secretary of the Interior's Standards for Identification and Evaluation* (National Park Service 1983). National Register criteria of eligibility were used to assess the historic significance of each property inventoried. The evaluation of historic integrity was conducted with consideration of its historic context, potential area and period of significance, and property type. The inventory fieldwork involved examining, photographing, and completing a Historic Property Inventory Form (HPIF) for historic buildings identified within the APE.

Aspects of Integrity

Integrity refers to the physical characteristics of a property that allow it to show its significance and historic character. To be considered eligible for the National Register, a property must retain integrity of its basic form and character-defining features to the degree that it still provides a true and authentic representation of its historic appearance. The criteria used to evaluate the historic integrity of properties in this study were drawn from the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (National Park Service 2017), *How to Apply the National Register Criteria for Evaluation* (National Register of Historic Places 2002), and the newly revised Arizona SHPO policy statement on eligibility (Arizona State Historic Preservation Office 2011).

The Secretary of the Interior's Standards for the Treatment of Historic Properties (National Park Service 2017:28) provides standards for rehabilitation (referred to hereafter simply as "Standards"), identifying the types of changes that can be made to a historic property while still retaining the property's historic integrity:

1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected, and if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

An important aspect of evaluating historic integrity is an understanding that some changes to historic buildings, structures, and objects are allowable under certain conditions. For example, the *Standards for the Treatment of Historic Properties* (National Park Service 2017:78) state:

Some exterior and interior alterations to a historic building are generally needed as part of a **Rehabilitation** project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

There are seven aspects of integrity that must be considered when evaluating the National Register eligibility of a property: location, design, setting, materials, workmanship, feeling, and association.

Location

“Location is the place where the historic property was constructed or the place where the historic event occurred” (National Register of Historic Places 2002:44). Structures that have been moved from their original location are usually ineligible for listing on the National Register. However, under National Register Criteria Consideration B, if the moved property is significant primarily for architectural value or if it is the surviving property most importantly associated with a historic person or event, it may be eligible for listing. One excellent example of a Criteria Consideration B property is the Sandra Day O'Connor House, which is currently listed in the National Register, as well as the THPR as a historic landmark.

Design

“Design is the combination of elements that create the form, plan, space, structure, and style of a property” and “...includes such elements as organization of space, proportion, scale, technology, ornamentations, and materials” (National Register of Historic Places 2002:44). An eligible property should still possess important elements of its design from its period of significance, such as roof type, fenestration, and decorative elements or—in the case of historic districts— layout, plan, circulation, and other related design aspects (see Standards #2, #3, and #9). Modifications that were made during the period of significance are usually considered an essential part of a building's history (see Standard #4). If modifications were made after the period of significance and were sensitive to the original design, a building may still retain enough of its character-defining elements to communicate its historic character.

Setting

“Setting is the physical environment of a historic property” and “refers to the *character* of the place in which the property played its historic role” (National Register of Historic Places 2002:45). It consists of the relationship of a property to its surrounding natural and built environment. Relationships and features are considered both within the boundaries of the property and, especially in the case of historic districts, between the property and its surroundings (National Register of Historic Places 2002:45). Redevelopment and infill construction, demolition of nearby properties, widening of streets, and proximity of poorly maintained properties and vacant buildings can all adversely impact integrity of setting (see Standard #9).



As with design, however, modifications to a property's setting made during the period of significance are typically considered an essential part of the setting's history (see Standard #4).

Materials

"Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property" (National Register of Historic Places 2002:45). A property's materials dating from the period of its historic significance should be preserved, properly maintained, and visible to the greatest extent possible (see Standards #2, #5, #7, and #9). New materials used for repairs and maintenance should be similar to those that were used in the original construction (see Standard #6). The loss of a building's original materials is most evident in walls where brick masonry has been painted, stucco plaster has been applied over brick or concrete block, or metal, vinyl, or other siding materials have been mounted over exterior walls. Such applications are usually irreversible (see discussion below regarding evaluation of integrity in such cases). However, as with design and setting, modification to a property's materials made during the period of significance may be considered an essential part of the property's history and not constitute a loss of integrity (Standard #4).

Workmanship

"Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory....Workmanship can apply to the property as a whole or to its individual components" (National Register of Historic Places 2002:45). To maintain historic integrity, character-defining features of workmanship originally evident in the property (or added during its period of significance [Standard #4]) must be preserved and remain visible (Standards #5 and #9). Workmanship also includes the treatment of small-scale features such as curbs, walls, sidewalks, and objects.

Feeling

"Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character" (National Register of Historic Places 2002:45). To retain historic integrity, a property must be able to communicate its historic character (Standards #2, #5, and #9).

Association

"Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer" (National Register of Historic Places 2002:45). In order to be considered eligible as contributors to a historic district, properties must be associated in an important way with the area and period of significance identified for the district and must still be able to convey that association (Standards #1 and #2).

Evaluating Aspects of Integrity

All historical resources undergo change over time, so it is not essential that all seven attributes of integrity have been preserved intact, but an eligible property must still convey a sense of the time during which it attained its significance. To assist in evaluation of a property's integrity, former Arizona State Historic Preservation Officer James Garrison (1989) prepared a chart showing those aspects of integrity that must be present for different property types to remain eligible for the National Register (Table 1). For example, this matrix shows that if a building is being considered for eligibility under Criterion C (Design/Construction), at least four of the seven aspects of integrity must be present: design, workmanship, materials, and feeling.



The evaluation criteria are identified to define major and minor adverse impacts on architectural integrity. Generally a property is considered to possess integrity of its original design and materials if its historic plan, form, massing, fabric, and fenestration are evident. A major adverse impact, such as sheathing of exterior walls or changes to the basic geometry of the building, could make a property ineligible. Three or more minor alterations, such as replacement of windows or roofing material with different types, paint or stucco over previously natural brick masonry, or removal of decorative elements, may also render a building ineligible due to loss of integrity. Revised guidelines from the Arizona SHPO indicate that three minor alterations (three-strike rule) is the limit for buildings contributing to a historic district but not individually eligible (personal communication, Arizona SHPO, December 20, 2011).

Table 1. Evaluating Aspects of Integrity*

Criteria	Property Types				
	Building	District	Site	Structure	Object
A. Event/History	Location, Materials, Feeling, Association	Location, Setting, Feeling, Association	Location, Setting, Feeling, Association	Location, Materials, Feeling, Association	Materials, Feeling, Association
B. Person	Materials, Feeling, Association	Location, Setting, Materials	Location, Setting, Association	Materials, Feeling, Association	Materials, Feeling, Association
C. Design/ Construction	Design, Workmanship, Materials, Feeling	Setting, Design, Feeling, Materials	Setting, Design, Feeling	Design, Workmanship, Materials, Feeling	Design, Workmanship, Materials, Feeling
D. Likely to Yield/ Has Yielded Information Potential	Workmanship, Materials	Location, Materials	Location, Materials	Workmanship, Materials	Workmanship, Materials

*From Arizona State Historic Preservation Officer James Garrison (1989)

Original Building Structure and Massing

Evaluations are to be made to the primary façade of the building; in the case of corner properties, each façade facing the street or right-of-way view is considered. The primary façade should exhibit a majority (51 percent) of intact features, including the presence of 75 percent of all exterior walls. A general guide for integrity, as presented by the Arizona State Historic Preservation Office (SHPO), states “in general, either the historic wall materials and details must be intact and visible, or the historic massing and openings (doors and windows) must be intact and visible. If both are missing or are hidden behind non-historic materials the building will not be eligible for lack of integrity” (Arizona State Historic Preservation Office 2011:1).

Historic Wall Material Must Be Intact and Visible

The loss of historic materials is most evident in walls where stucco plaster has been applied over brick or concrete block, or where exterior walls have been sheathed with metal, vinyl, or other siding materials. Standards # 9 and #10 are applicable in consideration of this issue. Guidance is provided by the National Register: “[i]f the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured” (National Register of Historic Places 2002:47).



Following this guidance, in a case where stucco has been applied to the exterior of a building, it will be considered a minor impact to historic integrity as long as it does not conceal or alter significant features or detailing (Standard #5). Cases of the latter are common in some neighborhoods in Arizona where stucco is applied over an original window opening, covers decorative architectural details, or is significantly built up around window and door openings, effectively changing the architectural features on the primary façade of a building. Such significant alterations are considered a major impact to the architectural integrity of the building. In cases where brick masonry has been painted, it will be treated as a minor alteration, as much of the original texture is still visible, and because painted brick may reflect the historic appearance of the building during the period of significance. If the original exterior materials of a building are one of its character-defining features, sheathing application is considered a major impact to historic integrity.

Additions Must Be Sensitive to the Historic Design and Materials of the Building

Additions to historic buildings are evaluated according to their visual impact from the street. Additions onto the rear of a building generally do not detract from its historic appearance as long as the addition is limited in size and scale relative to the historic building. Additions to the front or sides of a building may not adversely affect its historic appearance if they reflect design, construction, materials, and scale similar to the original building and do not detract from its historic massing, plan, and general appearance (Arizona State Historic Preservation Office 2011:2–3). However, if a building has additions that alter or obscure the original patterns of fenestration and articulation in the façade, or that exhibit a roof type or materials that are different from the original building, it will be considered to have lost architectural integrity. The addition should be clearly differentiated from the historic building, but compatible with mass, materials, relationship of open to closed space, and color of the original. In addition, if the addition is taller than the historic building, the front roof slope should be behind the original building (Arizona State Historic Preservation Office 2011:2–3). Added wings that protrude into the historic setback, or that radically alter the plan and massing associated with the historic architectural style, will cause a loss of integrity.

Historic Fenestration Patterns Must Be Intact and Visible

The historic pattern of openings for doors and windows should be evident with little or no alteration. Particular attention is given to evaluating replacement of windows with different types, typically with modern aluminum sash or large picture windows. Original window types can be determined by assessing the building's architectural style and age, through comparison with similar properties, or with specific historical information about a building's historic appearance. If the original window openings or fenestration patterns are not altered, it is seen as a minor change that by itself would not render a property ineligible.

Roof Types Must Retain Their Original Form

The *Standards for the Treatment of Historic Properties* (National Park Service 2017:98) indicates that “Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished” will cause a loss of historic design integrity. The basic shape and appearance of the roof—i.e., hip, gable, or flat with parapet—must remain the same as it was when the building was constructed. Because roof types are a major determining factor in assessing architectural style, even changes that were made during the period of significance can impact the expression of architectural significance. While changes to the basic form and contours of the roof would be considered a major alteration, replacement of roofing materials with a different type would be a minor alteration unless the original roofing materials (e.g., Spanish tile) were a defining feature of the buildings' architectural style.



Assessment of Historic Significance

The historic significance of the documented buildings and associated resources in the APE are derived from their relationship to the historic contexts of *Commerce on the Bankhead Highway/US 80* (ca. 1921–1975) and *Postwar Urban and Commercial Development in Tempe (1945–1975)*. These contexts were developed to conform with recent building inventories conducted by ACS on behalf of the City (Jones et al. 2021; Jones et al. 2020).

Arizona Historic Property Inventory Forms

An individual HPIF was completed for the primary building and is presented in Appendix A. Where the specific information needed to fill out certain categories on the HPIF may not be self-evident, it is discussed below.

Survey Site Number

The parcel was assigned an ACS field identification number.

Property Name

The property name was derived from the historical association found with a house or building.

Address

The apparent primary (current) street address associated with each parcel is used, if available. For the current project, an address was not determined and is therefore not used.

Tax Parcel Number

This identifying information is based on data from the Maricopa County Assessor’s Office, which maintains information on listed parcels, current property ownership, and effective construction dates.

Construction Date

The presumed construction date is that recorded by available archival records, as well as the Maricopa County Assessor’s Effective Construction Date. The county effective construction date, however, does not always reflect a true original construction date of a building. If additions or other major alterations occurred since the date of original construction, the construction date on file is adjusted to reflect an “effective” construction date to incorporate those changes. For this project, the effective construction date was checked where possible using available maps, historical aerials, as well as archival materials from the City and THM. Distinguishing physical attributes, including architectural style, construction methods, and materials were also employed. A circa (ca.) date is indicated on the form when an absolute original construction date is currently unknown.

Structural Condition

Assessment of the physical condition of a house or building is based on evidence of reasonable maintenance and repair, or visible structural damage or deterioration. However, problems with structural condition are not necessarily an indication of a building’s integrity, which is based on an evaluation of whether character-defining architectural elements are intact, missing, or altered.

Outbuildings

Outbuildings that are visible were assessed for their value as contributing or non-contributing elements of a property. It is presumed that an outbuilding cannot be a contributor to the district if the primary building on the parcel is a non-contributor.



Historic Building Inventory Results

The building inventory was conducted by Thomas Jones and Mark Vinson (VINSONSTUDIO, PLLC) on August 6, 2021. Field recording of buildings included a physical and architectural description and at least one photograph of each building and outbuilding, with additional notes and photographs documenting general characteristics of the buildings and associated features that occur within the project area. An estimated date was applied based on available documentation, as well as analysis of construction methods and materials. Buildings were further assessed for architectural integrity and eligibility for listing in the National Register, including historical significance to applicable historic contexts associated with *Commerce on the Bankhead Highway/US 80* (ca. 1921–1975) and/or *Postwar Urban and Commercial Development in Tempe* (1945–1975). The inventory documented two buildings (Buildings 1 and 2), one of which included multiple outbuildings and one feature (see Figure 1). Brief summaries of the two buildings are presented below; additional information on the buildings and features are available on the respective HPIFs and continuation forms provided in Appendix A.

ACS Building 1 / Watson’s Flowers

ACS inventoried the primary commercial building (Bldg. 1), and several outbuildings, including two residences (Bldg. 1a and 1b), as well as a cold storage/office facility (Bldg. 1c). One possible historical well was also identified (see Figure 1). Watson’s Flowers evolved from a simple adobe residence in 1934 to the current building footprint by about 1956 (including a basement in the latest building addition). Currently, the property comprises about one acre, and includes one main building (Watson’s Flowers), three outbuildings (Building 1a–1c), and a possible well in the southeast corner of the parcel. A 30-foot tall, neon-enhanced sign was also present on the property until 2014 when it was damaged during a windstorm; the sign is currently in storage at the Mesa Historic Preservation Foundation.

A single-room adobe building was the first building erected on the Watson’s property (ca 1920s) by Mr. Benjamin Openshaw, who occupied the small 15-acre farm between the town centers of Mesa and Tempe. Located along the Bankhead Highway/US 80, Openshaw capitalized on this opportunity by installing a small fruit stand and multiple “cabin shacks” for weary travelers. By 1934, the Watson family had acquired the property (having leased or rented the property for several years) (see Appendix B). Although in an unincorporated area of Maricopa County, the general area was considered to be a rural route of Mesa (and still is considered by some family members to be part of Mesa, despite Tempe’s annexation in ca. 1960). By ca. 1936, the adobe residence had been expanded to accommodate Irene Watson’s Flowers, a business with which the family has been involved since 1927. By the early 1950s, ownership had transitioned to the children (notably Eva Johnson) and the main building was again expanded, assuming its current configuration and appearance.

The main building (Building 1) is a vernacular building that occurs closest to and parallel to Apache Boulevard (Figure 7 and Figure 8). Building 1 is actually an agglomeration of at least three distinct structures constructed over a period of approximately 25–30 years, unified by the modification of the street-facing elevation in the 1950s, which is by far the dominant architectural feature of the building. Two larger volumes are linked by a much smaller central portion (the original ca. 1920s adobe). The east and west volumes are closer to the street, with the central portion recessed approximately six feet. The western volume is slightly larger than the eastern. The front surface is covered with a smooth stucco, painted white, with neon-enhanced painted signage applied on the upper area of the west volume. Side facades (and presumably the rear) are painted block. A common parapet wall of a single height or approximately 13 feet above floor level further unifies the volumes, although the wall steps up approximately two additional feet to emphasize most of the west volume. Step-ups in the parapet wall and set-backs in the building façade are accentuated by convex quarter-circle curves.



Figure 7. Front façade of Building 1, featuring the east volume (left), central portion, and west volume (right). View facing southwest.



Figure 8. View of the west volume, showing the long display window. View facing west-southwest.



Fenestration differs according to volume (Figure 7). On the east, three openings (each with approximately 3.0 ft [h] × 8.0 ft [l]) are filled with approximately 12.0×12.0 inch glass blocks. A large blank wall area above once displayed additional signage (Figure 9). To the west, an apparent band of glass (but may actually be polycarbonate lexan) runs most of the length of the volume. This prominent display features minimal mullions, with a total height of about 6.0 ft, with a four-inch pop-out or framed surround. Structural metal poles just behind the glass or lexan support the wall above and allow for the long, nearly-uninterrupted band. The central portion of the building features a relatively large fixed-glass picture window and a wood door visible in a ca. 1940 photograph. Window openings occur in the returns of the east and west volumes where they connect with the recessed central volume, including one double steel casement and a fixed-frame. All openings on the primary front façade (including the door), are slightly recessed with rounded chamfers. Along the side façade of the east volume, steel casement and fixed windows were observed (also recessed).



Figure 9. 1973 photograph of the eastern portion of Watson's Flowers, view facing southeast.

Tempe History Museum Photograph Collection, Catalog No. 2000.15.647.

Additional outbuildings were constructed on the overall property through the historic period (pre-1975), few of which have survived modern urban development along Apache Boulevard:

- **Building 1a:** This residence is a two-story rectangular building, with walls made with painted concrete block, and fenestration on all visible façade, with front and rear entries. The dutch-gable roof is sheathed with asphalt shingles and exhibits exposed rafters. Visible windows appear to be modern aluminum or vinyl (Figure 10). A review of available historical aerial photographs, as well as testimony from Nathan Johnson, indicates the house was initially constructed in the early 1950s, with the second floor added in the following decade (1960s).



- **Building 1b:** This residence is a single-story rectangular building, also made with concrete block. The building exhibits a flat roof with parapet. Visible fenestration appears to be modern (vinyl or aluminum sliding). A rear addition is evident, made from concrete block or brick, with a slightly lower elevation. A prominent two-story framed addition is on the west façade of Building 1b, featuring a shed roof with exposed rafters and panel eaves (Figure 11). The building appears to have been constructed in its original form by 1959, with additions completed in the 1960s or 1970s.
- **Building 1c:** Building 1c is a storage facility and office. The main component is constructed with painted concrete block. The building's flat roof is obscured by a modern vertical-panel parapet. The front also features a modern wood-framed shed porch with dense vegetation that further obscures the front view (Figure 12). An offset front entry was observed, with no other fenestration observable. A wood-framed addition on its west façade is evident, featuring a side gable roof (corrugated metal sheathing). A review of historical aerials indicates that Building 1c was constructed by 1961, with the west addition completed between 1970 and 1976.

One possible historical well was identified in the southeastern corner of the parcel (a photograph was not possible as a result of vegetation and blocked views). No records of the well were identified on the Arizona Department of Water Resources well registry (<https://gisweb3.azwater.gov/WellReg>). It may have been in-use prior to establishment of laws requiring well registration. This possible well structure comprises a modern concrete box (approximately 4 × 4 ft). Presumably, the original pipe itself is located within the box.



Figure 10. Overview of the Watson property with Building 1 in foreground (east addition), and Building 1a in the background (two story dutch-gable residence). view facing west.



Figure 11. Building 1b, a single-story residence featuring a rear addition, as well as a side two-story addition with shed roof. View facing west from the South Apache Lot.



Figure 12. Overview of Building 1c, featuring a wood-framed west addition with a side gable roof (corrugated metal sheathing). View facing southeast.



Signage on the Watson's Flowers (Building 1) consisted primarily of hand-painted graphics on the north-facing walls of the main building until 1955 (fronting US 80/Apache Boulevard) (see Figure 9), when the locally-renown firm of Paul Millet Sign Company was hired to install neon lighting on the front wall façade (Figure 13), and to also design, fabricate and install a 30-foot tall, neon-enhanced sign (Figure 14). Mounted on large steel poles set perpendicular to the highway, the artistic and, later, iconic, sign suffered some damage and nearly toppled during a 2014 windstorm. The sign was taken down and initially stored on-site, but later disassembled and donated to the Mesa Historic Preservation Foundation in anticipation of eventual refurbishment and re-erection as part of a permanent historic sign exhibit, similar to what has been done in the communities of Mesa and Casa Grande. Since the early 1970s, little to no change has occurred on-site, other than the loss of the iconic sign and outlying portions or the property being sold-off. Off-site urban development in recent decades (including elevation of the highway and construction of the Valley Metro Light Rail) has encroached on the main building and outbuildings, permanently altering the former rural character of the Bankhead Highway.

As noted, Watson's Flowers was previously documented in 1997 (T-186) (Ryden Architects 1997a). The previous inventory did not, however, inventory outbuildings on the property; nor was Watson's Flowers individually evaluated as a historic property. The building has since been classified as Historic Eligible by the City under Criteria A and C (City of Tempe 2021). Based on current documentation, Watson's Flowers (Building 1) retains sufficient integrity of location, design, materials, workmanship, feeling, and association. As such, ACS recommends Watson's Flowers as individually eligible for listing in the National Register under Criterion A for its role in the contexts identified above. The outbuildings (Buildings 1a–1c) and the possible well have been altered significantly over the last five decades and no longer retain sufficient integrity of design, materials, or feeling with which to convey their significance as contributing elements to the recommended historic property under Criterion A.

For years one of the most prominent building structures between Tempe and Mesa, Watson's Flowers is also recommended eligible for listing in the National Register under Criterion C, as it embodies distinctive characteristics of a type, period, or method of construction (see Figure 9–Figure 13). Although the setting has been impacted by years of highway expansion and modern urban development, the main building has responded to that relationship with its horizontal emphasis and automobile-inspired styling (Figure 7–Figure 8). As a transitional Streamline Moderne / International Style building—however vernacular and accretive its stylistic development may have been—Watson's Flowers represents a peculiar moment in local architectural history, especially in the context of roadside architecture. Few, if any, other such examples remain (or may have ever existed). The outbuildings (Buildings 1a–1c) and the possible well do not exhibit distinctive characteristics of design or engineering; furthermore, as noted above, they have been altered significantly over the last five decades and no longer retain sufficient integrity of design, materials, or feeling. As such, they are recommended as not contributing to the recommended historic property under Criterion C.

The prominent Watson's neon sign (manufactured by the Paul Millet Sign Company) was in place from about 1955–2014 (see Figure 14). The sign has since been relocated to Mesa in anticipation of eventual refurbishment and re-erection as part of a permanent historic sign exhibit sponsored by the Mesa Historic Preservation Foundation. Should the sign ever be returned to Watson's Flower's and re-installed in its original location, it would also contribute to the property's eligibility under Criterion C as one of the few remaining examples of neon signs once prevalent along the US 80 corridor through Mesa, Tempe, and Phoenix.



Figure 13. 1973 photograph of the western portion of Watson's Flowers, view facing southeast.

Tempe History Museum Photograph Collection, Catalog No. 2000.15.645

ACS Building 2

Constructed around 1967, this Utilitarian/Commercial Box style building functioned as a commissary for Harman's Big Red Barn and its successor, Kentucky Fried Chicken (KFC). In 1972, a west addition was constructed, expanding available storage and also adding a truck loading dock. By 1975, the building was independently owned as a meat distributing warehouse (Figure 15–Figure 16). In very recent decades (ca. 2000–2005), the building was converted to a retail outlet; alterations to the building included modern fenestration (windows and doorways), an extension of the roof or roof parapet, and a grid-stucco sheathing, as well as additional door and window openings. The loading dock or truck well was also removed (Figure 17).

Based on the field results and limited archival research conducted for this project, the subject property would not individually contribute to a further understanding of the context above (Criterion A); nor does the research indicate an affiliation with significant persons (Criterion B). The building is characterized as Utilitarian/Commercial Box, which was a common architectural style in the postwar period; moreover, as noted, significant alterations have occurred to the buildings' exterior and massing in recent decades. As such, Building 2 is recommended as not eligible under Criterion C. Mapping and documentation of the building have exhausted its information potential. Therefore, Building 2 is recommended as not eligible for listing in the National Register or the THPR either individually or as a contributor to a historic commercial district.



Figure 14. 1973 photograph of the large neon at Watson's Flower Shop, view facing east.

Tempe History Museum Photograph Collection, Catalog No. 2000.15.646.



**Figure 15. 1975 Overview of Building 2, view facing north.
(THM Photograph Collection, Catalog No. 2006.9.8008**

It is unclear if the building was sold or leased by KFC at this time, although it appears to have functioned independently as a warehouse.



**Figure 16. 1978 Overview of Building 2, view facing north.
(THM Photograph Collection, Catalog No. 1992.2.137**

As shown, the building at this time was owned by Sun Belt Foods.



Figure 17. Contemporary overview of Building 2, view facing northwest.

Modern alterations are evident, including new fenestration, sheathing and massing (raised roof). The loading dock / truck well was also removed, as was one of the bay doors.

Management Summary and Recommendations

The City is preparing multiple parcels for the development of affordable housing along Apache Boulevard. All of the properties were either purchased with Federal money obtained from (HUD or the Federal Transit Administration or will use Federal funding for future projects. The subject parcels are located within the City of Tempe on City-owned and private land. One of these parcels (APN 13435034C) comprises Watson's Flowers, which was previously documented in 1997 (T-186) (Ryden Architects 1997a). The previous inventory did not, however, inventory outbuildings on the property; nor was Watson's Flowers individually evaluated as a historic property. The building has since been classified as Historic Eligible by the City under Criteria A and C (City of Tempe 2021). A second historical building is located in the Dorsey Lots at 1310 East Apache Boulevard (APN 132-62-148) and has not yet been formally evaluated for eligibility. Per the draft HPTP that has been prepared for this project, ACS conducted a building inventory of the two parcels to provide an assessment of eligibility for the two commercial properties. The building inventory was conducted by Thomas Jones and Mr. Mark Vinson (VINSONSTUDIO, PLLC) on August 6, 2021. The buildings and associated resources were assessed for architectural integrity and evaluated for listing in the National Register relative to applicable historic contexts associated with *Commerce on the Bankhead Highway/US 80* (ca. 1921–1975) and/or *Postwar Urban and Commercial Development in Tempe* (1945–1975).

Building 1 is the Watson's Flowers, with associated outbuildings (Buildings 1a–1c) and a possible well feature. The operation of Watson's Flowers has remained in the family since its inception in the mid-to-late 1930s. Watson's Flowers (Building 1) retains sufficient integrity of location, design, materials, workmanship, feeling, and association. As such, ACS recommends Watson's Flowers as individually eligible for listing in the National Register under Criterion A for its role in the contexts identified above. The outbuildings (Buildings 1a–1c) and the possible well have been altered significantly over the last five decades and no longer retain sufficient integrity with which to convey their significance as contributing elements to the recommended historic property under Criterion A.



For years one of the most prominent building structures between Tempe and Mesa, Watson's Flowers is also recommended eligible for listing in the National Register under Criterion C, as it embodies distinctive characteristics of a type, period, or method of construction. Although the setting has been impacted by years of highway expansion and modern urban development, the main building at Watson's Flowers has responded to that relationship with its horizontal emphasis and automobile-inspired styling. As a transitional Streamline Moderne / International Style structure, however vernacular and accretive its stylistic development may have been, Watson's Flowers represents a peculiar moment in local architectural history, especially in the context of roadside architecture. Few, if any, other such examples remain (or may have ever existed). The outbuildings (Buildings 1a–1c) and the possible well do not exhibit distinctive characteristics of design or engineering; furthermore, as noted above, they have been altered significantly over the last five decades and no longer retain sufficient integrity of design, materials, or feeling. As such, they are recommended as not contributing to the recommended historic property under Criterion C.

The once-prominent Watson's neon sign (manufactured by the Paul Millet Sign Company) was in place from about 1955–2014; the sign has since been relocated to Mesa in anticipation of eventual refurbishment and re-erection as part of a permanent historic sign exhibit sponsored by the Mesa Historic Preservation Foundation. Should the sign ever be returned to Watson's Flower's and re-installed in its original location, it would also contribute to the property's eligibility under Criterion C as one of the few remaining examples of neon signs once prevalent along the US 80 corridor through Mesa, Tempe, and Phoenix.

Building 2, located at 1310 E Apache Boulevard (APN13262148), was constructed around 1967. Based on the field results and limited archival research conducted for this project, the building would not individually contribute to a further understanding of the context above (Criterion A); nor does the research indicate an affiliation with significant persons (Criterion B). The building is characterized as Utilitarian/Commercial Box, which was a common architectural style in the postwar period; moreover, as noted, significant alterations have occurred to the buildings' exterior in recent decades. As such, Building 2 is recommended as not eligible under Criterion C. Mapping and documentation of the building have exhausted its information potential. Therefore, Building 2 is recommended as not eligible for listing in the National Register or the THPR either individually or as a contributor to a historic commercial district.

While no further work is recommended for Building 2, ACS has recommended Building 1, Watson's Flowers, as eligible for listing in the National Register and THPR under Criteria A and C. ACS recommends preservation of Building 1 through adaptive reuse in the proposed development of this parcel. Regardless, however, of whether the building is preserved or demolished, additional mitigation for this historic property may be requisite. A Historic American Buildings Survey (HABS) is generally accepted as appropriate mitigation. Following the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation (National Park Service 2003) and the requirements of the executed programmatic agreement, the completion of a Level II HABS survey for Building 1, Watson's Flowers will be required:

1. A narrative (outline format) following the *Historic American Buildings Survey Guidelines for Historical Reports* (National Park Service 2020b) that references the original name and physical history of the building, including significant dates in the initial planning and construction as well as later alterations, plus names of the designers and suppliers, and the physical history of the building and historical context. Architectural information including an analysis and description of the building form as it exists at the time of the site visit also shall be included, as well as discussion of the landscape including designed elements and plan, and reference to outbuildings and supporting structures. A bibliography also shall be included with sources of information as well as other potential resources not investigated.
2. A map shall be included indicating geographic location and contextual relationship of the property to adjacent structures.
3. Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar in accordance with the U.S. Copyright Act, as amended. If original floor plans cannot be located, a full set of measured drawings depicting existing or



historic conditions of the primary exterior facades and significant interior architectural features and non-visible structural details for all major buildings shall be produced following *HABS Guidelines: Recording Historic Structures and Sites with HABS Measured Drawings* (National Park Service 2020a).

4. Photographs with large-format negatives of exterior and interior views, or historic views where available, shall be produced in accordance with the U.S. Copyright Act, as amended, and following the *Heritage Documentation Programs HABS/HAER/HALS Photography Guidelines* (National Park Service 2011).
5. Submittals will follow guidelines presented in *Preparing HABS/HAER/HALS Documentation for Transmittal* (National Park Service 2021).

Finally, while a specific design has not been identified for the affordable housing projects on each lot, a visual effects assessment shall be conducted after design to establish an appropriate viewshed for analysis. Although the Apache Boulevard corridor has been intensively redeveloped over the last decade, with modern in-fill throughout, historic-age buildings and resources adjacent to the APE lots will be identified to assist with future indirect effects assessments from the proposed projects on these historical resources.



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Appendix A. HPIF and Continuation Forms



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STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ, 83007.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. Building 1 Survey Area: Apache Boulevard HUD Development

Historic Name(s): Watson's Flowers (Watson Flower Farm, Watson's Flower Shop, Watson Flowers)

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 2425 E. Apache Boulevard (2525 W Main St., Mesa)

City or Town: Tempe Vicinity County: Maricopa Tax Parcel No.: 134-35-034C

Township: 1N Range: 5E Section: 19 Quarter Section: NE1/4 SW1 Acreage: app. 1 acre

Block: Lot(s): Plat (Addition): Year of plat (addition):

UTM reference: Zone 12 Easting 417598.4 Northing 3697589.6 USGS 7.5' quad map: Tempe, Ariz.

Architect: not determined known (source):

Builder: not determined known (source):

Construction Date: ca. 1956 (see cont. form) known estimated (source): Pers. Corr., Nathan Johnson, 8/6/2021

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent) Describe:

POOR (Major problems; imminent threat) Describe:

RUIN / UNINHABITABLE

USES/FUNCTIONS

Describe how the property has been used over time, beginning with original use.

Commercial: Adobe one-room residence was encompassed by commercial building by ca. 1936, and expanded in the 1950s.

Sources:

Nathan Johnson (personal communication, August 6, 2021)

PHOTO INFORMATION

Date of photo: 8/6/2021

View Direction (looking towards):

South

Negative No.: Bldg1_Image1.jpg



SIGNIFICANCE

Survey Site No.: Building 1

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or the local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the 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.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Four outbuildings (Building 1a, 1b, 1c, 1d [see continuation form])

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates - known or estimated - when alterations were made)

See continuation form

3. SETTING (Describe the natural and/or built environment around the property)

Historic Bankhead Highway/US 80 commercial corridor with wide streets and sidewalks (see main report).

Describe how the setting has changed since the property's period of significance:

The Apache Boulevard corridor has been widened and includes the Valley Metro Light Rail (VMLR) and modern urban landscape.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Concrete block Foundation: Concrete Roof: Flat, parapet

Windows: Steel casement, steel-fixed

If the windows have been altered, what were they originally? _____

Wall sheathing: Stucco (front façade), painted block

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

See continuation form

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually Listed Contributor Noncontributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason: See continuation form

FORM COMPLETED BY

Name and Affiliation: Tom Jones (ACS, Ltd.), Mark Vinson (VINSONStudio, PLL Form Date: 8/9/2021

Mailing Address: 424 W. Broadway, Tempe, AZ 85282 Phone: 480-894-5477

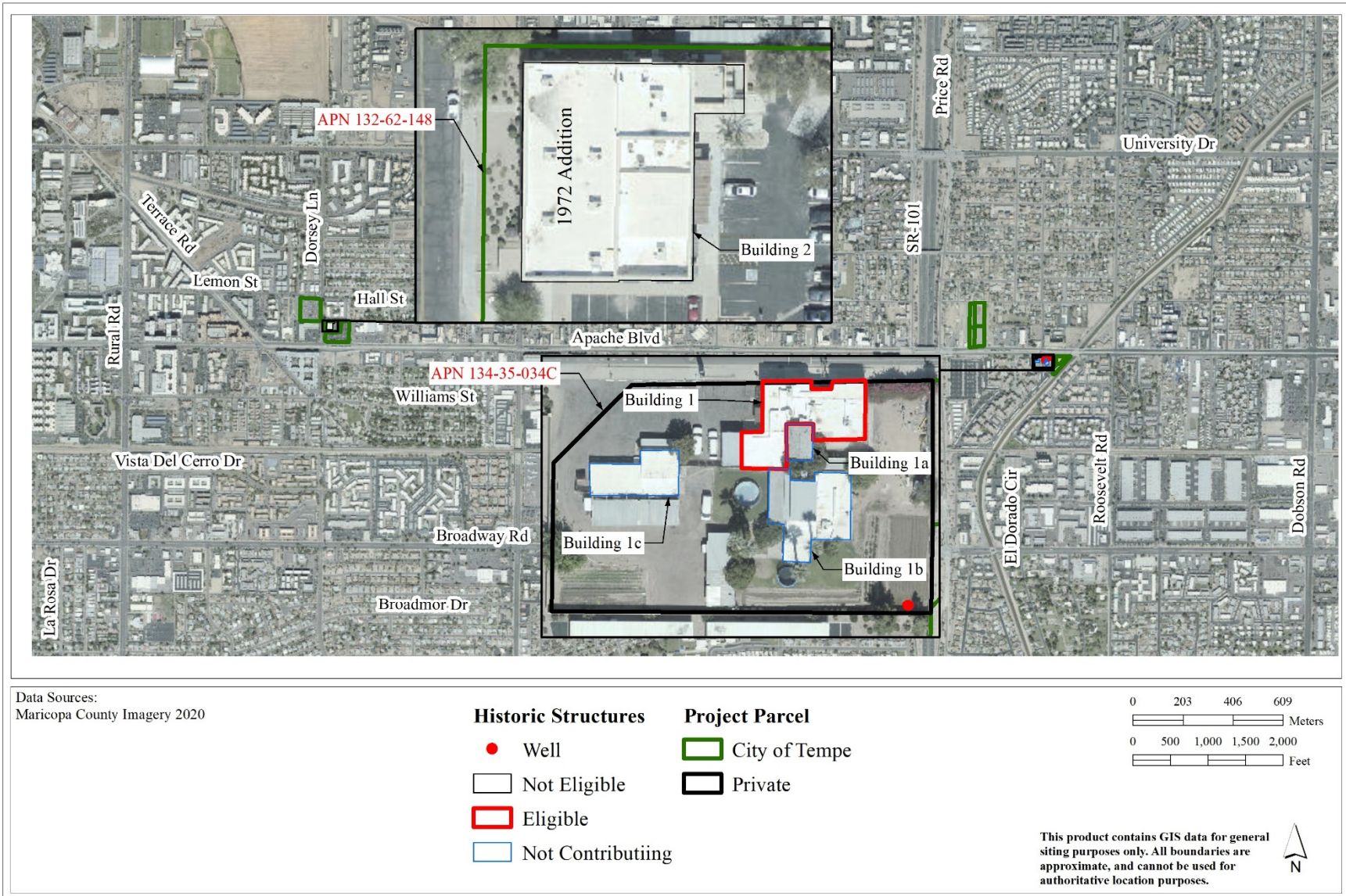


Figure 1. Contemporary aerial photograph of the project parcels, showing buildings and other resources documented by ACS.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 2

SIGNIFICANCE

ACS inventoried the primary commercial building (Bldg. 1), and several outbuildings, including two residences (Bldg. 1a and 1b), as well as a cold storage/office facility (Bldg. 1c). One possible historical well was also identified (Figure 1). The following summary was made possible through a review of available city directories, newspaper articles and ads, historical aerials (1930, 1949, 1959, 1969, 1976) (Maricopa County Flood Control 1937), and county recorder documents (see the main report and Appendix B). Mr. Nathan Johnson, current owner of Watson's Flowers contributed significant information regarding the acquisition of the Watson's Flowers property along the Tempe-Mesa Highway, as well as its early development. Mr. Jones and Mr. Vinson talked with Mr. Johnson on August 6, 2021 at the flower shop. Buildings were further assessed for architectural integrity and eligibility for listing in the National Register, including historical significance to applicable historic contexts associated with *Commerce on the Bankhead Highway/US 80* (ca. 1921–1975) and *Postwar Urban and Commercial Development in Tempe (1945–1975)*.

A single-room adobe was the first structure erected on the subject property (ca 1920s) by Mr. Benjamin Openshaw, who occupied the small 15-acre farm between the town centers of Mesa and Tempe. Located along the Bankhead Highway/US 80, Openshaw capitalized on this opportunity by installing a small fruit stand and multiple "cabin shacks" for weary travelers. By 1934, the Watson family had acquired the property (having leased or rented the property for several years) (Appendix B). Although in an unincorporated area of Maricopa County, the general area was considered to be a rural route of Mesa (and still is considered by some family members to be part of Mesa, despite Tempe's annexation in ca. 1960). By ca. 1936, the adobe residence had been expanded to accommodate Irene Watson's Flowers, a business with which the family has been involved since 1927. By the early 1950s, ownership had transitioned to the children (notably Eva Johnson) and the main building was again expanded, assuming its current configuration and appearance. Other additions and outbuildings, most of wood frame construction (although concrete block was utilized in at least one instance) were realized throughout the 1940s, 1950s and 1960s. To the west of the flower shop, a family member operated a used car lot and service station with a recessed pit (City of Tempe Property Record Cards for: 2423, 2425, and 2525 E Apache Boulevard). This is likely the "service station" long said to have once existed on the property. Few of these outbuildings have survived modern urban development along Apache Boulevard.

Signage on the Watson's Flowers (Building 1) consisted primarily of hand-painted graphics on the north-facing walls of the main building until 1955 (fronting US 80/Apache Boulevard), when the locally-renown firm of Paul Millet Sign Company was hired to install neon lighting on the front wall façade, and to also design, fabricate and install a 30-foot tall, neon-enhanced sign (Figure 2–Figure 4). Mounted on large steel poles set perpendicular to the highway, the artistic and, later, iconic, sign suffered some damage and nearly toppled during a 2014 windstorm. The sign was taken down and initially stored on-site, but later disassembled and donated to the Mesa Historic Preservation Foundation in anticipation of eventual refurbishment and re-erection as part of a permanent historic sign exhibit, similar to what has been done in the communities of Mesa and Casa Grande. Since the early 1970s, little to no change has occurred on-site, other than the loss of the iconic sign and outlying portions or the property being sold-off. Off-site urban development in recent decades (including elevation of the highway and construction of the Valley Metro Light Rail) has encroached on the main building and outbuildings, permanently altering the former rural character of the Bankhead Highway.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 3



Figure 2. 1973 photograph of the eastern portion (volume) of Watson's Flowers, view facing southeast.

Tempe History Museum Photograph Collection, Catalog No. 2000.15.647.



Figure 3. 1973 photograph of the western (volume) portion of Watson's Flowers, view facing southeast.

Tempe History Museum Photograph Collection, Catalog No. 2000.15.645.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 4



Figure 4. 1973 photograph of the large neon at Watson's Flower Shop, view facing east.

Tempe History Museum Photograph Collection, Catalog No. 2000.15.646.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 5

OUTBUILDINGS

It should be noted that access to the entire property was not granted, at the request of Mr. Johnson. As such, the following descriptions of the three outbuildings are based solely on observations from street and side views (Figure 5).

Building 1a

This residence is a two-story rectangular building, with walls made with painted concrete block, and fenestration on all visible façade, with front and rear entries. The dutch-gable roof is sheathed with asphalt shingles and exhibits exposed rafters. Visible windows appear to be modern aluminum or vinyl (Figure 6). A review of available historical aerial photographs, as well as testimony from Nathan Johnson, indicates the house was initially constructed in the early 1950s, with the second floor added in the following decade (1960s).

Building 1b

This residence is a single-story rectangular building, also made with concrete block. The building exhibits a flat roof with parapet. Visible fenestration appears to be modern (vinyl or aluminum sliding). A rear addition is evident, made from concrete block or brick, with a slightly lower elevation. A prominent two-story framed addition is on the west façade of Building 1b, featuring a shed roof with exposed rafters and panel eaves (Figure 7). The building appears to have been constructed in its original form by 1959, with additions completed in the 1960s or 1970s.

Building 1c

Building 1c is a storage facility and office. The main component is constructed with painted concrete block. The building's flat roof is obscured by a modern vertical-panel parapet. The front also features a modern wood-framed shed porch with dense vegetation that further obscures the front view (Figure 8). An offset front entry was observed, with no other fenestration observable. A wood-framed addition on its west façade is evident, featuring a side gable roof (corrugated metal sheathing). A review of historical aerials indicates that Building 1c constructed by 1961, with the west addition completed between 1970 and 1976.

ADDITIONAL FEATURES

One possible historical well was identified in the southeastern corner of the parcel (a photograph was not possible as a result of vegetation and blocked views. No records of the well were identified on the Arizona Department of Water Resources well registry (<https://gisweb3.azwater.gov/WellReg>). It may have been in-use prior to establishment of laws requiring well registration. This possible well structure comprises a modern concrete box (approximately 4 × 4 ft.). Presumably, the original pipe itself is located within the box.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 6



Figure 5. Contemporary oblique aerial, showing the plan of the overall property, with Building 1 and associated outbuildings (Buildings 1a–1c) and the possible well (red circle) (Maricopa County 2021).

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 7



Figure 6. Overview of the Watson property with Building 1 in foreground (east addition), and Building 1a (two story dutch-gable residence) in the background, view facing west.



Figure 7. Building 1b, a single-story residence featuring a rear addition, as well as a side two-story addition with shed roof. View facing west from the South Apache Lot.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 8



Figure 8. Overview of Building 1c, featuring a wood-framed west addition with a side gable roof (corrugated metal sheathing). View facing southeast.

INTEGRITY

DESIGN and WORKMANSHIP

The main building (Building 1) is a vernacular building that occurs closest to and parallel to Apache Boulevard. As alluded to above and in the accompanying report, Building 1 is actually an agglomeration of at least three distinct structures constructed over a period of approximately 25–30 years, unified by the modification of the street-facing elevation in the 1950s, which is by far the dominant architectural feature of the building. Two larger volumes are linked by a much smaller central portion (the original ca. 1920s adobe). The east and west volumes are closer to the street, with the central portion recessed approximately six feet. The western volume is slightly larger than the eastern. The front surface is covered with a smooth stucco, painted white, with neon-enhanced painted signage applied on the upper area of the west volume. Side facades (and presumably the rear) are painted block. A common parapet wall of a single height or approximately 13 feet above floor level further unifies the volumes, although the wall steps up approximately two additional feet to emphasize most of the west volume. Step-ups in the parapet wall and set-backs in the building façade are accentuated by convex quarter-circle curves.

Fenestration differs according to volume (Figure 9). On the east, three openings (each with approximately 3.0 ft [h] × 8.0 ft [l]) are filled with approximately 12.0×12.0 inch glass blocks. A large blank wall area above once displayed additional signage (see Figure 2). To the west, an apparent band of glass (but may actually be polycarbonate lexan) runs most of the length of the volume. This prominent display features minimal mullions, with a total height of about 6.0 ft, with a four-inch pop-out or framed surround. Structural metal poles just behind the glass or lexan support the wall above and allow for the long, nearly-uninterrupted band (Figure 10). The central portion of the building features a relatively large fixed-glass picture window and a wood door visible in a ca. 1940 photograph. Window openings occur in the returns of the east and west volumes where they connect with the recessed central volume, including one double steel casement and a fixed-frame. All openings on the primary front façade (including the door), are slightly recessed with rounded chamfers. Along the side façade of the east volume, steel casement and fixed windows were observed (also recessed) (see Figure 6).

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 9



Figure 9. Front façade of Building 1, featuring the east volume (left), central portion, and west volume (right). View facing southwest.



Figure 10. View of the west volume, showing the long display window. View facing west-southwest.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 10

Stylistically, the modified/unified main building features horizontally-oriented display window (glazing is possibly lexan), as well as glass block-filled openings, accentuated by curved wall and parapet elements. These elements, which are unified by the smooth stucco finish on the front façade, represent a transition from Streamline Moderne to the International Style.

RECOMMENDATIONS OF ELIGIBILITY

Watson's Flowers evolved from a simple adobe residence in 1934 to the current building footprint by about 1956 (including a basement in the latest building addition). The decades-long history of development on the Watson's parcel (at one point encompassing more than 17 acres of land) has been summarized in the accompanying report. Currently, the property comprises about one acre, and includes one main building (Watson's Flowers), three outbuildings (Building 1a-1c), and a possible well in the southeast corner of the parcel. Watson's Flowers was previously documented in 1997 (T-186) (Ryden Architects 1997). The previous inventory did not, however, inventory outbuildings on the property; nor was Watson's Flowers individually evaluated as a historic property. The building has since been classified as Historic Eligible by the City under Criteria A and C (City of Tempe 2021).

Criterion A

The buildings and associated resources were assessed for architectural integrity and evaluated for listing in the National Register relative to applicable historic contexts associated with *Commerce on the Bankhead Highway/US 80* (ca. 1921-1975) and *Postwar Urban and Commercial Development in Tempe* (1945-1975). Commercial buildings were increasingly common along this corridor from the highway's expansion in 1935 to the end of the postwar period (1975). Today, few of these properties are present along the former highway corridor. The operation of Watson's Flowers has remained in the family since its inception in the mid-to-late 1930s, despite changes to its exterior appearance, and changes to associated outbuildings. Watson's Flowers (Building 1) retains sufficient integrity of location, design, materials, workmanship, feeling, and association. As such, ACS recommends Watson's Flowers as individually eligible for listing in the National Register under Criterion A for its role in the contexts identified above. The outbuildings (Buildings 1a-1c) and the possible well have been altered significantly over the last five decades and no longer retain sufficient integrity of design, materials, or feeling with which to convey their significance as contributing elements to the historic property under Criterion A.

Criterion C

The Tempe Campus of Arizona State University (then Arizona State College), with its rapid expansion in the early 1950s, became a locus of International-style designs, exemplified by Hayden Hall (1951, H.H. Green), Home Economics (1951, Lescher and Mahoney), McClintock Hall (1951, Guirey & Jones), and Matthews Library Addition (1951-55, Kemper Goodwin). These were preceded by E.L. Varney's Administration and Agriculture Building (1950-51), which set the tone for all new construction on campus until the late 1960s. Only two years prior, however, the campus saw the construction of two Modernistic buildings, Danforth Chapel (1947-48) and the Sciences Building (1948-50), both by Lescher and Mahoney. The latter retained elements of Streamline and PWA Moderne while hinting at the International Style to come. Watson's Flowers (1949-50) fits nicely into this window of time. Equal parts Streamline Moderne and International, it may be the best local example of that transition.

For years one of the most prominent building structures between Tempe and Mesa, Watson's Flowers is also recommended eligible for listing in the National Register under Criterion C, as it embodies distinctive characteristics of a type, period, or method of construction. Although the setting has been impacted by years of highway expansion and modern urban development, the main building at Watson's Flowers has responded to that relationship with its horizontal emphasis and automobile-inspired styling. As a transitional Streamline Moderne / International Style structure, however vernacular and accretive its stylistic development may have been, Watson's Flowers represents a peculiar moment in local architectural history, especially in the context of roadside architecture. Few, if any, other such examples remain (or may have ever existed). The outbuildings (Buildings 1a-1c) and the possible well do not exhibit distinctive characteristics of design or engineering; furthermore, as noted above, they have been altered significantly over the last five decades and no longer retain sufficient integrity of design, materials, or feeling. As such, they are recommended as not contributing to the recommended historic property under Criterion C.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 11

The once-prominent Watson's neon sign (manufactured by the Paul Millet Sign Company) was in place from about 1955–2014; the sign has since been relocated to Mesa in anticipation of eventual refurbishment and re-erection as part of a permanent historic sign exhibit sponsored by the Mesa Historic Preservation Foundation. Should the sign ever be returned to Watson's Flower's and re-installed in its original location, it would also contribute to the property's eligibility under Criterion C as one of the few remaining examples of neon signs once prevalent along the US 80 corridor through Mesa, Tempe, and Phoenix.

References

City of Tempe

2021 Tempe Directory of Historic Buildings. Electronic Document, <https://www.tempe.gov/government/community-development/historic-preservation/historic-preservation-facilities-directory>, Accessed August 5, 2021.

Maricopa County

2021 Maricopa County Assessor GIS Online Data. Electronic Document, <https://maps.mcassessor.maricopa.gov/>, Accessed August 15, 2021.

Maricopa County Flood Control

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Ryden Architects, Inc.

1997 *City of Tempe Multiple Resource Area Update, Volume 1: Survey Report*. Tempe Development Services Department, Tempe. Don W. Ryden, AIA/Architects, Phoenix, Arizona.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 1

Continuation Sheet No. 12

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STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ, 83007.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. Building 2 Survey Area: Apache Boulevard HUD Development

Historic Name(s): Harman's Big Red Barn Commissary (KFC Commissary, Sun Belt Foods, Table Read Meats, Café Istanbul)

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 1310 E Apache Boulevard

City or Town: Tempe Vicinity County: Maricopa Tax Parcel No.: 132-62-148

Township: 1N Range: 4E Section: 23 Quarter Section: SW1/4 NE1/ Acreage: > 1 acre

Block: _____ Lot(s): 1 Plat (Addition): Dorsey Park and Ride Year of plat (addition): 2007

UTM reference: Zone 12 Easting 414705 Northing 3697731.5 USGS 7.5' quad map: Tempe, Ariz.

Architect: Calvin Vanness(1970)/H. Waltz(1972) not determined known (source): City of Tempe property record cards

Builder: _____ not determined known (source): _____

Construction Date: ca. 1967 known estimated (source): FCDMC historical aerials (1964, 1969)

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent) Describe: _____

POOR (Major problems; imminent threat) Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Describe how the property has been used over time, beginning with original use.

Commercial/Industrial (ca. 1967-1990s)
Commercial/Retail (ca. 2005-2020)

Sources:

City of Tempe property record cards

PHOTO INFORMATION

Date of photo: 8/6/2021

View Direction (looking towards):

North

Negative No.: Bldg2_Image1.jpg



SIGNIFICANCE

Survey Site No.: Building 2

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or the local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the 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.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates - known or estimated - when alterations were made) Utilitarian/Commercial box building. West-side addition constructed ca. 1972 w/ two bay doors and loading ramp/truck well (no longer present). Bulk of existing fenestration is modern (post 1975), reflecting its transformation into commercial retail.

3. SETTING (Describe the natural and/or built environment around the property) Historic Bankhead Highway/US 80 commercial corridor with wide streets and sidewalks (see main report).

Describe how the setting has changed since the property's period of significance: The Apache Boulevard corridor has been widened and includes the Valley Metro Light Rail (VMLR) and modern urban landscape.

4. MATERIALS (Describe the materials used in the following elements of the property) Walls (structure): Concrete block Foundation: Concrete Roof: Flat, parapet

Windows: Modern fixed w/ awnings If the windows have been altered, what were they originally? N/A

Wall sheathing: Vertical stucco panels with tile waincot If the sheathing has been altered, what was it originally? Painted block

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually Listed Contributor Noncontributor to: _____ Historic District Date Listed: _____ Determined eligible by keeper of the National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason: See continuation form.

FORM COMPLETED BY

Name and Affiliation: Tom Jones (ACS, Ltd.), Mark Vinson (VINSONStudio, PLL Form Date: 8/9/2021

Mailing Address: 424 W. Broadway, Tempe, AZ 85282 Phone: 480-894-5477

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 2

Continuation Sheet No. 1

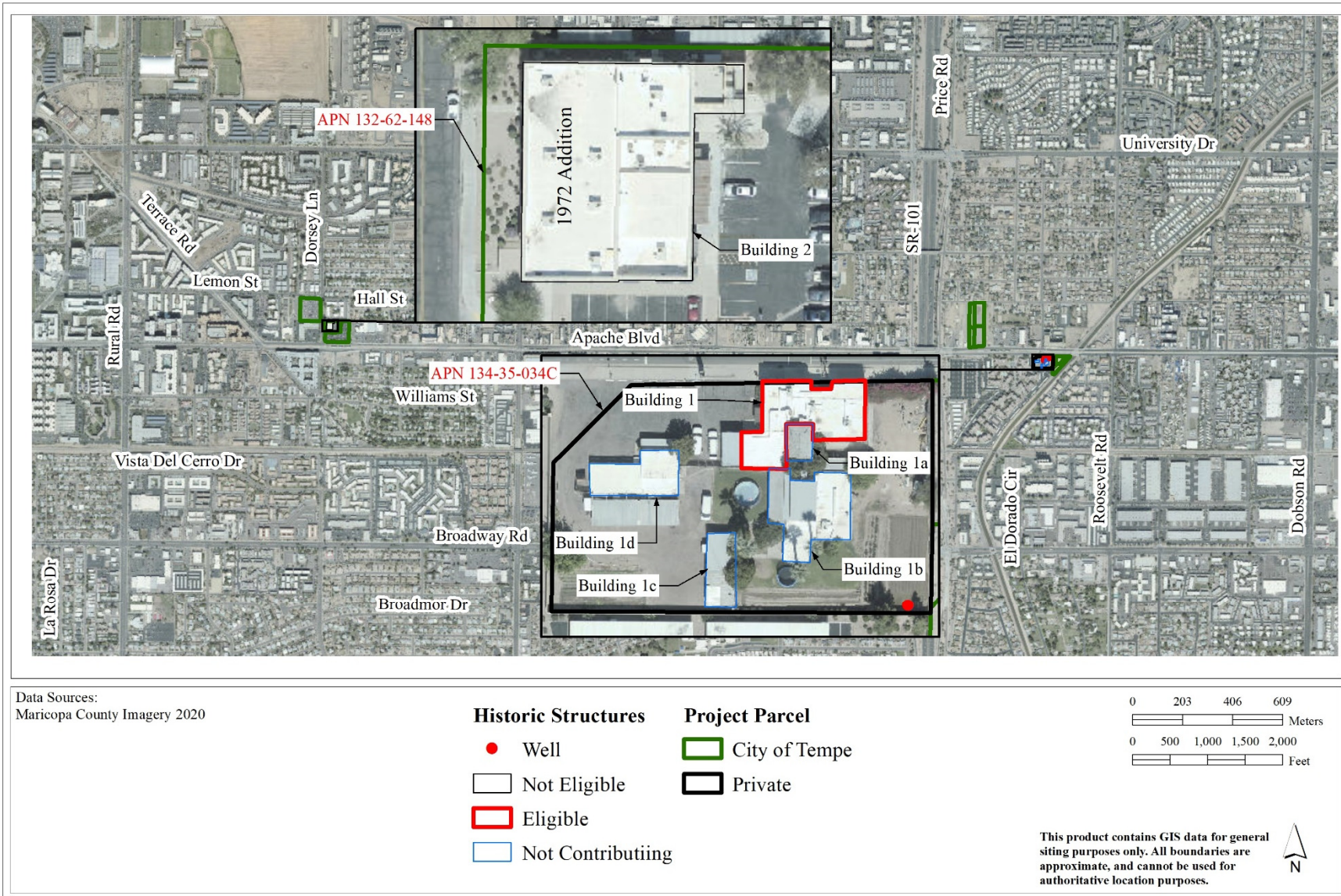


Figure 1. Contemporary aerial photograph of the project parcels, showing buildings and other resources documented by ACS.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 2

Continuation Sheet No. 2

=====

RECOMMENDATIONS OF ELIGIBILITY

Building 2 was assessed for architectural integrity and evaluated for listing in the National Register relative to applicable historic contexts associated with *Postwar Urban and Commercial Development in Tempe* (1945–1975), which represents the era of Tempe’s transformation from a “College Town” surrounded by rural farms and fields to a modern urban landscape (Jones et al. 2021; Jones et al. 2020). Constructed around 1967, this Utilitarian/Commercial Box style building functioned as a commissary of Harman’s Big Red Barn and its successor, Kentucky Fried Chicken (KFC). In 1972, a west addition was constructed, expanding available storage and also adding a truck loading dock (Figure 2). By 1975, the building was independently owned as a meat distributing warehouse (for additional information on the parcel’s development history, please see the accompanying report) (Figure 3–Figure 4). In this later period of Tempe’s postwar growth (generally from 1961–1975), Tempe had annexed thousands of acres of land for urban development. Following the pattern of suburban development, businesses emerged along many of Tempe’s newly improved arterial streets, including grocery stores, restaurants, banks, and retail. Businesses on the historic US 80 alignment shifted their focus from regional travelers to the local populace, particularly after completion of Superstition Freeway and Interstate 10. Meanwhile, industrial development, including large business and industrial parks, occurred along the outskirts of Tempe’s municipal boundaries (Jones et al. 2021).

In very recent decades (ca. 2000–2005), the building was converted to a retail outlet; alterations to the building included modern fenestration (windows and doorways), an extension of the roof or roof parapet, and a grid-stucco sheathing (Figure 5–Figure 6). Based on the field results and limited archival research conducted for this project, the subject property would not individually contribute to a further understanding of the context above (Criterion A); nor does the research indicate an affiliation with significant persons (Criterion B). The building is characterized as Utilitarian/Commercial Box, which was a common architectural style in the postwar period; moreover, as noted, significant alterations have occurred to the buildings’ exterior and massing in recent decades. As such, Building 2 is recommended as not eligible under Criterion C. Mapping and documentation of the building have exhausted its information potential. Therefore, Building 2 is recommended as not eligible for listing in the National Register or the THPR either individually or as a contributor to a historic commercial district.

References

Jones, Thomas E., Mark C. Vinson, and Andrea Gregory

2021 *An Inventory of Historical Resources (ca. 1961–1975) within the City of Tempe, Maricopa County, Arizona (DRAFT)*. ACS Project No. 19-109. Archaeological Consulting Services, Ltd., Tempe, Arizona.

Jones, Thomas, Mark C. Vinson, and Andrea Gregory

2020 *An Inventory of Historical Resources (ca. 1868–1960) Within the Urban Core of the City of Tempe, Maricopa County, Arizona (DRAFT)*. Archaeological Consulting Services, Ltd., Tempe, Arizona.

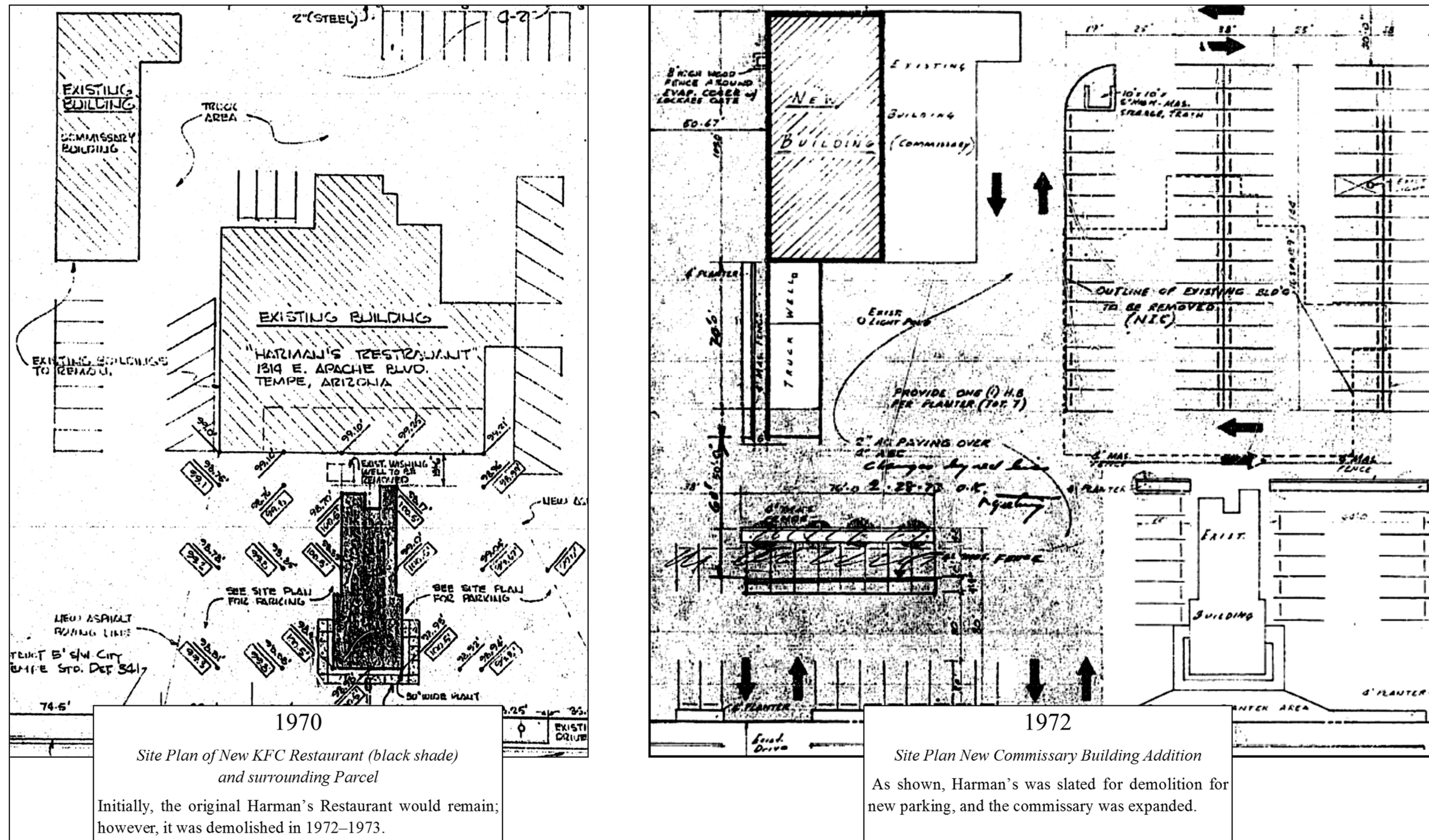


Figure 2. Collage of site plans prepared in 1970 and 1972 on the Dorsey Parcels at 1310 E Apache Boulevard (APNs 132-62-148 and 132-62-149) (Plans courtesy of City of Tempe HPO).

Both Harman's and KFC restaurant have been demolished. The former commissary was documented by ACS as Building 2 (APN 132-62-148).

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STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 2

Continuation Sheet No. 5

ADDITIONAL PHOTOGRAPHS



**Figure 3. 1975 Overview of Building 2, view facing north.
(THM Photograph Collection, Catalog No. 2006.9.8008**

It is unclear if the building was sold or leased by KFC at this time, although it appears to have functioned independently as a warehouse.



**Figure 4. 1978 Overview of Building 2, view facing north.
(THM Photograph Collection, Catalog No. 1992.2.137**

At this time, the building was owned by Sun Belt Foods.

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Name of property Bldg. 2

Continuation Sheet No. 6



Figure 5. Contemporary overview of Building 2, view facing northeast.

Modern alterations are evident, including new fenestration, sheathing and massing (raised roof).



Figure 6. Contemporary overview of Building 2, view facing northwest.

Modern alterations are evident, including new fenestration, sheathing and massing (raised roof).



Appendix B. Administrator Deeds, Farm Mortgages, Sale Agreements, Warranty Deeds, and Other Records Reviewed for this Project



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*Documents Related to the Main Property
(APN13435034C and surrounding holdings)*

19350001630: Administrator's Deed
Between D. Arthur Openshaw (on behalf of
Benjamin Openshaw) and Charles E. Watson

19460023365: Warranty Deed
Charles and Belva Watson to Alma G. Watson

19350006708: Farm Mortgage
Charles E. Watson and Irene C. Watson

19460033723: Release of Mortgage
Charles E. and Irene C. Watson

19390003467: Warranty Deed
Charles E. Watson and Irene C. Watson to Adelia
Belva Cox

19500011511: Redemption Certificate
Eva W. Johnson

19390010845: Satisfaction of Mortgage
Charles E. Watson and Irene C. Watson

19530011669: Redemption Certificate
Eva W. Johnson

19460008890: Warranty Deed
Marion W. Turley and Lola O. Turley to Charles
E Watson and Belva C. Watson

19590022461: Agreement
Between Eva W. Johnson and Melvin B. Smith
and Margaret C. Smith
(sale of Flower Shop at 722 Mill Avenue)

19460023362: Warranty Deed
Charles and Belva Watson to Erva W. Quist and
Stewart B. Quist

19600037435: Quit Claim Deed
Eva W. Johnson to Adelia Belva Cox Watson

19460023363: Warranty Deed
Charles and Belva Watson to Eva W. Johnson and
James E. Johnson

19630109384: Quit Claim Deed
Adelia Belva Cox Watson to Eva Watson Quist
and Stuart Quist

19460023364: Warranty Deed
Charles and Belva Watson to Mary W. Anderson
and Melvin V. Anderson

19680188357: Quit Claim Deed
Stuart Quist and Eva Watson to Belva C. Watson



Documents Related to South Apache Lot (APN 13435042D, 042E, 042G)

19480019749: Warranty Deed

Charles E. Watson and Belva C. Watson to Burns
Cox and Hannah Cox

19600128357: Warranty Deed

Belva C. Watson to Maxwell B. Cox and Ruth
Jorgenson Cox

19510027754: Warranty Deed

Burns Cox and Hannah Cox to Charles E. Watson
and Belva C. Watson

19610043592: Joint Tenancy Deed

Maxwell B. Cox and Ruth Jorgenson Cox to
Marion S. Roberts and Doris P. Roberts

19540027147: Agreement

Belva Cox Watson to Ben E. Rich McCoy and
Thelma B. McCoy

19630100241: Quit Claim Deed

Belva C. Watson to Maxwell B. Cox and Ruth
Jorgenson Cox

19580083060: Agreement

Ben E. Rich McCoy and Thelma B. McCoy to
Marion S. Roberts and Doris P. Roberts

Deed Book 289 +

96 rods, more or less, to the place of beginning. Together with 8/160 of one share of the stock of the Southern Extension of the Tempe Irrigation Canal Company, evidenced by Certificate No. 234, and also 8/160 of share No. 49 of Stock of the Western Branch of the Tempe Canal Co., evidenced by Certificate No. 321, and 8/160 of Share No. 30 of stock in the Tempe Irrigation Canal Company, evidenced by Certificate No. 333.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said D. Arthur Openshaw, as administrator of the estate of Benjamin S. Openshaw, deceased.

WITNESS our hands this 31st day of December, 1934.

HYRUM DANA
MABEL DANA
CHARLES DANA
ZINA DANA

STATE OF ARIZONA

COUNTY OF MARICOPA ss.

Before me, B. F. Hill, a Notary Public in and for the county of Maricopa, State of Arizona, on this day personally appeared Charles Dana and Zina Dana, his wife, known to me to be the persons whose names are subscribed in the foregoing instrument, and acknowledged to me that they executed the same for the purpose and the consideration therein expressed.

Given under my hand and seal of office this 31st day of December, 1934,

(SEAL)

B. F. HILL, Notary Public

My commission expires Sept. 23, 1938.

STATE OF ARIZONA

COUNTY OF MARICOPA ss.

The foregoing quit claim deed was acknowledged to me by Hyrum Dana and Mabel Dana who acknowledged to me that they executed the same as their voluntary act.

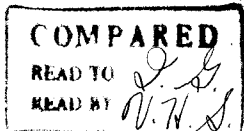
Given under my hand and seal of office, this 31st day of December, 1934.

(SEAL)

ELIJAH ALLEN, Notary Public

My commission expires June 29th, 1937.

Filed and recorded at request of PHOENIX TITLE & TRUST CO., FEB 6 at 9:00 AM 1935.



#4071

W. H. LINVILLE, County Recorder
By Chas. R. Price, Deputy

ehehehehehehehehehehehehehehehehehe

ADMINISTRATOR'S DEED

THIS INDENTURE, Made the 12th day of January, A. D. 1935, at Phoenix, County of Maricopa, State of Arizona, by and between D. ARTHUR OPENSHAW, the duly appointed, qualified and acting Administrator of the estate of Benjamin S. Openshaw, deceased, the party of the first part, and Charles E. Watson, a married man of the County of Maricopa, State of Arizona, the party of the second part, WITNESSETH: That whereas, on the 13th day of October, A. D. 1934, the Superior Court of Maricopa County, State of Arizona, made an Order of Sale, authorizing the said party of the first part to sell certain real estate belonging to said estate, and which is situated in the said County and State, and specified and particularly described in said order of sale, reference to which is hereby made.

And whereas, under and by virtue of said Order of Sale, said party of the first part, on the 29th day of October, A. D. 1934, sold said real estate, subject to confirmation by said Superior Court, to said party of the second part for the sum of Two Thousand Dollars,

And whereas, said Court did, on the 4th day of November, A. D. 1934 make an order confirming said sale, and directing conveyances to be executed to the said party of the second part, a certified copy of which Order of Confirmation was recorded in the office of the County Recorder of the County of Maricopa, in said State, on the day of ____, A. D. 192__, at o'clock __ M., in Book __ of ____, page ____, and which said Order of Confirmation, now on file and of record in said Superior Court, and which said record thereof in said Recorder's office, are hereby referred to.

Now, therefore, the said D. Arthur Openshaw, Administrator of the estate of Benjamin S. Openshaw, deceased, the party of the first part, pursuant to the order last aforesaid of the said Superior Court, for and in consideration of the sum Two Thousand Dollars, Gold Coin of the United States, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest, and estate of the said Benjamin S. Openshaw, deceased, at the time of his death, and also all the right title and interest that the said estate, by operation of law or otherwise, may have acquired, other than or in addition to that of said intestate at the time of his death, in and to all that certain real property situated in the county of Maricopa, State of Arizona, and particularly described as follows, to-wit:

Commencing at a point on the North line of SW 1/4 of Section 19, Twp. 1 North, Range 5 East of Gila and Salt River Base and Meridian, containing 13 acres, more or less, Maricopa County, Arizona, where the half section line is intersected by the Western Branch of the Tempe Canal, said point of beginning being 1675 feet, more or less East of the Northwest corner of said quarter section; running thence East along the half section line, 26 rods, more or less to the banks of the Tempe Canal Southern Extension, thence in a Southernly direction along the bank of said Southern Extension, 96 rods, more or less, to the North line of the SW 1/4 of the SW 1/4 of said Section 19, thence West along the line last mentioned, 28 rods, to the bank of the Western Branch of the

Tempe Canal thence northernly following the meanderings of the said Western Branch, 96 rods, more or less to the place of beginning. Together with 8/160 of one share of the stock of the Southern Extension of the Tempe Irrigation Canal Company, evidenced by Certificate No. 234, and also 8/160 of share No. 49 of Stock of the Western Branch of the Tempe Canal, Co., evidenced by Certificate No. 321, and 8/160 of Share No. 30 of stock in the Tempe Irrigation Canal Company, evidenced by Certificate No. 333.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, Administrator as aforesaid, has hereunto set his hand and seal the day and year first above written.

D. ARTHUR OPENSHAW (SEAL)
Administrator of the Estate of Benjamin S. Openshaw,
Deceased

STATE OF ARIZONA

COUNTY OF MARICOPA ss.

On the 12th day of January, in the year one thousand, nine hundred and thirty five, before me, C. A. Rhoads, a Notary Public in and for said county of Maricopa, State of Arizona, personally appeared D. Arthur Openshaw, known to me to be the person whose name is subscribed to the within instrument, as the Administrator of the estate of Benjamin S. Openshaw, deceased, and acknowledged to me that he, as such Administrator, executed the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the County of Maricopa, the day and year in this certificate first above written.

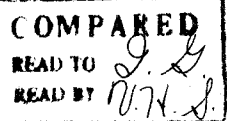
(SEAL)

C. A. RHOADS, Notary Public

My commission expires Aug. 8, 1938.

Filed and recorded at request of PHOENIX TITLE & TRUST CO., FEB 6 at 9:00 AM 1935.

W. H. LINVILLE, County Recorder
By CHAS. R. PRICE, Deputy



eheheheheheheh

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ARCHIE B. PERRY and AMELIA PERRY, his wife, of the County of Maricopa, State of Arizona, for and in consideration of ten and no/100 Dollars, to them in hand paid by Phoenix Title and Trust Company, a corporation of Maricopa County, Arizona, Trustee, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Phoenix Title and Trust Company, Trustee, to hold, sell and convey, mortgage or pledge the property hereby conveyed and hereinafter described, or otherwise to handle the said property in the same manner as though the Phoenix Title and Trust Company held the said property in fee simple and not as Trustee; including therein full power and authority to plat in blocks, lots, tracts, parks, streets and alleys or otherwise, the property hereby conveyed and hereinafter described, and to dedicate portions thereof as parks, streets and alleys, or otherwise, to the public use; and including full power to sell and convey the property hereby conveyed and hereinafter described, or any part thereof upon such terms as said Trustee shall designate; and to make, execute and deliver deeds therefor, in the name of said Phoenix Title and Trust Company, Trustee; and to do all further acts and things necessary or incidental for the carrying out of the above purposes, all that property situate in Maricopa County, State of Arizona, and described as follows, to-wit:

Lot 10, Block 4, KENWOOD, an addition to the City of Phoenix, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 16 of Maps, page 15 thereof.

The foregoing property is conveyed subject to restrictions, rights, reservations, limitations, agreements, conditions and covenants contained in that certain Deed from Phoenix Title and Trust Company, Trustee, to Archie B. Perry and Amelia Perry, his wife, dated October 21, 1930, recorded November 12, 1930 in Book 250 of Deeds, page 59, records of Maricopa County, Arizona.

Together with all rights and privileges appurtenant or to become appurtenant to said property by virtue of the subscription of said property for shares of the capital stock of the Salt River Valley Water Users' Association, and subject to all the terms, conditions and liabilities incident thereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anyway belonging unto the said Phoenix Title and Trust Company, Trustee, its successors and assigns forever.

It is understood and agreed by and between the parties hereto that this conveyance of the legal title to the grantee herein as Trustee shall not operate to extinguish any mortgage or mortgages on said property that the Phoenix Title and Trust Company or the Phoenix Title and Trust Company, Trustee, now holds or may hereafter acquire; but that such mortgage shall remain in force as a valid lien or liens on said premises until released of record.

And they hereby bind themselves, their heirs, executors and administrators to warrant and forever defend, all and singular, the premises unto the said Phoenix Title and Trust Company, Trustee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

The grantee, however, takes title to the property conveyed hereby with the understanding that it is subject to the following: Rights of way for canals, laterals and ditches; All assessments of the Salt River Valley Water Users' Ass'n not delinquent as of January 26, 1935; Street Paving Lien of the City of Phoenix, Ass't No. 67, as evidenced by the record in the City Treasurer's office in Volume 204, Sheet 62 thereof, on which assessment all installments of principal and interest have been paid to and including December 1, 1934; and all tax liens and other assessments chargeable against said property becoming due and payable subsequent to December 31, 1934.

WITNESS our hands this 28th day of January, A. D. 1935.

(5) That they will at all times keep the insurable buildings which now are or which shall hereafter be placed upon said premises insured against loss or damage by fire and/or windstorm in form satisfactory to the Mortgagee, and in an amount not less than the full insurable value of said buildings in some insurance company approved by the Mortgagee, and the policies for such insurance shall have affixed thereto a standard form of mortgage clause in favor of the Mortgagee and said policies shall be delivered to said Mortgagee to be held by him as further security. Upon the failure of the Mortgagors to so deliver said policies, the Mortgagee may procure such insurance at the Mortgagors' expense, and in the event that the Mortgagors procure any insurance and fail to deliver the policies therefor to said Mortgagee, said policies shall be and become payable to the Mortgagee in case of loss. In the event of collection upon any such insurance policy, the whole or any part of any amount so collected may be used to pay for the repair or reconstruction of the buildings damaged or destroyed, or may be credited on any part of the unpaid balance of the indebtedness hereby secured at the option of the Mortgagee.

(6) That the Mortgagors hereby assign and mortgage as additional security to the Mortgagee all damages, royalties and revenues of every kind, nature and description whatsoever that said Mortgagors may receive from any person, company or corporation owning or having or hereafter acquiring a right to oil, gas or mineral rights and reservation of the premises above described, and said Mortgagors hereby agree to account and pay to the Mortgagee all of said damages, royalties and revenue when collected. All such payments shall be applied in such manner as the Mortgagee may elect, upon any indebtedness hereby secured.

(7) That if the land or any part thereof herein described be included in any irrigation, reclamation, drainage, conservation or road district, or any other district now or subsequently organized, or should any district now or subsequently organized increase its bonded indebtedness so that in the opinion of the Mortgagee the value of the property hereby mortgaged becomes inadequate as security for the indebtedness of the Mortgagors to the Mortgagee, the Mortgagee being the sole and only judge of such inadequacy, then the Mortgagee shall be entitled to call upon the Mortgagors at his option either to reduce the unpaid balance of the indebtedness as required by the Mortgagee or to furnish additional security satisfactory to the Mortgagee, and in the event the Mortgagors shall fail or refuse to meet such requirements for a period of sixty days after written notice so to do has been mailed to them by the Mortgagee at the last known address of the Mortgagors, the Mortgagee may at his option and without further demand or notice, declare the indebtedness hereby secured due and payable and may proceed to have the property herein described sold in accordance with the provisions of this mortgage as in the case of any other default by the Mortgagors in the performance of any other obligation herein imposed on said Mortgagors; provided, however, that the requirement as to notice in this paragraph shall not be construed to affect, waive or change any other provision in this mortgage as to the right of the Mortgagee to have said property sold in case of the violation of any provision of this mortgage.

(8) That if during the existence of this mortgage there be commenced or pending any action affecting said premises or any part thereof, they will appear in and defend such action in their behalf and in behalf of said Mortgagee, and the Mortgagee may appear or intervene in any such action and retain counsel therein and defend the same or take such action therein as the Mortgagee shall judge to be proper, and in behalf and for any of said purposes, may pay and expend such sums of money as the Mortgagee may consider necessary and any money so paid or advanced shall be a lien on said premises and secured by this mortgage and shall be repayable to said Mortgagee with or without demand. Any award to which the Mortgagors may be or become entitled in any condemnation proceedings affecting said premises shall be made payable to said Mortgagee at his option and when paid to said Mortgagee shall be credited in such manner as the Mortgagee may elect, upon any indebtedness hereby secured.

(9) That in case of the failure of the Mortgagors to carry out and perform any of the conditions, agreements or covenants of this mortgage, or of the note or notes secured hereby, then the whole indebtedness hereby secured shall without notice to the Mortgagors at the option of the Mortgagee become due and payable forthwith and the Mortgagee may thereupon enforce payment thereof in a suit at law or by foreclosure of this mortgage.

(10) That in case of institution of suit to foreclose this mortgage, the Mortgagors shall pay as a part of the debt hereby secured all costs and legal expenses including abstract or search of title and a reasonable attorney's fee to be fixed by the Court and that said attorney's fee in and shall be a lien upon said premises and secured by this mortgage and the plaintiff in said suit shall be entitled in such suit to the appointment of a receiver of said mortgaged property to take possession of same and collect the rents and profits thereof pending foreclosure proceedings and up to the time of redemption or issuance of Sheriff's Deed.

(11) That in case of foreclosure of this mortgage, any water stock or water rights held by said Mortgagee as security for said loan, whether said water stock or water rights be appurtenant to said land or otherwise, shall be sold with said land at the same time and in the same manner that said land is sold; that at such sale said land may be sold as a whole and said Mortgagee may become a purchaser.

(12) That in case the real property herein described should become lost or valueless and this mortgage includes personal property, or the Mortgagee has a lien on or holds personal property, including water stock and water rights, as additional security, the Mortgagee may proceed against such personal property and sell the same in accordance with the laws governing the enforcement of liens on personal property and pledges of the State wherein such personal property is situated and the Mortgagee may at his option foreclose upon any security, real or personal, simultaneously or in the order of his election; that at any sale the Mortgagee may become a purchaser.

(13) That upon full payment of this loan, as herein provided, the Mortgagors shall be entitled to a properly executed release or satisfaction of this mortgage, and a delivery of such release or satisfaction to the Mortgagors shall release the Mortgagee of any further liability to the Mortgagors. The Mortgagee may at any time, without notice, release portions of said mortgaged premises from the lien of this mortgage without affecting the personal liability of any person for the payment of the said indebtedness or the lien of this mortgage upon the remainder of the mortgaged premises for the full amount of said indebtedness then remaining unpaid.

(14) That they will expend the whole and every portion of the loan represented by the above described note for the purposes specified in their application unless the Mortgagee in writing shall give his consent to a modification thereof; said mortgage and the note or notes secured thereby being executed and delivered under and in accordance with the provisions of Part 3 of said Emergency Farm Mortgage Act of 1933, and being subject to all the terms, conditions and provisions thereof, which Act and application are hereby referred to and made a part hereof the same as if set out in full herein.

(15) The covenants and agreements herein contained shall extend to and become binding upon the heirs, executors, administrators, successors and assigns of the Mortgagor, and shall inure to the benefit of the successors and assigns of the Mortgagee.

(16) That in the event, during the existence of this mortgage, the Mortgagor, or any subsequent owner of the land herein mortgaged, or any part thereof, or any interest therein acquires, owns or holds irrigable lands situated in any United States reclamation project or lands receiving irrigation water from any United States Reclamation Project in excess of any limitations specified in the reclamation act of June 17, 1902, and acts supplementary thereto and amendatory thereof, the Mortgagee may, at its option and without further notice to the Mortgagors, declare the whole indebtedness hereby secured due and payable forthwith and may, thereupon enforce payment thereof in a suit at law or by foreclosure of this mortgage.

IN WITNESS WHEREOF, the Mortgagors have set their hands this first day of October, 1934.

Signed, sealed and delivered in the presence of: Charles E. Watson

Irene C. Watson

STATE OF ARIZONA,

County of Maricopa

Before me, the undersigned, a Notary Public in and for

the County of Maricopa, State of Arizona, on this day personally appeared

Charles E. Watson and Irene C. Watson, his wife

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

2nd day of January

A. D. 1935

(Seal)

My commission will expire:

July 14, 1938

J. J. Barkley

Notary Public in and for

Maricopa County, State of Arizona

Filed and recorded at request of Phoenix Title and Trust Co., Feb. 6, A. D. 1935

at 9:00 A. M.

COMPARED

W. H. Linville

County Recorder.

Read to

#4074

By Chas. E. Price

Deputy Recorder.

Read by

STATE OF ARIZONA, } ss. County of Maricopa.

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That Charles E. Watson and Irene C. Watson, his wife of the County of Maricopa, State of Arizona, for and in consideration of the sum of Ten and no/100 Dollars, to them in hand paid by Adelia Belva Cox, a single woman have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Adelia Belva Cox

all that certain premises described as follows, viz: Commencing at a point on the North line of SW 1/4 of Section 19, Twp. 1 North, Range 5 East of Gila and Salt River Base and Meridian, containing 13 acres, more or less, Maricopa County, Arizona, where the half section line is intersected by the Western Branch of the Tempe Canal, said point of beginning being 1675 feet, more or less, East of the Northwest corner of said quarter section, running thence East along the half section line, 26 rods, more or less, to the banks of the Tempe Canal Southern Extension, thence in a southerly direction along the bank of said Southern Extension, 96 rods, more or less, to the North line of the SW 1/4 of the SW 1/4 of said Section 19, thence West along the line last mentioned, 28 rods, to the bank of the Western Branch of the Tempe Canal, thence Northernly following the meanderings of the said Western Branch, 96 rods, more or less, to the place of beginning. Together with 8/160 of one share of the stock of the Southern Extension of the Tempe Irrigation Canal Company, evidenced by Certificate No. 243, and 8/160 of share No. 49 of stock of the Western Branch of the Tempe Canal Co., evidenced by Certificate No. 321, and 8/160 of share No. 30 of stock in the Tempe Irrigation Canal Company, evidenced by Certificate No. 333.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Adelia Belva Cox her heirs and assigns forever. And they hereby bind their heirs, executors, and administrators, to warrant and forever defend, all and singular the premises unto the said Adelia Belva Cox her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

Subject to a Federal Land Bank mortgage and taxes for the year 1939 which the Grantee assumes and agrees to pay.

WITNESS their hand s this 24th day of March, A. D. 1939. Signed, Sealed and Delivered in the presence of Charles E. Watson (Seal) Irene C. Watson (Seal) I. R. S. \$1.00 Cancelled (Seal)

STATE OF ARIZONA, } ss. County of Maricopa. Before me, Elijah Allen, a Notary Public in and for the County of Maricopa, State of Arizona, on this day personally appeared Charles E. Watson and Irene C. Watson, known to me to be the persons whose name s are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office this 24th day of March, A. D. 1939. (SEAL) (My Commission expires June 29, 1941) Elijah Allen, Notary Public.

STATE OF ARIZONA, } ss. County of Maricopa.

Given under my hand and seal of office this day of, A. D. 193. (My Commission expires) Notary Public. (SEAL) Filed and recorded at request of C. E. Watson Apr. 5, 1939, at 10:26 A.M. COMPARED

Read by R.H. Roger G. Laveen, County Recorder Read to A.C. # 9447 By Helen Tisdale, Deputy Recorder

Satisfaction of Mortgage

Know All Men By These Presents:

That the Mortgage executed by Charles E. Watson and Irene C. Watson, his wife,
D. Arthur Openshaw, administrator of the
the part is of the first part therein, to Estate of Benjamin S. Openshaw, deceased,
the part of of the second part therein, bearing date the 14th day of January, 1935, and recorded in the office of the
County Recorder of Maricopa County, State of Arizona, in Book 269 of Mortgages, at pages 901
on the 6th day of February, 1935, together with the debt thereby secured, is fully paid, satisfied and discharged.
In Witness Whereof, I have hereunto set my hand and seal this 10th day
of March, 1939.

Signed and Delivered in the Presence of

D. Arthur Openshaw, Administrator
of the Estate of Benjamin S. Openshaw, deceased.

STATE OF ARIZONA,

County of Maricopa ss.
Before me, Thelma Stauss, a Notary Public in and for the County of Maricopa, State of Arizona,
on this day personally appeared D. Arthur Openshaw, administrator of the Estate of Benjamin S. Openshaw, deceased, known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the
purpose and consideration therein expressed.

Given under my hand and seal of office this 10th day of March, A. D. 1939.

(SEAL)

(My commission expires March 11, 1939) Thelma Stauss Notary Public.

Filed and Recorded at request of D. A. Openshaw March 10, A. D. 1939 at 11:30 AM.

COMPARED

Read to M. B. Roger G. Laveen County Recorder.
Read by J. D. By Virgil King Deputy Recorder.

#6733

Satisfaction of Mortgage

Know All Men By These Presents:

That the Mortgage executed by O. A. Dykes and Florence C. Dykes,
his wife
the part is of the first part therein, to Berta B. Miller
the part of of the second part therein, bearing date the 12th day of January, 1937, and recorded in the office of the
County Recorder of Maricopa County, State of Arizona, in Book 252 of Mortgages, at pages 153
on the 16th day of January, 1937, together with the debt thereby secured, is fully paid, satisfied and discharged.
In Witness Whereof, I have hereunto set my hand and seal this 9th day
of March, 1939.

Signed and Delivered in the Presence of

Berta B. Miller

STATE OF ARIZONA,

County of Maricopa ss.
Before me, E. A. Marshall, a Notary Public in and for the County of Maricopa, State of Arizona,
on this day personally appeared Berta B. Miller known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the
purpose and consideration therein expressed.

Given under my hand and seal of office this 9th day of March, A. D. 1939.

(SEAL)

(My commission expires Feb 17, 1940) E. A. Marshall Notary Public.

Filed and Recorded at request of Marshall Mtg Co March 10, A. D. 1939 at 2:30 PM.

COMPARED

Read to M. B. Roger G. Laveen County Recorder.
Read by J. D. By W. L. DeBour Deputy Recorder.

#6754



Warranty Deed

STATE OF ARIZONA,

County of..... } ss.

KNOW ALL MEN BY THESE PRESENTS.

That Marion W. Turley and Lola O. Turley, his wife,

of the County of Maricopa, Arizona,

for and in consideration

of - - -Ten- - - - - DOLLARS,

to them in hand paid by Charles E. Watson and Belva C. Watson, husband and wife,

have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Charles E. Watson and Belva C. Watson, husband and wife,

all that certain premises described as follows, viz: That portion of the Southwest quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian described as follows, to-wit: Beginning at a point on the South line of the right of way of the State Highway 1141 feet East of the Northwest corner of said Southwest quarter of Section 19; thence South 464 feet, more or less, to the top of the West bank of the ditch known as the Western Branch of the Tempe Canal; thence Northeasterly along the west bank of said ditch to the South line of the right of way of the State Highway; thence West 409 feet to the point of beginning.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Charles E. Watson and Belva C. Watson, husband and wife,

their heirs and assigns forever.

And we hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the premises unto the said

Charles E. Watson and Belva C. Watson, husband and wife, their

heirs and assigns against every person whomsoever, lawfully claiming or to claim the same or any part thereof. Subject to taxes and assessments for 1945 and rights of the Salt River Valley Water Users Association.

Witness our hands this 23rd day of July, A. D. 1945.

Signed, Sealed and Delivered in the Presence of

Marion W. Turley (Seal)

Lola O. Turley (Seal)

(Seal)

(Seal)

STATE OF ARIZONA

County of Maricopa } ss.

On this the 23 day of July, 1945, before me,

M. L. Ollerton, the undersigned Notary Public, personally appeared

Marion W. Turley and Lola O. Turley, his wife.

known to me (or satisfactorily proven) to be the

whose name s are subscribed to the within instrument and acknowledged that they

same for the purposes therein contained.

whereof I hereunto set my hand and official seal.

My commission expires 9-14-48

M. L. Ollerton

Notary Public.



STATE OF ARIZONA

County of _____ } ss.

On this the _____ day of _____, 19____, before me,

the undersigned Notary Public, personally appeared

Unofficial Document

known to me (or satisfactorily proven) to be the

person whose name _____ subscribed to the within instrument and acknowledged that _____

executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires _____

Notary Public.

Wc No. 9363

Warranty Deed

Short Form COMPARED

FROM

*Marion W Turley
Lola O Turley*

TO

*Charles E Watson
Belva O Watson*

A. D. 19

Filed and Reported at the request of

D. C. [Signature]

A. D. 19

at FEB 7 12 10 PM 1941 M.

Book 482 *KL [Signature]*

Pages 267-268

Roger G. [Signature]

County Recorder.

Y. E. [Signature]
Deputy Recorder.

PRINTED IN ARIZONA

Box 712

Meaning

Belva C. Watson

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That Charles E. Watson and Belva C. Watson his wife

of the Maricopa County Arizona for and in consideration of the sum of One (\$1.00) DOLLARS,

to them in hand paid by Erva W. Luist wife of Stewart B. Luist

has not granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Erva W. Luist, wife of Stewart B. Luist

all that certain premises situated in Maricopa County, State of Arizona,

described as follows, viz: That portion of the South West quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, described as follows: Beginning at a point on the South side of the Right of Way of the State Highway 12.66 feet East of the North West corner of the South West quarter of Section 19; Thence running South 200 feet; Thence East 100 feet; Thence North 200 feet; Thence West 100 feet to place of beginning

TO HAVE AND TO HOLD, the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, her ~~husband and Belva C. Watson~~ heirs and assigns forever.

And they hereby bind themselves ^{their} heirs, executors and administrators, to warrant and forever defend, all and singular, the premises unto the said Grantee Erva W. Luist, wife of Stewart B. Luist, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

Subject to taxes and assessments for 1946 and rights of the Salt River Water Users Association.

Witness our hands this 14 day of March, A. D. 1946

Signed, sealed and delivered in the presence of Charles E. Watson (SEAL)
Belva C. Watson (SEAL)
(SEAL)
(SEAL)

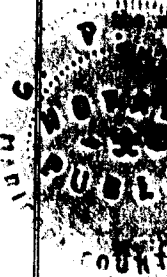
STATE OF ARIZONA,
County of Maricopa

On this the 14 day of March, 1946, before me, G. P. Furr,
the undersigned, a Notary Public, personally appeared Charles E. Watson, and Belva C.
Watson, his wife

(or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same for the purposes therein contained.
In witness whereof I hereunto set my hand and official seal.

My Commission expires June 28, 1946.

G. P. Furr
Notary Public



STATE OF ARIZONA,
County of _____ ss.

On this the _____ day of _____, 19____, before me, _____,
the undersigned, a Notary Public, personally appeared _____

known to me (or satisfactorily proven) to be the person _____ whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission expires _____ Notary Public

Filed and recorded at request of _____, at
_____ minutes past _____ o'clock Unofficial Document M., _____ A. D. 19____

County Recorder.

Deputy Recorder.

No. 72003

COMPARED

Warranty Book
Short Form

FROM

*Charles E. Watson and
Belva C. Watson his wife*

TO

*Conrad M. Quinby, wife
Stewart B. Quinby*

Dated March 14, 1946

Filed and recorded at the request of

C. E. Watson

A. D. 19____

at _____
Book 552 OCT 29 12 45 PM 1946 M.,
See 552

Pages 217-218

Roger C. Laveen

County Recorder.

By *R. C. Laveen*
175 Deputy Recorder.

*1943 Book 712
Mead Amy*

Warranty Deed

Belva C Watson

KNOW ALL MEN BY THESE PRESENTS:

That *Adelia Belva Cox (Watson)* and *Charles E. Watson*
her husband

of the *County of Maricopa, Arizona* and in consideration of the
sum of *One (\$1.00) - - - - -* DOLLARS,

to *her* in hand paid by *Eva W. Johnson, wife of James E. Johnson*
of Mesa, Maricopa County, Arizona

has granted, sold and conveyed, and by these presents does grant, sell and convey
unto the said *Eva W. Johnson, wife of James E. Johnson*
all that certain premises situated in *Maricopa* County, State of Arizona,

described as follows, viz: *That portion of the Southwest Quarter*
of Section 19, Township 1 North, Range 5 East, of the Salt and
Salt River Base and Meridian described as follows, to wit:
Beginning at a point on the South line of the right of
way of the State Highway 1 695 feet East of the Northwest
corner of said Southwest quarter of Section 19; Thence
running South 200 feet; Thence East 166 feet; Thence
North 200 feet; Thence West 166 feet to point of beginning. Together
with water accreted from the Southern Extension of the Tempe
Irrigation Canal, Comphug.

TO HAVE AND TO HOLD, the above described premises, together with all and singular
the rights and appurtenances thereto in any wise belonging unto the said *grantee,*
~~*Adelia Belva Cox (Watson)*~~ *her* heirs and assigns forever.

And *she* hereby binds *herself, her* heirs, executors and administrators
to warrant and forever defend, all and singular, the premises unto the said *grantee.*

Eva W. Johnson, wife of James E. Johnson, her heirs and assigns
against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

Subject to taxes and assessments for 1946 and rights
of the Salt River Valley Water Users Association.

Witness *our* hand *s* this *14* day of *March*, A. D. 19*46*.

Signed, sealed and delivered in the presence of *Adelia Belva Cox Watson* (SEAL)
Charles E. Watson (SEAL)
(SEAL)
(SEAL)



STATE OF ARIZONA, }
Maricopa } ss.

G. P. Farr

a Notary Public in and for

Maricopa, State of Arizona, on this day personally appeared

Salva Cox (Watson), and Charles E. Watson, her husband

to be the person whose name subscribed to the foregoing instrument, and

to me that they executed the same for the purpose and consideration therein expressed.

Under my hand and seal of office this 14 day of March, A. D. 1946.

(My Commission Expires June 28, 1946.)

G. P. Farr
Notary Public.

STATE OF ARIZONA, }
County of } ss.

Before me, _____, a Notary Public in and for

the County of _____, State of Arizona, on this day personally appeared

wife of said _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A. D. 19_____

(My Commission Expires _____) _____ Notary Public.

STATE OF ARIZONA, }
County of } ss.

This instrument was acknowledged before me Unofficial Document _____ day of _____, 19_____, by

(SEAL)
(My Commission Expires _____) _____ Notary Public.

Filed and recorded at request of _____, at _____ minutes past _____ o'clock _____ M., _____ A. D. 19_____

County Recorder.

Deputy Recorder.

COMPARED 72006

No. _____

WARRANTY DEED
SHORT FORM

FROM

*Address Below (Watson)
and Charles E. Watson, husband*

*Mr TO
Charles E. Watson*

Dated *March 14*, 1946

Filed and Recorded at the request of
C. E. Watson

at *OCT 29 12 45 PM 1946* M.,
A. D. 19

Book *332*

Pages *219-220*

Roger C. Layton

County Recorder.

By *R. C. Layton*
Deputy Recorder.

R#3 Box 712

Meador

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That Charles E. Watson & Belva C. Watson, his wife.

of the County of Maricopa, Arizona for and in consideration of the sum of One (\$1.00) DOLLARS,

to them in hand paid by Mary W. Anderson, wife of Melvin V. Anderson of Mesa, Maricopa County, Arizona.

have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Mary W. Anderson, wife of Melvin V. Anderson all that certain premises situated in Maricopa County, State of Arizona,

described as follows, viz: That portion of the southwest quarter of Section 19 Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian described as follows: Beginning at a point on the south line of the right of way of the State Highway 1366 feet East of the Northwest corner of said Southwest quarter of Section 19. Thence running South 200 feet. Thence East 100 feet or less, to the top of the West bank known as the Western Branch of the Tempe Canal; Thence Northeasterly along said bank to a point 200 feet, or less, south of a point 100 feet East of Beginning. Thence North to Sec line 100 feet East of Beginning. Thence West 100 feet to point of beginning.

TO HAVE AND TO HOLD, the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said grantee ~~Charles E. Watson & Belva C. Watson~~ heirs and assigns forever.

And they hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend, all and singular, the premises unto the said grantee

Mary W. Anderson, wife of Melvin V. Anderson, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

Subject to taxes and assessments for 1946 and rights of the Salt River Valley Water Users Association.

Witness OUR hands this 14 day of March, A. D. 1946.

Signed, sealed and delivered in the presence of Charles E. Watson (SEAL)
Belva C. Watson (SEAL)
(SEAL)
(SEAL)

STATE OF ARIZONA,
County of Maricopa ss.

On this the 14 day of March, 1946, before me, G. P. Furr,
undersigned, a Notary Public, personally appeared Charles E. Watson, and Belva C.,
his wife

(or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same for the purposes therein contained.
whereof I hereunto set my hand and official seal.

My Commission expires June 28, 1946.

G. P. Furr
Notary Public



STATE OF ARIZONA,
County of _____ ss.

On this the _____ day of _____, 19____, before me, _____,
the undersigned, a Notary Public, personally appeared _____,

known to me (or satisfactorily proven) to be the person _____ whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission expires _____ Unofficial Document Notary Public

Filed and recorded at request of _____ at
_____ minutes past _____ o'clock _____ M., _____ A. D. 19____

County Recorder.

Deputy Recorder.

No. _____

720804 COMPARED

Bartram Bepko

Short Form

FROM

*Charles E. Watson and
Belva C. Watson his wife*

TO

*Mrs. Dr. Anderson wife
of Edmund Anderson*

Dated March 14, 1946

Filed and recorded at the request of
C. E. Watson

A. D. 19____

at _____
Book 552 12 45 PM 1946 M.

Pages 221-222

Roger C. Lavee

County Recorder.

By *R. C. Lavee*
Deputy Recorder.

*R#3 Bep 712
Mar 14*

Belva C. Watson

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That Adelia Belva Cox (Watson)
and Charles E. Watson, her husband

of the Maricopa County Arizona for and in consideration of the
sum of One (\$1.00) DOLLARS,

to her in hand paid by Alma G. Watson, a single man
of Mesa Maricopa County Arizona

has granted, sold and conveyed, and by these presents does grant, sell and convey
unto the said Alma G. Watson, a single man

all that certain premises situated in Maricopa County, State of Arizona,

described as follows, viz: That portion of the southwest quarter of
Section 19, Township 1 North, Range 5 East of the Gila and Salt
River Base and Meridian described as follows: Beginning at a point
on the south line of the right of way of the State Highway 18.69 feet
East of the Northwest corner of said South West quarter of Section
19; Thence South 125 feet; Thence East 125 feet; Thence
North 125 feet; thence West 125 feet to place of beginning.

TO HAVE AND TO HOLD, the above described premises, together with all and singular
the rights and appurtenances thereto in any wise belonging unto the said Grantee,

~~Adelia Belva Cox (Watson)~~ his heirs and assigns forever.

And ~~we~~ we hereby bind ourselves, our ~~herself, her~~ heirs, executors and administrators,
to warrant and forever defend, all and singular, the premises unto the said Grantee

Alma G. Watson, a single man, his heirs and assigns,
against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

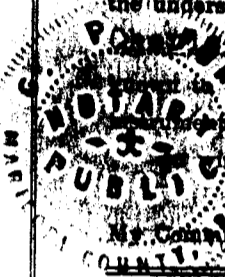
Subject to taxes and assessments for 1946 and rights of
the Salt River Valley Water Users Association

Witness our hands this 14 day of March, A. D. 1946

Signed, sealed and delivered in the presence of Adelia Belva Cox Watson (SEAL)
Charles E. Watson (SEAL)
(SEAL)
(SEAL)

STATE OF ARIZONA, } ss.
County of Maricopa

On this the 14 day of March, 1946, before me, G. P. Furr,
the undersigned, a Notary Public, personally appeared Adelia Belva (Cox) Watson, and
Charles E. Watson, her husband
known to me (or satisfactorily proven) to be the persons whose name s. ARE subscribed to the within
instrument and acknowledged that they executed the same for the purposes therein contained.
In witness whereof I hereunto set my hand and official seal.



G. P. Furr
Notary Public

My Commission expires June 28, 1946

STATE OF ARIZONA, } ss.
County of _____

On this the _____ day of _____, 19____, before me, _____,
the undersigned, a Notary Public, personally appeared _____,
known to me (or satisfactorily proven) to be the person whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Unofficial Document

My Commission expires _____ Notary Public

Filed and recorded at request of _____ at _____
minutes past _____ o'clock _____ M., _____ A. D. 19____

County Recorder.

Deputy Recorder.

No. _____

72005

COMPARED

Warranty Book
Short Form

FROM

*Adelia Belva (Cox) Watson
and Charles E. Watson her husband*

TO

*Alma B. Watson
a singleman*

Dated 14th March, 1946

Filed and recorded at the request of
C. E. Watson

A. D. 19____

at _____
Book 5152
Pages 223-224
M. 12:45 PM

Roger G. Laveen

County Recorder.

By *R. G. Laveen*
Deputy Recorder.

*R#3 Box 712
Mesa, Ariz.*

FORM 128 (REV. 7-44)

512-16

RELEASE OF MORTGAGE(S)

That (those) certain mortgage(s) dated October 1, 1934

executed by CHARLES E. WATSON and IRENE C. WATSON, his wife,

in favor of THE FEDERAL LAND BANK OF BERKELEY and/or in favor of the LAND BANK COMMISSIONER, recorded, respectively, on February 6, 1935, and ... in Book 286, page 115

and in Book ... page ... of the Mortgage Records of the County Recorder of Maricopa County, State of Arizona, is (are) hereby released and discharged.

IN WITNESS WHEREOF THE FEDERAL LAND BANK OF BERKELEY, on its own behalf and/or as agent (under authority duly recorded in said County) of the FEDERAL FARM MORTGAGE CORPORATION, successor to the LAND BANK COMMISSIONER by operation of law (12 U.S.C. Section 1020-b) has caused this instrument to be executed as to the aforesaid mortgage(s).

Executed: April 10, 1946

Handwritten signature/initials

THE FEDERAL LAND BANK OF BERKELEY By [Signature] Assistant Secretary

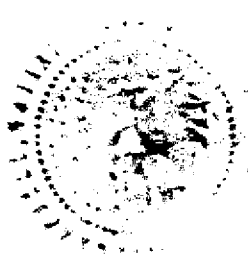
STATE OF CALIFORNIA, } ss. COUNTY OF ALAMEDA,

On April 10, 1946, before me, the undersigned Notary Public in and for said County and State,

personally appeared Wm. H. Woolf and R. J. Meagher, and being by me duly sworn, stated to me that they are, and who are known to me to be, Assistant Vice President and Assistant Secretary, respectively, of the corporation that executed the within instrument, and who are known to me to be the persons who executed said instrument on behalf of said corporation by authority of its by-laws, and acknowledged to me that such corporation executed the same.

[Signature] Notary Public in and for said County and State. Residing at Oakland, California

My commission expires: May 17, 1947



20

20

STATE OF ARIZONA, } ss. County of Maricopa

27100

INDEXED COMPARED

I do hereby certify that the within instrument was filed and recorded at request of Phoenix Natl. Farm Loan Assn. on April 16, 1946 at 11:34 AM, Book 61-Release.

Page 2-2-7, Records of Maricopa County, Arizona.

WITNESS my hand and official seal the day and year first above written.

ROGER G. LAVEN, County Recorder, By Anna L. Coates, Deputy.

1959 APR 7 2

DKT 2816 PAGE 370
AGREEMENT

This indenture made and entered into this 4th day of March, 1959, by and between Eva W. Johnson, a widow, hereinafter referred to as seller, and Melvin B. Smith and Margaret C. Smith, hereinafter referred to as purchasers.

WITNESSETH:

Whereas, Eva W. Johnson is now doing business as Watson's Flower Shop at 722 Mill Avenue, Tempe, Arizona, having leased said premises for the carrying on of said business and is desirous of selling and assigning all of her stock in trade, furniture, fixtures, equipment and lease to purchasers, and,

Whereas, purchasers are desirous of buying said premises, hereinabove referred to, in a Bulk Sales transaction.

Now, therefore, in consideration of the purchase price hereinafter set forth, and the mutual covenants, stipulations, agreements and considerations hereinafter mentioned, seller agrees to sell and purchasers agree to buy that certain business known as Watson's Flower Shop, 722 Mill Avenue, Tempe, Arizona.

The purchase price for said business shall be the sum of \$2500.00, payable as follows:

\$100.00 cash, receipt of which is hereby acknowledged.

\$25.00 or more per month, which sum includes interest on the unpaid balance at the rate of 5% per annum, first payment to be made on or before April 15, 1959, and a like payment on or before the 15th day of each and every month thereafter, until the unpaid principal balance and interest have been paid in full.

For said sum seller agrees to sell, transfer and set over all of her right, title and interest in the aforesaid business, together with all stock in trade as of midnight March 4, 1959.

Seller agrees to give purchasers a bill of sale for all furniture and equipment upon payment in full of the said sum of \$2500.00, as stipulated above, which furniture and equipment is as follows: Cash register, cooler, neon sign, small gas heater, 1 3-door reach in box refrigerator, 1 glass top wrought iron table, work tables, chests, together with merchandise, miscellaneous furniture and fixtures and stock in trade as of March 5, 1959.

Seller agrees to allow purchasers to enter into said premises on March 5, 1959, and agrees to proceed immediately to take necessary steps in advertising and publishing bulk sales notice relative to her intention to sell said business to purchasers in order that all legal requirements of purchase and sale under the Bulk Sales Act can be complied with prior to March 20, 1959.

Seller agrees to sign any and all legal documents necessary for the orderly transfer of said business.

Unofficial Document

Purchasers agree to enter upon said premises on March 5, 1959, and take charge of the business and possession thereof and shall be entitled to all income and proceeds of sale on and after March 5, 1959.

Purchasers further agree that upon entering said premises on March 5, 1959; they will assume all liability for rent of said premises, together with utilities and any and all other debts and obligations contracted by said business on and after said date.

Upon taking possession the purchasers agree to refund to seller the sum of \$85.00 which represents the rent on the premises for the month of March, 1959, which the seller has already paid.

It is expressly understood and agreed that the name "Watson's Flower Shop" is to be retained for the sole use of the seller.

It is further expressly understood and agreed that all accounts receivable and accounts payable of said business contracted and made on or before the 5th day of March, 1959, shall be the property and/or obligation of

STATE OF ARIZONA, I hereby certify that the within instrument was filed a:

County of **MARICOPA**, 19 60, at _____

In Docket No. **DKT 3220** Page **215**, at the request of Adelia Belva Cox Watson

When recorded mail to:
Adelia Belva Cox Watson
2525 W. Main
Mesa, Ariz.

Witness my hand and official seal.
N. C. 'Kelly' Moore
County Recorder
By Rosalie Leunthal
Deputy Recorder

Indexed:
Compared:
Photostated: 175
Fee: \$ _____
I.R.S.: \$ _____

DEED

Quit-Claim Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
EVA W. JOHNSON, a widow,

hereby quit-claim to **ADELIA BELVA COX WATSON**

all right, title, or interest in the following real property situated in Maricopa County, Arizona:

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township 1 North, Range 1 East, described as:

Beginning at a point on the south line of the right of way of the State Highway, which point is 1695 feet east of the northwest corner of said southwest quarter; thence running south 200 feet; thence east 50 feet; thence north 200 feet; thence west 50 feet to the point of beginning, excepting the road therefrom.

Dated this 31st day of March, 19 60

Eva W. Johnson

STATE OF ARIZONA
County of MARICOPA ss.

This instrument was acknowledged before me this 31st day of March, 19 60, by



EVA W. JOHNSON, a widow
Forgye W. Piggs
Notary Public.

DKT 3220 pg 215

01-DEED

77069

DKT 4558 PAGE 559
APR 30 3 17 PM '63
STUART

When recorded mail to:

2525 W. Main
Mesa Arizona

Quit-Claim Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
ADELIA BELVA COX WATSON, a widow,

hereby quit-claim to

EVA WATSON QUIST and STUART QUIST, her husband,

all right, title, or interest in the following real property situated in Maricopa County, Arizona:

That portion of the Southwest quarter of Section 19,
Township 1 North, Range 5 East of the Gila and Salt
River Base and Meridian, Maricopa County, Arizona,
described as follows:

BEGINNING at a point on the South line of the
right of way of the State Highway, which is 1695 feet East
of the Northwest corner of the Southwest quarter of said
Section 19, and running thence South 200 feet; thence
East 50 feet; thence North 200 feet; thence West 50 feet
to the point of beginning.

Dated this 30th day of April, 1963

Adelia Belva Cox Watson
Adelia Belva Cox Watson

STATE OF ARIZONA }
County of Maricopa } ss.

This instrument was acknowledged before me this 30th day of
April, 1963, by ADELIA BELVA COX
WATSON, a widow.

My commission will expire 10/1/65

J. Lamar Stanley
Notary Public

STATE OF COCONINO }
County of COCONINO } ss.

This instrument was acknowledged before me this _____ day of
_____, 19____, by

DKT 4558 PAGE 559

My commission will expire

Notary Public

RECORDED

STATE OF ARIZONA }
County of MARICOPA } ss. I hereby certify that the within instrument was filed and recorded
MAY 3 '68 - 11 05 In DOCKET DKT 7079 PAGE 719 and indexed in deeds

Fee No.

75006

01-DEED

Compared
Photostated
Fee: 4.00

at the request of *G. Gene Thiede*

When recorded, mail to:
Mrs. Belva C. Watson
2525 West Main Street
Mesa, Arizona 85201

Witness my hand and official seal.

CLIFFORD H. WARD

County Recorder,

By

William R. Elder
Deputy Recorder

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, STUART QUIST and EVA WATSON QUIST, husband and wife, hereby quit-claim to BELVA C. WATSON, a widow,

all right, title, or interest in the following real property situated in Maricopa County, Arizona:

That portion of the Southwest quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the South line of the right of way of the State Highway, which is 1695 feet East of the Northwest corner of the Southwest quarter of said Section 19, and running thence South 200 feet; thence East 50 feet; thence North 200 feet; thence West 50 feet to the point of beginning.

Dated this 11 day of April, 1968

Stuart B. Quist
Stuart Quist
Eva Watson Quist
Eva Watson Quist

STATE OF ARIZONA }
County of Maricopa } ss.

This instrument was acknowledged before me this 11 day of April, 1968, by STUART QUIST and EVA WATSON QUIST.

Edgar E. Walter
Notary Public

My commission will expire

STATE OF ARIZONA }
County of Maricopa } ss.

This instrument was acknowledged before me this day of , 19, by

My commission will expire

Notary Public

FORM 8-16

FURNISHED THROUGH THE COURTESY OF



TRANSAMERICA TITLE INSURANCE COMPANY

Warranty

KNOW ALL MEN BY THESE PRESENTS:

That Charles E. Watson & Belva C. Watson
husband and wife
of the County of Maricopa, Arizona for and in consideration of the
sum of One (\$1⁰⁰) DOLLARS,
to them in hand paid by Burns Cox & Hannah Cox his wife

have granted, sold and conveyed, and by these presents do grant, sell and convey
unto the said Burns Cox and Hannah Cox his wife

all that certain premises situated in Maricopa County, State of Arizona,
described as follows, viz: That portion of the South West quarter of Section
19, Township 1 North Range 5 East of the
Gila and Salt River Base and Meridian described as follows:
Beginning at a point on the South line of the Right of Way of
the State Highway ~~1276~~ 1276 feet East of the North-west
corner of said South East quarter of Section 19, thence
running South 75 feet, thence East 50 feet, thence North
75 feet, thence West 50 feet to place of Beginning.
Provided further that 1/2 inch in a Roadway 25 feet
wide be reserved for that purpose on the West side of the West
line of the above described parcel.

TO HAVE AND TO HOLD, the above described premises, together with all and singular
the rights and appurtenances thereto in any wise belonging unto the said

Burns Cox & Hannah Cox husband & wife heirs and assigns forever.

And we hereby bind ourselves our heirs, executors and administrators,

to warrant and forever defend, all and singular, the premises unto the said

Burns Cox & Hannah Cox heirs and assigns,

against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

Subject to taxes and assessments for 1948 and rights
of the Salt River Valley Water Users Association

Witness our hands this 12 day of March, A. D. 1948.

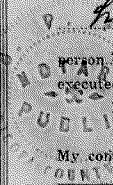
Signed, sealed and delivered in the presence of } Charles E. Watson (SEAL)
} Belva C. Watson (SEAL)
} (SEAL)
} (SEAL)

DOCKET 207 PAGE 438

STATE OF ARIZONA
County of Maricopa ss.
On this the 12th day of March, 1948, before me,

G. PFURR, the undersigned Notary Public, personally appeared
Charles E. Watson and Belva C. Watson
his wife, known to me (or satisfactorily proven) to be the
person s whose name s are subscribed to the within instrument and acknowledged that
executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
My commission expires June 28, 1950,
G. P. Furr Notary Public.



STATE OF ARIZONA
County of _____ ss.
On this the _____ day of _____, 19____, before me,

_____, the undersigned Notary Public, personally appeared
_____, known to me (or satisfactorily proven) to be the
person _____ whose name _____ subscribed to the within instrument and acknowledged that
executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
My commission expires _____ Notary Public.

93923

Warranty Deed

Short Form

FROM

Charles E. Watson and

Belva C. Watson his wife

TO

James Cox and

Marion Cox his wife

March 12, A. D. 1948

Unofficial Document
filed and recorded at the request of

STATE OF ARIZONA

County of Maricopa

I hereby certify that the within instrument was filed and recorded

at request of Belva C. Watson A. D. 1948

at Phoenix on page 487-488 M,

In Book 10-11-207

Pages the day and year adjacent.

Witness my hand and official seal

ROSE G. LAVERN County Recorder

Belva C. Watson Deputy Recorder

PRINTED IN ARIZONA
Belva C. Watson Deputy Recorder

James Cox

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That..... Burns, Cox and Hannah Cox, his wife

 of the County of Sanpete, Utah for and in consideration of the
 sum of One & No/100 DOLLARS,
 to..... in hand paid by..... Charles E. Watson and Belva C. Watson, his wife.

have..... granted, sold and conveyed, and by these presents do..... grant, sell and convey
 unto the said..... Charles E. Watson and Belva C. Watson, his wife

all that certain premises situated in..... Maricopa..... County, State of Arizona,
 described as follows, viz:..... That portion of the South West quarter of Section 19,
 Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian
 described as follows:..... Beginning at a point on the South line of the Right of
 Way of the State Highway 1216 feet East of the North West corner of said South
 West Quarter of Section 19;..... Thence running South 75 feet; thence East 50 feet;
 thence North 75 feet; thence West 50 feet to place of beginning, provided
 further that an interest in a 20' roadway 20' feet wide be reserved for that purpose
 on the West side of the West line of the above described parcel.

TO HAVE AND TO HOLD, the above described premises, together with all and singular
 the rights and appurtenances thereto in any wise belonging unto the said..... Charles E. Watson
 and Belva C. Watson, husband and wife

..... heirs and assigns forever.
 And..... we..... hereby bind ourselves our..... heirs, executors and administrators,
 to warrant and forever defend, all and singular, the premises unto the said.....
 Charles E. Watson and Belva C. Watson, husband and wife..... heirs and assigns,
 against every person whomsoever, lawfully claiming or to claim the same or any part thereof.
 Subject to taxes and assessments for 1949 and 1950 and rights of the Salt
 River Valley Water Users Association.

Witness our hands..... this 31st day of January....., A. D. 1950.
 Signed, sealed and delivered in the presence of
 (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

STATE OF ^{Utah} ARIZONA
County of ~~Maricopa~~ ^{Sanpete} ss.

On this the 21st day of January, 1950, before me, Reed C. Larson, the undersigned, a Notary Public, personally appeared Burns Cox and Hannah Cox, his wife known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.
My Commission expires Feb. 1, 1950
Reed C. Larson
Notary Public.

STATE OF ARIZONA
County of _____ ss.

On this the _____ day of _____, 19____, before me, _____ the undersigned, a Notary Public, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name _____ subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.
My Commission expires _____ Notary Public.

Filed and recorded at request of _____, at _____ minutes past _____ o'clock _____ M., _____ A. D. 19____
County Recorder.
Deputy Recorder.

Unofficial Document

No. 81853
Warranting Deed
Short Form
FROM
Burns Cox and Hannah Cox, his wife
Palmyre, Utah
TO
Charles E. Larson and
Edith C. Larson, his wife
County of Maricopa, Arizona
Dated January 21, 1950
STATE OF ARIZONA recorded at Request of
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of *Reed C. Larson* at _____ M.
Subject _____
on page _____
I have signed my hand and official seal the day and year aforesaid.
ROGER G. LAFFEN
County Recorder
BY *Reed C. Larson*
Deputy Recorder
Pl. 3, Box 712
Mesa, Ariz

County Recorder
WITNESS my hand and official seal the day and year first above written.
County, Arizona, at pages _____
and duly recorded in Book No. _____ of _____ Records of _____
record at _____ o'clock _____ M., on this _____ day of _____, 19____
the County and State aforesaid, do hereby certify that the within instrument was filed for
I, _____ County Recorder in and for
County of _____
STATE OF ARIZONA
ss.

1376 PAGE 118

1 AG

2 This agreement made this _____ day of _____, 1954,
3 by and between Belva Cox Watson, a widow, hereinafter referred to as first
4 party, and Ben E. Rich McCoy and Thelma B. McCoy, husband and wife, herein-
5 after referred to as second party.

6
7 WITNESSETH:

8 That the said first party, in consideration of the covenants and agree-
9 ments on the part of the second party hereinafter contained, agrees to sell and
10 convey to the said second party, and the said second party agrees to buy from
11 first party all that certain real property in the County of Maricopa, State of
12 Arizona, described as follows:

13 Beginning at a point 1903 feet east and 50 feet south of the
14 northwest corner of the southwest quarter, Section 19,
15 Township 1 North, Range 5 East and on the south line of
16 State Highway, thence due south 100 feet; thence due east
17 53 feet, thence north 43° 0 minutes east 89 feet more or
18 less, thence due north 30 feet to the south line of the State
19 Highway, thence west along the south line of State Highway
20 115 feet to the point of beginning.

21 for the sum of \$3800.00 in lawful money of the United States of America, payable
22 as follows:

23 \$1200.00 cash, receipt of which is hereby acknowledged.

24 The balance of \$2600.00 to be paid in monthly installments
25 of \$40.00 or more per month, interest included at the rate
26 of 5% per annum, first payment to be made May 1, 1954,
27 with similar payments on or before the 1st day of each and
28 every month thereafter until payment is made in full.

29 The entire sum of \$2600.00 shall bear interest at the rate of 5% per annum from
30 April 1, 1954, until paid, which said interest shall be first deducted from the
31 monthly payments above set out and the balance thereof shall be applied on
32 principal. All payments to be made in care of Glen L. Randall, 710 Heard
33 Building, Phoenix, Arizona.

34 Upon failure of second party to pay any taxes, assessments, or oblig-
35 ations respecting said premises herein assumed by them, first party shall have

1 the right to pay the same, and the amount or amounts so paid, with interest
2 thereon at 5% per annum from date of such payment shall, until repaid, be
3 secured herein; and repayment shall be made of same by second party to first
4 party upon demand.

5 The first party has delivered possession of said premises to second
6 party, and second party may continue in such possession so long as they ob-
7 serve and perform pursuant to the terms and conditions of this agreement.

8 The second party agrees to execute to first party a quitclaim deed in
9 form satisfactory to first party for the premises above described, which quit
10 claim deed shall be placed in escrow with Glen L. Randall, 710 Heard Building
11 Phoenix, Arizona, under the terms and conditions herein provided.

12 The first party agrees to execute a good and sufficient warranty deed
13 to second party for the premises and to place same, together with said quit
14 claim deed and a copy of this agreement in escrow with Glen L. Randall, 710
15 Heard Building, Phoenix, Arizona, to be held by said escrow holder until the
16 performance of this agreement by second party shall have been made in full;
17 and then said escrow holder shall deliver said warranty deed and quit claim
18 deed to the second party.

19 In the event, for any reason, the description mentioned herein is
20 found, upon survey, to be defective, the parties to this agreement have an
21 understanding as to the exact property being conveyed under this agreement
22 and first party agrees to deliver to second party a corrected deed covering the
23 exact description of said property.

24 The second party shall maintain fire insurance on the improvements
25 on said property in a sum not less than \$3800.00.

26 In the event of the failure of the second party to perform the covenants
27 and agreements herein contained in the manner and at the time herein provided,
28 fully and truly in every particular thereof, first party shall have the right; To
29
30
31
32

BOOK 1376 PAGE 120

1 institute proceedings for the specific performance of this contract; or to treat,
 2 regard and hold second party as tenant at will; or to terminate this contract
 3 and retain all payments theretofore paid or made hereunder, it being understood
 4 and agreed that the remedies of first party are cumulative and not restrictive.
 5 In the event of default by second party and the election by first party to termin-
 6 ate this contract, the said escrow holder shall redeliver the warranty deed,
 7 quit-claim deed and copy of this agreement deposited with him: to first party
 8 upon demand in writing; and the escrow holder shall thereupon become relieved
 9 of all duties and liabilities arising under this contract. The parties hereto
 10 hereby constitute and appoint the escrow holder as herein provided their agent
 11 for the purpose of performing the duties of escrow holder as herein provided.
 12

13
 14 It is further understood and agreed that second party will make no
 15 assignment nor transfer of any interest in and to this contract without the
 16 written consent of first party and until the transferee of second party shall
 17 make, execute and deliver to the escrow holder his quit claim deed to first
 18 party conveying to first party the property herein described, together with a
 19 copy of the assignment, and all rights and remedies of the first party and all
 20 obligations of the second party hereunder shall apply as against said transferee.
 21

22 Time is of the essence of this agreement, and the terms, conditions
 23 and provisions hereof shall extend to and be binding upon the heirs, executors
 24 and administrators of each of the parties hereto.

25 IN WITNESS WHEREOF, the parties hereto have set their hands the
 26 day and year above written.

27 FIRST PARTY

28 Bebra Cox Watson

29 SECOND PARTY

30 Ben E. Rich M^c Coy.
 31 Helma D. M^c Coy.
 32

BOOK 1376 PAGE 121

1 STATE OF ARIZONA)
2 COUNTY OF MARICOPA) ss.

3 On this the 3rd day of May, 1954, before me the undersigned
4 Notary Public, personally appeared Belva Cox Watson known to me to be the
5 person whose name is subscribed to the within instrument and acknowledged
6 that she executed the same for the purposes therein contained.
7

8 In witness whereof I hereunto set my hand and official seal.

9
10 My com. exp. 1/5/55

Sadie S. Woods
Notary Public

11
12
13
14 STATE OF ARIZONA)
15 COUNTY OF MARICOPA) ss.

16 On this the 3rd day of June, 1954, before me the undersigned
17 Notary Public, personally appeared Ben E. Rich McCoy and Thelma B. McCoy
18 known to me to be the persons whose names are subscribed to the within in-
19 strument and acknowledged that they executed the same for the purposes therein
20 contained.
21

22 In witness whereof I have hereunto set my hand and official seal.

23
24 My com. exp. 1/5/55

Sadie S. Woods
Notary Public

25
26
27
28
29
30
31
32
58701

STATE OF ARIZONA
County of Maricopa

I hereby certify that the within
instrument was filed and registered
at request of Belva Cox Watson

1954 JUN 21 4 46

In Duplicate
on page 48 to 121

Witness my hand and official seal
the day and year above said.

ROSEB G. LAVERN

County Recorder
Sadie S. Woods
Notary Public

315

171279/WJMC/vt

Agreement

THIS AGREEMENT entered into in triplicate April 8, 1958

between BEN R. MC COY, also known as BEN B. RICH MC COY and THELMA MC COY, also known as THELMA B. MC COY, husband and wife,

as Seller, and MARION S. ROBERTS and DORIS P. ROBERTS, husband and wife,

, as Buyer,

WITNESSETH:

That Seller, in consideration of the covenants and agreements of Buyer hereinafter contained, agrees to sell and convey unto Buyer, and Buyer agrees to buy, all that certain real property, together with all and singular the rights and appurtenances thereto in anywise belonging, situate in the County of Maricopa, State of Arizona, described as follows, to-wit:

BEGINNING at a point 2018 feet East and 50 feet South of the Northwest corner of the Southwest quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and on the South line of the State Highway; thence West along the South line of the State Highway 115 feet to a point; thence due South 100 feet to a point; thence due East 53 feet to a point; thence North 43 degrees 0 minutes East 89 feet to a point 30 feet due South of the point of beginning; thence due North 30 feet to the point of beginning.

SUBJECT TO: Taxes for the year 1958 and subsequent; Any charge upon said land by reason of its inclusion in Salt River Reclamation Project; Agricultural Improvement District #2, and Tempe Irrigating Canal Company; Rights of way for canals, laterals and ditches;

for the sums of - - - - -FIFTEEN THOUSAND AND NO/100- - - - - Dollars.

(\$15,000.00) lawful money of the United States, and Buyer agrees in consideration of the premises to

pay the sum of- - - - -FIFTEEN THOUSAND AND NO/100- - - - - Dollars.

(\$15,000.00) in the following manner, to-wit:

\$5,000.00 cash on delivery of these presents, receipt whereof is hereby acknowledged;

\$10,000.00 to be paid to the Arizona Title Guarantee & Trust Company for the benefit of the Sellers as follows:

\$100.00 or more on June 1, 1958 and \$100.00 or more on the 1st day of each and every month thereafter until the balance in full of principal is paid, together with interest from May 1, 1958 at the rate of 6% per annum on the balance of principal remaining unpaid from time to time, interest payable monthly and to be first deducted from the monthly payments and balance applied on principal.

Buyer shall pay, before they become delinquent

and all taxes and assessments on said property, levied subsequent to December 31, 1957, together with all assessments and other charges of the Salt River Valley Water Users' Association not delinquent at the date hereof, and all other assessments and charges for or on account of irrigation water or power used in furnishing irrigation water, after the date hereof; and Buyer shall keep the buildings erected and to be erected upon said property in good condition and shall not permit any waste or deterioration thereof. Buyer shall also keep property insured against fire in the amount of the reasonable insurable value thereof, but in no case less than \$ ~~None~~ in insurance companies to be selected by Seller, for the mutual benefit and protection of the parties hereto, and shall place the policy or policies representing the said fire insurance and evidence of the payment of premium thereon with the Arizona Title Guarantee & Trust Company to be held by it or a mortgagee. There shall be no responsibility upon the part of said Company to see that said policy is renewed upon expiration or otherwise kept in force.

If Buyer fails to pay any such taxes, charges, assessments, or premiums for fire insurance or to place the policies of fire insurance with the Arizona Title Guarantee & Trust Company or fails to pay any amount due upon or fails to perform any condition or covenant of any agreement for sale or mortgage required of Buyer before the same shall have become delinquent, Seller shall have the right to pay or procure the same together with necessary costs and legal fees, and the amounts so advanced and such repayment thereof shall be secured hereby and shall be repaid to Seller by Buyer on demand, together with interest thereon at the rate of eight per cent per annum from date advanced by Seller until repaid, and any payment so made by Seller shall be prima facie evidence of the necessity therefor. If the Arizona Title Guarantee & Trust Company is notified in writing by Seller of any such advances, it shall not deliver deed to Buyer until repayment thereof with interest shall have been made.

If Seller institutes suit against Buyer to enforce Seller's rights under this agreement and obtains a valid judgment against Buyer, Buyer agrees to pay all costs, expenses and attorney's fees of Seller.

The warranty deed from Seller conveying the herein described property to Buyer has been delivered in escrow with the Arizona Title Guarantee & Trust Company.

Buyer may enter into possession of said property and continue in such possession for and during the life of this agreement.

No transfer or assignment of any rights hereunder shall be made by any one having an interest herein, unless made in such manner and accompanied by such deeds and other instruments as shall be required by the Arizona Title Guarantee & Trust Company, nor until its regular escrow fee and other costs including its charge for the issuance of a new Title Insurance Policy shall have been fully paid, and all instruments deposited in escrow with it.

Unofficial Document

Seller and Buyer, and each of them, promise to pay promptly, and to indemnify and hold harmless, Escrow Agent against all costs, damages, attorney's fees, expenses and liabilities which, in good faith, and without fault on its part, it may incur or sustain in connection with this agreement and in connection with any court action arising out of this agreement.

Should Buyer default in making any payment, or in fulfilling any obligation hereunder, Seller may, at his election, enforce a forfeiture of the interest of Buyer, in the manner provided in the escrow instructions or supplemental escrow instructions, in which event, upon the enforcement of such forfeiture, Buyer shall forfeit any and all rights and interests hereunder in and to the real property hereinbefore described and appurtenances, and Buyer shall surrender to Seller, forthwith, peaceable possession of said property, and shall forfeit to Seller as liquidated damages any and all payments made hereunder, together with any and all improvements placed on or in said property, but this provision shall not effect any other lawful right or remedy of Seller.

Time is the essence of this Agreement.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year above written.

Ben E. Rich

(Seller)

Thelma B. McCoy

(Seller)

Mason J. Robert

(Buyer)

Doris P. Roberts

(Buyer)

STATE OF CALIFORNIA)
County of *Alameda*) ss.

This instrument was acknowledged before me this *15* day of *May*, 1958 by: DORIS P. ROBERTS.

Margaret G. Churchill

Notary Public

My Commission Expires April 12, 1960
My commission expires _____

STATE OF ~~ARIZONA~~ ^{Alabama}
County of ~~Maricopa~~ ^{Dallas}



Before me H. G. Gardner, a Notary Public, in and for the

County of ~~Maricopa~~ ^{Dallas}, State of ~~Arizona~~ ^{Alabama}, personally appeared

BEN R. MC COY also known as **BEN E. RICH MC COY** on the 2nd day of May, 1958

THELMA MC COY also known as **THELMA B. MC COY** on the 2nd day of May, 1958

each known to me to be one of the persons whose name is subscribed on the foregoing instrument, and each acknowledged to me that he or she executed the same for the purposes therein contained.

Given under my hand and seal of office this 2nd day of May, 1958

H. G. Gardner
Notary Public

My commission will expire 5-29-60

STATE OF Arizona)
County of Maricopa) ss.

This instrument was acknowledged before me this 7th day of May, 1958, by MARION S. ROBERTS and DORIS ROBERTS

[Signature]
Notary Public

Unofficial Document

My commission expires 10-22-61

Agreement
FOR SALE OF REAL ESTATE

No. _____
Escrow No. _____
FROM _____
TO _____

ARIZONA TITLE GUARANTEE & TRUST COMPANY
124 North First Avenue
Phoenix, Arizona

Book _____ Agreements, Pages _____
Filed and recorded at request of _____ at _____
on the _____ day of _____, 1958
at _____
Witness my hand and official seal
this _____ day of _____, 1958
N. C. Sady - Notary

By _____ Deputy
County Recorder

Fees, \$ _____
FORM 110E 10M - GCMPCO.
WHEN RECORDED, MAIL TO
Marion S. Roberts
2509 W. Main St.
Phoenix, Arizona

STATE OF ARIZONA,
County of Maricopa

I, _____, County Recorder in and for the County of Maricopa, Arizona, do hereby certify that the within instrument was filed for record at _____ o'clock _____ M., on the _____ day of _____, 1958, and duly recorded in

Book No. _____ of Agreements, Records of Maricopa County, Arizona, at pages _____

Witness my hand and official seal the day and year first above written.

County Recorder.
Deputy Recorder.

By _____

68819

DKT 3300 PAGE 458

5-21-60

STATE OF ARIZONA, I hereby certify that the within instrument was filed and recd
County of MARICOPA ss. _____, 19____, at _____

1960 JUN 3 10 21
In Docket No. 3300 Page 458 and the request of Max B Cox

When recorded mail to:

Mr Max B Cox
50 W. 2nd ave.
Mesa, Ariz.

Witness my hand and official seal.

N. C. Kelly Moore

County Recorder

By Bernice H. Deyler
Deputy Recorder

Indexed:

Compared: DEED

Photostated:

Fee: \$ 1.75

I. R. S.: \$ _____

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Belva C. Watson, a widow, of the county of Maricopa, state of Arizona
do hereby convey to Maxwell E. Cox and Ruth Jorgensen Cox, his wife, of Mesa, Arizona

the following described property situated in Maricopa County, Arizona:
north

Beginning at a point 1979 feet east of the/west ~~1~~ corner of ~~Section~~ the southwest $\frac{1}{4}$ of section 19 range 5 east, township 1 north of the Gila and Salt River base and meridian, thence south 30 feet, thence south 43 degrees west ~~85~~ 89 feet more or less (to follow the property line of adjacent property of same description) thencesouth 41 degrees, 30 minutes 153 feet, thence in a southeasterly direction to a point on the west bank of the East Tempe Canal which point is 325 feet south of the south line of the highway; (325 feet to be measured along the bank of the canal), thence following the canal bank 325 north-east to the south line of the highway, thence west along the highway line to the point of beginning, 180 feet more or less.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this 21st day of May, 1960

Belva C. Watson

STATE OF Arizona
County of Maricopa ss.

This instrument was acknowledged before me this 21st day of May, 1960, by Belva C. Watson

My commission will expire
My Commission Expires July 27 1962

J. Gene Wade

Notary Public

STATE OF _____
County of _____ ss.

This instrument was acknowledged before me this _____ day of _____, 19____, by _____

My commission will expire

Notary Public



When recorded, mail to:
Roberts Tire Sales
2431 E. Apache Blvd.
Tempe, Arizona
c/o Marion S. Roberts

Joint Tenancy Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

MAXWELL B. COX and RUTH JORGENSEN COX, husband and wife,

do hereby convey to MARION S. ROBERTS and DORIS F. ROBERTS, husband and wife,

not as tenants in common and not as a community property estate, but as joint tenants with right of survivorship, the following described property situated in the County of Maricopa, State of Arizona:

PARCEL NO. 1: Beginning at a point which is 2018 feet East and 50 feet South of the Northwest corner of the Southwest Quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, same being with the South line of the Highway; thence South 30 feet; thence South 43 degrees, 0 minutes West a distance of 93.5 feet more or less (to follow the line of adjacent property of same description) to a point which is 150 feet due South of the North line of the Southwest Quarter of said Section 19; thence due West 39 feet; thence South 41 degrees 30 minutes West a distance of 153 feet; thence Southeasterly to a point on the West boundary line of the East Tempe Canal Right of Way which is 325 feet Southwesterly as measured along the West boundary line of said East Tempe Canal Right of Way of the intersection of said West boundary line with a line 50 feet South of the North line of the Southwest Quarter of said Section 19; thence North 40 degrees, 15 minutes East a distance of 325 feet along the West boundary line of the East Tempe Canal Right of Way to a point which is 50 feet South of the North line of the Southwest Quarter of said Section 19; thence West 77.90 feet more or less to the point of beginning.

PARCEL NO. 2: Beginning at a point 1864 feet East and 50 feet South (which is the South right of way line of the Highway) of the Northwest corner of the Southwest Quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, and running thence South 100 feet; thence West 39 feet; thence North 100 feet; thence East along the South right of way line of the Highway to the point of beginning.

SUBJECT TO: 1961 Taxes and Assessments and rights of way for canals, laterals and ditches.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

The grantees by signing the acceptance below evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Dated this 24th day of April, 1961.

Accepted and approved:

Marion S. Roberts
MARION S. ROBERTS
Doris F. Roberts
DORIS F. ROBERTS
Grantees

Maxwell B. Cox
MAXWELL B. COX
Ruth Jorgensen Cox
RUTH JORGENSEN COX
Grantors

STATE OF ARIZONA }
County of Maricopa } ss.

This instrument was acknowledged before me this 24th day of April, 1961, by MAXWELL B. COX and RUTH JORGENSEN COX, husband and wife.

My Commission will expire June 1, 1962

Notary Public

STATE OF ARIZONA }
County of Maricopa } ss.

This instrument was acknowledged before me this 24th day of April, 1961, by MARION S. ROBERTS and DORIS F. ROBERTS, husband and wife.

My Commission will expire June 1, 1962

Notary Public

JLS:lr ①

DKT. 4511 PAGE 4

2431 E. Apache Blvd
Tempe

52464

QUIT-CLAIM DEED

QUIT-CLAIM DEED

Deputy Recorder

25 11 12
PAGE 4
nd official seal

that the withr
and recorded
P. J. ...

For the consideration of Ten Dollars, and other valuable considerations, I or we

BELVA C. WATSON, a widow,

hereby quit-claim to

MAXWELL B. COX and RUTH JORGENSEN COX, husband and wife,

all right, title, or interest in the following real property situate in Maricopa County, Arizona:

PARCEL NO. 1: BEGINNING at a point which is 2018 feet East and 50 feet South of the Northwest corner of the Southwest quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, same being with the South line of the Highway; thence South 30 feet; thence South 43 degrees, 0 minutes West a distance of 93.5 feet more or less (to follow the line of adjacent property of same description) to a point which is 150 feet due South of the North line of the Southwest quarter of said Section 19; thence due West 39 feet; thence South 41 degrees 30 minutes West a distance of 153 feet; thence Southeasterly to a point on the West boundary line of the East Tempe Canal Right of Way which is 325 feet Southwesterly as measured along the West boundary line of said East Tempe Canal Right of Way of the intersection of said West boundary line with a line 50 feet South of the North line of the Southwest quarter of said Section 19; thence North 40 degrees, 15 minutes East a distance of 325 feet along the West boundary line of the East Tempe Canal Right of Way to a point which is 50 feet South of the North line of the Southwest quarter of said Section 19; thence West 77.90 feet more or less to the point of beginning;

EXCEPTING therefrom any part of the above described property lying within the following:

BEGINNING at a point which is 1745 feet East and 50 feet South of the Northwest corner of the Southwest quarter of said Section 19, and running thence South 200 feet; thence East 116 feet; thence North 200 feet; thence West 116 feet to the point of beginning.

PARCEL NO. 2: BEGINNING at a point 1864 feet East and 50 feet South (which is the South Right of Way line of the Highway) of the Northwest corner of the Southwest quarter of Section 19, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, and running thence East 42 feet; thence South 100 feet; thence West 42 feet; thence North 100 feet to the point of beginning.

DATED this 26th day of January, 1963.

Belva C. Watson
Belva C. Watson

STATE OF ARIZONA,)
County of Maricopa.) ss

This instrument was acknowledged before me this 26th day of January, 1963 by BELVA C. WATSON, a widow.

J. LaMar Shuler
Notary Public

My Commission expires:
10/1/65

