

County delays auction of 53 acres near Sun City West

By Tina Gamez
DAILY NEWS-SUN

Maricopa County officials have decided to postpone auctioning off 53 acres near Sun City West.

Governing board Vice President Marion Mosley broke the news of the latest development during the general manager operations meeting Monday.

Mosley, along with other association board mem-

bers, manager Mike Whiting, PORA president Bill Hansen and others have been part of a subcommittee that has been in talks with county officials over the auction and development of the land located inside the walls of Sun City West.

The subcommittee had a meeting with county officials last week to discuss the 53 acres and had produced a resolution signed by the as-

sociation and PORA. Mosley said "the county has taken heart" and is going to postpone any auction until officials can take a look at rezoning the 53 acres.

"They (county officials) were straightforward with us; they understand our concerns and are looking at zoning it as we are zoned," Mosley said.

He said the data gathering and surveys by Maricopa

County will delay auctioning of the land anywhere from six months to two years.

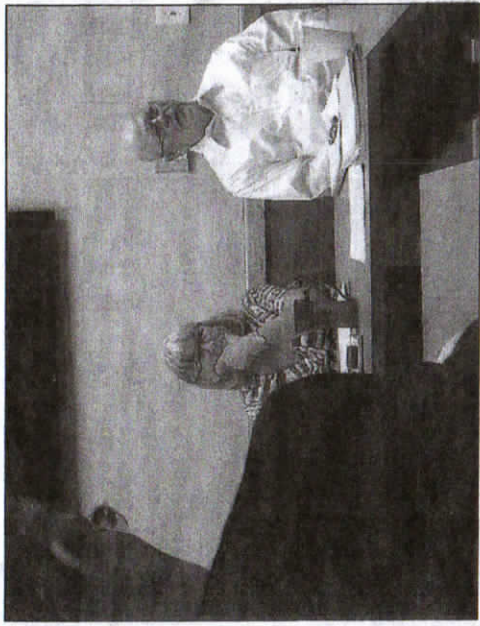
Whiting complimented Maricopa County Supervisor Clint Hickman for taking the initiative in communicating with the county departments involved with the 53 acres. He said Hickman told county staff he'd like to see the land rezoned, and they received an interpretation from the state and county attor-

neys' offices that "this could be done," Whiting said.

"Prior to this, the land department was saying they didn't think they could do this," Whiting added that Hickman made it possible. "You wouldn't see this if he hadn't done it."

After the general manager's meeting, Mosley said the issue for the developer would come down to water.

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Recreation Centers of Sun City West President Patricia Tomlin and Vice President Marion Mosley attend the general manager's operations meeting Monday. The board discussed the latest on the 53 acres within the walls of Sun City West that Maricopa County plans to auction off. [Tina Gamez/Daily News-Sun]

Delays

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"If the developer would have to go through the Agua Fria Project to get their water, they would have to tunnel under the (Loop) 303 and railroad which is very difficult for them to do," Mosley said.

In allowing the developer to hook up to the association's water, there would only be development costs, "considering that they're willing to meet our terms." Mosley added that the association wouldn't have to give the developer the right of way to the water and "EPCOR would not force us."

During the meeting, board members also discussed the possibility that, if all goes well with the rezoning, the association could ask residents to vote if they want to bring the 53 acre area under the recreation centers umbrella.

NEWS

SUN CITY WEST EXPANSION UPDATE

On August 7, 1992, Del Webb broke ground on its Sun City West expansion property.

Just one year later, Webb has sold more than 300 homes in the expansion area. A few more details about the progress of this area include:

- The 18-hole Deer Valley Golf Course located on this property is 99 percent complete. Designed by Senior Professional Billy Casper

and Phoenix golf course architect Greg Nash, the course is expected to open this winter. Another 18-hole executive golf course will be started to the west of 151st Avenue in 1995.

- By the end of October, two lanes of traffic will be open on Deer Valley Drive from just west of Dusty Trail to 151st Avenue, creating another entrance into the northern part of the community.

- The Palm Ridge Recreation Center, a 54,000-square-foot facility (the second largest in Sun City West) will open in April.

- Crews are busy boxing 250 native trees which will be used in various landscaping projects.

To see what's happening in the new area, simply drive north on 135th Avenue or El Mirage Road.





The 15-acre Palm Ridge Recreation Center complex is scheduled to be completed in April. The facility features a fitness center with three swimming pools, two spas, an indoor walking track and a social building with a ballroom and meeting rooms.

FIRST RESIDENTS MOVE INTO “EXPANSION AREA”



Harold and Eileen Haber were recognized by Del Webb for being the first to move into the expansion area.

Harold and Eileen Haber cemented their place in history on August 17 when they became the first couple to move into Sun City West’s expansion area.

The Habers have been Sun City West residents for 11 years. Harold is the manager of golf operations at the Stardust Golf Course. Originally from Ohio, the couple first moved to Sun City 14 years ago and then moved to Sun City West in 1982.

Aside from being greeted at their new home by their key inspector, the couple was met by Webb officials who presented them with cookies in a house-shaped basket. Local reporters were also on hand to capture the moment.

While the Habers were first, they weren’t alone for long. In less than a month, 10 other homes have closed in the new area. Now the Habers are busy greeting the “new kids on the block.”

DID YOU KNOW THAT...

Del Webb often works behind the scenes to assist legislation that will benefit Sun Cities residents. In the past year, Del Webb Corporation:

- lobbied the Senate for the passage of Senate Bill 1425. This law is a dramatic improvement over the former water replenishment district law, which would have meant higher pump taxes in the Sun Cities regardless of conservation measures or the condition of the aquifer. The new law provides a mechanism for compliance with the Department of Water Resources' assured water supply rules while allowing beneficial use of groundwater for new development.



- played a key role in the passage of income tax relief for the elderly. This was part of a tax relief package which reversed much of the negative impact of the 1990 state tax bill on the elderly. Two significant changes were raising the personal exemption for individuals 65 and over to \$2,300 and accelerating full deductibility of qualified medical expenses to tax year 1995.

Sun City West General Manager Chuck Roach shakes hands with Governor Symington after the signing of Senate Bill 1425.

CELEBRATE THE SPIRIT: 15 YEARS AND STILL GOING STRONG

In February of 1978, ground was broken for Sun City West. Just eight months later on October 16, 1978, Sun City West's first homeowners moved into the community. Now the community is celebrating its 15th anniversary.

Sun City West rose from the dust of one of the nation's largest feed lots known as "Lizard Acres." The 1,800-acre parcel fed as many as 25,000 cattle in its prime. Before that, approximately 160 acres of that land was the homestead of Orval Robertson. This Missouri farmer moved to Peoria, Arizona in the early 1900s and received his homestead entry on September 27, 1911. He lived in a 20-by-30-foot house with his wife and child and farmed barley, sugar beets, onions, cabbage, milo maize and other crops on approximately half of the property.

ANNIVERSARY AUCTION NOVEMBER 6

The Maricopa County Habitat for Humanity chapter, along with several home purchasers, will be the winners in the first Del Webb Anniversary Auction November 6 in Sun City West.

Del Webb will auction off several inventory homes with a portion of the proceeds going to Habitat for Humanity to help build at least one new home for a low-income family in Surprise. Habitat for Humanity enjoys the support of many Sun City residents who are helping to provide housing for families who have

little in the way of proper shelter.

"This is the first auction of this type," noted Rich Vandermeer, vice president of sales and marketing. The homes are new and located in Sun City West. Information and home locations will be available at the Sun City West Model Center, 13001 Meeker Blvd., in late October, with home viewings slated for the first week in November.

Skilled auctioneer Larry Messler is sure to make the event fun as well as rewarding for both the buyers and the beneficiary, Habitat for Humanity.

The homes are a bit larger now, but the people who live in them still have a pioneering spirit. To "Celebrate the Spirit of Sun City West" on its 15th anniversary, 15 days of events are planned. On October 16, the party begins with cake, punch and entertainment at the community's three recreation centers from 1:00 p.m. to 3:00 p.m. Through the end of the month, resident groups will provide entertainment and community organizations will hold events.

RESIDENT, COMPANY DONATIONS SUPPORT COMMUNITY

Sun City West residents are known for giving – of themselves and through donations. Del Webb Corporation is also proud to support many local organizations through charitable contributions.

Recently, Chuck Roach, Del Webb executive vice president and general manager, presented the Sun City West Sheriff's Posse with a \$20,000 check. The dona-

tion will be used for an expanded radio network to allow posse volunteers to maintain radio contact while patrolling the northern neighborhood.

The company also donated \$500,000 to the Sun City West Fire District for construction of a third fire station at the corner of 135th Avenue and Deer Valley.

Service organizations are often the beneficiaries of Del Webb

dollars. Lending Hands, Westside Food Bank, Meals on Wheels, SCAT and the PRIDES are a few of the agencies assisted. Sun Health and the Sun City West Foundation have also received support for their special events.

Del Webb, the man, believed people make the community. By supporting these organizations, Del Webb, the company, is investing in the people who invested in us.

Ground Breaking Evokes

story,
Mildred Baker
Photos,
Chuck Currier

"It took one and one-half years, thousands of hours and hundreds of people," stated Charles T. Roach, executive vice president and general manager of Sun City West, at the groundbreaking for the expansion area Friday, August 8.

The assemblage of about 165 people included representatives of PORA, the recreation association, planning, zoning, county and state officials. This breakfast ceremony was catered in the desert near the site of the old Robinson homestead using the theme, "Forging the Pioneer Trail".

"We predicted breaking ground in July," continued Roach. "So we are one month off".

According to Martha Moyer, manager public and community relations, the Webb Company has acquired 1,320 acres to add to its 5,700 acre active adult community in the Northwest Valley.

The Maricopa County Board of Supervisors approved the Development Master Plan for 884 of

those acres in June; the plan for the remainder of the acreage will be submitted for county board approval at a later date.

Construction on the new golf course, the eighth for Sun City West, will begin next week, and home building is slated to begin next spring. The company anticipates building approximately 3,600 homes in the new area. Construction on the 15 acre \$6.8 million recreation center, the community's fourth, will begin in the spring of 1993. *WESTER*

Maricopa County Planning and Development director Dennis Zwagerman joined Roach in turning the first shovel of dirt. Zwagerman applauded Sun City West cooperation and participation in the planning process and complimented the Webb Company in bringing to Arizona the people who reside in these retirement communities. *8/13-19/92*

As part of the development process, an archeological study was conducted on the property uncovering remnants of an old homestead. The site was

surveyed and researched by Webb in cooperation with the State Historic Preservation Office.

It was determined that Orval A. Robinson filed for a patent on a portion of the land in 1911, homesteading 120 acres. At that time market value was \$1.25 per acre. He farmed 80 acres until 1939. Turn-of-the-century farm equipment was on display.

A survey recovered artifacts such as a small potbellied stove, a 1913 penny, coffee pot lid, pocket knife, mule shoe, hinges, girdle hook, spoon handle...information beneficial in determining lifestyle of the pioneers who settled this country.

According to Karolyn Jensen, Archeological Consulting Services, two historic Indian sites will be explored next week.

A special feature of the groundbreaking event was a cameo appearance by "Orval Robertson" who offered a brief history of the land. He was played by Phoenix actor Alan Prewitt.

Ground Breaking
Continued on Page B6

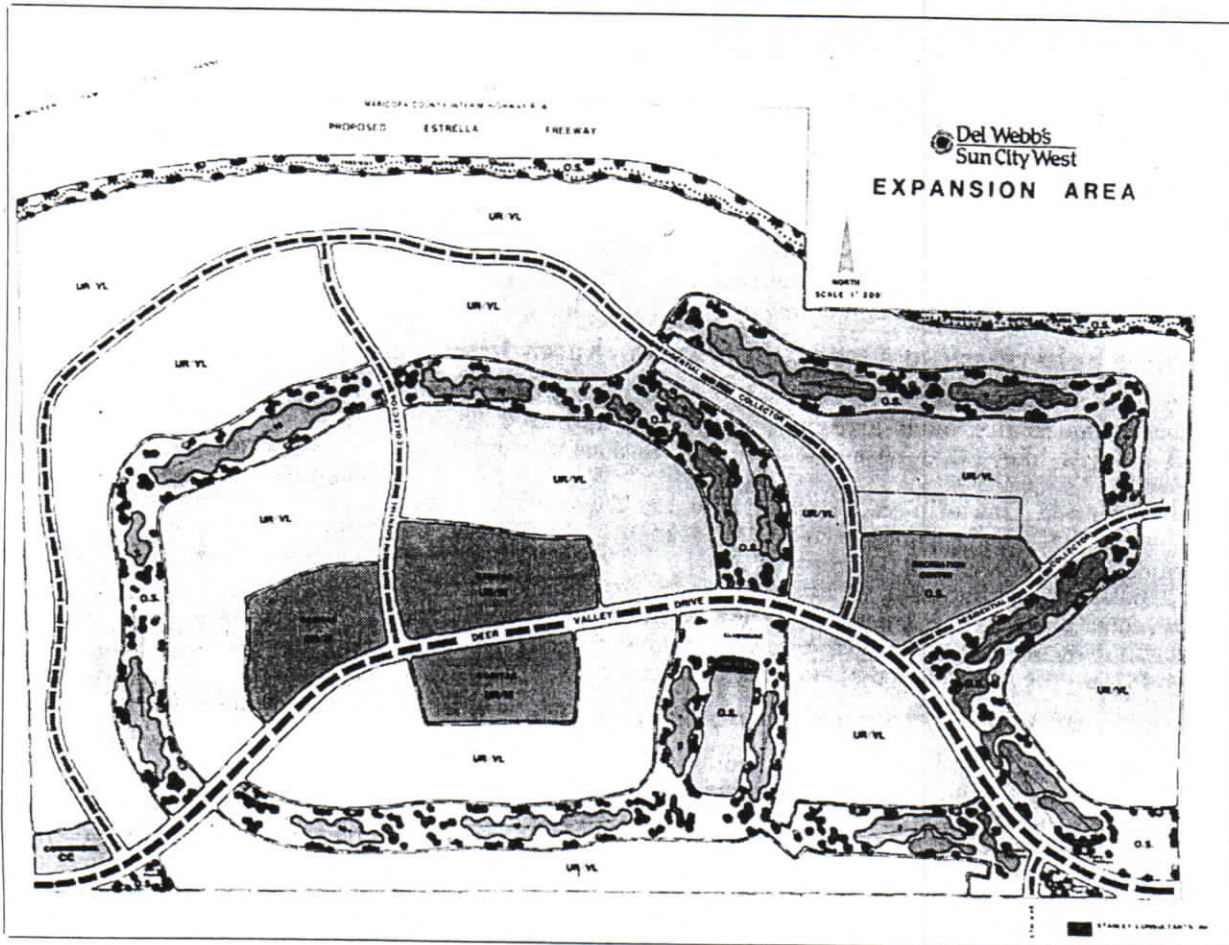
Pioneer Spirit

Strolling guitarist Gene Privette serenaded with cowboy songs. *WESTER*

Del Martenson, vice president of land development and construction operations for the Webb

Company states, "Four new models are being added at the model homes location, and contracts are out for mass grading of expansion area for the new golf course". *8/13-19/92*

Daily News-Sun



Stephen Chernek/Daily News-Sun

A map shows the proposed expansion of Sun City West and the realignment of Deer Valley Road to be more curving instead of straight. Chuck Roach, executive vice president and general manager of Sun City West, explained expansion plans to a meeting of the Property Owners and Residents Association at the R.H. Johnson Social Hall Thursday.

Wall will stay standing

Road route misses boundary, Webb says

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — The boundary wall along Deer Valley Road in Sun City West will not come crashing to the ground like the Berlin Wall.

Several "wall" residents indicated at Thursday's Property Owners and Residents General Membership meeting in the R.H. Johnson Social Hall they want

to keep their wall when Del Webb eventually tears up Deer Valley Road to build a more winding route through its planned 895-acre expansion area.

Chuck Roach, Sun City West general manager and Del Webb executive vice president, said residents living next to the wall should consider it part of their property and they should be able

to decide whether they want to keep it.

"Our practice is to deed the wall as part of the homeowner's lot," he said. "It's our plan to keep the wall intact. Over time as we develop the expansion area, we will simply tear up Deer Valley Road."

He said the only reason Webb would ever decide to tear down
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Webb reviews expansion

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the wall on the south side of Deer Valley would be if the majority of wall residents wanted it torn down or the county government dictated it be torn down for some reason during the lengthy zoning and approval process Webb still has to go through.

Webb hopes to start development next year of 895 acres north of Deer Valley Road between 135 and 147th avenues. Initial plans call for the construction of 2,400 homes that will add about 5,000 residents to Sun City West's current population of 20,000.

"I can give you assurances that if the (county) government ever dictates the wall coming down, they'll have their hands full and we'll have our hands full convincing you residents that's necessary," said Roach. "But I'm not aware of any factor presented to us by any governmental agency or by the community to change our mind on

'We'll get the most response there and it was more cost effective to have one there.'

Ira Friedman
Maricopa County assessor

that issue."

He said a final decision probably won't be made for several years yet after the expansion area is well under way.

"In the section basically between 135th avenue and 147th avenue after the (expansion) area is built out, we would gradually place homes on the north side of Deer Valley Road," said Roach.

Roach said the Maricopa County Highway Department has approved funding within its current five-year plan to build an interim two-lane road that will follow the same route as the proposed Estrella Freeway along

the western and northern boundary of the expansion area over to 99th Avenue.

"That's so Bell Road does not have to be the only road of choice for those living in Sun City West," Roach said.

Another guest at the PORA meeting, Ira Friedman, Maricopa County assessor, explained the inner workings of his office, how his staff of 250 arrives at assessed property valuations and why he decided to put in a west side satellite assessor's office in the PORA building, 13815 Camino del Sol: "We'll get the most response there and it was more cost effective to have one there."

Eight candidates for the PORA board also gave short speeches on their background, qualifications and election goals for the Dec. 3 PORA board election. Most said they wanted to give something back to the community that has given them so much and that PORA was the most viable way for them to do

that.

PORA Post Office Committee Chairman Howie Wilson updated residents on the latest prospects for a full-service post office.

Wilson said correspondence between outgoing PORA President Bob Emmons and U.S. Postmaster General Anthony Frank has continued since Frank's Sept. 21 visit.

He read Frank's Nov. 7 letter to Emmons reassuring the community that something will be done by year's end to improve post office service.

"Frank reiterated that the U.S. Postal Service has an obligation to provide the highest level of service to Sun City West residents," said Wilson.

"We are now determining what we must do to meet that objective," Frank wrote in the letter. "Any information you may provide will be considered as we conduct our review."

Population may grow to 33,000

895 acres bought; state land eyed

By Lori Baker
Staff writer

SUN CITY WEST — If Del Webb Corp. is successful in acquiring all the land it seeks, Sun City West's population could grow by about one-third or 8,000 residents, company officials said.

Webb has closed escrow on 895 acres north of Deer Valley Drive — enough for 2,400 homes — and is negotiating to acquire another 130 acres, for about 500 homes, said Chuck Roach, general manager of Del Webb's Sun City West, said Thursday at a Property Owners and Residents Association general meeting.

But Sun City West's expansion would be significantly larger if Webb is successful in acquiring 367 acres of state-owned land adjacent to the expansion area, Roach said.

Webb has filed an application with the state Land Department requesting that the property, between 151st Avenue and Reems Road north of Deer Valley Drive, be made available for sale. If the state agrees to sell, the property would be put up for public auction and anyone may bid on it, Roach said.

The state land would accommodate about 1,100 homes, bringing the total of the expansion area to 4,000 homes for about 8,000 residents.

Roach said there are about 1,500 home lots left in the original 5,700-acre Sun City West, and he expects that those lots will be sold by mid-1993. Webb is selling about

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COMMUNITY

Northwest

Monday, November 18, 1991

SCW

THE
PHOENIX
GAZETTE

THE ARIZONA REPUBLIC

SCW

EXPAND

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650 homes annually, according to company records. The community's population will be about 25,000 when the first phase is fully sold.

"We will be finishing up the original Sun City West at the same time we are selling in the new area," said Martha Moyer, Webb spokeswoman.

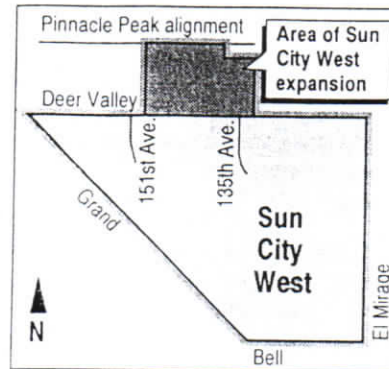
Although Webb is still trying to acquire additional land, the company is proceeding on the development master plan for the 895 acres that have been bought. The expansion area is bounded by Deer Valley Drive, the Pinnacle Peak alignment, 135th Avenue and just east of 151st Avenue.

Webb plans to begin moving dirt by June 1 and start selling homes in early 1993. Build-out is expected by 1999.

A preliminary land use plan has been completed showing the configuration of the 18-hole championship golf course and location of the recreation center for the new segment.

The development master plan, which includes technical information on such things as drainage, is expected to be submitted for approval to the county Board of Supervisors by year-end, Moyer said.

At the request of residents, the intersection of 135th Avenue and Deer Valley Drive has been redesigned to minimize the traffic load on 135th Avenue. At 135th Avenue, Deer Valley Drive is proposed



to meander northwesterly and curve back down to its original alignment at about 145th Avenue.

"This will allow us to create better aesthetics and have enhanced landscaping," Roach said.

Roach said Webb also wants an at-grade crossing built over the Santa Fe Railroad tracks at Grand Avenue and Deer Valley Drive extended to Grand Avenue. The railroad crossing has yet to be approved by the Arizona Corporation Commission.

"We feel it is an important part of the transportation plan for Deer Valley Drive to hook up with Grand Avenue because it would give us full access," Moyer said. "In order to have Deer Valley Drive connect up with Grand Avenue we must cross the railroad tracks."

The Deer Valley Drive improvements are not expected to occur until three to five years after Webb begins development in the expansion area.

1 large recreation center preferred

By Lori Baker
Staff writer

SUN CITY WEST — Residents would rather have one large recreation center than two smaller centers in Sun City West's expansion area, Del Webb Corp. officials said.

Sixteen acres have been set aside in the plan for a recreation center as part of the land-use plan for the 895 acres that have been purchased by Webb. The land's boundaries are Deer Valley Drive, the Pinnacle Peak Road alignment, just east of 135th Avenue and just east of 151st Avenue.

Webb hopes to obtain 367 acres of state-owned land and 150 acres of other privately held properties adjacent to the original expansion area. If these properties are acquired, the expansion area will have 8,000 residents, rather than the 6,000 now projected, Webb officials said.

To accommodate the additional residents, Webb would add seven acres to the recreation center site, said Chuck Roach, general manager of Sun City West.

"Our studies show that people prefer larger recreation centers with a variety of services instead of smaller centers around the community," Roach said.

A resident committee, headed by former Sun City West Recreation Centers Advisory Board President Jack O'Connor, is working with Webb's architect on the design of the new recreation center and expansion of existing recreation facilities to accommodate the new residents.

The new recreation center is expected to have a swimming pool and therapy spa, a social hall, six multipurpose rooms and a 900-space parking lot. There also would be an 18-hole miniature golf course.

Webb has agreed to add eight lanes to the R.H. Johnson bowling center and to add storage and dressing room space at the Stardust Theater.

Another resident committee,

chaired by advisory board member Bill McCutcheon, has developed suggestions for the new 18-hole championship golf course.

"The new course will be designed so that it is less challenging than Trail Ridge and Grandview," Roach said. "It will be a little more

forgiving and easier to play. It will be a relatively flat course."

State law restricts the turf area of the course to 90 acres.

Roach said the final design of the golf course is expected during the first quarter of 1992.

 Thursday, Nov. 14, 1991

 Daily News-Sun, Sun City, Ariz.

Expansion concerns steer toward road woes

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Community traffic concerns appear to be the last hurdle Del Webb Corp. needs to clear before taking its plan to the county for approval.

"Traffic flow is the issue now. Everything else has been pretty well solved," said Webb Executive Vice President Chuck Roach.

A Wednesday meeting of community leaders in the Sun City West Community Services Center, 14465 R.H. Johnson Blvd., revealed a number of concerns for the area. Roach said the meeting was intended to update residents comments on the expansion plans.



Roach

and get their

Webb hopes to start development next year of 895 acres north of Deer Valley Road between 135th and 147th avenues. Initial plans call for the construction of 2,400 homes that will add about 5,000 residents to Sun City West's current population of 20,000.

Community leaders were concerned with the ability of the traffic arteries in the expansion area to support the additional population.

Roach said more talks with Sun City West residents will be scheduled during the next two weeks before the plan is submitted.

Webb has already addressed one design concern by changing the configuration of Deer Valley Road from a current straight line to a more winding, route through the expansion area. Roach said the change will better integrate the road with the rest of the community and provide an opportunity for better landscaping aesthetics.

The proposed Estrella Freeway will also ultimately be built from Grand Avenue around the west and north end of the expansion area. Until that happens, possibly not for another 10 years, Roach said the county plans to build an interim connecting road around the expansion area.

"Our hope now is to get Deer Valley Road to connect all the way to Grand Avenue with a railroad crossing there," said Roach. "That would be another means of diverting construction traffic off of El Mirage Road and along residential corridors."

"It's like a parade of cement trucks out there and they've been waking residents up at 4 in the morning during the summer and at 6 during November," said Sun City West resident Don Routh, who lives near the intersection of El Mirage and Deer Valley roads.

Routh indicated he might start a petition drive to force the trucks to take route around the residential area.

Other concerns raised at the meeting involved having a more aesthetic and functional drainage system for the expansion area.

Others asked what commercial interests, notably a third grocery store, would be needed to serve the expansion area.

Roach said Webb has set aside five acres in the southeast portion for commercial purposes but that land was subject to zoning changes.

Sun City West Fire District Board Chairman Jim Maley said he was also concerned about the lack of a third fire station to serve the expansion area, saying it would take a minimum six-minute response time for a truck to reach the expansion area from the station on Stardust Boulevard.

Webb finalizes plan

SCW

Daily News-Sun staff

SUN CITY WEST — Sun City West community leaders will get another opportunity to review Del Webb Corp.'s final expansion area Land Use Plan before it is submitted for county approval.

Although no time or date has been established for the review, Webb officials said it could be within two weeks.

Webb is putting the final touches on its Land Use Plan after buying 875 acres northwest of current community boundaries between 135th and 151st avenues.

Webb initially sought approval last November for 1,200 acres in the expansion area. That would accommodate a future population of about 31,000, said Martha Moyer, Webb manager of public affairs. The present population of Sun City West is about 20,000.

Development of the expansion area is expected to begin in 1992.

The Land Use Plan depicts the major land uses — the golf course layout, the recreation center location and the designated residential housing areas.

The Land Use Plan is a part of the main development document called the Development Master Plan, which contains hydrology, drainage, grading and traffic study information.

Webb expects to submit its Development Master Plan to Maricopa County before year's end.

Chuck Roach, Sun City West general manager and executive vice president, said Webb has an additional 20 acres under contract and is in discussion or negotiation with other area property owners about possibly acquiring additional acreage.

Roach said Webb also plans to file an application with the state requesting that a 367-acre parcel of state land adjacent to the planned expansion area will eventually be offered for sale.

"The process to acquire state land is quite complex and the ultimate outcome is unknown," said Roach.

Thursday, Oct. 31, 1991

Daily News-Sun, Sun City, Ariz.

New Rec Center?

SCW committee struggles to lower costs, please members

By LAURIE HURD-MOORE
Sun Cities Independent

Keeping within a \$6 million recreation center expansion budget while still giving residents the best balance of amenities, continues to challenge members of the Recreation Centers of Sun City West Expansion Facilities Committee.

"We have to fit all of the recommendations into our budget and come up with what will benefit the majority of our members," says John F. "Jack" O'Connor, committee chairman,

Speaking at a Recreation Centers of Sun City West, Inc. Advisory Board open forum last week, Mr. O'Connor said plans for a new recreation center and golf course — intended for the community's expansion — are proceeding along on schedule, but over budget.

Members of the committee, he says, have read through approximately 130 letters containing suggestions from members about what they would like to see in a new center.

A cost analysis for a recreation center featuring amenities suggested by residents shows that a new center would cost far more than the \$6 million budgeted by the Del Webb Corporation. The committee is now re-evaluating plans and is trying to determine what stays — and what goes.

Mr. O'Connor says his committee hopes to stress to the membership that the community already has three "pretty darn nice" recreation centers and five golf courses to serve 25,000 residents.

"We are looking at what 5,000 people would do to the existing or

new facilities.

"It's not that everything is overcrowded today. It may not be overcrowded next year, but we have to think in a long-term process," says the chairman.

Also being considered, he says,

See REC CENTER, Page 5

Expansion of SC West is finalized

A finalized land plan for the expansion of Sun City West should be completed and ready for review by residents at the end of this month, according to Del E. Webb Corp. General Manager Chuck Roach.

Residents will be asked to provide input on the land plan before it is submitted for approval to Maricopa County, adds Mr. Roach, also president of the Sun City West Recreation Centers Governing Board.

An update on the community expansion project was given by the Webb official during the Advisory Board's semi-annual open forum, Oct. 15 at the R.H. Johnson Recreation Center Social Hall.

"I really just want to bring everybody up to date on what we've been doing during the summer in the expansion area," Mr. Roach told those in attendance.

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EXPANSION
SUN CITY WEST

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is the aging of the present population and its changing needs and interests.

At this point in time, says the chairman, the committee has met with five clubs and will try to meet with most of the other chartered clubs by the first part of 1992.

"Nothing is in concrete. We are agreeable to the fact that we will probably modify the (R.H. Johnson) sports pavilion to provide six more additional bowling lanes," says the expansion committee chairman.

"That is a big ticket item — \$700,000 at least to do that job."

Webb, he adds, will not be building an additional 24-lane bowling facility.

The present bowling facility at R.H. Johnson Sports Pavilion has 24 lanes.

Mr. O'Connor says committee has met with shuffleboard club representatives and assured them that if the pavilion is remodeled, they will try to salvage at least five of the 10 shuffleboard courts.

Several members of the Western Shufflers Shuffleboard Club at last Tuesday's meeting voiced objections to the reduction in courts, claiming popularity of the game is strong and will only increase as the population ages.

Mr. O'Connor also explains the most requested facility — a social hall — will be built but its size has not yet been determined.

The new center will have six multi-purpose rooms for use as craft rooms, a fitness center and swimming pool.

The question of whether the pool will be installed indoors or outdoors has not yet been answered, he says.

Overall, the committee chairman says the new recreation center will

need to be constructed with expansions in mind.

"We need to have enough land available and have the layout right, so if Webb did succeed in getting additional land there wouldn't be the problem of trying to build another center somewhere."

Advisory Board Member Bill McCutcheon reports his golf course

committee received 69 letters with suggestions for the new golf course in the expansion area.

He says some of the requests, which could be accommodated include: rest benches at every tee, a north and south layout for the driving range, concrete cart paths, curbing near the green and tee areas, no fairway mounds, and more

consideration for players that walk the course.

"We in the committee took this attitude: We are in an aging community, so we want to try to give you a golf course that has some degree of difficulty but is enjoyable as well," adds Mr. McCutcheon.

EXPANSION

From Page 1

"First of all, I'd like to let you know, I've been extremely pleased with the level of community support ... it's been overwhelmingly positive," he explains.

Webb announced last fall it was considering the purchase of additional land north of Sun City West to expand the community. In March, 1991, Webb disclosed plans to build another recreation center and golf course in the new area.

Work on the expansion area is expected to begin in 1992 and will accommodate between 5,000 and 6,000 additional residents.

Webb has since acquired 875 acres in the expansion area and is negotiating on another 190 acres.

"We have negotiated contracts on an additional 20 acres and we have

Webb announced last fall it was considering the purchase of additional land north of Sun City West to expand the community. In March, 1991, Webb disclosed plans to build another recreation center and golf course in the new area.

negotiations in various stages on up to an additional 170 acres in the expansion area," he added.

A preliminary meeting with the state on approximately 380 additional acres of land have also been held, he adds.

"As we indicated to you before,

the process of attempting to acquire state land is a very difficult and an unknown process. But we had at least preliminary meetings with the state to see how they feel about it."

SCW

SUN CITY WEST INDEPENDENT

Webb acquires land for SCW expansion

The Del Webb Corporation has acquired 875 acres in its plans to expand Sun City West and hopes to gain yet additional parcels before it begins building homes in 1992.

Company officials say they have made "significant progress" in their expansion plans, which could increase the community's population from 20,000 to 31,000.

Pending master plan approval from Maricopa County, the company anticipates starting the construction process on the new land during the second quarter of 1992. Homes sales are expected to begin the first quarter of 1993.

"We believe we may be able to acquire some additional small parcels adjacent to the land on which we have already closed escrow," says Chuck Roach, vice president and general manager of Sun City West.

Del Webb has announced it plans to spend more than \$12 million on recreational amenities in the new

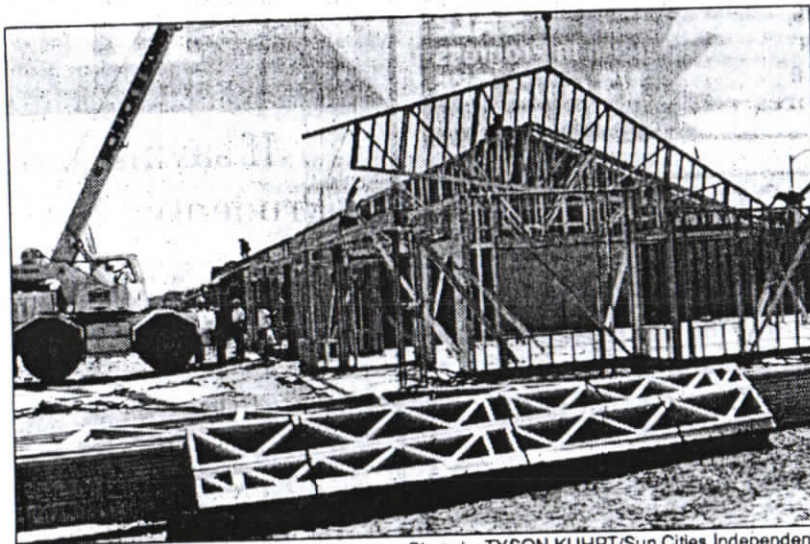


Photo by TYSON KUHR/T/Sun Cities Independent

Building continues at a brisk pace in Sun City West. Del Webb Corporation has approximately 2,000 lots remaining in the community's original master plan.

area, including a multi-million dollar recreation complex and a new championship golf course.

The company has approximately 2,000 lots remaining in its original Sun City West master plan.

Last November the company polled residents before it decided to pursue an expansion.

"We have received overwhelming resident support for our plans," says Mr. Roach.

"It has made our task at hand much easier knowing Sun City West residents favor our continued development here," he adds.

Webb to build sales pavilion, 14 new models

Del Webb has begun construction of its new \$3 million sales pavilion and 14 new model homes in Sun City West.

The new sales pavilion will be located adjacent to the present pavilion at 13950 Meeker Blvd.

The homes will range in square footage from 1,102 to more than 2,800 and will be priced from the high \$60's to more than \$200,000.

The models will be available for pre-sales later this year and the sales pavilion will open in February.

SCW

Daily News-Sun, Sun City, Ariz. Thursday, Sept. 12, 1991 Community A3*

Webb lands 875 acres for SCW expansion

Daily News-Sun staff

SUN CITY WEST — Del Webb Corp. has now acquired 875 acres in multiple transactions for its expansion of Sun City West and a company official said more acquisitions are possible.

"We believe we may be able to acquire some additional small parcels adjacent to the land on which we have already closed escrow," said Chuck Roach, SCW Webb vice president and general manager.

Webb also announced Wednesday it has received tentative site approval for its proposed 1,574-acre Sun City Palm Springs, Calif. active adult community.

Last November Webb requested endorsement

from SCW residents to pursue an expansion of the 5,700-acre community. "We have received overwhelming resident support for our plans that has made our task much easier," said Roach.

Pending the county's approval of its master plan, Webb anticipates starting construction on the new land during second quarter of 1992 and hopes to begin home sales during first quarter 1993.

Webb plans to spend more than \$12 million on recreational amenities for the new area, including a multi-million dollar recreation complex and a new championship golf course.

Approximately 1,000 lots remain to be sold in the original Sun City West Master Plan, bringing

the community's population to about 25,000 when complete. The expansion could boost the projected population to 31,000.

The Riverside County Board of Supervisors unanimously gave its tentative approval Tuesday to Webb's Specific Plan and necessary General Plan amendments for its Palm Springs Sun City, said Ken Plonski, Webb director of public affairs.

The board also tentatively certified Webb's related Environmental Impact Report. Final board of supervisors action is anticipated within the month.

The board's tentative and final actions will be subject to numerous conditions and require approvals from other governmental agencies.

Webb will continue to prepare its Tentative Tract Map, plot plans and other necessary documentation for matters subject to those approvals.

"We are pleased with the supervisors action and the support for our community that it reflects," said Frank Pankratz, senior vice president and general manager of Sun City Palm Springs. "This tentative approval is certainly a major step in our 19 months of planning and we look forward to further action by the supervisors."

Assuming no delays hinder the developmental process, Pankratz said land grading of the site south of Interstate 10 could begin this fall. The first homes could be built as early as the fall of 1992.

Webb gains 795 acres for SCW expansion

The Del E. Webb Corp. recently closed escrow on approximately 795 acres and is working to close on additional land for use in the expansion of Sun City West.

According to Martha Moyer, public affairs manager for Webb, the corporation is still acquiring property for the expansion.

"We closed escrow on approximately 795 acres after five separate transactions. We still have more acreage to go yet," she explains.

The corporation, she adds, is hoping to acquire a total of approximately 880 acres of land.

Webb expects to begin work on

the expansion area, says the manager, in the first quarter of 1992 and will begin selling homes in the first quarter of 1993.

Corporation officials announced plans in February, 1991, to expand Sun City West north of Deer Valley Road, roughly between 135th and 151st Avenues.

Webb

OKs

project

Sun City West set to expand

By Corl Baker
Staff writer

SUN CITY WEST — Del Webb Corp. has extended its stay in Sun City West by approving an expansion that includes up to 8,000 houses and construction of \$12.5 million in recreational facilities.

The Webb board of directors Wednesday approved a resolution at a meeting in Tucson to extend Sun City West's boundaries by 880 acres north of the existing Deer Valley Road border.

The expanded area's northern boundary is Pinnacle Peak. The expansion would stretch just east of 135th Avenue and east of 151st Avenue. Exact street names have not been set.

Acquisition of 120 of the 880 acres is still under negotiation, said Martha Moyer, Webb spokeswoman.

"We are quite pleased by the support of the board and are ready to proceed with our planning process," said Chuck Roach, Del Webb vice president and general manager of Sun City West.

Completion of Sun City West originally had been estimated within the next three years, with a population of about 25,000. About 2,000 vacant lots remain in the current development phase.

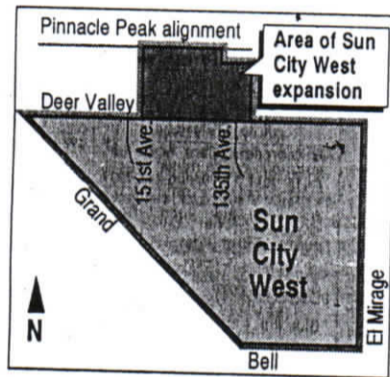
The expansion will probably be complete by the late 1990s, Webb officials said. Groundbreaking for the new area is expected by early 1992, with home sales by 1993.

A preliminary land-use map indicates that the expansion area would include mostly single-family homes with one area designated for multifamily housing. The draft plan does not include any commercial sites.

An 18-hole championship golf course weaves throughout the plan, with a recreation center at its heart.

Webb has agreed to build the recreational facilities as requested by the Recreation Centers of Sun City West Advisory Board.

The recreation center — which is the fourth for Sun City West — would have an indoor-outdoor swimming pool and therapy spa, a



social hall with seating for 1,500, six multipurpose rooms, and a 900-space parking lot. There also would be an 18-hole miniature golf course.

In addition, Webb has agreed to add eight lanes to the R.H. Johnson bowling center and to add storage and dressing room space at the Stardust Theater.

Tom Cunningham, the Recreation Centers advisory board president, said he supports the expansion of Sun City West.

"We will expand the community and have additional recreational facilities," he said. "Webb has done

a tremendous job in Sun City and Sun City West."

Bob Emmons, president of the Property Owners and Residents Association of Sun City West, said his board has remained neutral on the expansion issue.

In February, about 1,500 signatures were gathered by the Residents Awareness Forum on petitions protesting the expansion unless Webb ensured that the quality of the development would not be sacrificed.

But when the plans to spend \$12.5 million in recreational facilities were announced in March, the group's leader — Daryl Milius — said his concerns were addressed.

"I'm pleased with what they're proposing," he said Wednesday.

To accommodate the expanded area of Sun City West, the state Department of Transportation has agreed to move the planned Estrella Loop Freeway alignment to the northern part of the property, instead of through the middle. Del Webb will donate that right of way to the state.

SCW

Sun City West expansion to be debated

by Connie Cone Sexton
 Staff writer

SUN CITY WEST — An open forum will be held Tuesday to review a report on what recreation improvements or additions are needed for Del Webb Corp.'s planned community expansion.

The Recreation Centers of Sun City West Advisory Board will discuss the report and allow for public comment at 1:30 p.m. Tuesday in the R.H. Johnson Recreation Center social hall, 19803 H. Johnson Blvd.

About 2,000 vacant lots remain

A fourth recreation center — to be located in the expansion area — also would be necessary.

in the current development phase of Sun City West. Webb officials would like to extend the northern boundaries of the community beyond Deer Valley Road between 135th and 151st avenues, building up to 3,000 houses.

The expansion could increase the community's population to about 31,000 when completed, or 6,000 more than called for in current projections. The Webb board is expected to vote on the expansion plan May 15.

If the expansion proceeds, the community will need additional recreation amenities, the advisory board subcommittee suggested. Those include an 18-hole championship golf course, an 18-hole miniature golf course and six lighted tennis courts.

A fourth recreation center — to be located in the expansion area — also would be necessary, the group

said, and should include an indoor-outdoor swimming pool and therapy spa, a social hall with seating for 1,500 people, six multipurpose rooms and a 900-space parking lot.

For existing facilities, eight lanes should be added to the R.H. Johnson bowling center, and storage and dressing room space should be expanded at the Stardust Theater.

Webb officials have reviewed the recommendations, saying they are within guidelines. They estimate the company would have to budget about \$12.5 million for the recreation improvements.

See EXPAND, Page 3

EXPAND

From Page 1

Daryl Milius is one of several residents concerned about the burden the expansion would have on recreation facilities. But some of his concerns have been lifted, he said.

"I was rather surprised at what they (the subcommittee) did come out with. Even pleasantly surprised," he said.

"The report still leaves a lot of things open for discussion, such as how they will manage traffic and whether they will include a shopping center."

Webb's draft plan for the expansion area does not include any commercial sites.

Milius also hopes Webb will be true to their \$12.5 million estimate.

"What with inflation and/or budgetary constraints their company may have, I hope they won't alter (the promised facilities)," he

said.

Milius is curious about how many residents will speak on the subcommittee report Tuesday.

He said the subcommittee report should have been open for public comment before it was approved by the advisory board. The board, without public comment, approved the report Feb. 19 and then passed it on to the Sun City West Recreation Centers government board. Four members of the governing board are advisory board members; the other five are Webb officials.

Tom Cunningham, the advisory board president, said his group did not have to first make the report public.

"You must be confusing us with a city," he said in an interview. "We are a corporation."

Milius argues that stance. Sun City West is a community, and the

advisory board is elected by the residents on their behalf, he stressed.

"I have to buy shares to live here," he said, referring to the \$106 annual recreation center dues. "I'd like my money back if they aren't going to listen to the shareholders."

Cunningham said there is room for public comment.

"But we'd rather operate as a corporation and run this as a business," he said. "That's our decision as the board of directors."

Cunningham promised that the subcommittee will continue to function and seek public input on the expansion plan.

Residents will be able to participate in the planning stage, he noted. "We haven't even talked yet about the interiors for the facilities."

SUN CITY WEST

Your Community Weekly

INDEPENDENT

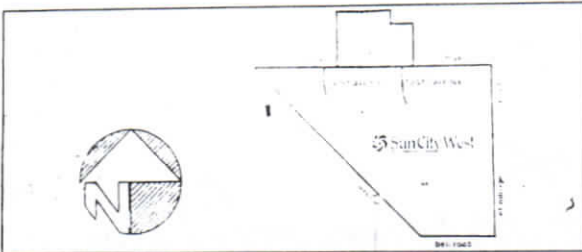
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Volume 31, Number 12

COVERING THE NEWS OF SUN CITY, SUN CITY WEST AND YOUNGTOWN

MARCH 20-26, 1991 • 25 cents

Del Webb to expand Sun City West boundaries



The dark area signifies the land to be added to Sun City West.

Del Webb officials announced last week that the company plans to proceed with plans to enlarge the present boundaries and size of Sun City West.

After months of studying the proposal and meeting with residents, the company has decided to go ahead with plans to expand the overall size of Sun City West by an additional 880 acres.

Although final approval for the proposal must come from the corporation's board of directors, Martha Moyer, manager of public affairs for Webb in Sun City West, says work could begin as early as next year with homes being sold as early as 1993.

During a press conference held last Friday, Ms. Moyer said the expansion will encompass land

north of Deer Valley Road.

She says the company already has acquired 640 acres of the proposed area with negotiations continuing with the owners of the remaining parcels of land.

The expansion, she says, would increase the population of Sun City West from 4,500 to 6,000 residents.

See BOUNDARIES, Page 3

■ BOUNDARIES

From Page 1

As part of the expansion project, the company has also budgeted \$12.5 million for additional recreational amenities, as well as any upgrades needed to present facilities to accommodate the added population.

Ms. Moyer says the company plans to build an additional recreation center in the expansion area, as well as a new championship golf course.

Last fall, the Recreation Centers of Sun City West, Inc. appointed a committee to study the expansion proposal and develop a list of recreational needs.

The committee submitted its report to the Rec Centers earlier this month and the final report is now available for public inspection at the R.H. Johnson Library.

The Recreation Centers Advisory Board, says Ms. Moyer, has endorsed the expansion plan.

According to Ms. Moyer, the Arizona Department of Transportation has agreed to move the Estrella Loop Freeway alignment to the northern part of the expansion property, instead of dissecting it in

the middle.

The Webb Company, she says, will donate the right-of-way acreage to the state.

In addition, Ms. Moyer says the company plans to re-route Deer Valley Road so that it doesn't serve as a "permanent boundary" between the present community and the expanded area.

"This should also please those homeowners whose homes are presently backed up against Deer Valley," says Ms. Moyer.

"They won't have to listen to trucks going by all day long," she says.

The housing mix for the new area, she adds, is planned to be "compatible with existing neighborhoods."

Retirement community may expand

Vote set on Sun City West

By Pamela Manson

The Arizona Republic

Officials of the Del Webb Corp. are recommending that Sun City West be expanded by almost 900 acres north of its current boundaries.

Development of the expansion could bring 4,500 to 6,000 more people to the retirement community.

Under the proposal, Del Webb would spend more than \$12 million on additional recreational facilities.

The corporation's board of directors is expected to vote on the proposal May 15.

Sun City West, which encompasses 5,705 acres, has about 19,000 residents. With 2,000 lots still to be sold, the development is expected to grow to a population of 25,000 within its current boundaries.

If the expansion proposal were approved, ground would be broken in early 1992, with Del Webb building and selling homes in 1993, said Chuck Roach, executive vice president and general manager of the firm's Sun City West project.

The expansion would take place on 880 acres north of Deer Valley Drive in an area east of 151st Avenue to just east of 135th Avenue. Del Webb is in the process of buying the land.

Jack O'Connor, head of a residents' Expansion Study Committee, said his group recommended that a golf course and recreation center be built to handle the increase. The committee also recommended that the number of bowling

— See SUN, page E5

Saturday, March 16, 1991 The Arizona Republic E5

Sun City West may expand to the north

— SUN, from page E1

lanes be increased, he said.

The amenities proposed to go with the recreation center include a social hall, multipurpose rooms for club meetings, an indoor-outdoor pool and six lighted tennis courts.

Del Webb would budget about \$6 million to build an 18-hole golf

course and \$6.5 million for a new recreation center and expansion of facilities at existing centers, Roach said. Sun City West has seven golf courses and three recreation centers.

Company executives have reached an agreement with the state Department of Transportation to move the alignment of the proposed Estrella Freeway about 1,000 feet north so it

doesn't cut through the expansion area. In exchange, Del Webb would donate the northern strip of its land for the freeway.

An expansion would keep Del Webb in Sun City West for three to six years past its original estimate of 1993. Del Webb sells 600 to 700 homes there each year.

SCM

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Northwest COMMUNITY

THE
PHOENIX
GAZETTE

THE ARIZONA REPUBLIC

Wednesday, March 20, 1991

1W

Panel makes public report on adding amenities

By **Connie Cone Sexton**
Staff writer

SUN CITY WEST — An 18-hole championship golf course, an 18-hole miniature golf course and a new recreation center are amenities residents say Del Webb Corp. officials should include in their expansion of Sun City West.

The wish list — written by a subcommittee of the Sun City West

Recreation Advisory Board — was presented during a press conference Friday.

Also during the meeting, Del Webb Sun City West officials announced that they are pushing ahead with plans to expand the retirement community, a move that could add up to 6,000 residents to the development.

Webb officials estimate that

they will spend about \$12.5 million for amenities to accommodate the added population.

Friday was the self-imposed deadline Webb officials set to make public their decision on the expansion.

Chuck Roach, general manager of Sun City West, said approval for the expansion is pending from the Del Webb Corp. board, which is

scheduled to meet in May.

Completion of Sun City West had been estimated within the next three years, with a population of about 25,000. If the expansion proceeds, buildout of the development probably will occur by the late 1990s.

Roach estimates that his division has spent at least \$100,000 exploring the possibility of expansion.

The company is looking at building on about 880 acres just north of Sun City West's current boundaries at Deer Valley Drive, between 135th and 151st avenues.

Webb officials have signed a contract on 640 acres of the 880-acre site but are still negotiating for the remaining 240 acres. Webb, however, does "have a general agreement in pricing and

major terms" on the property, Roach said.

If final approval is given by the Webb board, Roach expects to break ground by early 1992, with home sales by 1993.

A preliminary land-use map indicates that the expansion area would include mostly single-family homes with one area designated

See **WEBB**, Page 9

WEBB

From Page 1

for multifamily housing.

An 18-hole golf course weaves throughout the plan, with a recreation center at its heart.

Roach said Webb officials are in agreement with the amenities suggested by the residents subcommittee.

Jack O'Connor, chairman of the subcommittee, told reporters that his group of seven had been meeting since Dec. 27, reviewing current and future recreation needs for the community.

"The committee gathered popu-

lation growth data, facilities use data" to draw its conclusions, he said. About 120 letters, detailing other residents' proposals, also were used in writing the report to the recreation center advisory board, O'Connor said.

The report — presented to the advisory board Feb. 19 — was not made public until Friday. Several residents have complained, saying the work of the subcommittee should have been open to scrutiny by the public.

Six copies of the subcommittee

report are available for reading at the R.H. Johnson Library, 13801 Meeker Blvd.

During the press conference, O'Connor highlighted the amenities being recommended by the subcommittee.

New facilities with the expansion should include an 18-hole championship golf course, six lighted tennis courts and a fourth recreation center for the community, the subcommittee said.

The recreation center should

include an 18-hole miniature golf course, an indoor-outdoor swimming pool and therapy spa, a social hall with seating for 1,500 people, six multipurpose rooms and a 900-space parking lot, the subcommittee said.

Expansion of existing recreation facilities also would be needed, the subcommittee said. It suggests adding eight lanes to the R.H. Johnson bowling center and expanding the storage and dressing room space at the Stardust Theater.

Sun City West expansion to be discussed in small groups

By Connie Cone Sexton
Staff writer

SUN CITY WEST — Despite their stated desire to gauge public opinion on whether to expand the Sun City West retirement community, Del Webb officials are not planning another communitywide meeting.

Instead, information on the proposed expansion of Sun City West is being shared with selected community groups and leaders, said Chuck Roach, Webb's general manager for the development. His comments were made at a press conference Tuesday.

About 4,000 people came to the Sundome on Nov. 19 to hear Webb's plans for the proposed expansion, which could add up to 3,000 houses to the development. Webb officials told the residents that although they do not need the residents' approval for the plan, the company would move ahead only if there was strong support from residents.

Roach said Tuesday that Webb is delaying for 30 days its decision

on whether to proceed with the expansion. An announcement is expected by March 15.

Information on the expansion can be shared more effectively with community leaders and organizations, Roach said, rather than in additional large public meetings.

A public vote on the issue also has been ruled out.

"I don't think it is physically feasible to make sure that the 20,000 people in this community can be informed on an issue of this magnitude and complexity," Roach told reporters.

Daryl Milius, leader of a residents' group that has reservations about the expansion, said he does not understand Webb's tactics.

"Rather than have mass community input, they're opting to talk to small groups, which tend to be less divisive," Milius said late Tuesday.

He said Webb officials may not realize there are many people concerned about any expansion.

Milius said there are growing reservations about Webb's proposal to build the additional houses, a move that could swell Sun City West's population to more than 30,000. Sun City West currently is expected to be built out by the mid-1990s with a population of about 25,000.

Milius said his group — the Residents Awareness Forum —

has collected about 1,500 signatures in a petition that protests the expansion unless Webb ensures that the quality of the development will not be sacrificed.

"We have concerns about the increased traffic, water allocation and the limitations on the recreation centers," Milius said.

If the population grows by more than 3,000, Milius estimates Webb

needs to spend at least \$10.5 million on recreation amenities to maintain the development's value to each homeowner.

Roach said the residents' concerns will be taken into account. Others who have comments about the expansion are invited to write a letter to Webb, he added.

Still, he said, he believes most residents will favor expansion.

Of the groups to whom he has spoken, most are positive about the move, he said.

Milius said his group will continue to circulate petitions until the March 15 decision.

"I'm not trying to be an adversarial character. It's in their (Webb's) best interest as well as ours that these concerns be considered," he said.

El Mirage
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Litchfield Park
Peoria
Phoenix
Sun City
Sun City West
Surprise
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Northwest COMMUNITY

THE
PHOENIX
GAZETTE

THE ARIZONA REPUBLIC

Wednesday, January 23, 1991

1W

+ Sun City West expansion plan brings anxiety

By Connie Cone Sexton
Staff writer

SUN CITY WEST — A residents' group is considering a petition drive to survey the community on the merits of expanding Sun City West.

During a meeting Thursday, members of the newly — and loosely — formed Residents Awareness Forum, said the community could be hurt if Del Webb decides to expand Sun City by 1,500 to

3,000 houses, as suggested by the developer in recent discussions.

Resident Daryl Milius said he called the meeting after hearing from dozens of Sun City West residents concerned that the expansion would overload existing recreation facilities and greatly increase traffic.

On Nov. 19, Webb officials held a communitywide meeting in the Sundome to explain their proposal to push Sun City West's boundaries north of Deer Valley

Road, between 135th and 151st Avenues.

Webb officials said they would not move ahead on the project without residents' support. But Milius, who had attended the Sundome meeting, said Thursday that Webb officials pointed out that "they did not need" the residents' approval.

"That's what hit my hot button regarding the expansion," Milius said. "I didn't like being asked to the meeting for input ... and then being told very abruptly that

'We don't need your approval.'"

Milius and others at Thursday's meeting said they bought their homes with the understanding that Sun City West would be a community of about 25,000. The expansion could add between 3,000 and 6,000 people, they said.

What will be the real benefit to the residents if the expansion is made, Milius asked. "We were told that it (the expansion) would help real estate values. That's

a big question mark."

Milius said he had been unsuccessful in getting Chuck Roach, Webb's general manager of Sun City West, to talk with him about the expansion.

Roach, however, said he had not heard from Milius.

"I would like to personally meet with him," he said. "I'd like to provide as much information as possible and to address
See EXPANSION, Page 7

EXPANSION

From Page 1

whatever concerns he might have. It is our intention to conduct the feasibility study in as much an open fashion as we can."

Milius was concerned that Webb officials would act on the expansion, whether or not the residents approve of the idea. He also questioned how much information Webb would release.

Roach said he understands their apprehension but that he will work to allay their fears. "A lot of the answers that they're looking for simply haven't been developed yet, and we're working as rapidly as we can," he said.

Roach said an update on the

information probably will be given to community groups in early February.

Webb consultants still are studying a variety of issues, he explained, including land planning, water resources, traffic flow and recreation facility needs.

There has been no decision yet on what kind of recreation facilities would be needed for the expansion area, he said.

Those at Thursday's meeting questioned whether Webb would build a large enough recreation facility for the expansion area.

"I'm a little mystified as to how

that issue has come up," Roach said.

"We have indicated that the new area will include a sizable facility" comparable to the rest of the community, he added. "But no financial numbers or estimates for the recreation facility have been decided on. Their numbers are purely speculative."

For the expansion, Webb is considering buying a 640-acre site owned by First Interstate Bank.

The current agreement on the land has a Feb. 15 purchase date. That date could be moved back, however, Roach said.

SCW

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TUESDAY

NOV. 6, 1990

Webb wants input on expansion plan

By MIKE GARRETT
Daily News-Sun Staff

SUN CITY WEST — Del Webb Corp. hopes to extend its presence as a developer in Sun City West by three to six years past 1993 if that's the community's wish.

Webb executives announced Monday it is negotiating to obtain a 640-acre parcel of land north of Deer Valley Road to expand Sun City West's boundaries and add 1,500 to 1,800 new houses.

That's in addition to approximately 2,000 house lots for which Webb has contracted to build to complete the 5,700-acre Phase I of development.

Bordering land may also be bought from other landowners

that could expand Sun City West's boundaries up to 1,200 acres and 3,000 houses, said Chuck Roach, Sun City West executive vice president and general manager. The acquisitions would depend on market prices and the landowners' willingness to sell.

Webb spokeswoman Martha Moyer said Webb also reviewed sites south of Grand Avenue for possible expansion. But in the final analysis, the land north of Deer Valley Road would be better integrated into the existing community, she said.

First Interstate Bank of Arizona acquired the Deer Valley land last year from Burns International after Burns encountered major financial prob-

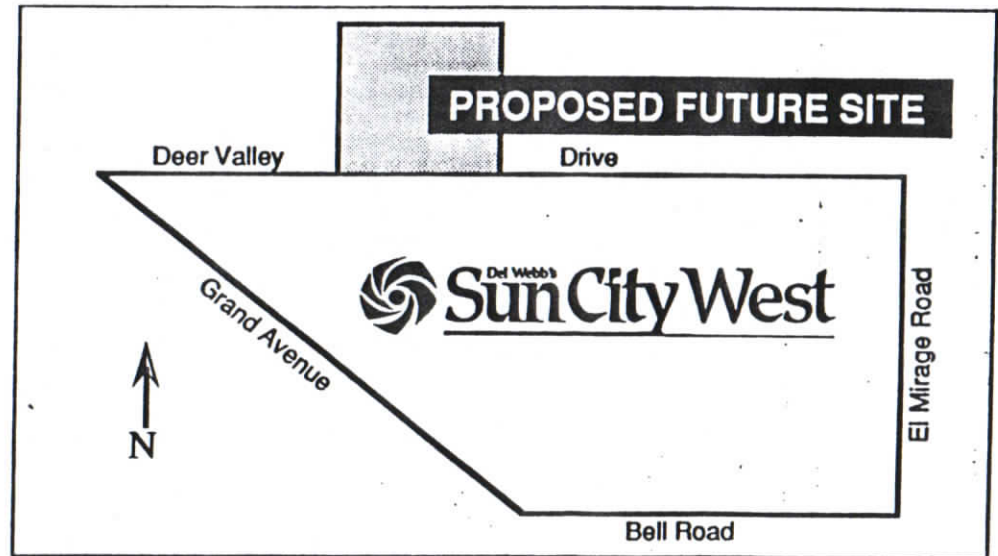
lems and was forced to liquidate most of its land holdings to pay off debt.

Roach said the expansion is only a proposal at this point. He said a positive reception from all Sun City West residential groups is needed before Webb makes a final decision.

He said response from community group leaders at a meeting with Webb last Friday was favorable after some of their initial concerns and questions were answered.

"At the meeting, certain issues and concerns came up but there was overall support for at least proceeding with the investment plans."

A meeting to get comments from Sun City West residents



will be at 9 a.m. Nov. 19 in the Sundome Center for the Performing Arts, 19403 N. R.H. Johnson Blvd. Webb is mailing letters about its proposal to 10,200 households this week.

"We will not proceed unless

we have the complete support of the community," Roach said.

The targeted 640-acre site is bounded by Deer Valley Road on the south, slightly west of 135th Avenue on the east and slightly east of 151st Avenue on

the west. Its northern boundary is undefined by a road but is near the McMicken Dam.

Roach said that if the community agrees to support the expansion, the site would con-

See Webb, A5

Webb wants OK on expansion plan

—From A1
tain additional recreational amenities as the population merits.

It could include another golf course and recreation center but no major commercial ventures are planned, Roach said.

"In order to accomplish that, we will be asking residents to provide us with their ideas on what should and shouldn't be expanded and what new facilities should be built," Roach said. "We've already started that process on a preliminary basis by addressing the recreation centers advisory board."

Roach said the additional three to six years spent developing Sun City West would create a steady flow of people to purchase new and resale homes.

He said the new site would offer a new series of housing floorplans and model homes compatible with existing Sun City West designs.

Water and transportation issues are also being addressed.

Dick Mastin, vice president of land development, said Webb has had discussions with Citizens Utilities Co., and will extend its current study on area water tables.

Citizens Utilities manager Fred Kriess agreed that water is not going to be a problem even if Webb acquires all 1,200 acres.

"Webb's hydrological study results showed there was ample groundwater reserves to furnish the additional area," Kriess said. "Water is not going to be a problem serving that area."

Roach said the existing Sun City West sewage treatment plant is designed to handle more sewage.

Deer Valley Road will serve as the main artery. The proposed Estrella Freeway will

dissect the 640 acres at its scheduled completion in the mid- to late 1990s.

Roach said the scheduled widening of Grand Avenue in the next five years shouldn't affect the project one way or the other.

Webb had originally owned 7,000 acres south of Grand that was earmarked for Sun City West Phase II.

"We made a strategic decision in 1983 to sell that land and redeploy our capital into other areas with particular emphasis on expansion of the total retirement concept," Roach said. "The capital to expand to Tucson and Las Vegas came out of that strategic decision."

He said it was possible, but not likely, that Webb could reacquire that land, most of which now constitutes the still-largely undeveloped Kingswood Parke.

The Sun City West expansion doesn't mean Webb will scratch its proposed Lakeview active adult community project west of Interstate 17 near the Carefree Highway. But Roach said the expansion would probably delay that project's development.

He said differences still exist between Webb and the landowner, including the water rights, for which the city of Peoria is negotiating.

"Right now we're not at the negotiating table on that piece of property but we may get back together again with the owners," Roach said.

Whether it's that site or another, Roach said Webb wants to maintain a presence in Maricopa County as long as possible and retain its 50 percent share of the adult community market.

"Maricopa County in terms of our business has been very good to us."

THE ARIZONA REPUBLIC

SCW

VALLEY & STATE

SECTION
BTUESDAY
NOVEMBER 6, 1990

★★

Adding up to 3,000 homes to Sun City West weighed

By Pamela Manson
The Arizona Republic

The Del Webb Corp. is considering expanding Sun City West by as many as 3,000 homes on up to 1,200 acres north of the retirement community's current boundaries.

The expansion could bring as many as 6,000 more people to Sun City West, which the company had planned to close out in three years at a population of about 25,000.

Sun City West, which encompasses 5,705 acres, has about 19,000 residents, with 2,000 lots still to be sold.

For the past two years, Del Webb has been looking at possible sites for developments in Maricopa County, said Chuck Roach, executive vice

president and general manager of the company's Sun City West project.

A northward expansion would involve 600 to 1,200 acres and add 1,500 to 3,000 homes to Sun City West, Roach said.

Del Webb is negotiating to buy a 640-acre parcel from one owner, Roach said. The rest of the land is broken into smaller parcels and held by multiple owners, he said.

Del Webb on Monday mailed letters to 10,200 households to let Sun City West residents know what the company is considering.

"While this is not something we have committed ourselves to, we want to share something that may be

a viable alternative for residents of Sun City West," the letter says about the possible expansion.

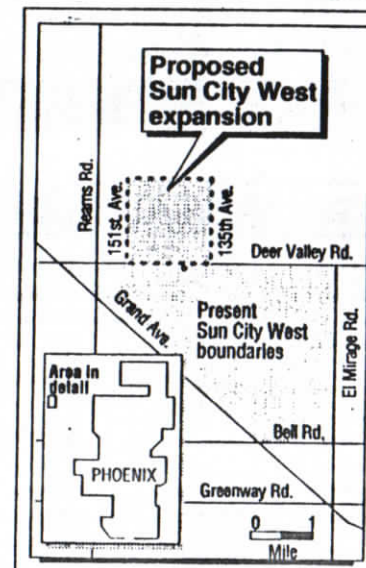
A forum will be held Nov. 19 at 9 a.m. at the Sundome Center to hear residents' reactions.

Roach said no definite decisions have been made about expansion.

"They will not be made without the complete input from the community," he said.

Roach also said that if the expansion was undertaken, "Del Webb would commit to building new facilities or expanding existing ones," referring to the community's heavily used recreation centers.

An expansion would keep Del Webb in Sun City West for three to



The Arizona Republic

six years past its original estimate of 1993. Del Webb sells 600 to 700 homes there each year.

Ground was broken for Sun City West in early 1978, with the first residents moving in that fall.

Webb mulls expansion for Sun City West

By Connie Cone-Sexton
THE PHOENIX GAZETTE

SUN CITY WEST — Del Webb Corp. officials are considering expanding Sun City West — a move that could add 1,500 to 3,000 homes to the retirement community.

Chuck Roach, Sun City West general manager, said Monday that the decision, however, could curtail Webb's development of a third Sun City in the Valley.

Webb officials said negotiations to build a "Sun City North" on 5,700 acres north of Carefree Highway and east of Interstate-17 have broken off. Water supply was a stumbling block in the talks.

Roach said Webb won't move ahead on its plan to expand the 5,700-acre Sun City West unless residents approve the idea. Webb is notifying them by letter.

To date, Webb has built about 11,000 homes in Sun City West; slightly under 2,000 undeveloped lots remain. Roach said Sun City West sales have been good, with about 700 houses purchased annually.

Webb is negotiating to buy about 640 acres of county land north of Deer Valley Road between the 135th and 151st avenue alignments, Roach said, allowing about 1,500 houses to be built.

The company also might consider buying adjacent property, which could bring the expansion to about 3,000 houses.

Webb had anticipated ending its sales in Sun City West by the mid-'90s. If the expansion is completed, Webb's development of the community would continue for another three to six years.

Roach said Webb wants to continue to have a presence in Maricopa County.



THE VOICE OF SUN CITY WEST

THE WESTER

SCW

"Every Community, no matter how large or small, needs its own voice." —Anon.

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SUN CITY WEST ARIZONA

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Del Webb Unveils Possible Expansion

Del Webb Corporation announced the possible expansion of the 5,705 acre Sun City West beyond its present master plan. The area under consideration is north of Deer Valley Road, the northern boundary of the community.

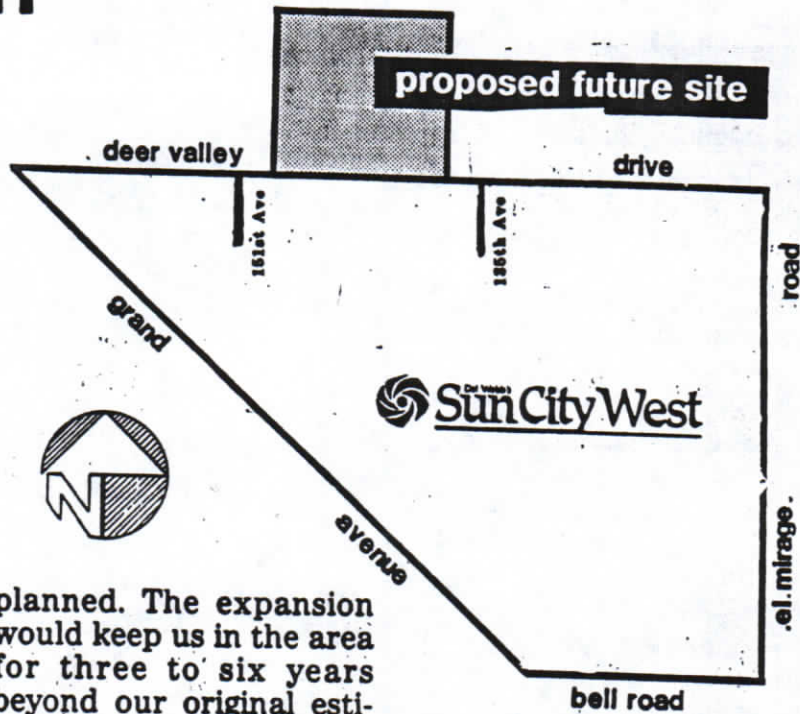
Del Webb has conducted extensive research throughout Maricopa County and has identified several parcels which hold promise for an active adult community, including the proposed expansion area. "Whether or not to expand Sun City West will depend upon the community's acceptance of the proposal," said Chuck Roach, executive vice president and general manager of Del Webb's Sun City West.

"We still have several years of building before the community is completed as it is now

planned. The expansion would keep us in the area for three to six years beyond our original estimate of 1993," said Roach. Del Webb has an opportunity to acquire between 600 and 1,200 acres, allowing for the potential construction of up to an additional 3,000 homes.

Should the expansion proposal proceed, the

recreational facilities will be enhanced to accommodate the additional population. "We would count very heavily on appointed resident groups to determine what expansion or additions would be



Possible Webb Expansion

Continued from Page 1

necessary," said Roach. "Further, regarding the transition of the recreation centers from Webb management to resident control, we would continue to work with the residents to determine the best course of action," said Roach.

Expansion benefits to the community include:

- Enhanced recreational facilities
- Continued marketing of the community resulting in positive real estate values.
- Continued Webb support of civic and charitable organizations.
- Potential for additional commercial busi-



Chuck Roach

nesses.

- Assured quality development of the adjacent northern property.

A letter explaining the proposed expansion is

Continued on Page 2

being mailed to all Sun City West households and should arrive the middle of this week. That letter also includes an invitation to attend a residents meeting later this month.

"We realize the residents will have a number of questions relating to this proposal. The forum will provide a chance to address those inquiries," said Roach.

It is important to note that the proposed community expansion is a separate issue from the December vote the residents will take on whether to retain Webb as the recreation center manager. That vote is required every two years; the last vote showed a 99% approval of Del Webb's management of the recreation centers.

AN ARCHAEOLOGICAL SURVEY FOR A POTENTIAL EXPANSION OF
SUN CITY WEST, MARICOPA COUNTY, ARIZONA

Prepared by:
Connie L. Stone

Submitted by:
Archaeological Consulting Services, Ltd.
Margerie Green, Principal
February 1, 1991

Introduction

Archaeological Consulting Services, Ltd. (ACS) conducted a cultural resource survey of private land directly north of Sun City West. The purpose was an inventory and assessment of cultural resources that might be affected by real estate development associated with future expansion of the community. The survey was requested by Mr. Arnie Lahlun of Stanley Consultants, on behalf of the Del Webb Corporation. Four sites and numerous isolated finds were recorded within the project area. These archaeological remains included two prehistoric artifact scatters, 46 prehistoric isolated finds, two historic sites associated with early twentieth century homesteading, and 63 historic isolated finds.

Project Area

The project area incorporates 1,100 acres (445 ha) directly north of Deer Valley Road, between Sun City West to the south and the McMicken Dam outlet channel to the north. The area encompasses the western half of Section 15, the entire area of Section 16, and the eastern quarter of Section 17 within Township 4 North, Range 1 West (Gila and Salt River Baseline and Meridian) (Figure 1).

The survey area appears level but gently slopes to the southeast, with elevations ranging from 1,320 ft (397 m) to 1,270 ft (382 m). Major washes flow toward the southeast. The creosote flats are typical of the lower basin zones within the Sonoran Desert. Creosotebushes are the dominant vegetation. Low shrubs such as brittlebush, which are often associated with creosote, are conspicuously rare. Short grasses grow on the alluvial flats. Mesquite and palo verde trees border the washes, and scattered saguaro and barrel cacti are more frequent at the higher elevations within the northeastern portion of the project area. Within the past century, the overall density of the vegetation has likely been diminished by groundwater pumping for agriculture, livestock grazing, and the disruption of natural drainage patterns by the construction of the McMicken Dam outlet channel and, to its north, the Beardsley Canal.

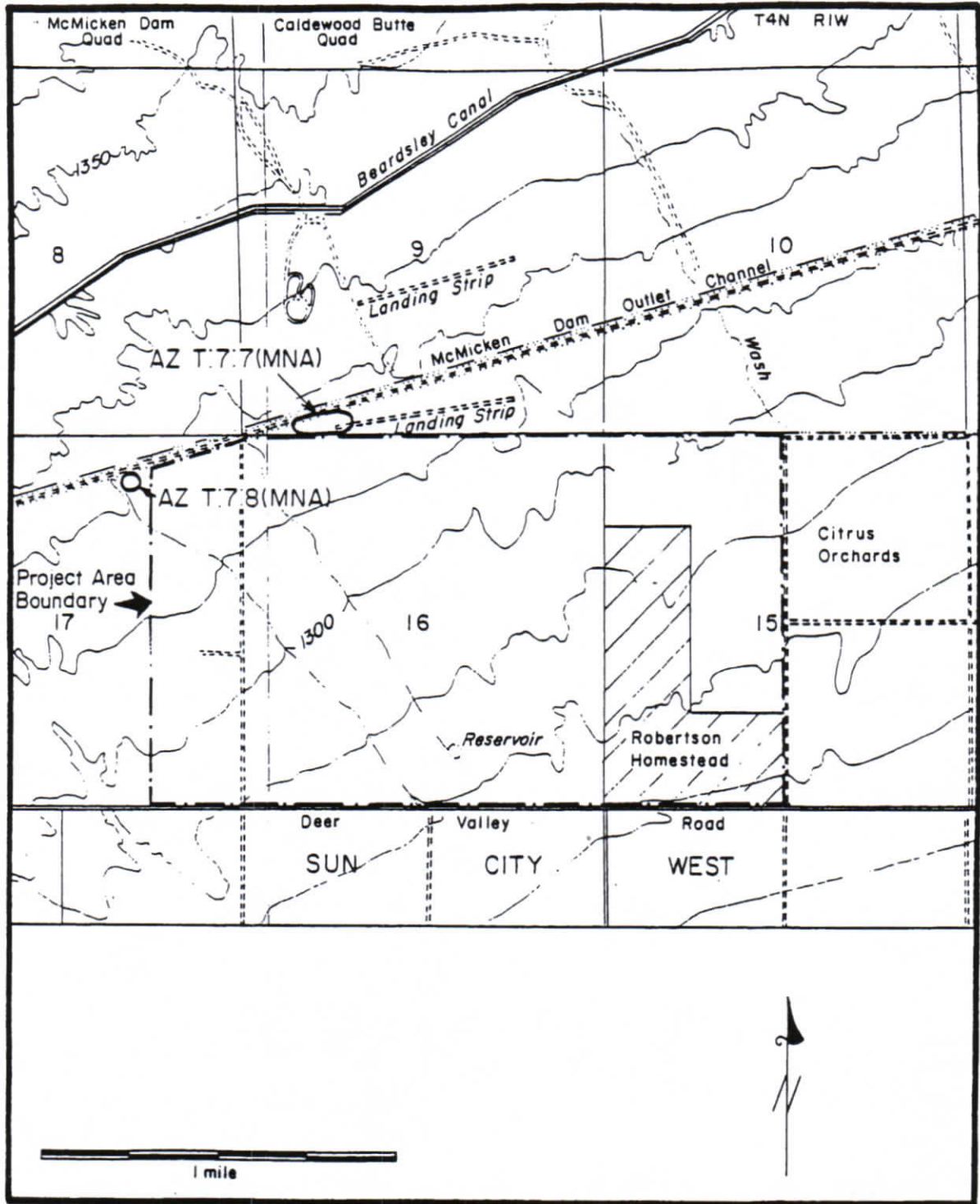


Figure 1. Portions of the USGS 7.5' McMicken Dam and Calderwood Butte topographic quadrangles showing the location of the project area, nearby archaeological sites, and the historic Robertson homestead.

Aside from a small number of low gravel-covered rises in the western half of the project area, the ground surface is covered by sparse gravel overlying the sandy loam substrate. The surface has been subjected to sheet wash and, in a few areas, headward erosion. Modern ground disturbance has resulted from road construction at the southern perimeter of the project area and airstrip construction at its northern margin. Near the half-section point between Sections 16 and 17, a road leads westward to the remains of a recent house, beyond which lies a large trash dump containing construction debris and plant trimmings. The trash dump may have covered cultural materials; prehistoric artifacts were found in its vicinity. Otherwise, sparse vegetation afforded excellent surface visibility of archaeological materials throughout the project area.

Previous Research and Cultural Background

Prior to the fieldwork, cultural resource files were checked at the State Historic Preservation Office and Arizona State Museum (ASM) for the presence of previously recorded sites in or near the project area. Only a single parcel of 5 acres (2 ha) within the project area, located at the extreme southeastern corner of Section 16, had been surveyed (Madsen 1984). No sites or isolated finds have been previously recorded within the project area. However, a survey of the Palo Verde to Westwing transmission line, adjacent to the McMicken Dam outlet channel, located two prehistoric sites immediately north of the area (Stein et al. 1977) (Figure 1). The Museum of Northern Arizona (MNA) conducted the survey, as well as additional investigations at one of the sites.

Site AZ T:7:8(MNA) (NA15,138) was a small artifact scatter, measuring 10 m (33 ft) by 20 m (66 ft), at the edge of a wash in the northeastern corner of Section 17. The site contained pottery characteristic of the Hohokam cultural tradition, chipped stone flakes, and basalt manos. It appeared to have been a plant processing station. Site AZ T:7:7(MNA) (NA15,137) was a more substantial artifact scatter, covering 50 m (164 ft) N-S by 300 m (984 ft) E-W, located within a wedge-shaped area between the McMicken Dam outlet channel, the adjacent modern airstrip, and the northern boundary of Section 16. Since the site would have been difficult to avoid during transmission line construction, MNA conducted a program of data recovery. Investigative procedures included a random sample surface collection of 25% of the site area and excavation of 20 1 m² test units (Yablon 1979:10). Recovered artifacts included 505 ceramic sherds, classified into the following Hohokam-affiliated types: 70% phyllite-tempered Wingfield Plain; 23% sand-tempered Gila Plain, Salt variety; 2% highly micaceous Gila Plain, Gila variety; and 5% red-on-buff decorated sherds. Also recovered were 34 chipped stone specimens consisting of flakes, cores, scrapers, and hammerstones. Fragments of grinding stones included 14 trough metate specimens, three slab metate pieces, and six whole or fragmentary manos. Test excavations indicated no subsurface features and a site depth of less than 10 cm (4 in).

Characteristics of the decorated sherds indicated occupation during the Colonial and Sedentary periods, from approximately A.D. 700 to 1100. The site lacked structures or discrete activity areas indicative of year-round habita-

tion. Yablon (1979:20) argued that the quantity, types, and spatial patterning of artifacts suggested repeated seasonal occupations. Based on the presence of trough metates, generally associated with the cultivation and processing of maize, he concluded that the local Hohokam may have practiced floodwater farming along washes carrying runoff southward from the Hieroglyphic Mountains. Insufficient evidence precluded an evaluation of the relative importance of farming, as opposed to the use of wild floral and faunal resources. AZ T:7:7(MNA) was probably a larger site disturbed by the construction of the McMicken Dam outlet channel and dike. However, a recent survey of the Mead to Phoenix transmission line route by MNA, directly north of the channel, located no sites within that area (Keller 1986).

South of the project area, ACS surveyed the northern quarter of Section 20, now under development as a neighborhood within Sun City West (Rankin 1988). The area contained nine prehistoric isolated finds, predominantly metate fragments and whole manos.

Bontrager and Stone (1987) surveyed the margins of Grand Avenue (U.S. 60) between El Mirage and the Beardsley Canal. Near the community of Beardsley, they found a historic trash scatter probably deposited during the early 1920s.

Historic materials were also found along Reach 9 of the Granite Reef Aqueduct route, roughly 5 mi (8 km) north of the project area (Brown 1977). Recorded sites included two homesteads dating to the early 1920s. Informant interviews revealed that during the early 1900s, a stagecoach station was situated near a spring at the southwestern edge of Bunker Peak, a mountain located 2.5 mi (4 km) northwest of the project area. Four prehistoric sites along the aqueduct were artifact scatters ranging up to 30 m (98 ft) in diameter. Typically situated on low gravel rises within 100 m (328 ft) from large washes, these scatters incorporated Hohokam red-on-buff and red ware ceramics, Wingfield Plain sherds, and chipped and ground stone implements manufactured from basalt. They may have been temporary plant gathering and processing areas. An additional prehistoric site incorporated a series of linear rock alignments that may have functioned as check dams or agricultural terrace borders. At one of the artifact scatters, incised Gila Butte Red-on-buff sherds indicated an early Colonial period occupation, perhaps extending back to A.D. 500. The dominant plain ware type at that site was Gila Plain, rather than Wingfield Plain, the latter being more common in this region along the Agua Fria River (Brown 1977:18).

Prehistoric seasonal camps, temporary camps, or resource processing stations in the desert basins may have been used by inhabitants of more permanent camps or villages situated near more dependable water sources, such as the Agua Fria River or springs in the Hieroglyphic Mountains. The river, about 5 mi (8 km) east of the project area, supported numerous Hohokam farming villages, whose inhabitants employed a variety of agricultural strategies incorporating canal irrigation, terraced and bordered fields, and rainwater diversion systems (Green and Effland 1985). Sites along the Agua Fria River include pithouse villages and stone pueblos, limited activity loci, and rock art. They have been dated to the Colonial through early Classic periods of the Hohokam cul-

tural sequence, from about A.D. 500 to 1200. Some archaeologists regard this area as the northern periphery of the Hohokam territorial range, perhaps colonized by migrants from the Hohokam heartland along the lower Salt and middle Gila rivers. The area appears to have been used less intensively after A.D. 1150. The Northeastern Yavapai, more mobile people who drew proportionately greater sustenance from wild plants and game, historically occupied the region.

Miners moved into the area during the late 1800s. By 1890, major wagon roads included Grand Avenue between Phoenix and Wickenburg, and a road from Phoenix to Prescott along the Agua Fria River. The late nineteenth century witnessed the first historic effort to dam the Agua Fria for diversion of the water into irrigation systems (Green and Effland 1985:21). In 1893, W. H. Beardsley formed the Agua Fria Construction Company to build a dam and primary canal. Construction began in 1893, but was suspended due to financial difficulties. With support from financier Donald C. Waddell, the Beardsley Land and Investment Company finally completed the Waddell Dam and Beardsley Canal by 1925. Beardsley and his partners sold out to the Pacific Development Company of Los Angeles, which purchased over 39,00 acres (15,783 ha) west of the Agua Fria River. A promotional campaign to draw settlers to the planned agricultural paradise was extinguished by the onset of the Great Depression (Green and Effland 1985:23).

Survey Methodology

The fieldwork was conducted between January 10 and January 16, 1991, by crews of four persons including Connie Stone (Field Director), Dave Barz, Eric Baunach, Peg Davis, and Ted Silk. The crew traversed successive north-south transects, each a mile long, spaced at intervals of 20 m (66 ft). Spatial concentrations of cultural resources were marked with colored flagging tape and metal tags.

Survey Results

Given the barren appearance of the creosote flats, the survey revealed an unexpectedly high number and variety of cultural materials. Altogether, the survey documented two prehistoric sites, 46 prehistoric isolated finds, two historic sites, and 63 historic isolated finds. Relative densities vary, but cultural materials are scattered throughout the project area (Figure 2).

Prehistoric Sites

The two prehistoric sites are artifact scatters situated along washes in the western portion of the project area. Site boundaries are drawn to encompass discrete concentrations of artifacts, labeled as separate loci, and relatively high densities of isolated finds.

AZ T:7:52(ASM)

This site, which is located in the northwestern corner of Section 16, likely

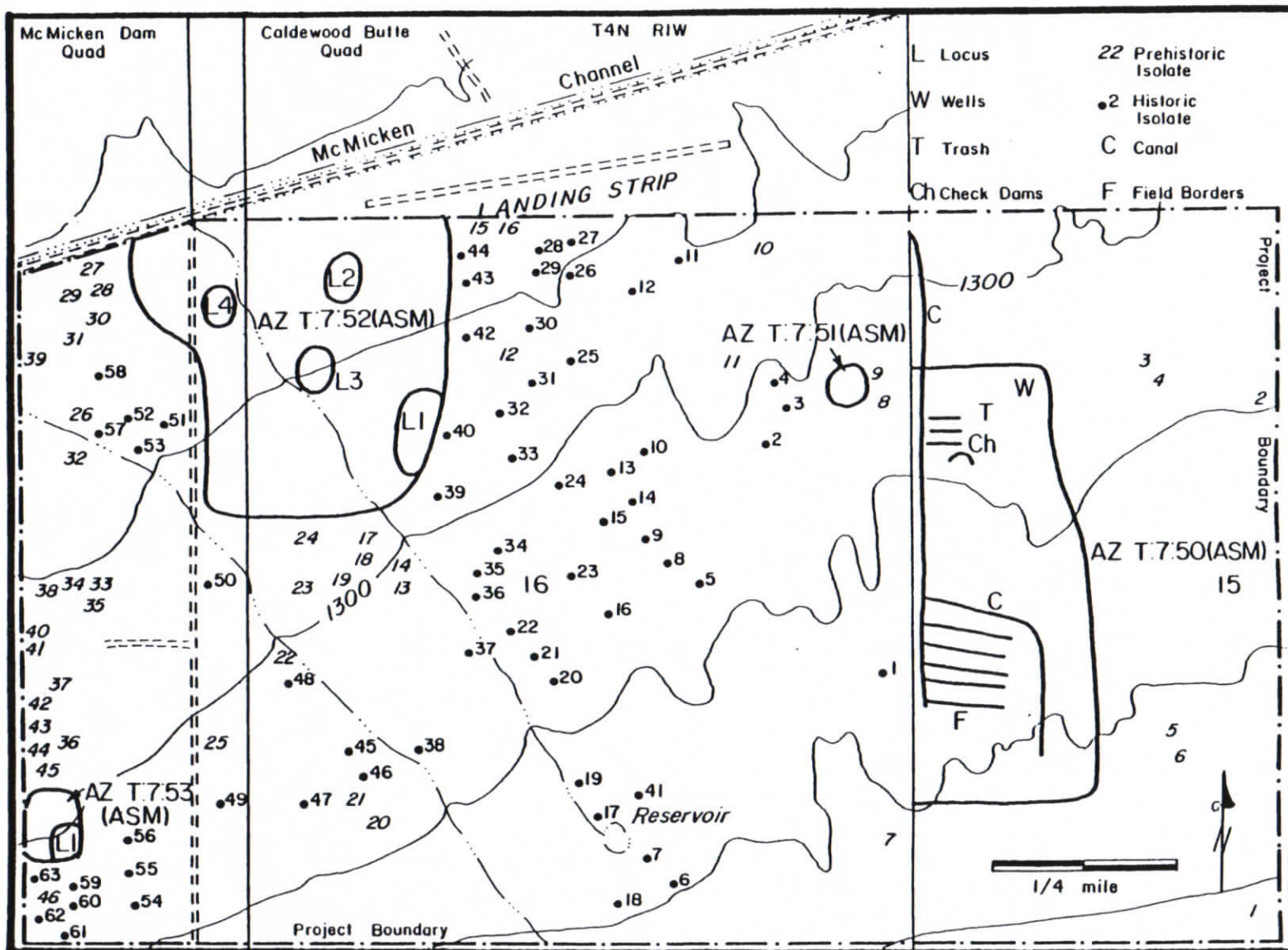


Figure 2. Archaeological sites and isolated finds within the project area.

a U-shaped rock alignment; its function is uncertain.

As shown in Figure 2, a canal parallels the section line. Near the northern edge of Section 15, it has been obliterated by modern ground disturbance. This canal likely originated at the Beardsley Canal, located 1 mi (1.6 km) to the north. In the southern portion of AZ T:7:50(ASM), a branch canal borders a system of parallel earthen berms that appear to have functioned as field borders. Within this area, obviously disturbed (tilled?) ground supports a particularly dense growth of native grasses.

Such well-preserved agricultural systems are rarely found at historic sites in Arizona (Stein 1989). Vegetation bordering the canals and berms rendered them visible on an aerial photo blueprint provided to ACS by the Del Webb Corporation. Inspection of the original aerial photo could clarify the extent and configuration of the agricultural system.

The trash at AZ T:7:50(ASM) consists of hundreds of fragments of metal, glass, and ceramic artifacts. Metal artifacts include food cans, coffee and tea tins, meat tins, tool parts, a portion of a cast iron stove, an enamel coffee pot lid (blue granite ware), cartridge cases, shotgun shells, and glass-lined zinc Mason jar caps. Parts of a shearing instrument indicate that sheep may have been kept at the farm, perhaps supported by alfalfa raised there. Other artifacts include bottle and jar fragments; sherds of milk glass, sun-colored amethyst glass, and blue Ball jars; and pieces of porcelain china dinner ware. Table 2 summarizes the initial dates and, where applicable, the final manufacturing dates for distinctive artifacts found at the two historic sites and as isolated finds within the project area. Sources for this information include Toulouse (1971) for glass ware; Lehner (1988) for porcelain; Simonis (1990) for evaporated milk cans; and for information on artifacts found at historic sites within Arizona, Hull-Walski and Ayres (1989), Stein (1981, 1988), and Stone (1990).

Manufacturing dates of historic artifacts indicate most intensive use of the area between 1910 and 1945. A high proportion of purple glass indicates an occupation prior to 1920. Manganese, a decolorizing agent imported from Germany, became unavailable during World War I. Glass containing manganese turns amethyst or purple when exposed to ultraviolet rays. The totality of the evidence indicates that AZ T:7:50(ASM) was occupied or used primarily during the 1910s, 1920s, and 1930s.

Plat books and homestead patents on file at the BLM state office revealed that the site area coincides with the Robertson homestead (Figure 1). Orval A. Robertson received patent (#590595) to 160 acres (65 ha) in 1917, under the provisions of the Enlarged Homestead Act of 1909. The law required that claims be cultivated in non-native crops. A 1912 amendment changed the residency requirement from five to three years, but the homesteader had the option of being absent from the claim for five months of each year. Thus, Robertson probably filed his claim between 1910 and 1915, dates consistent with the artifact assemblage at AZ T:7:50(ASM). The records show that an earlier homesteading entry, filed in 1891, was cancelled. In general, land was not

Table 2. Manufacturing Dates for Historic Artifacts Within the Project Area.

Artifacts	1870	1880	1890	1900	1910	1920	1930	1940	1950	1960
<u>Sites</u>										
glass-lined zinc Mason jar lids	1869									
U.S. Cartridge Co. "CLIMAX" shell	1870								1936	
sun-colored amethyst/purple glass	1880					1915				
hole-in-cap fruit/vegetable cans			1890						1930	
Winchester No. 12 "REPEATER" shell					1901				1938	
Crown Potteries china					1902					1955
Remington UMC No. 12 "NITRO CLUB" shell					1910					
"BEST FOODS" jar						1922				
CLOROX bottle							1929			
Owens-Illinois glass							1929			1954
Patent numbers on Owens-Illinois bottles								1934		1954
Royal porcelain								1933		
<u>Isolated Finds</u>										
hole-in-cap P/V cans			1890							1930
milk can types, diameter and height in inches (Simonis 1990):										
#5 2 8/16 2 8/16						1903	1914			
#10 2 15/16 4 4/16							1917	1929		
#12 2 15/16 3 14/16							1917	1929		
#15 2 7/16 2 8/16							1920	1931		
#17 2 8/16 2 6/16								1931	1948	
#18 2 15/16 3 14/16, "Punch here"								1935	1945	
Hazel-Atlas glass						1920				1964
Diamond glass							1924			
Owens-Illinois bottle (Heinz patent #213)								1929	1940	
Illinois Pacific Coast glass							1930	1932		
PUREX bleach bottle								1939		
Owens-Illinois "Duraglas"								1940		1963
"RAVENNA" dinnerware, Shenango China Co.										1960
Wheaton glass										1946

available for homesteading until it had been surveyed and subdivided into sections by the GLO (Stein 1989). The GLO survey of Township 4 N, Range 1 W was not officially filed until 1896. Colton, the surveyor, observed that there were no settlers within the township at that time.

The examined records do not indicate the nature of land use or changes in ownership after the land was patented in 1917. The datable artifacts and the probable linkage of the canal to the Beardsley Canal, completed in 1925, indicate that the Robertson homestead was farmed through the 1930s. It is possible that the northern field area bordered by rock alignments, close to the wells, was cultivated to fulfill the legal homesteading requirements and later incorporated into an expanded system of fields linked to the canal. It is difficult to interpret the lack of obvious structural remains. Evidence from other desert homesteads indicates the possibility of rather insubstantial shelters such as tent houses, dugouts, or structures erected on dirt floors. Houses often were dismantled and carted away. It is possible that the homestead was occupied periodically rather than continuously. Shelter remnants may have been too ephemeral to be readily visible to the survey crew.

In addition to the historic materials, several prehistoric artifacts are scattered through the area encompassed by AZ T:7:50(ASM). These isolated finds include three whole slab metates, two whole manos, and a mano fragment.

AZ T:7:51(ASM)

This site is a trash scatter, covering an area approximately 70 m (230 ft) N-S by 60 m (197 ft) E-W, within the northeastern quarter of Section 16 (Figure 2). It contains several hundred fragments of sun-colored amethyst glass, porcelain, crockery, and blue Mason jars; more than 30 metal cans and a few buckets; and a few green and blue bottles. Similarities in artifact types, and the site's proximity to AZ T:7:50(ASM), suggest that it served as a domestic trash dump for the users of that site.

Historic Isolated Finds

Historic isolates, consisting primarily of cans and bottles, are scattered throughout Section 16 and the eastern quarter of Section 17 (Figure 2). BLM records show that the latter area was patented by cash entry, a procedure that allowed homesteaders to purchase land in lieu of fulfilling residency requirements. Henry N. Lewellen received patent (#834343) to 160 acres (65 ha) in 1921. The records hold no evidence of homesteading in Section 16. The dispersed distribution of the cans and bottles indicates that cowboys might have stopped for a quick meal while tending to livestock, since this area has been used for grazing cattle. Table 3 summarizes the nature of the historic isolated finds within the project area.

Table 3. continued

<u>Isolate No.</u>	<u>Description</u>
39	1 evaporated milk can, type #17 (see Table 2)
40	Karo Syrup bottle, Owens-Illinois "Duraglas"; 2 evaporated milk cans, type #18 (see Table 2)
41	body of early 1950s Mercury sedan
42	1 evaporated milk can, type #18 (see Table 2)
43	1 HC can
44	clear pint bottle, Owens-Illinois glass
45	1 HC can
46	2 brown pharmaceutical bottles, Wheaton glass, post-1946
47	1 evaporated milk can, type #15; 2 HC cans; Heinz Heinz bottle, patent 211; brown beverage bottle, Illinois Pacific Coast glass; "Ravenna" dinner ware
48	1 HC can
49	1 HC can
50	1 HC can
51	rock alignment parallel to section line road, 15 m long, up to 2 m wide, 80-90 rocks; no associated artifacts; function uncertain
52	1 HC can
53	1 evaporated milk can, type #10
54	2 HC cans
55	2 HC cans
56	1 HC can
57	1 HC can, 1 enamel (gray granite ware) cooking pot
58	1 HC can
59	1 HC can
60	1 HC can
61	80-90 cans, including evaporated milk cans, type #12; 1 enamel (gray granite ware) cooking pot; fragments of glass and porcelain; single dumping episode
62	1 HC can
63	50-60 cans including HC cans; single dumping episode

Recommendations

Isolated cultural materials have been adequately recorded in areas outside of the defined site boundaries; they can yield little further information. In those zones of the project area, cultural resources pose no constraints on future development. Development of the south half of Section 16 poses no threat to existing cultural resources, if the bordering archaeological sites are avoided or, if necessary, protected by fences.

The four sites recorded within the project area are potentially eligible for nomination to the National Register of Historic Places, by virtue of the fol-

lowing qualities: they retain sufficient physical integrity to yield information on prehistoric and historic activities; the historic sites are more than 50 years old; and under "criterion D", the sites are likely to yield information important in prehistory and history. Therefore, additional archaeological investigation is recommended for these sites prior to development.

Prehistoric Sites

The prehistoric sites, AZ T:7:52 and T:7:53(ASM), can yield information regarding changes through time in Hohokam use of desert basin resources. Although much archaeological work has taken place along the Agua Fria River, there is relatively limited knowledge of settlement patterns, economic strategies, and social affiliations of groups who occupied the desert zone west of the Agua Fria. Brown (1977) suggested that this was a zone of interaction between the river-based Hohokam and inhabitants of the mountainous country to the north. Raw material studies of ceramics and grinding implements could yield information regarding the geographic and social ties of the site users.

At the prehistoric sites, further investigations should focus on the five areas of relatively high artifact density designated as numbered loci. These areas include low gravel rises that have been subjected to relatively minimal disturbance from erosion. Surface collection and artifact analysis should be supplemented by subsurface testing to determine the depth of the cultural deposits and the presence of subsurface features. Soil deposition appears to have buried artifacts at some of the loci, although investigations at nearby AZ T:7:7(MNA) revealed that the depth of that site did not exceed 10 cm (4 in). Pollen or flotation samples from subsurface archaeological contexts could indicate whether floodwater farming took place along the washes, as suggested by Yablon (1979).

Historic Sites

The historic sites, AZ T:7:50 and T:7:51(ASM), can yield information regarding the history of homesteading and early irrigation systems in the desert regions of Arizona. Although homesteading was a "major factor in the settlement and growth of Arizona" (Stein 1989:2), only a few historic homesteads have received detailed study. AZ T:7:50(ASM) is particularly interesting in several respects. The first serious attempt to settle and farm the area culminated in the successful conveyance of a title patent. In general, failures outnumbered successes for desert homesteading claims. A locally high water table, soil labeled as "first rate" by the surveyor Colton, and the proximity of major roads may have contributed to the success of the Robertson homestead. The field borders, rock alignments, and canals are a significant aspect of the site. Stein (1989:11) noted that "of all the man-made features at homesteads, agricultural fields are probably the most elusive." Study of the agricultural system at AZ T:7:50(ASM) could reveal how homesteaders coped with the challenge of desert farming. The site may also offer information relevant to the history of the Beardsley Canal and its effects on historic settlement of the area west of the Agua Fria River.

Archaeological studies of the historic sites should involve the collection and analysis of artifacts, a search for evidence of structural features or latrine deposits, and mapping of the agricultural system and other features. The examination of aerial photos could aid in site mapping. Archaeological analyses could help reveal the nature of homestead life and the homesteaders' ties to the larger community and the Arizona economy through time. Additional documentary studies could reveal the history of ownership and occupancy of the site after the original patent was granted to Robertson. There appear to have been two major motives for homesteading. During the Great Depression of the 1930s, homesteading offered one of the few options for obtaining property at little cost other than labor and persistence. An alternative motive was the acquisition of land for immediate or eventual financial gains. Patented land, which cost little in monetary terms, was often sold soon after receipt of the patent. Robertson may have foreseen an increase in the value of his land upon the completion of the planned Beardsley Canal. Potentially productive documentary sources include homesteading case files maintained at the National Archives, deed indices maintained by the County Recorder, and old city directories and newspapers.

Information and artifacts recovered from studies of the prehistoric and historic sites could be used in interpretive exhibits displayed at Sun City West recreational and cultural centers. Many residents would be interested in the history of their community, which has evolved from an Indian food gathering ground, to an area farmed by resourceful homesteaders, to a thriving modern city.

Archaeological Consulting Services Ltd.



Research Design and Plan of Work for
Testing and Data Recovery
for a Proposed Expansion of
Sun City West, Maricopa County, Arizona

Sun City West
Expansion Property,
North of Deer
Valley Drive

Archaeological Consulting Services, Ltd.
Margerie Green, Principal
February 12, 1992

Introduction

In January, 1991, Archaeological Consulting Services, Ltd. (ACS) conducted a cultural resource survey of private land directly north of Sun City West. The purpose was an inventory and assessment of cultural resources that might be affected by real estate development associated with future expansion of the community. The survey was requested by Stanley Consultants, on behalf of the Del Webb Corporation. Four sites and numerous isolated finds were recorded within the project area. These archaeological remains included two prehistoric artifact scatters, 46 prehistoric isolated finds, two historic sites associated with early twentieth century homesteading, and 63 historic isolated finds. Because the sites have been determined to be significant cultural resources, data recovery was recommended (Stone 1991), and the State Historic Preservation Office concurred (Howard 1992).

Because the sites have been determined eligible without subsurface inspection, two levels of effort have been proposed, referred to as the minimum and maximum levels. The minimum level of effort will include mapping and collecting a sample of the surface artifacts within the identified sites. It also will involve subsurface investigations, including hand excavation of 1 x 1 m units and limited backhoe trenching to determine whether subsurface features are present. If subsurface features are present or there is a strong likelihood that they are present based on the work conducted under the minimum level of effort, work will then shift to the maximum level of effort guidelines. This will include more systematic backhoe trenches and excavation of all or a sample of the subsurface features identified. Once the fieldwork is complete, there will be no need for monitoring during construction. However, if during construction human remains are encountered, all work should stop in the immediate area and Lynn Teague of Arizona State Museum (ASM) should be notified in compliance with state law.

Project Area

The project area includes 1,100 acres (445 ha) directly north of Deer Valley Road, between Sun City West to the south and the McMicken Dam outlet channel to the north. The area encompasses the western half of Section 15, all of Section 16, and the eastern quarter of Section 17 within Township 4 North, Range 1 West (Gila and Salt River Baseline and Meridian) (Figure 1).

The area surveyed appears level, but gently slopes to the southeast, with elevations ranging from 1,320 ft (397 m) to 1,270 ft (382 m). Major washes flow toward the southeast. The creosotebush flats found here are typical of the lower basin zones within the Sonoran Desert. Short grasses grow on the alluvial flats. Mesquite and palo verde trees border the washes, and scattered saguaro and barrel cacti are more frequent at the slightly higher elevations within the northeastern portion of the project area. Within the past century, the overall density of the vegetation has likely been diminished by groundwater pumping for agriculture, livestock grazing, and the disruption of natural drainage patterns by the construction of the McMicken Dam outlet channel and the Beardsley Canal to the north.

Aside from a small number of low gravel-covered rises in the western half of the project area, the ground surface is covered by sparse gravel overlying the sandy loam substrate. The surface has been subjected to sheet wash and, in a few areas, headward erosion. Modern ground disturbance has resulted from road construction at the southern perimeter of the project area and airstrip construction at its northern margin. Near the half-section point between Sections 16 and 17, a road leads westward to the remains of a recent house, beyond which lies a large trash dump containing construction debris and plant trimmings. The trash dump may cover cultural materials; prehistoric artifacts were found in its vicinity. Otherwise, sparse vegetation afforded excellent surface visibility of archaeological materials throughout the project area.

Previous Research

A comprehensive summary of previous research in the area was provided in the survey report (Stone 1991). Only the aspects of the previous research that are directly relevant to the proposed data recovery program will be repeated here.

No sites or isolated finds had been previously recorded within the project area. However, a survey of the Palo Verde to Westwing transmission line, adjacent to the McMicken Dam outlet channel, located two prehistoric sites immediately north of the area (AZ T:7:7 and T:7:8(MNA)) (Stein et al. 1977) (Figure 1). The Museum of Northern Arizona (MNA) conducted the survey and subsequent excavation at the larger site, AZ T:7:7(MNA).

Site AZ T:7:8(MNA) (NA15,138) was a small artifact scatter, measuring 10 x 20 m (33 x 66 ft), at the edge of a wash in the northeastern corner of Section 17. The site contained pottery characteristic of the Hohokam cultural tradition, chipped stone flakes, and basalt manos. It appeared to have been a plant processing station. Site AZ T:7:7(MNA) (NA15,137) was a more substantial artifact scatter, covering 50 m (164 ft) north-south x 300 m (984 ft) east-west, located within a wedge-shaped area between the McMicken Dam outlet channel, the adjacent modern airstrip, and the northern boundary of Section 16. Because the site would have been difficult to avoid during transmission line construction, MNA conducted a program of data recovery. Investigative procedures included a random sample surface collection of 25% of the site and excavation of 20 1 m² test units (Yablon 1979:10). Recovered artifacts included 505 ceramic sherds, classified into the following Hohokam-affiliated types: 70% phyllite-tempered Wingfield Plain; 23% sand-tempered Gila Plain, Salt variety; 2% highly micaceous Gila Plain, Gila variety; and 5% red-on-buff decorated sherds. Also recovered were 34 chipped stone specimens consisting of flakes, cores, scrapers, and hammerstones. Fragments of grinding stones included 14 trough metate specimens, three slab metate pieces, and six whole or fragmentary manos. Test excavations indicated no subsurface features and a site depth of less than 10 cm (4 in).

Characteristics of the decorated sherds indicated an occupation during the Colonial and Sedentary periods, from approximately A.D. 700 to 1100. The site lacked structures or discrete activity areas indicative of year-round habitation. Yablon (1979:20) argued that the quantity, types, and spatial patterning of artifacts suggested repeated seasonal occupations. Based on the presence of trough metates, generally associated with the cultivation and processing of maize, he concluded that the local Hohokam might have practiced floodwater farming along washes carrying run-off southward from the Hieroglyphic Mountains. Insufficient evidence precluded an evaluation of the relative importance of farming, as opposed to the use of wild floral and faunal resources. AZ T:7:7(MNA) was probably a larger site disturbed by the construction of the McMicken Dam outlet channel and dike. However, a recent survey of the Mead to Phoenix transmission line route by MNA, directly north of the channel, located no sites within that area (Keller 1986).

Hohokam families or task groups might have ventured into the project area from nearby villages or from camps closer to springs in the Hieroglyphic Mountains. Additional survey evidence from surrounding areas is necessary to evaluate those alternatives. Groups also might have traveled from villages along the Agua Fria River, about 5 mi (8 km) east of the prehistoric sites. At first consideration, this seems unlikely, as abundant mesquite likely existed along the river. Yet, mesquite groves along the Agua Fria might have been depleted by clearing for fuel and agricultural fields (Dove 1984). In addition, Indian groups often traveled far to gather mesquite beans when agricultural harvests failed.

Prehistoric Site Descriptions

AZ T:7:52(ASM)

This site, which is located in the northwestern corner of Section 16, likely represents a southern extension of AZ T:7:7(MNA) (Figure 1). It covers an area approximately 650 x 600 m (2,132 x 1,968 ft) and includes four artifact concentrations with 46 isolated artifacts or small scatters dispersed in between the concentrations. No obvious cultural features are associated with the artifact concentrations, or loci; two loci are situated on low gravel rises. Away from the relatively stable gravel rises, lower alluvial areas contain isolated finds, possibly redeposited by sheet wash. The 46 recorded isolates included single occurrences and small concentrations of artifacts distributed throughout the site area. Fifteen isolates consisted of 20 or fewer ceramic sherds, primarily Wingfield Plain. Sand-tempered and micaceous Gila Plain are also present. Red-on-buff sherds included specimens datable to the Colonial period associated with micaceous Gila Plain. Thirteen isolated finds consisted of whole or fragmentary metates and manos, manufactured primarily from basalt. One specimen appeared to be a portion of a trough metate. Nine isolates included chipped stone cores, flakes, and hammerstones of basalt and greenstone. The remaining isolated finds were small concentrations of multiple artifact types and three historic artifacts: a forged horseshoe, an evaporated milk can, and a bottle.

Locus 1 covered an area approximately 200 x 100 m (656 x 328 ft), at the southeastern margin of AZ T:7:52(ASM) (Figure 1). This area of heavy sheet wash, located downstream from the other loci, may represent an area of secondary deposition. At least 50 potsherds were noted, including reddish-brown and smudged Wingfield Plain, sand-tempered Gila Plain, and sand-tempered sherds containing gold mica particles. Other scattered artifacts included at least five metate fragments, a circular mano, and several flakes of fine-grained basalt or dacite.

Locus 2, most proximate to AZ T:7:7(MNA), incorporated an area approximately 70 m (230 ft) in diameter, with a core concentration of artifacts situated on a low gravel rise measuring about 30 m (98 ft) in diameter (Figure 1). At least 500 sherds, 30 specimens of ground stone, and 10 chipped stone artifacts are incorporated within the locus. Wingfield Plain again predominates, with sand-tempered Gila Plain and Hohokam buff ware sherds also present. There are also a few sherds of thin, lightly polished, sand-tempered brown ware. These specimens appear similar to Yavapai pottery types, which would indicate use of the locus over a long time span by different cultural groups. A similar mix of pottery types was collected from a site north of the White Tank Mountains (Brown and Stone 1982:108).

Locus 3, located roughly at the center of AZ T:7:52(ASM), covers an area 80 x 75 m (262 x 246 ft) (Figure 1). Within an area of headward erosion, artifacts are visible in arroyo walls, below the present ground surface. Although the cultural deposits appear to be shallow, there is a distinct possibility of subsurface artifacts or features. This area, adjacent to a major wash, likely has experienced periods of deposition that may have buried cultural materials. The artifact scatter contained at least 300 sherds including Wingfield Plain, sand-tempered and micaceous Gila Plain, and red-on-buff sherds, one of which probably dates to the Colonial period; a basin metate fragment; two heavily used manos; two basalt hammerstones; a chert core; and at least 20 flakes of fine-grained basalt.

Subsistence Practices

The concept of subsistence, as used here, includes more than nutrition. It covers the provisions, tools, and shelter necessary for existence within a particular physical and social niche. Exactly what elements were used and how they were obtained are two targets of this research.

Simply put, subsistence practices are the various ways in which people obtain the necessities of life. The resources available in the immediate vicinity of the sites probably were fairly restricted. However, a selection of resources, including food, fibers, lithic material, and clay are today, and probably were then, found relatively near the sites. Food and raw material for tools and shelter could have been gathered on the valley floor, from the river and its borders, and on the bajadas and slopes of the White Tank Mountains. Agriculture would have been possible at these sites, using either natural runoff or canal irrigation or both. In short, the residents probably could have been self-sufficient in terms of basic life-supporting resources: food and shelter, and the equipment needed to procure, prepare, and preserve these basic items.

However, one of the hallmarks of prehistoric peoples is the use of nonlocal materials that can result from exchange relationships or long-distance travel. Sometimes, as in the case of the Hohokam, it denotes membership in a network defining a larger entity. For the Hohokam, these resources included specific materials for producing red-on-buff pottery and ceremonial items (both of which probably signaled participation in the Hohokam system), and marine shell (which signaled Hohokam participation in a pan-Southwestern exchange network). The exchange of perishable items easily procured by different groups would have provided a breadth of diet necessary for healthy life, and/or insurance against crop failure or localized natural disasters.

Thus, a variety of methods for obtaining the necessities of life were available to the Hohokam in this area. Direct procurement of natural resources nearby or at varying distances, horticulture, agriculture (using canal or dry farming techniques), exchange with neighboring settlements, or combinations of these methods were used. The question is, what methods were used at this time and this place?

Settlement Patterns

Climate and topographical features of the landscape are important, but not the sole factors that affect the settlement patterns of prehistoric groups. Equally important is the social landscape. To begin to understand how a site fits into a settlement pattern, it is necessary to interpret the site's function, determine its chronological placement, assess the degree and direction of interaction, and make a regional study of contemporary sites and their interrelations.

The degree of permanence of a site, in conjunction with the set of activities that was performed there, is crucial to understanding its function and, thereby, its role in the settlement system. In many cases in the American Southwest and elsewhere, temporary or seasonal sites were constructed to provide shelter for people and provisions during planting, harvesting, collecting, or hunting excursions. These impermanent sites may be thought of as segments of a certain site structure, embedded in a larger settlement pattern.

Social Affiliation

Familial connections, a historical sense of affinity, and economic interactions are three facets of social affiliation. Embedded in this theme is a quest to understand the extent and strength of the Hohokam system in the "Northern Periphery." Participation in the networks described above undoubtedly had social as well as economic advantages. Such benefits of membership would have included alliances for marriage, labor, and protection.

Context: Prehistoric settlement patterns in the Agua Fria drainage

The primary issue here is the possible satellite relationship of these sites to larger sites along the Agua Fria or elsewhere.

1. Are the sites temporary, seasonal, or permanent (Cable and Doyel 1983:194-195; Crown 1983; Green 1989:1054)?
2. Is there evidence that tools and pottery were made at the sites, or does a lack of stone debitage and ceramic materials suggest that production occurred elsewhere?
3. If these sites are found to be the remains of impermanent or seasonal occupations, do larger sites occur nearby that could be related to these sites? In what direction do they lie, how large are they, and what are their affiliations?

Context: Affiliation of prehistoric groups in the area west of the lower Agua Fria River

An important issue is the relative prominence of ties to the Hohokam of the Salt-Gila Basin versus ties to the Prescott region. A corollary issue concerns the degree to which the inhabitants of sites in this area participated in the Hohokam system and/or the pan-Southwestern exchange network. Addressing both issues involves answers to similar questions.

1. What kinds and proportions of nonlocal materials occur at the sites?
2. If time depth is exhibited in the material culture, does the proportion of Hohokam ceramic wares change relative to wares associated with northern groups, as was noted at the sites along the Agua Fria (Green 1989; Howard 1989)?
3. Does some or all red-on-buff pottery contain micaceous schist? Or is it locally made, tempered with sand, as it was at late Colonial period sites along the Agua Fria River (Green 1989:1064) and as Doyel and Elson (1985) observed at sites along New River.
4. Do carved palettes, stone bowls, and shell ornaments (all hallmarks of the Hohokam system) occur?

Field Methods for the Prehistoric Sites

Sites AZ T:7:52 and T:7:53(ASM) differ in size and in the composition of their surface remains. The area of the former site is about 20 times that of the latter. The smaller site has high proportions of flaked and ground stone artifacts on its surface in contrast to AZ T:7:53(ASM), which has a high proportion of sherds (Table 1).

The four loci at AZ T:7:52(ASM) also have variable characteristics (Table 1). Their sizes range from 20,000 m² (Locus 1) to 2,475 m² (Locus 4). Artifacts observed on the surface range from 0.03 per 10 m² in Locus 1 to 1.10 artifacts per 10 m² in Locus 2.

It is not clear how physiographic differences among the loci have affected the present distribution of surface artifacts. The two loci in AZ T:7:52(ASM) that are on low gravel rises have the highest overall density of artifacts, but Locus 1 at AZ T:7:53(ASM), which also is on a low gravel rise, has one of the lower artifact densities (Table 1).

tifacts, such as decorated ceramics and projectile points, will be collected and point provenienced if they occur off-transect. Information about artifacts within the sites, but outside the loci was recorded during the survey.

Archaeological testing will be done to determine if subsurface cultural remains are present. Testing will be limited to those areas previously demarcated by site boundaries (Figure 1). Testing will commence with 1 x 1 m hand-excavated units placed at the discretion of the Field Director within the loci. From three to six such units will be placed within each locus. They will be excavated in natural levels, if present, or in arbitrary levels not to exceed 10 cm in thickness. Excavation will be discontinued in a unit once two culturally sterile levels have been excavated.

The backhoe will conclude the testing for the minimum level of effort by placing no more than 50 m of trench into each locus, for a possible grand total of 250 m of trench. The trenching will be monitored by an archaeologist, the trench walls will be faced to provide a clean profile, and profile drawings will be made of any features identified. If no features are found, a 2 m section of trench will be profiled at each site as a record of the natural strata. In the absence of subsurface features, the minimum level of effort will be considered sufficient to have recovered the sites' significant values in terms of the surface artifact collection and the site maps. The artifacts will be analyzed as described below.

Maximum Level of Effort

If subsurface remains are indicated by the testing, additional backhoe trenches will be placed into each locus systematically at 20 m intervals to characterize the number and type(s) of features present. The entire locus may not need to be subjected to this trenching; it will be concentrated in areas most likely to yield subsurface remains as determined by the 1 x 1 m units and the minimum level of backhoe trenching. The 20-m distance between trenches should be sufficient to provide a good indication of the subsurface composition of the site and can be supplemented by trenches placed judgmentally as needed.

As before, an archaeologist will monitor trenching operations, and any features exposed in the trench walls will be profiled. After the documentation of exposed features is completed, the details of data recovery will be finalized. If a large number of features is found, the different feature classes will be sampled for data recovery. For example, if two pithouses are found at each site, that is a small number and they both would be excavated. If 10 pithouses are found at each site, which is highly unlikely, then four would be excavated at each site and would be considered a representative sample.

Data recovery comprises a series of procedures designed to recover significant information from the cultural remains identified. The general procedures for data recovery have been organized by feature type. When necessary, overburden will be mechanically stripped from features before their excavation. It is possible, even likely, that some feature classes will not be found.

Structures. Structures will be excavated in their entirety. To ensure appropriate levels of accuracy of provenience, larger houses will be excavated in quarters. The upper fill of houses smaller than 3 m in diameter will be considered to maintain an appropriate level of provenience control when excavated in halves.

Controlled excavation of structural fill will be restricted to a 1 x 2 m unit excavated in arbitrary 20 cm levels, unless cultural strata are apparent. Cultural strata (e.g., roof fall, ash lens) will be excavated as individual levels for more specific provenience information. The remainder of the structure fill will be removed without controlled excavation down to the roof fall level, or down to 10 cm above the floor as defined in the control unit. The last 10 cm of fill directly above the floor will be maintained as a separate provenience. These kinds of provenience controls are important in determining site formation processes, which in turn are believed to have behavioral significance (Glennie and Lipe 1984; Kent

Laboratory Procedures for Prehistoric Sites

Artifacts will be transported to the ACS laboratory on a daily basis for processing and analysis. Processing will involve washing the ceramics, chipped stone, ground stone, shell, and special stone artifacts (e.g., turquoise pendants, schist palettes). Faunal bone will be dry-brushed. After analysis, all materials will be cataloged and boxed for curation at the Arizona State Museum (ASM), unless the Del Webb Corporation wants the material.

Analysis Procedures

The research questions defined above address three themes: subsistence practices, settlement patterns, and social affiliation of the groups living in a desert environment west of the Agua Fria River. Answers to these questions will be sought by interpreting the results of the analyses described below. Classes of archaeological remains include structures and other features, artifacts, botanical and faunal remains, and chronometric dating materials. The analyses are discussed in terms of their contribution to the research.

A preliminary analysis, to be performed on artifacts collected from the surface will provide counts of artifacts within classes (e.g., plain and decorated ceramics, lithic debitage, chipped and ground stone tools, shell, bone, etc.). These counts, which will be tallied by collection unit, will provide estimates of the amount and diversity of materials to be found at the sites and will be used to guide the placement of trenches. This preliminary analysis will be done as soon as possible, in order that the information may be available to the Field Director before the trenching begins.

Chronology. The question of chronology is vital to the resolution of these questions by organizing information from other analyses. If found, samples of charcoal for radiocarbon dating and fired sediments for archaeomagnetic dating will be collected for possible analysis. Other data sets that will contribute to chronology are ceramic stylistic types, discussed below, and the relative stratigraphy of archaeological contexts.

Ceramic Artifacts. The contribution of ceramic studies will focus on providing a chronology on which to anchor the results of other analyses. A secondary but important contribution will be to define activities related to subsistence. Third, identification of ceramic materials, technology, and styles associated with other prehistoric groups may contribute to the study of affiliation and settlement pattern.

The study of ceramic artifacts, which will classify sherds by ware and macroscopic temper inclusions, also will record a variety of other physical properties. These include interior and exterior surface finish (e.g., slipping, polishing, striating, smudging), post-finishing effects (e.g., painting, fire-clouding), use wear (e.g., nicks, scratches), and thermal alterations (e.g., blackening, spalling, vitrification). Vessel form will be identified whenever possible. The general form of each rim and the size of its aperture will be recorded. Combinations of these technological properties will provide categories that can be tentatively associated with vessel function and thus with subsistence activities. Different processing and storage needs require a variety of vessels with particular qualities (Arnold 1985) and result in specific physical and thermal alterations to the vessel (Schiffer 1989).

In addition to the technological study outlined above, decorated ceramics will be classified by temporally sensitive stylistic type when possible (Gladwin et al. 1965; Haury 1976; Wood 1987). Excavation contexts (levels within features or sample units) may be assigned a relative chronological placement based on the proportions of types. These rough approximations of temporal sequence can then be applied to other artifact classes found in association. In some instances, the relative order of features may be determined by this information.

Archaeobotanical Remains. Pollen and macrobotanical remains will be analyzed in an effort to explore subsistence practices. This information can be used to identify patterns of resource procurement and processing, and to gauge the relative importance of wild foods in the diet. Samples of soil for macrobotanical flotation and pollen extraction will be taken from structures, pits, and other features. With this information and chronological data obtained from other analyses, changes in subsistence practices can be examined.

Human Remains. Human remains are not expected; however, if burials are discovered, all work in the immediate vicinity will stop, and Lynn Teague of ASM will be notified, as per state law.

Historic Sites

Historic Cultural Background

Miners moved into the area during the late 1800s. By 1890, major wagon roads included Grand Avenue between Phoenix and Wickenburg, and a road from Phoenix to Prescott along the Agua Fria River. The late nineteenth century witnessed the first historic effort to dam the Agua Fria for diversion of the water into irrigation systems (Green and Effland 1985:21). In 1893, W. H. Beardsley formed the Agua Fria Construction Company to build a dam and primary canal. Construction began in 1893, but was suspended due to financial difficulties. With support from financier Donald C. Waddell, the Beardsley Land and Investment Company finally completed the Waddell Dam and Beardsley Canal in 1925. Beardsley and his partners sold out to the Pacific Development Company of Los Angeles, which purchased over 39,00 acres (15,783 ha) west of the Agua Fria River. A promotional campaign to draw settlers to the planned agricultural paradise was extinguished by the onset of the Great Depression (Green and Effland 1985:23).

Historic Site Descriptions

AZ T:7:50(ASM)

This site incorporates wells, trash deposits, canals, and a field system extending over an area approximately 1,000 x 350 m (3,280 x 1,148 ft) within the westernmost quarter of Section 15 (Figure 1). Two wells, situated only 10 m (33 ft) apart, are located at the site's northern margin. One well, possibly dug by hand, is a hole approximately 3 m (10 ft) in diameter, filled with trash consisting primarily of a crumpled sheet metal liner or tank, and a metal mattress frame. The other well was probably drilled. It is marked by a pipe approximately 25 cm (10 in) in diameter, surrounded by square nails and wire that suggest the former existence of a windmill.

The wells are surrounded by a scatter of metal, glass, and ceramic trash. Although evidence of a structure was expected, no concrete or earthen house foundations were observed. Such structural components as wooden beams, sheet metal, and window glass also were absent.

A series of rock check dams or field borders was located southwest of the wells and trash scatter. Three linear rock alignments are linked to earthen berms, approximately 50 cm (20 in) high, that extend in a perpendicular direction from an old canal. The canal runs parallel to the section line. The berms are approximately 30 m (98 ft) long, and the rock alignments range from 15 m (49 ft) to 20 m (66 ft) long. Buried rocks indicate that the earthen berms might incorporate additional segments of rock alignments. The berms and rock alignments range from 50 cm (20 in) to 1 m (39 in) wide, and distances between them range from 20 m (66 ft) to 30 m (98 ft). Initially interpreted as check dams, these features appear to have been borders of rectangular field plots. About 35 m (114 ft) south of the linear alignments is a U-shaped rock alignment; its function is uncertain.

AZ T:7:51(ASM)

This site is a trash scatter, covering an area approximately 70 m x 60 (230 x 197 ft) within the north-eastern quarter of Section 16 (Figure 1). It contains several hundred fragments of sun-colored amethyst glass, porcelain, crockery, and blue Mason jars; more than 30 metal cans and a few buckets; and a few green and blue bottles. Similarities in artifact types, and the site's proximity to AZ T:7:50(ASM), suggest that it served as a domestic trash dump for the users of that site.

Historic Context Statement for Historic Sites

The two historic sites, AZ T:7:50 and T:7:51(ASM), have been determined eligible for National Register inclusion under Criteria a and d. Criterion a addresses properties associated with events that have contributed significantly to the broad patterns of our history. Criterion d applies to properties that have the potential to yield information important in history or prehistory. In the following paragraphs, the historic contexts will be established under which these properties may contribute to our understanding of the past.

A cursory examination of the surface artifacts from both AZ T:7:50 and T:7:51(ASM) indicates that both sites date to the same period, the 1910s through the 1930s. This was a significant period in the history of the state, a time when homesteading was at its peak. People were struggling to survive the difficulties of World War I and the Great Depression, and homesteading provided opportunities for the landless to become self-sufficient. In spite of the fact that most Arizona homesteads failed, the documentary evidence indicates that AZ T:7:50(ASM) was one of the few that succeeded. Archaeological data are deficient for this time period in Arizona.

The element of place for the historic sites can be defined as an undeveloped desert area peripheral to urban Phoenix. This was an area of little rainfall, but with substantial subsurface moisture, where agriculture was possible if that ground water could be utilized (Stone 1991). Initially hand-dug and drilled wells tapped that resource, but as the water table receded, the wells were apparently replaced or supplemented by dams and canals (Stone 1991).

The final element of the historic context concept is that of theme. The dominant theme for the historic sites is homesteading. Secondary themes are agriculture and a possible association with the development of water resources.

There are few comprehensive studies of homesteading activities in Arizona (for example, Ayres and Stone 1983; Stein 1981, 1988), and few relatively undisturbed sites remain. The two Sun City West historic sites include wells, trash deposits, canals, and an extensive agricultural field system. All features appear to be intact and therefore have great potential for increasing our understanding of the homesteading movement during this period. Though the initial survey found no evidence of structures at the site, the basic requirement of the homestead laws was residence on the land, and therefore the remains of that residence, even if periodic, should be present.

A careful examination of the documentary records, combined with archaeological investigations of AZ T:7:50 and T:7:51(ASM), and an analysis of the copious artifactual evidence can contribute considerably to our understanding of the social, economic, and agricultural systems utilized by the homesteader of the early twentieth century in the arid desert area north of Phoenix.

There are technological questions that also need to be addressed. The development of small-scale farming would have been difficult even though the soil was "first rate," as described by the land office surveyor, Colton (Stone 1991). An examination of the techniques used to develop the agricultural fields and to dig the two wells should provide clues to the sophistication of the tools available to the

centrated in the area near the wells, as proximity to water would have been a deciding factor in locating such features, and a large trash scatter is located here.

A grid will be established dividing the area into 5 ft squares. In order to provide the best possible chance of encountering evidence of structures, every other square will be shovel-scraped, and all artifacts collected. As there is currently no information on structures available, it would be difficult at this time to outline precisely how they will be excavated. Generally speaking, if the structure is less than 10 ft on its longest side, it would likely be excavated as a unit. If greater than 10 ft, it might be excavated in halves. Regardless of its size in plan, it would be excavated in natural levels if present (i.e., everything above the floor separate from everything on the floor) or levels no greater than 4 inches if natural levels are not evident. Pollen and flotation samples will be collected from the structures, and those with the best contexts will be submitted for analysis.

Latrines and Wells. Latrines are usually an excellent source of information on the social and economic status of the people who used them. People deposited all forms of discards there, and when no longer usable, latrines were covered over and another was dug. Therefore, a site in existence before indoor plumbing could have numerous latrines, which have the potential of documenting the history of the family living on the land. Latrines often leave depressions in the ground, and when shovel-scraped can be identified by a definite change in soil color. Flotation samples will be taken in an effort to determine the diet of residents.

Old wells often became trash pits when no longer needed, are less likely to have been vandalized than surface features and latrines which are a common target of "pothunters," and, therefore, can yield valuable information on the economic situation of the homesteader. This well may also provide data on construction methods and the water table at the time it was dug.

The latrines and hand-dug well will be cleared of rubbish and investigated. There are several large structural beams protruding from the weathering sides of the well. These appear to be the remains of a platform or protective covering. These beams will be exposed in an effort to determine their function. The method proposed for further investigation of these deep features takes into consideration the safety of the excavators and OSHA regulations. They will be investigated after all other recording at the site has been completed, particularly any nearby features. The plan view of the feature will be established through hand stripping. A backhoe will be used to excavate a trench adjacent to the features to expose them in profile. No one will enter the backhoe trench if it extends below 5' until safety measures are taken to step the trench back according to OSHA regulations. The reason for investigating these features last is that the trench may need to be stepped back 8' or more and the process of stepping the excavation will destroy anything in its path.

Agricultural Features. Agricultural features will also be thoroughly investigated. At least one rock alignment and berm, and the U-shaped alignment will be hand-excavated to record the water and erosion control systems. Pollen samples will be taken to determine what non-native plants were growing in the area, and the fields will be measured. The data will then be used to determine the crops planted, and the acreage cultivated. By using U.S. Department of Agriculture information on crop yields at the time, potential yields will be postulated to determine the possibility of self-sufficiency. Trenches across the main canal will permit measurement of its carrying capacity. It is assumed that the canal originated at the Beardsley Canal. This question should be resolved, if possible. The method used to deliver water from the wells to the fields and residence will also be investigated.

Most homesteaders kept livestock to supplement crop yields. The presence of a shearing tool in the trash areas may indicate that sheep were raised, which would mean that fencing was necessary. Determining the presence of any farm animals and the means to control them will also be a focus of the data recovery process.

wood, lumber, cement, and other structural items, which are obviously man-made but defy a more precise identification. The clothing inventory will include items such as shoes, buttons, and buckles. Should the collection require it, additional classifications and refinements will be made.

Each classification will include an assignment of context, a functional organizing device that serves to group diverse artifacts into spheres of action. Contexts include food-processing, commercial food use, alcoholic beverage use, non-alcoholic beverage use, chemical and cleaning products, household furnishings, personal grooming and dressing, adults' and children's leisure activities, military service, firearms use, industrial activities, agricultural work, animal care, transportation, and construction or repair activities. Contexts can provide information on economic and commercial practices, available commercial resources, occupations, cooking procedures, age, sex, housing, personal habits, and diet.

Many valuable resources are available to assist the analyst in identifying and dating historic artifacts (Berge 1980; Fike 1987; Rock 1987; Simonis 1990; Toulouse 1971). The analyst will use information derived from these and other reliable sources to determine the function and age of the items in the collection.

Reporting

A draft report will be prepared that includes site descriptions, methodology, results of fieldwork and analysis, and developed historic contexts. The draft will be sent to Del Webb Corporation and SHPO for comments. These comments will be incorporated into a final report. If the plan developed above is implemented, the construction of the proposed development can proceed upon the acceptance of the final report.

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SHPO STANDARDIZED REPORT ABSTRACT

AGENCY: Arizona State Land Department

PROJECT TITLE: Sun City West Expansion

DATE OF REPORT: February 5, 1992

AGENCY PROJECT NUMBER: State Application #53-99633

ACS PROJECT NUMBER: 92-001

PROJECT DESCRIPTION: Archaeological survey for state land sale

LOCATION: Near Sun City West, Maricopa County
Plotted on the USGS 7.5' McMicken Dam quadrangle
Township 4N/1W, Section 17

NUMBER OF SURVEYED ACRES: 367

METHODOLOGY: Pedestrian survey spaced 15-20 m apart.

NUMBER OF SITES: 7

NUMBER OF POTENTIALLY ELIGIBLE SITES: 1

LISTING OF POTENTIALLY ELIGIBLE SITES: AZ T:7:69(ASM)

COMMENTS: Seven sites were recorded: one prehistoric Hohokam site (AZ T:7:69(ASM)) possibly dating to the Colonial-Sedentary time period, and six historic trash scatters, AZ T:7:70, T:7:71, T:7:72, T:7:73, and T:7:74(ASM), dating principally from the late 1940's through the 1950's. Fourteen mostly historic and modern isolated finds were also recorded.

Site AZ T:7:69(ASM), given the sparse nature of the scatter, the presence of ground stone, and its proximity to previously existing mesquite bosques in the area (Stone 1991:8-11) appears to represent a seasonally-occupied locus for plant processing, either in conjunction with small-scale floodwater farming or gathering of locally available resources. This prehistoric artifact scatter appears to be similar to other scatters recorded along the Palo Verde to Westwing transmission line (Stein et al. 1977; Yablon 1979), along the Granite Reef Aqueduct (Brown 1977; Brown and Stone 1982), and in particular, in the adjacent parcel to the east (Stone 1991). Given its proximity to nearby site AZ T:7:8(MNA), recorded just outside the project area, AZ T:7:69(ASM) might have been related functionally, if not temporally, to the activity locus at AZ T:7:8(MNA).

The six recorded historic scatters seem to represent piles of individual household trash that were periodically dumped in convenient, unoccupied desert areas. The material represented in these trash piles possibly date from as early as the pre-World War I era, but most items appear to date principally from the 1940's through at least through the early 1960's. Given the extent of the trash scatter at AZ T:7:70(ASM), just north of Deer Valley Road, multiple dumping episodes are probably represented. The dumping episodes at this locus, based primarily on bottle dates, are likely to have taken place mainly between the late 1940's through the early 1950's. Although nearby homesteads and camps dating used from the early 1910's through the 1930's Depression Era have been identified in the area (Stein et al. 1977; Stone 1991), definite pre-World War I and 1920's-1930's material at these trash scatters is limited. Sun-colored amethyst glass fragments were identified as an isolated find and in as-

**THE ORVAL A. ROBERTSON HOMESTEAD
DATA RECOVERY AT SUN CITY WEST,
MARICOPA COUNTY, ARIZONA**

**Preliminary Report
DRAFT**

**Prepared by:
Karolyn Jackman Jensen**

**Submitted by:
Archaeological Consulting Services, Ltd.
Shereen Lerner, Principal
July 13, 1992**

Introduction

At the request of the Del Webb Corporation, Archaeological Consulting Services, Ltd. (ACS) conducted data recovery projects at two sites prior to the expansion of the Sun City West development. AZ T:7:50(ASM) is a historic homestead dating to the early 1900s, and AZ T:7:51(ASM) is an associated trash scatter. The purpose of the excavation was to more fully understand the general homesteading process, to retrieve as much information as possible about this particular southern Arizona homestead, and to define the factors which contributed to its success.

Project Area

The project area encompasses 160 acres directly north of Deer Valley Road, including half of the western half of Section 15 and a small portion of the northeast corner of Section 16 within Township 4 North, Range 1 West (Gila and Salt River Baseline and Meridian) (Figure 1). The area has a gentle slope to the southeast, with elevations ranging from 1,230 ft. to 1,270 ft. Major washes flow toward the southeast. The creosote flats are typical of the lower basin zones within the Sonoran Desert and creosotebushes are the dominant vegetation. There are short grasses on the alluvial flats and mesquite and palo verde trees grow along the washes. Disruption of the natural drainage patterns, due to the construction of the Beardsley Canal and the McMicken Dam outlet channel, in combination with deep well pumping and cattle grazing, has probably diminished the natural vegetation (Stone 1991).

Small gravel-covered rises are scattered throughout the fertile sandy loam. The lower soil surfaces are subject to sheet wash. Modern ground disturbance has resulted from the construction of the Deer Valley Road along the southern edge of the property and a small vehicle trail that crosses the homestead. Many current erosion patterns are a result of the agricultural modifications constructed by the homesteader. Grazing cattle and hunters have also minimally impacted the area.

The Sites

Prior to excavation, the sites had been essentially undisturbed. The preliminary survey of AZ T:7:50(ASM), known to be the remains of a homestead, located two wells, a trash scatter, and several agricultural features. AZ T:7:51(ASM) was a 20 x 30 ft. surface trash scatter dating to the same time period as AZ T:7:50(ASM) and assumed to be an associated dump. Because of their potential to contribute to our knowledge of the past, both sites were deemed eligible for inclusion in the National Register of Historic Places (Stone 1991). Previously undetected domestic and agricultural features were identified, mapped and excavated during data recovery.

Documentary Research

The first National Homestead Act of 1862 entitled heads of households or persons at least 21 years of age to file for 160 acres of uninhabited land that had been surveyed and designated for homesteading by the General Land Office. This land had a market value of \$1.25 per acre but could be obtained free provided the homesteader occupied the land continuously for five years and cultivated a portion of it for four of those years. A 1912 change in the law reduced the residency requirement to three years and permitted an individual to leave the claim for up to five months of the year (Stein 1989).

According to documents on file in the government archives in Washington D.C., Orval A. Robertson, a resident of Peoria, Arizona, received homestead entry Number 015603 on September 27, 1911. He was over 21 years of age, was married, and began his residence on the property at this time. Five years later, on September 2, 1916, he filed notice of intent to make his Five Year Final Proof on the land. Notice of this intent was published in the Glendale News on September 8 through October 6, 1916. Witnesses of his fulfillment of the requirements for proof were Fred Bunker and James H. Hodges of Peoria, and J.D. Mitchell of Glendale. A fourth witness, Walter H. Tucker, is recorded as being both from Peoria and Glendale. The application warranted no field investigation, and on July 3, 1917, Robertson was granted title Number 590595 to 160 acres of Section 15.

Included in the documents are the testimonies of Walter H. Tucker, Fred Bunker, and the claimant. The standard form required a series of questions be answered concerning applicant background and performance, land under cultivation, and improvements made to the land. This data adds to the information retrieved archaeologically.

Orval A. Robertson was born in Mississippi in or before 1890. He was living in Peoria at the time he filed his initial entry and had most likely been there for at least six years before moving to his claim, as Mr. Bunker had known him for 12 years in 1917. He was married by 1911 and had one child sometime before 1917. He and his family lived in a tent house from September until October 1911, when they completed their permanent residence. The family was never absent from the homestead during the five proving years.

By 1912, Robertson had 20 acres under cultivation, possibly the bermed fields to the west and south of the residential area. Here he planted milo maize, sorghum, millet, pumpkins, and other unspecified crops, and harvested a "good crop." In 1913 he had increased his acreage by another 20 acres, where he planted the same crops. By this time he must have been clearing other areas of the land, establishing fields and constructing field borders to the south of the original acreage. He reports harvesting "some crop" this year. By 1915, he had 80 acres under cultivation, half of the entire parcel of land. Thirty-five acres were in barley, the balance in other unnamed plants, all of which produced a "fair crop." The western and southern fields are bordered in such a way that barley would have grown very well there. By this time Robertson established an effective water control system utilizing both run-off and well water, as barley required "from six to ten acre-inches to insure a crop" (Agua Fria Water and Land Company 1895). In 1916, he reported 60 acres planted in barley, three acres in sugar beets, two acres in milo maize, one acre in onions, and one acre in cabbage. Additional fields were most likely in the same varieties of crops reported for previous years, as he lists a total of over 80 acres under cultivation.

The witnesses also report the presence of a garden, beans, and cane. Sugar cane was becoming a significant crop in the immediate area in 1915. The Glendale News reported on August 27, 1915, that there were 1,400 acres in cane on a tract near Marinette, a small community located a few miles south of the homestead (it has since disappeared with the development of modern communities). The farm land was owned by the Western Sugar and Land Company, an organization that was encouraging individuals to engage in cane growing. Apparently Robertson tried his hand at raising the experimental crop, which was being processed at a sugar factory in Glendale.

Improvements to the property included a house, reported to be about 20 x 30 ft., a drilled well 170 ft. deep, an engine and pump, 120 acres fenced, three corrals, hog pens, and chicken houses, with a total estimated value of from \$1500 to \$2000. It is interesting to note that the hand-dug well found during excavation is not mentioned, possibly because it was dry and therefore could not be considered an improvement.

Though situated in an unincorporated area of the county, the homestead was not totally isolated (Figure 2). The small settlements of Beardsley and Marinette lay to the south and west. A small road between Beardsley and Frog Tanks (Pratt) to the northeast, passed within one mile of the homestead. The Santa Fe, Prescott, and Phoenix Railroad passed through Beardsley, and the communities of Peoria and Glendale were only six to eight miles to the southeast (Figure 2). Mr. Fred Bunker reported in his sworn statement that he lived only one and one half miles from the Robertsons and had seen them nearly every week for six years, and Mr. Tucker visited twice a month. The closest post office was established in Marinette in 1912 (Granger 1960), although both Bunker and Robertson claimed to be residents of Peoria as late as 1916. All these settlements were close enough to have been reached by either wagon or automobile in a half day's travel. By modern standards this would be considered isolated, but living conditions such as these were quite common at this time.

Commercial goods and services that would have contributed to the development and maintenance of the homestead were readily available in area communities. Items such as hog fencing, cedar fence posts, and barley seed were regularly advertised for sale in the Glendale News, along with instructions on the home-canning of food. A variety of fresh and commercial food stuffs could be purchased in Glendale and Peoria, and the technology to drill and utilize a deep well was also available to Robertson and other farmers in the area (Glendale News Aug. 27, 1915).

Farming the soils of the desert Southwest has always been a difficult and dangerously uncertain operation. The heat and unreliable water supply temper the advantage of a rich and fertile soil. The Agua Fria River lay to the east, but not close enough to be of use, even though it ran year-round prior to the construction of dams upstream. The water table was approximately 150 ft. in the early 1900s (Hermann Kakacsi, personal communication 1992). A 170-foot well with a pump would provide enough pressure to produce an adequate stream for supplemental irrigation and, provided rainfall amounts were reliable, farming would be possible. The drainage basin of the Agua Fria River draws water from the Bradshaw Mountains where the average annual rainfall in the last years of the 1800s was 15 inches per year. Rainfall in the desert was measured at not less than four inches (The Agua Fria Water and Land Company 1895). Because of the gradual inclination of 12 to 15 ft. per mile, both the mountain run-off and the rainfall could be channeled and utilized without danger of excessive erosion. The land is free from killing frosts (Arizona Republican 1927) and through prudent crop management would have been very productive. Provided nothing interrupted the water supply, the homestead was secure.

Field Methods

The excavation of both historic sites was conducted during June 1992 under the direction of Shereen Lerner (Principal Investigator). Karolyn Jackman Jensen (Project Director) and a crew of four spent 85 person-days in the field.

AZ T:7:51(ASM) is located in the northeastern corner of Section 16, on a gravel rise west of the small drainage that flows into Feature 14. It was a light scatter of cans, whiteware, stoneware, "black glass," and fragments of sun-colored amethyst glass covering a 20 x 30 ft. area with no associated features. Crew members collected all artifacts and dug a small 1 x 1 ft. test pit into the desert pavement to test for site depth. A preliminary analysis of the artifacts suggests that they may date to the earliest years of the Robertson homestead. This may then be a dump used before the dry well was available for use at the homestead.

The first priority at AZ T:7:50(ASM) was to locate domestic features. Through careful surface observation and testing, three structures, the home, a pumphouse, and a hog pen were identified, and therefore the grid system and shovel-scraping proposed in the original data recovery plan (Green 1992) were not implemented. The Homestead Entry Form from the archives in Washington D.C. confirmed the presence of these and additional features.

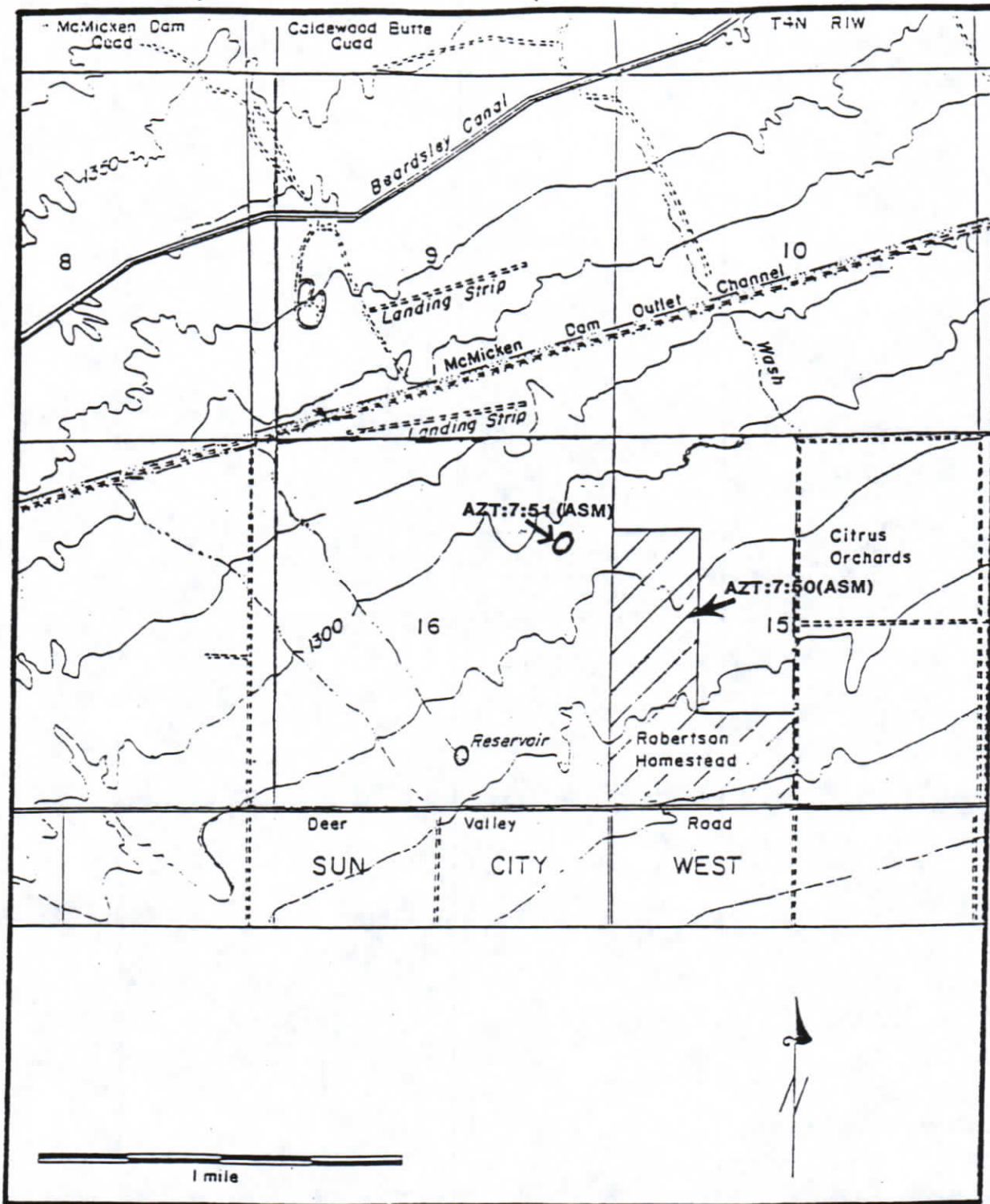


Figure 1. Portions of the USGS 7.5' McMicken Dam and Calderwood Butte topographic quadrangles showing the location of the project area, nearby archaeological sites, and the historic Robertson homestead.

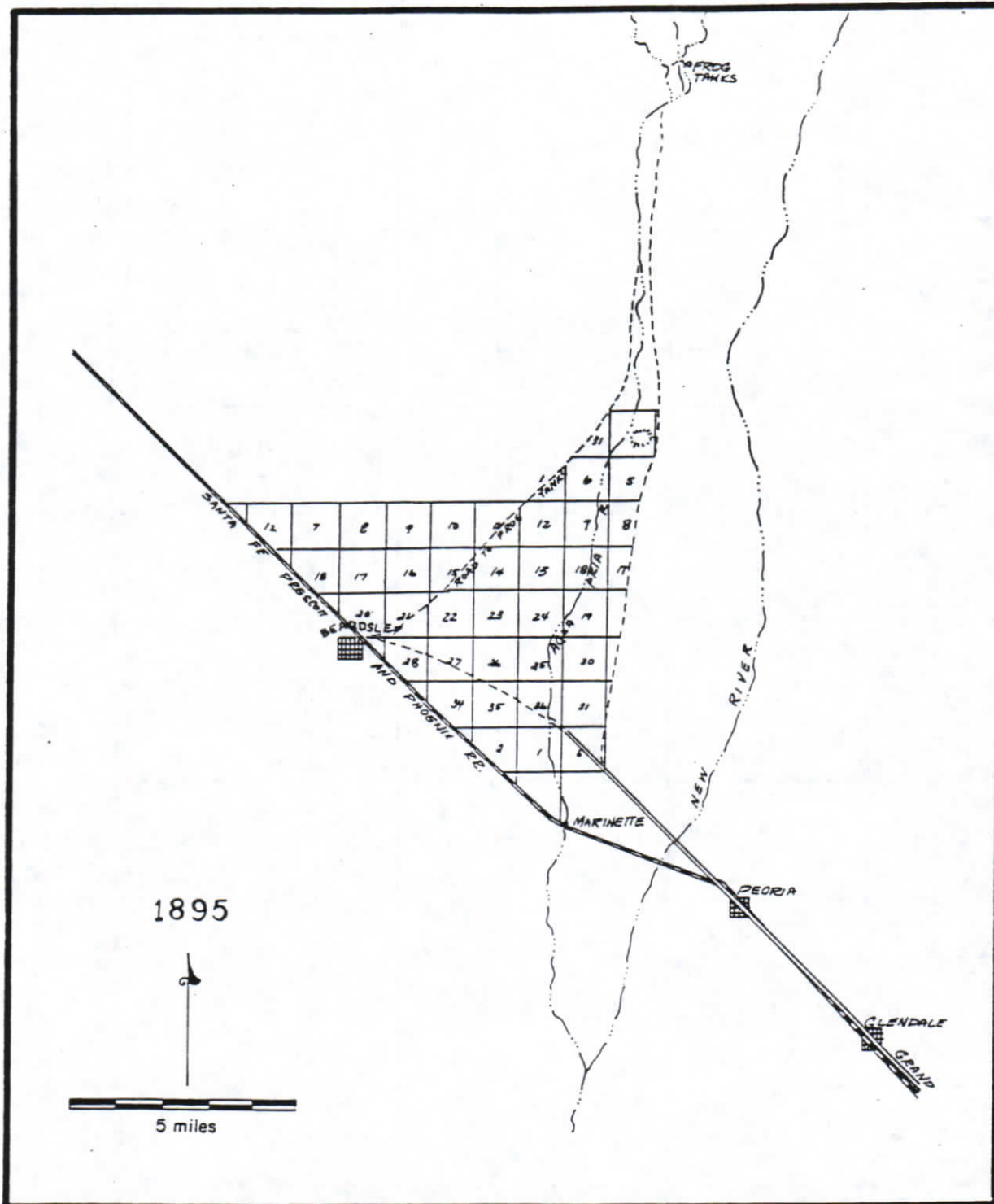


Figure 2

A site datum was established on the northern berm, with a supplemental datum at each excavated feature. As site mapping was to be done by engineers employed by the Del Webb Corporation, the only mapping done by the crew was for the purpose of depth measurement. The site was expected to have little depth, having been subject to surface erosion and sheetwash since abandonment, therefore excavation of all features except the hand-dug well was done by hand with flat shovels and trowels. Surface evidence and artifact location served as guides for the placement of excavation units. Soil was screened through a quarter-inch mesh, and, where possible, natural levels were followed.

Structural features were excavated in their entirety and portions of the agricultural berms and erosion checks were tested. The effort to empty the hand-dug well was abandoned after the backhoe reached a depth of 48 ft. Trash removed during this procedure dates to the modern period. Because of the cost of complying with OSHA regulations in attempting to deepen the excavation, it was impossible to complete this portion of the project. The Del Webb Corporation was very cooperative in providing employees and machinery to the effort, and the backhoe operators were as disappointed as the crew when attempts to reach the bottom of the well failed. All features and excavations were thoroughly photodocumented.

Pollen samples were taken from the agricultural fields and possible garden area. Flotation samples were taken in Features 3 and 9 (the house and hog pen). All artifact and sample bags and the excavation notes referenced feature number and depth in relation to the site datum. At the conclusion of the excavation, the entire site was mapped by engineers employed by Del Webb Corporation using a transit and stadia rod. A composite map including all cultural features, agricultural fields, and irrigation drainages will be compiled, using the engineers map, the excavation map, and the enlarged aerial photograph (Figure 3). This map will accompany the final report.

Features

Seventeen features were identified at the site. Five were located in the residential area of the homestead (Figure 4); the balance are related to agricultural and water control functions (Figure 3).

The Pump House

Feature 1 is a pump house constructed around the drilled well, and measuring approximately 10 x 12 ft. (Figure 5). The only surface evidence for this structure was the 10-inch diameter well pipe, a nearby railroad tie post, and an artifact scatter. Surface scraping with a flat shovel exposed an irregular level of fragmentary cut boards, black roofing paper, and nails, probably roof fall. Further excavation revealed additional roof fall and two railroad ties that could have served as stabilizers during drilling. They lie below the level of the drilling-mud spill that covers the original ground surface and are parallel to each other on the north and south sides of the structure. Four erratically positioned postholes surround the well, all containing remnants of railroad tie posts. Two postholes were excavated and found to be 2 ft. 3 inches and 2 ft. 7 inches deep. If the entire length of the ties was used, the posts would have extended approximately five ft. above the surface of the ground. As there were no remnants of these ties in the vicinity, it is assumed that they were broken off and taken away when the property was abandoned.

COMPOSITE MAP -
- all Features -
IN PROGRESS

Figure 3

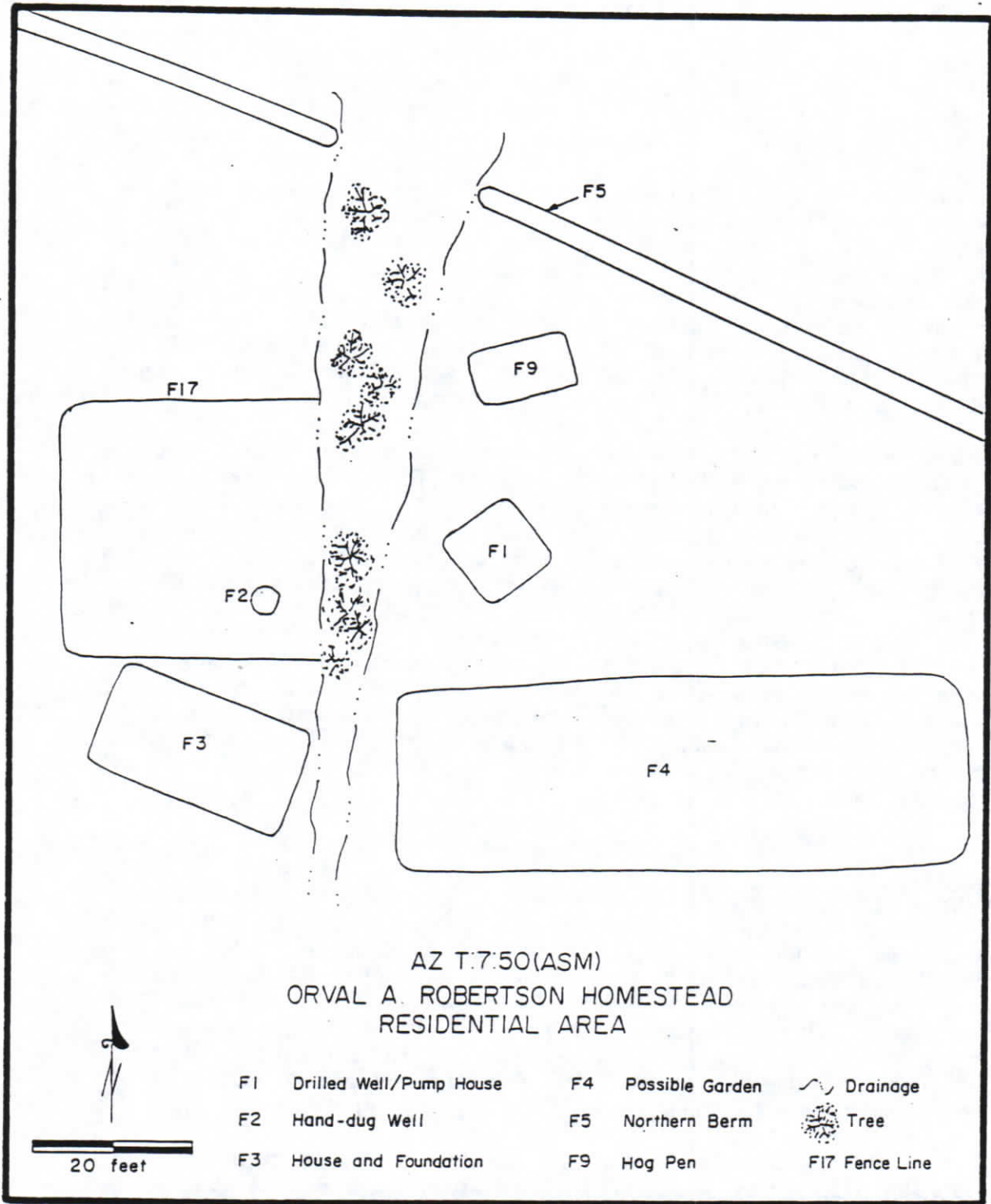


Figure 4

The Hand-dug Well

Feature 2 is a hand-dug well located north of the house and west of the drilled well (Figure 4). Extensive erosion had enlarged the mouth of the well to an irregular surface diameter, varying between nine and ten ft. The interior of the well had a diameter of four ft. and a depth of at least 50 ft. A 19-inch mound of soil surrounding the mouth was not sufficient to account for the soil removed by Robertson. It is assumed that the balance was used to construct the northern berm in the agricultural field (Feature 5). A large metal stock watering tank and a box springs covered the mouth and had to be removed prior to excavation. Erosion had exposed the remnants of eight railroad ties protruding out of the fill and into the mouth of the well. Three ties laid together on the northeastern side of the hole, creating a small platform. The others ties were fragmentary, but all had been buried in the excavated soil, suggesting that they had been part of a platform to support the equipment used during excavation of the well. Artifacts were scattered across the surface of the mound and the surrounding area. The fill itself was sterile. A fence (Feature 17) enclosed the well. A faint line on the ground surface marked the fence location and can be detected on the aerial photo. The northern and southern fence lines disappear into the central drainage, where evidence of the eastern fence may have been washed away.

Hand excavation of a well of this depth, though not impossible, would have been incredibly difficult and laborious, requiring the assistance of both people and machinery. The first 8.5 ft. of excavation cut through sandy silt and gravel, with occasional caliche inclusions. At this depth, a 3.5-foot layer of loose sand was found, which had been shored up with a three-tiered wall of railroad ties. Caliche lies below the sand. There was no indication that a drill or auger was used to dig the well. John Soto, a backhoe operator for Sun City West, stated that when he was a young boy, his family dug a similar well through similar soils, and reports that it was a very slow and difficult process. The soil had to be dug while dry to prevent wall collapse, placed into a bucket, and hauled to the surface. The small size of the Robertson well would allow only one person to dig at a time, working in a dark, hot, and extremely humid environment. It is unknown whether Robertson had any assistance in digging the well, but it is reasonable to assume that he was not alone. The depth of the drilled well indicates that the hand-dug well was dry, but it could have been used as a trash dump and privy. The actual function of the feature remains unknown. The effort and skill invested by Robertson in the construction of the well is reflected in the other features of the homestead.

The House Foundation

Feature 3, the house foundation, lay to the south of the hand-dug well and to the west of the central drainage (Figure 4). It was a rectangular gravel mound measuring approximately 24 x 34 ft. There is the stump of a large shade tree near the southeast corner. An artifact scatter covered the mound and extended several feet beyond in all directions. Broken pieces of concrete were concentrated in the southwestern quadrant of the foundation and scattered a few feet to the south. There was no construction debris or structural materials in the area, indicating that the house had been dismantled when abandoned. The center of the mound was extensively disturbed by rodent burrows. A concentration of window glass and fragments of roofing materials east of the foundation may identify the place where parts of the house were placed prior to being hauled away.

The excavation perimeters were established outside the mound and at the edge of the artifact scatter, resulting in a 30 x 38 ft. unit. The area was then divided into quadrants, and all artifacts collected according to their location. Beginning in the northeast corner, each quadrant was shovel scraped by natural levels. The levels and procedures for the remainder of the house were established in this quadrant.

The first level of excavation began on the surface and extended to a depth of 0.75 inches to removed the soil impacted by erosion and deposition since abandonment. All fill was screened for artifacts.

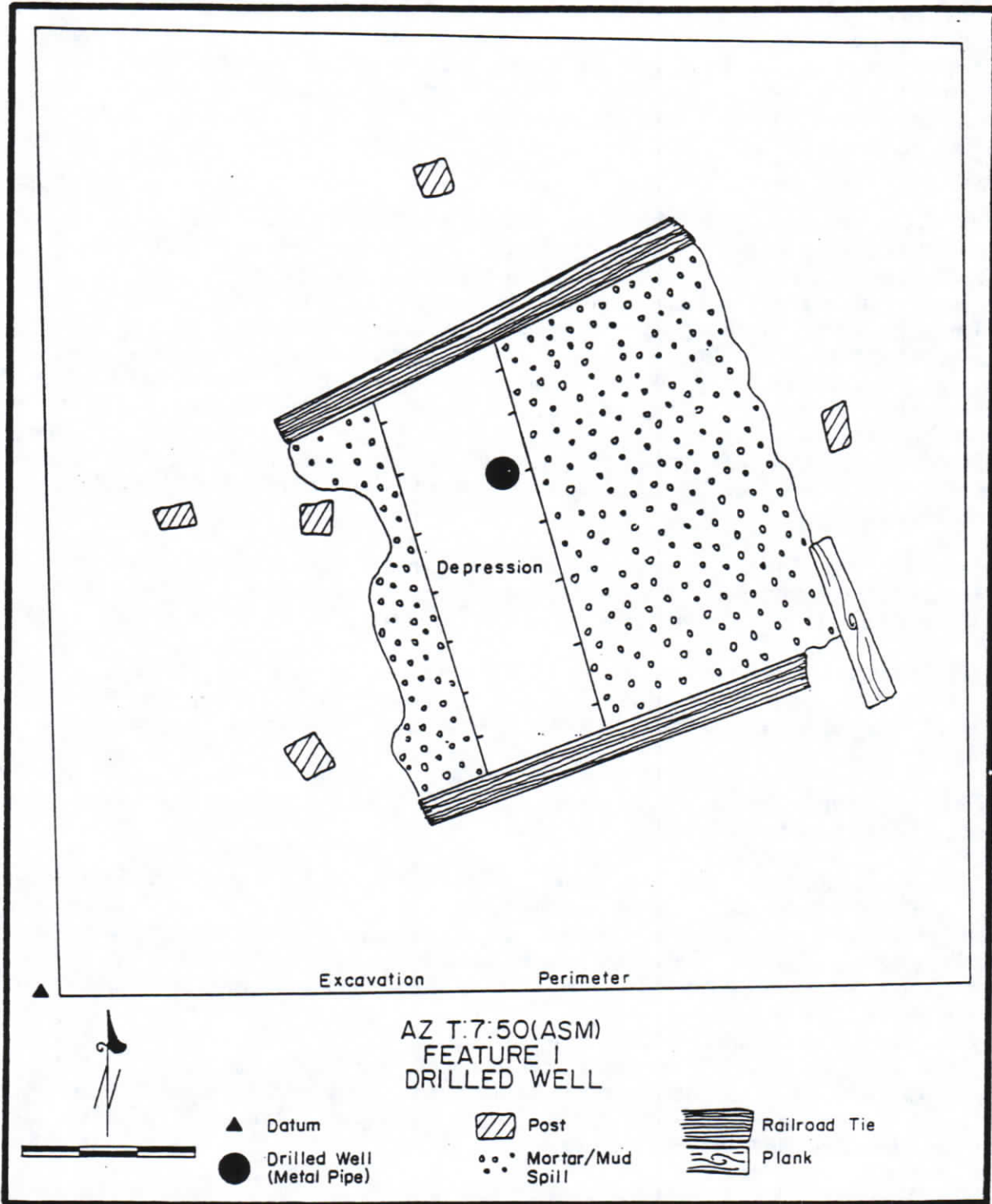


Figure 5

The second level varied from one to three inches in depth and consisted of all soil to and including a layer of roofing materials, i.e., board fragments, tar paper, and roofing nails. Though scattered throughout the mound, most of the material was concentrated on the exterior of the structure. Screening produced various household items, such as buttons, cartridges, a mouse trap, bottles, a girdle hook, and clock parts. The southern quadrants were not excavated below Level 2, leaving the foundation itself intact. The excavation on the exterior of the structure was deeper than the interior, following natural levels.

Both northern quadrants were excavated to Level 3, removing all soil below the roof fall to the construction level or sterile soil. Depth of the level varied from one to three inches. It was assumed that the roof fall dates to the dismantling of the house, and therefore was resting on the use surface. Any artifacts found underneath the roof fall would then date to the years between the construction and destruction of the house. Once Level 3 was excavated in the northwest quadrant, a wall was located. Shovel scraping of this area revealed that the gravel was much deeper toward the center of the mound, and the original wall was located by following the interface of gravel and soil, where traces of a foundation board, small uprights, and nails surrounded the gravel fill. Most cultural materials at this level were located on the exterior of the structure. The soil around the gravel foundation were generally sandy silt, often layered as it washed down from the north. Two areas on the northeastern side of the house were extremely hard, possibly indicating a back entrance where continual walking had compacted the earth.

The exterior of the northwest quadrant was dug two inches deeper to a fourth level to assure that the interpretation of the construction sequences was correct. The only artifacts found at this level were in the vicinity of a rodent burrow, and their provenience is therefore suspect.

To determine the depth of the gravel foundation, a 3 x 3 ft. test pit was placed near the center of the mound and excavated to a depth of 10 inches. The profile of this pit revealed that before construction of the house, three to seven inches of gravel were used to level the ground surface and provide drainage.

There was an irregularly shaped stain in the northeastern quadrant. A soil sample was taken in order to identify the origin of the stain.

The excavation of Feature 3 confirmed its preliminary identification as the home of the Robertson family. Actual evidence for the construction of the house is extremely sparse. The archaeological record suggests a wood frame structure placed on a gravel foundation. There are no postholes that would indicate a more substantial construction. The Homestead Patent reports a home 30 x 18 ft. This gravel foundation measures only 27 x 16 ft., but an attached porch or shed could have been included as a part of the home in the original measurements. The surface artifacts suggested such a possibility as there was a concentration of nails, railroad spikes, and similar debris on the western side of the mound. There was no subsurface evidence to support or refute this interpretation. It is also possible that the dimensions may have been exaggerated in the documents. The cement fragments in the south central part of the foundation were associated with artifacts that suggest that this area was used as a kitchen. Was the cement used to support a heavy stove? This interpretation will be explored after the complete analysis of the artifact assemblage.

The Garden

Feature 4 has been identified as a possible garden because of its size (25 x 100 ft.), location, and an earthen border that may indicate a fence line. As it is located to the south of the drilled well and east of the central drainage, it could have been watered from either or both sources. The area was measured, mapped, and sampled for pollen analysis.

Hog Pen

Feature 6, to the north of the drilled well, was probably an animal pen based on the presence of hog wire on the surface and subsurface fence posts. Two turtle shells were recovered in the area, but extensive rodent burrowing had disturbed any stratigraphy.

Fence Line

Feature 8, a fence line, is located in the north central part of the site, immediately east of the northern fields. Only three posts are in place, and no excavation was done to locate other posts. Robertson reported that he had 120 acres fenced, but it was beyond the scope of this project to locate all fence lines. It does appear that many naturally growing trees doubled as posts where possible. Commercial fence posts would have been an unnecessary investment when other materials were available.

Agricultural Features

The remaining 10 features are all parts of the agriculture and irrigation systems designed by Robertson. With the low water table and sparse rainfall, it was necessary to conserve and capitalize on all available resources. By modifying natural drainages, constructing berms, digging strategically placed ditches, and carefully selecting field location, he was able to cultivate at least 80 acres without the benefit of commercial irrigation water. A large portion of field time was dedicated to recording and interpreting these agricultural features in order to understand the elements of a successful homestead. All features and subfeatures were recorded and mapped, and portions of six were excavated or tested. All were also photographed either in part or in totality, depending on their size. A composite map using the aerial photo, topographic maps, and data compiled in the field, is in the process of being created as a part of the final report.

The Northern Berm

Feature 5 is a berm encompassing the northern and eastern boundaries of the residential area (Figure 5). It averages 3 ft. in width, has a varying height of 12 to 18 inches, and extends approximately 1,500 ft. to the south before gradually disappearing. Shallow ditches border both sides. Its location to the north of the structures provided protection from run-off and channeled the water into agricultural areas. It does not extend as far as the drainages to the west, allowing water to flow southward into the terraced fields of Feature 7. The opening above the central drainage permits water to flow into the residential area where it could be directed toward any animals corralled there, to any water retention facilities near the house, or into the garden. The run-off caught by the rest of the berm was channeled along the northern edge and then to the south where it was caught by the ditch along the northern edge of Feature 10. Any excess water flowing eastward across the garden area would also have been caught and channeled to the south along the interior edge of the berm.

Northern Ditch

Feature 6 originates 1,100 ft. north of the homestead and runs along the section/property line. When in use it was at least 4 ft. wide and 2 ft. deep, but the banks are badly eroded and precise measurement is no longer possible. From its point of origin, where three drainages were modified to channel run-off into one ditch, it carried water 1,200 ft south toward the northern agricultural fields. Approximately 100 ft. below the northern berm, it branched into three drainages, two of which delivered water to the fields (Feature 7), and one emptied into another drainage from the northwest. This carried water along the western edge of the field berms to the central fields. A test trench through the central portion of the ditch was profiled for information on construction and erosion. The original ditch was dug through sandy silt and was not deep enough to extend more than three inches into the underlying caliche. The soil shows no changes that would mark the sides of the original ditch.

Northern Fields

The agricultural fields of Feature 7 may have been the first cultivated lands on the homestead (Figure 3). They are located along the western property line and approximately 40 ft. south of the residential area. As the northernmost fields they would have been the first to benefit from the northern irrigation system (Feature 6). The 300 x 140 ft. area is terraced and divided by four berms or levies, each of which is protected from erosion by an extension of volcanic boulders on the east. All are connected to a north-south berm on the west.

The northern and southern rock alignments were excavated. The alignment at Feature 7.01, the northern berm, is 45 ft. long. One 7.5-foot section of stones had been buried, possibly to provide a stable spillway into the first field. The rocks protecting the southern berm, Feature 7.04, have an inverted U-shape, and extend from the end of the earthen berm both east and south (Figure 6). The purpose for this has not been determined, although it is assumed that it served as a special erosion check and water control.

There are breaks in both the third and fourth berms. The two openings through the earthen fill of the fourth berm may be a result of erosion, but as the eastern one aligns with the break in the rocks of the third berm, it seems to have been a part of the whole system and would have released excess water into the drainages leading into the southernmost fields. This alignment may explain the western branch of the U-shaped rock alignment. If fairly large amounts of water were flowing through the cut in the berm, it would tend to flow eastward with the natural slope of the land. The rocks would direct the flow to the south where additional crops could have been planted. The western cut appears to have been designed to remove excess water from the western end of the field and place it in the drainage running along the western edge of the north-south berm.

Two berms have been constructed to incorporate two existing trees. They were cut down to stumps to prevent their use of valuable irrigation water, but were probably left in place to stabilize the berm.

The feature was mapped, drawn, and photographed. A pollen sample was taken. It is interesting to note that the water collection system designed for this field still functions. The water collects along the northern portion of the berms, where the trees are larger and the undergrowth is much thicker and stays green far later in the season than in surrounding areas.

Central Fields

This five-acre parcel of land (Feature 10) is characterized by eight east-west and one north-south earthen berm of a design similar to those to the north (Figure 3). The berms are 18 to 24 inches high and approximately 3 ft. wide. The longest, 558 ft., is the furthest north, and the shortest, 286 ft., is the southernmost berm. The average distance between berms is 100 ft. The fields are designed to capture and hold run-off from the north. Water would flow along the northern edge of the berm and through strategically placed spillways into successively lower fields. Each eastern, or downstream, end of the central six berms has an earthen "hook" to prevent water loss and erosion.

The first and eighth berms were designed to control heavier flows. A carefully constructed rock-lined spillway in the northern berm directed all water flowing along the berm into the first field. An extension of the berm, in combination with a ditch along the upper or northern edge, collected additional water and directed it to the east and south toward the eastern fields. The lowest berm is not connected to the western border, but acted as a collector of the water flowing along the western edge of the north-south berm. This water flows through a shallow ditch along the northern edge of the berm, then is directed south and east through other drainages running to the southern fields (Feature 11). A series of small, badly eroded north-south berms on the eastern edge of the field system controlled excess water spilling from the fields and channeled it to the south, where it was picked up by natural

drainages carrying water to the southern fields. A backhoe cut through the northern berm confirmed that it is of solid earth construction. Trees have been utilized to stabilize the soil of several berms, but cut to stumps to prevent water use. No excavation was done in the area, but a trench was cut through the northern berm. Two pollen samples were taken from the northern and southern fields.

Southern Fields

This eight-acre field system (Feature 11) is located in the south central portion of the homestead. It measures approximately 600 x 600 ft. and is marked by a series of field borders identical to those found in modern fields. Some borders pass through gravelly desert pavement that could not have been cultivated and would have been bypassed if the work was being done with a shovel. This would suggest that Robertson was using a tractor. The fields were watered from the north, the northwest, and the west. The feature was mapped, and the central fields were sampled for pollen analysis.

Eastern Fields

Feature 12, the eastern fields, include nine acres located immediately to the east of the central field. A north-south drainage fed by run-off channeled along the northern berm (Feature 5), borders the northern part of the system and passes through the southern part. These fields were mapped, and the central fields were sampled for pollen analysis.

Central Berms

Feature 15 is located in the central part of the project area, directly above the northwestern corner of Feature 11, and consists of two parallel berms. Each is approximately 400 ft. long, 3 ft. wide, and 2 ft. high. They appear to have been constructed to channel water flowing from the central fields toward the southern fields. This feature appears on the topographic map.

Irrigation systems

Features 13, 14, and 16 (Figure 3) are additional irrigation systems. All are modified natural drainages combined with ditches and berms, designed to collect a maximum amount of rainfall and run-off, then channel it into the various agricultural fields. Features 13 and 16 are illustrated in Figure 7, a detailed reconstruction of an irrigation system.

Missing Features

In spite of the efforts of the crew and backhoe operators, neither the privy nor a trash dump was located. The backhoe scraped the area surrounding the house foundation and the hand-dug well to a depth of several inches in an unsuccessful effort to find these features. The only associated trash scatter was AZ T:7:51(ASM), which was too small to account for the amount of trash that would have been produced during the occupation of the site.

Given the depth of the watertable as reflected by the depth of the drilled well, and the reports of engineers who work in the area, it is assumed that the hand-dug well was dry. It is possible that it was used as a privy and/or a dump. It is far enough away from the house to have been private, but close enough to have been convenient. It is deep enough that there would be no odor problem and could have been used for a very long time. The artifact scatter on the surface of the backfill indicates that trash was being deposited there. Unfortunately the depth of the well prevented recovery of the materials and samples that could have substantiated this theory.

Discussion

The picture emerging from the documentary and archaeological study of the Robertson Homestead is one of industry and effort. From the time that the family applied for a homestead in 1911 until the final proof was entered five years later, 160 desert acres were transformed into a productive farm. As water was, and is, the most important element of survival in the desert, digging a well must have had first priority. How far did Robertson dig before abandoning his project and hiring a professional drilling company to do what he could not do?

To supplement the well water, Robertson took advantage of the natural slope of the land and the drainage systems already in place. He created both terraced and open fields, modified small streams, built berms to conserve and channel water, and dug ditches to divert run-off. He hauled volcanic stone and constructed erosion checks. He built a home and a pump house, constructed animal pens and corals, and fenced 120 acres. By 1916, he was harvesting good crops of barley, maize, pumpkins, and onions, and had a household garden. As long as the water kept coming, the land would be productive.

It had long been the plan of The Agua Fria Water and Land Company to dam the water of the Agua Fria River and create a huge system of canals to deliver it to the prospective farms throughout the area. The canal was completed in 1927, but no water was delivered to Section 15, the location of the Robertson homestead. Both the canal and the McMicken Outlet Channel interrupted the natural drainage pattern of the Bradshaw Mountains. As this was the primary source of Robertsons irrigation water, did this doom the fledgling enterprise?

Artifact Analysis

The analysis of all artifacts recovered from both sites is presently in process. The results of this analysis will be included in the final report.

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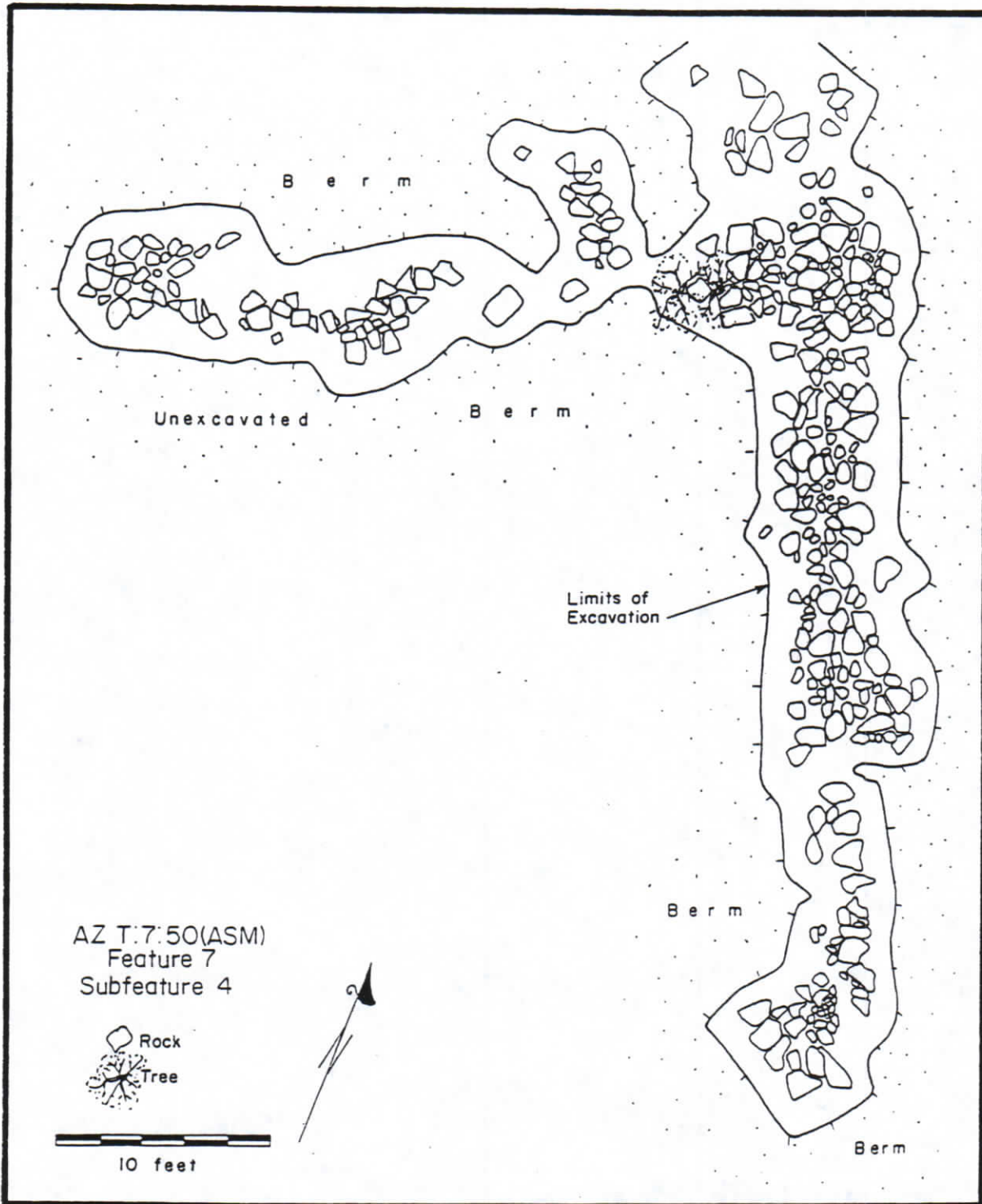


Figure 6

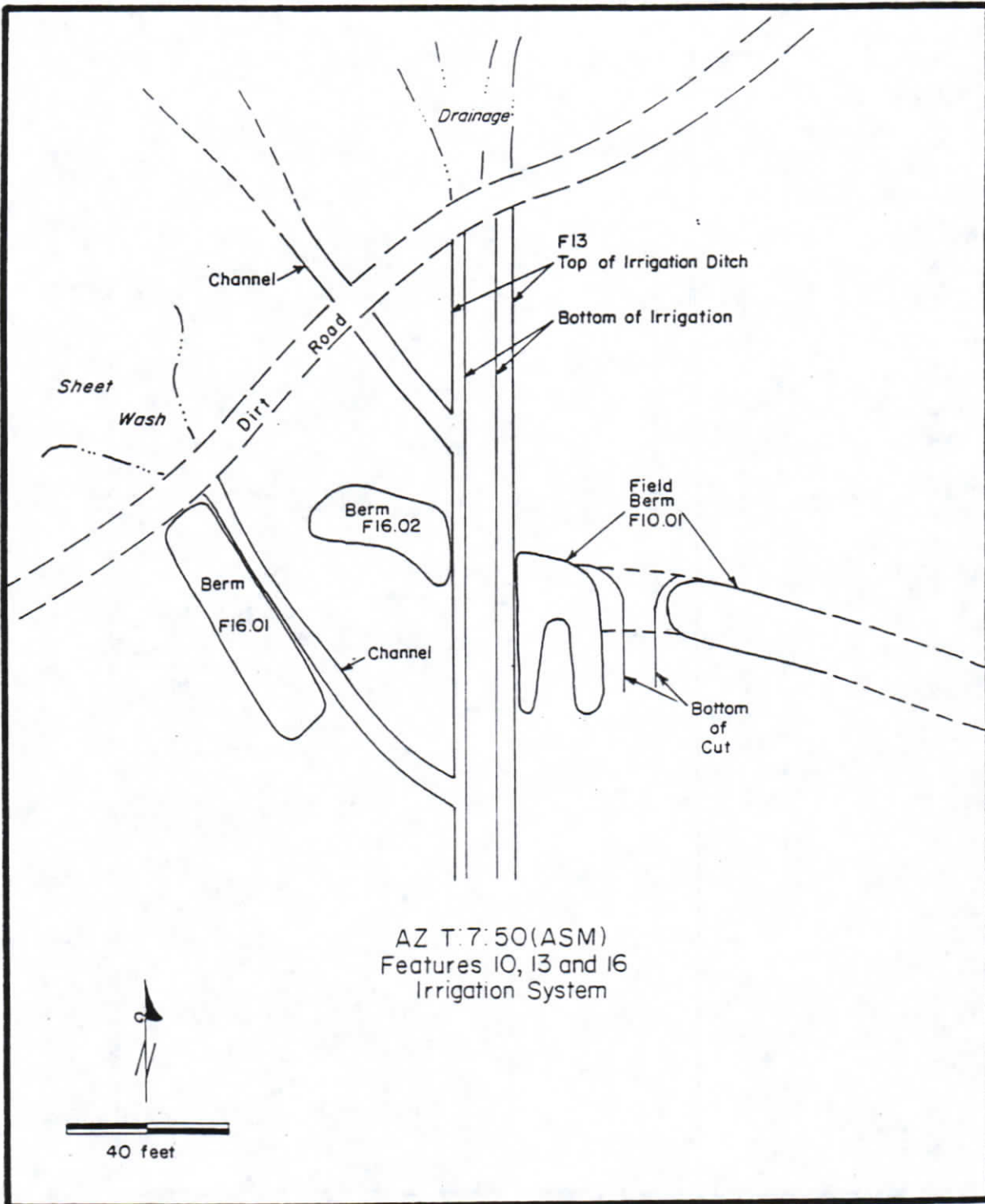


Figure 7