MANISTEE RANCH
5127 West Northern Avenue

Manistee Ranch is reminiscent of Glendale's earliest agricultural roots. The property originally consisted of 318 acres homesteaded by William and Sarah Smith in 1888, under the provisions of the Desert Land Act. In 1890, the Smiths sold the property to the New England Land Company, which in turn sold it to Herbert W. Hamilton in 1897 for $16,000. A wealthy lumber baron, Hamilton invested heavily in the construction of new buildings and developing orchards and field crops on the property.

Hamilton's first improvement was construction of the main house, which remains as a key feature of today's historic Manistee Ranch. The two-story home was built in five months, from August to December of 1897, and is considered to be one of the rare, surviving examples of Queen Anne architecture in the Salt River Valley. Hamilton added barns and outbuildings, and the ranch became known throughout the Valley as "probably the best improved and in many ways the finest country property in the valley….providing all the comforts of a country gentleman's home," according to one newspaper reporter.

Source: http://www.glendaleaz.com/parksandrecreation/ManisteeRanchPark.cfm

The drought of 1897-1900, however, rendered the ranch less profitable than Hamilton had anticipated, and in 1907 he sold the property to Louis Marshall Sands for $46,000. The transaction was "one of the largest and perhaps the very largest sale of ranch realty that ever

occurred in these parts," reported the *Arizona Republican,* further noting that it was a sign that "the real big fish had begun to come into this country." Sands was from a wealthy Midwest lumber family, and named the property Manistee Ranch after his hometown of Manistee, Michigan.

During the next forty years, Sands built a business and ranching empire that extended throughout the Salt River Valley and to southern Arizona. He purchased land and grazing rights along the periphery of the Salt River Valley for the purpose of cattle grazing. Sands led the way in developing more systematic grazing and cattle raising methods, and is credited with replacing the traditional free-roaming approach with systematically moving cattle from one grazing location to another. Manistee Ranch was the base of operations for this cattle feeding operation. Sands approach placed him at the vanguard of the cattle industry in Arizona. He was a long-time member of the Arizona Cattle Growers Association and served on its executive committee for many years.

Manistee Ranch prospered for over forty years as Sands established operations for raising horses, turkeys, chickens and feed crops such as alfalfa, corn, and maize, along with dates, pecans, and oranges. Sands became one of the most successful ranchers and wealthiest men in Glendale. His business ventures came to include a partnership in a meatpacking firm, the Arizona Packing Company (later absorbed by Tovrea Packing Company); acquiring the Chevrolet agency which he reopened as Sands Motor Company; establishing the Bonnie Farms and Transportation Company, a cattle shipping and feedlot operation; and developing the Sands Trading Company, an enterprise created to oversee his real estate holdings.

The Sands family made significant contributions to the early formation of Glendale as a viable community and also to many community institutions in more recent decades. The operation of Manistee Ranch and other businesses were taken over by the Sands children after the death of Louis Marshall Sands in 1941. The Sands family was involved in setting up the Southwest Fire Insurance Company, Deer Valley Utilities, and Thunderbird Bank. They undertook real estate ventures, converting portions of the original ranch to developments such as the Valley West Mall/Manistee Town Center (now defunct) and the Sands Estates residential subdivision (now in the process of being listed on the National Register of Historic Places). Prior to World War II, the Sands family was Glendale's largest employer.

The Sands family sold Manistee Ranch to the Glendale Historical Society in 1996, and on April 9, 1998, it was listed on the National Register of Historic Places. The seven-acre historic site consists of four buildings: a garage, office, barn, and house. The home is decorated in period furnishings, many of which were part of the original home. Housed in the home's basement are a collection of photographs, Glendale grammar school items, and old farm equipment used on the ranch primarily to harvest feed for the livestock.

The ranch is also noted for the largest stand of date palm trees in a single garden, with some palms being over 100 years old.

Source: http://www.glendaleaz.com/parksandrecreation/ManisteeRanchPark.cfm

Sources:

Manistee Ranch: Narrative History and Video Project Resource Inventory, prepared by Southwest Historical Services for the City of Glendale Historic Preservation Commission, October 1999.

City of Glendale websites:

- http://www.glendaleaz.com/parksandrecreation/ManisteeRanchPark.cfm
- http://www.glendaleaz.com/news/101905_manistee.cfm

SAHUARO RANCH
9802 North 59th Avenue

EARLY HISTORY OF SAHUARO RANCH

The story of Sahuaro Ranch begins with the completion of the Arizona Canal in 1885. Stretching 44 miles across the Salt River Valley, the Arizona Canal opened up thousands of acres of desert for homesteading and irrigation farming. In 1886, William Henry Bartlett, who hailed from Peoria, Illinois, and was just thirty-six years old, was among the first to invest in these new irrigable lands. He selected one square mile of land north of the future town of Glendale and named it Sahuaro Ranch.

William Henry Bartlett
Photo: Courtesy of Glendale Historical Society

As a successful grain broker, Bartlett could afford to make substantial investments in his ranch and soon became well known for his ranching activities. By 1891, he controlled over 2,000 acres of farmland near Glendale and was one of the largest ranchers in the region.

He built many efficient and comfortable buildings at Sahuaro Ranch. Residences for ranch hands, superintendents, family, and friends were built in a park-like setting, landscaped with hundreds of rose bushes, a variety of palms, and other specimen plants. Although he never lived there permanently, Bartlett took an active role in the ranch's development and often directed activities by mail and telegram. He hired superintendents to manage his ranch operations and advise him of local conditions.

The two-room Adobe House was the first permanent dwelling built on the ranch. Constructed in 1887, it served as the home office of Stephen H. Campbell, Sahuaro Ranch's first superintendent. Campbell managed the ranch from 1886 to 1890, and made the first improvements. The original irrigation ditch was built and half of the 640

Adobe House, late 1880s, with visitors enjoying freshly picked melons.
Photo: Courtesy of Glendale Historical Society.

acre ranch was cleared and planted with figs and other fruit orchards, vineyards, and fields of alfalfa. The horse barn and blacksmith shop were built soon thereafter as part of the original farmyard. Draft horses and mules were used to pull farming equipment. Other farm animals included cows, bulls, and hogs.

In 1890 Harry W. Adams became the second superintendent. A founder of the Valley's first fruit growers association, Adams continued to plant fruit orchards and grain crops on the ranch. He established an olive orchard and an orange orchard in 1890. This was the first time these fruits were grown in the Valley. Adams also experimented with growing date palms for commercial purposes and planted twenty seedlings in 1891. These palms were highly successful in bearing fruit and resisting drought, causing Bartlett to boast that he had "the finest date palms in Arizona." Later, sometime after 1927, new owners planted the large date palm grove east of the ranch house.

The Fruit Packing Shed was built during the summer of 1891 and completed in time for the fall harvesting of tons of figs. It was built specifically for drying and packing fruit according to the

latest techniques that had been perfected in California. Local architect James M. Creighton designed what was then the largest packing house in the Valley.

The Main House was built in 1895, and the Guest House in 1898 with Bartlett intending it to be an "addition" to the main house. His youngest son, Willie, was stricken with tuberculosis and doctors advised that Willie go west where the warm, dry climate would help his condition. Bartlett commissioned prominent Chicago architect J.B. Silsbee to design the building to accommodate the needs and comforts of the Bartlett family. It was built in the remarkable time of 72 days, and was ready, complete with furnishings, when the family arrived on November 8, 1898.

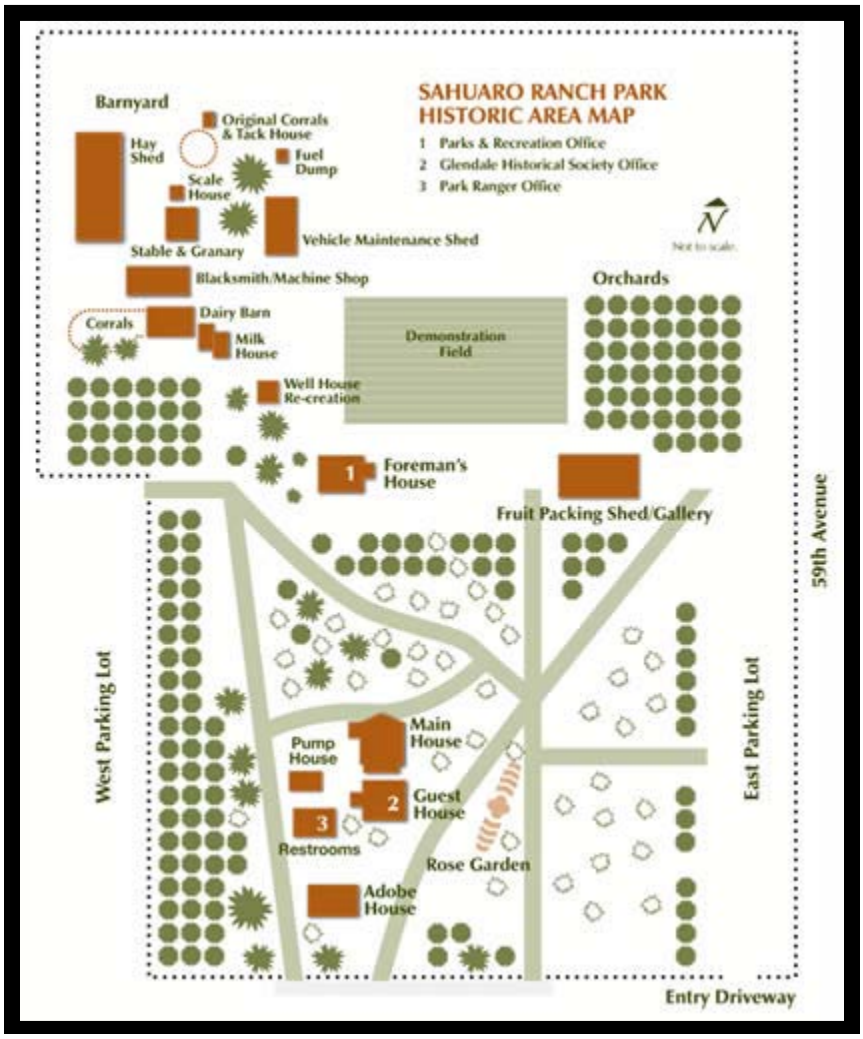
Main House circa 1980
Photo: Courtesy of Glendale Historical Society

The Foreman's House was constructed during the 1890s. It was designed to resemble a colonial farm house and has a living room, dining room, and kitchen, as well as a sleeping room on the second floor. Bartlett continued making improvements to Sahuaro Ranch, and supplied electricity to his ranch buildings in 1899. By 1901, he had the pump house built for an oil-fired, electrical generator. In 1905, the first automobiles were used at the ranch.

Bartlett sold the ranch in 1913, and the future owners of Sahuaro Ranch continued to farm and diversify the use of the ranch. P.E. Bradshaw, owner from 1913 to 1927, planted long-staple cotton and grazed sheep and cattle on alfalfa pastures. Charlotte and Richard W. Smith purchased the ranch in 1927, and planted large citrus and pecan orchards and a commercial date grove.

RECENT HISTORY OF SAHUARO RANCH

In 1966, Glendale Mayor Max Klass sought a federal grant for the City of Glendale to purchase Sahuaro Ranch. The city successfully finalized the purchase in 1977, acquiring 80 of the original 640 acres. On March 7, 1980, 17 acres of Sahuaro Ranch and its historic structures were listed on the National Register of Historic Places.



The city has since commissioned several studies of the property, one of which culminated in the Sahuaro Ranch Historic Site Master Plan, completed by the Woodward Architectural Group in 1993, and adopted by the Glendale City Council in 1995. The Woodward plan is still followed today for restoration of historic structures, appropriate uses of the buildings, and development of new structures.

In 1991, Sahuaro Ranch presented its first antique tractor show in collaboration with the Arizona Early Days Gas Engine and Tractor Association. The Tractor Association was instrumental in the restoration of the ranch's barnyard area. Sahuaro Ranch has also become home to other annual events including the Juried Fine Arts and Youth exhibits hosted by the

Glendale Arts Council. The Arizona Artist Blacksmith Association regularly conducts demonstrations for school tours and special events at Sahuaro Ranch.

From 1995 to 1996, the City restored the Main House, Fruit Packing Shed, Foreman's House, and other historic structures. The City completed the restoration of the porch for the Main and Guest Houses in 2004. The city obtained major funding for the restoration of these historic sites through matching grants from the Arizona Heritage Fund, and completed additional improvements in 2007-2008.

The City of Glendale has long demonstrated its commitment to preserving this historical landmark and will do so for generations to come. Throughout the process, the city has acquired grants and formed partnerships that have made restoration projects possible. Sahuaro Ranch has proved to be a major attraction for countless visitors from Glendale, and tourists throughout the Valley and State and beyond who find inspiration and experience a connection with their own pasts.

Photo: Glendale City Staff

<u>Information Sources:</u>
Glendale Historical Society
Glendale City Staff