

Early Historic Settlement in the Study Area

When the Gadsden Purchase made southern Arizona a part of the United States in 1854, almost all of the land in the region became part of the public domain, subject to federal laws regarding its appropriate use, including the laws that regulated the transfer of public land to private parties. An important exception to the status of public domain was any grant of land made by the Mexican government or its predecessor, the Spanish colonial government, to a private citizen before southern Arizona became U.S. territory. Under the terms of the Gadsden Purchase, the United States agreed to honor any existing Spanish or Mexican land grant that could be confirmed as legitimate. The same terms were part of the Treaty of Guadalupe Hidalgo in 1848, which ended the Mexican-American War and transferred most of what is now the U.S. Southwest (except for the Gadsden Purchase) from Mexico to the United States (Mattison 1946).

In southern Arizona, Spanish and Mexican settlement was restricted mostly to the Santa Cruz River valley in the vicinity of Tucson and never extended at all to the north of Tucson, so the number of Spanish and Mexican land grants in the region was relatively small compared to the much larger number of such grants in New Mexico and California. Most grants in southern Arizona were nevertheless large—17,000 acres was typical, and a few were much larger—and the legal wrangling over these grants in the second half of the nineteenth century was often long and involved, tying up large tracts of choice land for decades and having enduring effects on land tenure in the region. But none of this had any direct effect on the Cañada del Oro area, where the land suitable for agriculture was minimal and settlement in the Spanish and Mexican periods was nonexistent because of the nearly constant threat of Apache raiding.

It was not until the 1870s, two decades after the Gadsden Purchase, that Euroamericans began settling with any permanency near the Cañada del Oro. By that time, the staking of claims on public land was governed by a series of federal laws passed to promote settlement in previously unsettled areas, most notably the Homestead Act of 1862. The Homestead Act provided that an adult head of a family could claim and receive title to 160 acres of surveyed land if the claimant built a house on the property, cultivated a portion of it, lived there continuously for five years, then paid a small registration fee per acre (Stein 1990). During the later nineteenth century and the first decades of the twentieth century, various other acts were passed that represented modifications of the original Homestead Act, such as the Desert Land Act of 1877, intended specifically to promote the irrigation of arid lands, and the Stock Raising Homestead Act of 1916, which increased the acreage of the original Homestead Act to a maximum of 640 acres to allow claims large enough to support grazing in arid areas. The latter act became the most important and commonly used authority for claiming land in the Oro Valley study area before 1945.

Homesteaders and Other Early Settlers

To get an idea of the nature of settlement in Oro Valley during the late nineteenth and early twentieth centuries, we compiled a comprehensive list of patents granted by the General Land Office (GLO) before 1945 to private individuals for homesteads and other land claims within the limits of the study area (Table 6). From 1945 to 1959, many more private claims were granted

Table 6. Homesteads and other land claims patented in the Oro Valley study area before 1945

Patentee	Year	Acreage	Authority	Township	Range	Section	Aliquot Parts
Ackley, Walter D.	1934	616.92	HES	12 S	13 E	24	S $\frac{1}{2}$
						25	NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
Arizona Desert School, Inc.	1939	164.08	EFS	12 S	14 E	30	S $\frac{1}{2}$ S $\frac{1}{2}$
Baldrige, William T.	1932	640	HES	12 S	13 E	15	E $\frac{1}{2}$
						22	E $\frac{1}{2}$
Bernard, Edwin P.	1919	318.88	HE	12 S	14 E	7	W $\frac{1}{2}$
Braun, Rose	1935	622.14	HES	12 S	13 E	4	S $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$
				13S	12E	3	NW $\frac{1}{4}$ SW $\frac{1}{4}$
Buente, Frederick W.	1940	480	HES	11 S	13 E	24	SW $\frac{1}{4}$
						25	W $\frac{1}{2}$
Burckhardt, Helen M.	1935	40	HES	11 S	13 E	28	SW $\frac{1}{4}$ SE $\frac{1}{4}$
Buzzini, Bernardo	1913	321.38	HE	11 S	14 E	31	SE $\frac{1}{4}$
						32	S $\frac{1}{2}$ SW $\frac{1}{4}$
						5	N $\frac{1}{2}$ NW $\frac{1}{4}$
Buzzini, Bernardo	1920	320	HES	11 S	14 E	31	NE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$
Buzzini, Germana	1921	78.02	CE	11 S	14 E	31	W $\frac{1}{2}$ SW $\frac{1}{4}$
Carpena, Andres	1938	400	HES	11 S	13 E	15	S $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$
Cummings, William Bunyon	1934	640	HES	11 S	13 E	33	W $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$
						29	S $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$
Elias, Andres	1932	480	HES	11 S	13 E	24	SE $\frac{1}{4}$
						25	E $\frac{1}{2}$
Elias, Jesus M.	1914	320	HE	11 S	14 E	21	SE $\frac{1}{4}$
						28	E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$

Table 6. Homesteads and other land claims patented in the Oro Valley study area before 1945 (continued)

Patentee	Year	Acreage	Authority	Township	Range	Section	Aliquot Parts
Elias, Jesus M.	1921	320	HES	11 S	14 E	28	W $\frac{1}{2}$ NW $\frac{1}{4}$
						29	NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
Elias, Jesus M.	1921	80	CE	11 S	14 E	29	W $\frac{1}{2}$ SE $\frac{1}{4}$
Frantz, Mary A.	1938	320	HES	11 S	13 E	26	NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
						28	NW $\frac{1}{4}$ SE $\frac{1}{4}$
Gallego, Ramon L.	1913	160	HE	11 S	14 E	28	SW $\frac{1}{4}$
Gates, Walter C.	1920	320	HE	12 S	13 E	12	SW $\frac{1}{4}$
						13	NW $\frac{1}{4}$
Germaine, Allen J.	1944	640	HES	12 S	13 E	10	SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$
						15	W $\frac{1}{2}$
						22	N $\frac{1}{2}$ NW $\frac{1}{4}$
Geyer, Alice C.	1938	263.45	HES	12 S	14 E	18	NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
						15	S $\frac{1}{2}$ NW $\frac{1}{4}$
Gittings, Ina E.	1932	480.55	HES	11 S	14 E	29	NW $\frac{1}{4}$
						34	W $\frac{1}{2}$
Givens, Katherine	1940	640	HES	11 S	13 E	9	entire
Greaber, James P.	1925	320	HE	11 S	14 E	19	SE $\frac{1}{4}$
						30	NE $\frac{1}{4}$
Greaber, John P.	1925	315.49	HE	11 S	14 E	30	SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
						31	W $\frac{1}{2}$ NW $\frac{1}{4}$
Greaber, William E.	1925	316.38	HE	11 S	14 E	19	E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
						30	E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$
Hardy, Carl A.	1919	121.89	CE	12 S	14 E	4	NW $\frac{1}{4}$ NW $\frac{1}{4}$
						5	N $\frac{1}{2}$ NE $\frac{1}{4}$

Table 6. Homesteads and other land claims patented in the Oro Valley study area before 1945 (continued)

Patentee	Year	Acreage	Authority	Township	Range	Section	Aliquot Parts
Hedgepeth, William J.	1931	640	HES	11 S	13 E	26	SW ¹ / ₄ , SE ¹ / ₄ SE ¹ / ₄ , W ¹ / ₂ SE ¹ / ₄
						28	NE ¹ / ₄ SW ¹ / ₄
						35	N ¹ / ₂
Johnson (Burke), Mabel J.	1932	640	HES	12 S	13 E	14	W ¹ / ₂
						23	W ¹ / ₂
Johnson, Morris S.	1922	320	HE	12 S	14 E	5	SW ¹ / ₄ SE ¹ / ₄ , S ¹ / ₂ SW ¹ / ₄
						6	SE ¹ / ₄
						7	NW ¹ / ₄ NE ¹ / ₄
Keyes, Norbert J.	1936	640	HES	11 S	13 E	22	S ¹ / ₂ , S ¹ / ₂ NW ¹ / ₄ , NE ¹ / ₄
						27	N ¹ / ₂ NW ¹ / ₄
King, Charles C.	1926	40	CE	11 S	14 E	22	NW ¹ / ₄ SW ¹ / ₄
Lockas, Matt	1917	320	HE	12 S	13 E	21	E ¹ / ₂ SE ¹ / ₄
						22	S ¹ / ₂ NW ¹ / ₄ , SW ¹ / ₄
Lovejoy, Walter E.	1938	43.45	CE	12 S	13 E	25	SE ¹ / ₄ SE ¹ / ₄
Magee, Arthur Eugene	1933	289.68	HES	12 S	13 E	13	N ¹ / ₂ SW ¹ / ₄ , NW ¹ / ₄ SE ¹ / ₄ , S ¹ / ₂ NE ¹ / ₄ , E ¹ / ₂ SE ¹ / ₄
Magee, John A.	1932	640	HES	12 S	13 E	27	entire
Marin, Francisco	1908	160	HE	12 S	14 E	5	S ¹ / ₂ NW ¹ / ₄ , N ¹ / ₂ SW ¹ / ₄
Marin, Teodoro R.	1914	160	HE	12 S	14 E	5	S ¹ / ₂ NE ¹ / ₄ , N ¹ / ₂ SE ¹ / ₄
Moodie, Maggie	1932	640	HES	12 S	13 E	25	NW ¹ / ₄
						26	N ¹ / ₂ , SW ¹ / ₄
Morrison, Richard C.	1930	617.36	HES	11 S	13 E	28	W ¹ / ₂ SW ¹ / ₄
						3	NE ¹ / ₄ , W ¹ / ₂
						10	N ¹ / ₂ NW ¹ / ₄

Table 6. Homesteads and other land claims patented in the Oro Valley study area before 1945 (continued)

Patentee	Year	Acreage	Authority	Township	Range	Section	Aliquot Parts
Muzzy, Tony T.	1930	644.36	HES	12 S	13 E	34	E $\frac{1}{2}$ 35 W $\frac{1}{2}$
Overton, Mary K.	1939	40	HES	11 S	13 E	34	NE $\frac{1}{4}$ SW $\frac{1}{4}$
Overton, Rosalie and Victor W.	1935	320	HES	12 S	13 E	10	SE $\frac{1}{4}$ SE $\frac{1}{4}$ 11 S $\frac{1}{2}$ SW $\frac{1}{4}$ 21 E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ 28 NE $\frac{1}{4}$ NW $\frac{1}{4}$
Parker, George	1938	618.12	HES	12 S	13 E	33	SW $\frac{1}{4}$ NE $\frac{1}{4}$ 33 NW $\frac{1}{4}$, SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
Perrin, Edward B.	1904	120	FLS	12 S	14 E	7	E $\frac{1}{2}$ NE $\frac{1}{4}$ 8 NW $\frac{1}{4}$ NW $\frac{1}{4}$
Phillips, Charles L.	1932	120	HES	12 S	13 E	28	E $\frac{1}{2}$ SE $\frac{1}{4}$ 33 NE $\frac{1}{4}$ NE $\frac{1}{4}$
Proctor, John M.	1938	80	CE	12 S	14 E	8	SE $\frac{1}{4}$ NE $\frac{1}{4}$ 18 NE $\frac{1}{4}$ NW $\frac{1}{4}$
Pusch, George	1903	40	FLS	12 S	14 E	7	SW $\frac{1}{4}$ NE $\frac{1}{4}$
Reidy, James B.	1938	640	HES	11 S	13 E	23	S $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ 26 N $\frac{1}{2}$ NE $\frac{1}{4}$ 28 SE $\frac{1}{4}$ SW $\frac{1}{4}$
Reitzel, Moses T.	1936	640	HES	12 S	13 E	9	entire
Reynolds, Barney William	1938	520	CE	12 S	13 E	21	N $\frac{1}{2}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ 28 W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$
Rice, Joseph E.	1939	80	CE	11 S	13 E	34	S $\frac{1}{2}$ NW $\frac{1}{4}$

Table 6. Homesteads and other land claims patented in the Oro Valley study area before 1945 (continued)

Patentee	Year	Acreage	Authority	Township	Range	Section	Aliquot Parts
Romero, Bernardina A.	1924	600	HES	11 S	14 E	28	E $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$
						33	W $\frac{1}{2}$ E $\frac{1}{2}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$
Romero, Fabian S.	1924	641.56	HES	12 S	14 E	4	S $\frac{1}{2}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$
						5	SE $\frac{1}{4}$ SE $\frac{1}{4}$
						8	N $\frac{1}{2}$ NE $\frac{1}{4}$
Romero, Francisco	1911	160.69	HE	11 S	14 E	33	W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
				12 S	14 E	4	NE $\frac{1}{4}$ NW $\frac{1}{4}$
Rudasill, Wylie E.	1935	200	HES	12 S	13 E	23	SE $\frac{1}{4}$
				13 S	13 E	12	NE $\frac{1}{4}$ SW $\frac{1}{4}$
Seaney, Samuel W.	1930	643.73	HES	12 S	13 E	25	SW $\frac{1}{4}$
						26	SE $\frac{1}{4}$
						35	E $\frac{1}{2}$
Skinner, Lue W. G.	1926	280	HE	12 S	13 E	13	SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
						24	NW $\frac{1}{4}$
Skinner, Lue W. G.	1929	326.55	HES	12 S	13 E	23	NE $\frac{1}{4}$
						24	NE $\frac{1}{4}$
Skinner, Lue W. G.	1934	39.93	HES	12 S	14 E	18	SW $\frac{1}{4}$ SW $\frac{1}{4}$
Smith, Edward B.	1921	159.38	CE	12 S	13 E	33	SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Smith, Manuel F.	1923	158.14	CE	12 S	13 E	33	E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
Sotomayor, Perfecto	1929	640	HES	11 S	13 E	21	SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$
						28	N $\frac{1}{2}$
Stewart, Warren A.	1935	642.06	HES	11 S	13 E	13	SE $\frac{1}{4}$
						24	NE $\frac{1}{4}$
				12 S	13 E	1	E $\frac{1}{2}$

Table 6. Homesteads and other land claims patented in the Oro Valley study area before 1945 (continued)

Patentee	Year	Acreage	Authority	Township	Range	Section	Aliquot Parts
Strickland (Duke), Hannah C.	1939	640	HES	11 S	13 E	34	N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
				12 S	13 E	5	SE $\frac{1}{4}$ SE $\frac{1}{4}$
				10 S	11 E	20	SW $\frac{1}{4}$ SW $\frac{1}{4}$
						29	NW $\frac{1}{4}$ NW $\frac{1}{4}$
Strickland, Helen E.	1934	623.96	HES	11 S	13 E	33	E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$
				13 S	16 E	17	S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$
Teran, Antonio	1926	640	HES	11 S	13 E	27	NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$
						28	E $\frac{1}{2}$ SE $\frac{1}{4}$
Tormey, Stephen	1932	640	HES	12 S	13 E	3	SE $\frac{1}{4}$
						10	NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$
						11	NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$
Verdugo, Jesus	1921	640	HES	11 S	14 E	33	E $\frac{1}{2}$ E $\frac{1}{2}$
						34	N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$
Watson, Courtland O.	1935	409.6	HES	12 S	13 E	12	N $\frac{1}{2}$, N $\frac{1}{2}$ SE $\frac{1}{4}$
Wilson, Lawrence B.	1930	640	HES	12 S	13 E	11	E $\frac{1}{2}$
						14	E $\frac{1}{2}$
Wolfley, Silas D.	1936	639.59	HES	12 S	14 E	6	N $\frac{1}{2}$, SW $\frac{1}{4}$
						31	E $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
						19	SE $\frac{1}{4}$ SW $\frac{1}{4}$

Note: All information is derived from the online database, Bureau of Land Management, General Land Office Records, <http://www.glorerecords.blm.gov/>. All names are spelled as they appear in the database.

by the Bureau of Land Management (the successor to the GLO) in the Oro Valley area, but most were cash sales of small tracts and were not part of the traditional pattern of homesteading that prevailed before the end of World War II. Our list also excludes lands granted by the federal government to the State of Arizona either before or after World War II, because such grants were similarly unrelated to the homesteading tradition.

Table 7 lists the legal authorities used in the study area to claim and patent public lands before 1945, including the total number and acreage of patents granted under each authority. Of the 72 patents, the majority (45) were made under the Stock Raising Homestead Act in the period 1920–1944. Only 14 patents were granted under the original Homestead Act, all in the relatively early period 1908–1926. Another 10 patents were Cash Sale entries in the period 1919–1939. Two patents were Forest Lieu Selections in the period 1903–1904, both undoubtedly prompted by the creation of national forest reserves after 1891, such as the Santa Catalina Forest Reserve in 1902 (see below). And one patent was a Forest Service Exchange granted to the Arizona Desert School in 1939. The large number of patents granted in the study area after 1920 under the Stock Raising Homestead Act is notable and undoubtedly reflects the perception of most settlers by that year that the land in the area was suitable for grazing livestock but mostly unsuitable for farming. The impact of the act on the privatization of public land in the study area is remarkable: of the approximately 49,000 acres in the study area, 22,640 acres became private land through the Stock Raising Homestead Act.

Table 7. Summary of patented land claims in the Oro Valley study area before 1945, by authority

Abbreviation ¹	Authority	Year Enacted	Number of Claims	Year Range of Claims	Acreage
FLS	Forest Lieu Selection (30 Stat. 11)	1897	2	1903–1904	160
HE	Homestead Entry Original (12 Stat. 392)	1862	14	1908–1926	3,793
CE	Sale–Cash Entry (3 Stat. 566)	1820	10	1919–1939	1,361
HES	Homestead Entry–Stock Raising (39 Stat. 862)	1916	45	1920–1944	22,640
EFS	Exchange–Forest Service General (42 Stat. 465)	1922	1	1939	164
Total					28,118

¹Based on Bureau of Land Management, General Land Office Records, <http://www.glorerecords.blm.gov/>. The abbreviations are unofficial ones created for this report.

Although the appearance of a name in Table 6 does not necessarily mean that the claimant held on to his or her property any longer than it took to receive a patent, a look at the list of 72 patentees does give a sense of the farming and ranching community that took shape in the study area during the first half of the twentieth century. Much like the rest of southern Arizona in the same period, the study area was a mix of Anglo-Americans and Mexican Americans, with the occasional recent European immigrant. A few of the names—Romero and Pusch—have become closely associated with Oro Valley’s early history, while others—Hardy, Magee, Overton, Rudasill—survive in the modern names of streets and roads in the study area. Some patentees later subdivided their property for residential development. As a notable example, Lue W. G. Skinner, who patented two Stock Raising Homestead claims totaling about 600 acres in 1926–1929, almost immediately

subdivided the claims as the Linda Vista Citrus Tracts, obtaining county approval of his plat in 1930 (see the discussion of residential development below). The actual construction of houses in the subdivision did not begin until after World War II, but Skinner was clearly interested in using his claims for something other than raising stock shortly after he received them, if not before.

Limiting our coverage of GLO patents to the Oro Valley study area excludes some homesteads just outside the area that were nonetheless influential in Oro Valley history. For example, William Sutherland and his family patented a series of homesteads in the early 1920s just east of the study area, along the upper Cañada del Oro and what is now known as Sutherland Wash, including parts of sections 1, 2, 10, 14, 15, 23, and 26 of Township 11 South, Range 14 East. Most of this land later became part of Catalina State Park. Similarly, Pierre (Pedro) Charouleau, a prominent Tucson-area rancher in the early twentieth century, patented claims in section 35 of Township 10 South, Range 14 East, and sections 1 and 2 of Township 11 South, Range 14 East, immediately north of the study area. His first patent was obtained in 1904, but Charouleau was settled in the area many years earlier. His property appears on the 1893 *Official Map of Pima County* (Roskrige 1893) along the Tucson-Oracle Road, right where the road crosses into Pinal County (see Figure 5).

Francisco Romero and Descendants

A notable characteristic of the list of patented claims in Table 6 is the relatively late date of the earliest patents—none is earlier than 1903—compared with the earlier dates for the initial settlement of the Cañada del Oro area known from other sources. Federal laws governing and promoting claims on the public domain were fully in place when Euroamericans first settled the area, but the earliest settlers were apparently not much concerned in the early days with formalizing their ownership of lands in the public domain, perhaps because of more pressing concerns. Francisco Romero, a member of an old Tucson family that first came to southern Arizona as part of a Spanish presidio force in the late eighteenth century, was probably the first settler of the Cañada del Oro area. Romero established a ranch near the confluence of the Cañada and Sutherland Wash, probably in the late 1860s though a Romero descendant once claimed the original attempt took place as early as 1828 (Mabry 1991:62). Another source (Hayden n.d.) puts it at 1844, but Sheridan (1986:280, n. 7, citing a personal communication with James Officer) has noted that Romero is unlikely to have been ranching in the Cañada del Oro area even as early as the 1840s: “[I]t would have been almost impossible . . . to run cattle that far north of [Tucson] at a time when Apache raiding was at its most intense, especially since the Cañon was located along one of the Pinal Apaches’ primary raiding routes.” In 1871, Romero complained to the territorial legislature that his Cañada del Oro ranch had been raided by Apaches several times in 1869–1870, which prompted him and his family to abandon the property in 1870 (Mabry 1991:64). This suggests that he was living on the ranch at least as early as 1869, which, regardless of his lack of success, made him the earliest known Euroamerican to settle in the area.

Francisco Romero’s ranch centered on an enclosed house compound that he built atop the ruins of a large prehistoric archaeological site known at the time as Pueblo Viejo. The site is better known today as the Romero Ruin, or archaeological site AZ BB:9:1 (ASM) (see the discussion in Chapter 3). The Romero compound was probably a ruin itself by the time Romero’s only son,

Fabián Romero, returned to the Cañada del Oro and built a new ranch house in 1889, just below the ridge where his father's house had stood; the remains of the younger Romero's house also survive today as an archaeological site, AZ BB:9:52 (ASM) (Mabry 1991:68–69). It is not clear how much of a presence the Romero family had along the Cañada del Oro between the abandonment of the first Romero house and the building of the second, but after the family first left the area they lived for many years along the Santa Cruz River near Tucson; perhaps they continued to run cattle in the Cañada del Oro area when conditions permitted. Mabry (1991:68) cites a source on Fabián Romero that gives the eventual acreage of his Cañada del Oro ranch as 4,800 acres, an acreage accumulated before 1900. A house labeled Romero appears on George Roskrue's 1893 map of Pima County (Roskrue 1893), in about the location of the Romero Ruin (Township 12 South, Range 14 East, Section 4), but Fabián Romero's house, located in the next section north, was presumably the only one standing by that time.

Francisco Romero eventually patented a 160-acre homestead in the vicinity of Romero Ruin in 1911 (see Table 6), but since he died in 1905 (Hayden n.d.), the patent was probably issued posthumously in his name to an heir. Interestingly, this homestead did not include Romero Ruin, though it did include the parcel where Romero's son, Fabián, had built his house in 1889. Fabián himself never patented any land in the area. In 1924, a patent was issued to Fabián Romero for a stock-raising homestead of 640 acres (see Table 6), but this was probably Fabián Romero, Jr., a son of the original Fabián Romero. This homestead did include the Romero Ruin and thus the remains of Francisco Romero's original house. Also in 1924, Bernardina Romero, the wife of Fabián, Jr., patented a 600-acre stock-raising homestead just to the north of her husband's claim. Without knowing more about the history of the family, it is hard to say what prompted this particular sequence of claims by the Romeros, but they clearly had a history in the area that long predated their official ownership of the land.

George Pusch and the Steam Pump Ranch

Another settler along the Cañada del Oro whose presence long predated his official ownership of the land was George Pusch, a German immigrant who came to Tucson from California in 1874. Shortly after he arrived, Pusch and his friend John Zellweger, a Swiss immigrant, pooled their resources and acquired a ranch along the Cañada del Oro, soon to be known as the Steam Pump Ranch after Pusch dug a well there and installed a steam-powered pump, probably the first such pump in Arizona. The exact year the pump was installed is uncertain, but the property was apparently well known as the Steam Pump Ranch by the early 1880s. In 1883, Pusch became sole owner of the ranch when he bought Zellweger's share in it. Both he and Zellweger were successful businessmen apart from their joint interests, and Pusch also became politically active, eventually serving in the territorial legislature. The Steam Pump Ranch was for many years a much-used watering place and stopover for cattlemen moving stock along the road between Tucson and the San Pedro River, where Pusch and Zellweger also had a large operation known as the Feldman Ranch. Pusch operated the Steam Pump Ranch until his death in 1921. The ranch was acquired from his estate by another rancher, John Procter, in 1933 (Allen-Bacon 1997:2; OVHS 2009a, 2009b, 2009c; Thiel 2007:13–20; Zipf 1988–1989).

The reference to Pusch and Zellweger acquiring what became the Steam Pump Ranch in 1874 raises a number of questions that we have been unable to answer with the sources we have consulted. First, who did they buy the ranch from? It is hard to imagine that someone had established a ranch on the Cañada del Oro by 1874, just five years after Romero had given up on the area because of difficulties with the Apaches. Second, what was the legal basis for the original ownership? The area was part of the public domain in 1874, still unsurveyed by the GLO and, technically at least, not subject to claims much less prior ownership. Indeed, Pusch himself did not receive a patent for the 40-acre parcel where the Steam Pump Ranch was centered until 1903 (see Table 6), and his receipt of the patent implies that the land was previously unclaimed and unowned. If Pusch and Zellweger really did buy the ranch in 1874 from someone they believed owned it, it may mean that private parties at the time were buying and selling land in the public domain before anyone had an actual legal claim to it. Unfortunately, research into the history of the Steam Pump Ranch by Marriot (2005, 2008), the Oro Valley Historical Society (OVHS 2009b, 2009c), Thiel (2007), and others has not uncovered any information in this regard. This is a worthy subject of further research, since it would undoubtedly involve not only Pusch but other early settlers in the area.

Whatever the circumstances, it is clear that by 1903, the year he received his patent, Pusch was well established in the Cañada del Oro area and was undoubtedly also using other parcels in the general vicinity for his ranching operation. Marriott (2005:61) has published a map of the eventual extent of Pusch's holdings in southern Arizona, which covered a vast area in Pima and Pinal counties, dwarfing the one 40-acre parcel he obtained directly from the public domain. (Henry Zipf, the grandson of George Pusch, is the principal source for the depiction on the Marriott map.) Pusch's early use of other lands in the Cañada del Oro area might also seem to be indicated by the type of patent he received for his Steam Pump Ranch parcel: a Forest Lieu Selection, which means he was granted the patent in exchange for a parcel he had previously been using within an area later designated as a national forest reserve. The nearby Santa Catalina Forest Reserve, designated in 1902 and incorporating a large portion of the Santa Catalina Mountains (the reserve became part of the newly created Coronado National Forest in 1908 [Coronado National Forest 2009]) seems the most likely location, but Pusch actually received his Forest Lieu Selection in exchange for a 40-acre parcel he owned in what became the San Jacinto Forest Reserve in southern California (GLO 1903), a reserve that is now part of the Cleveland National Forest near San Diego. Pusch lived for a short time in California before coming to Tucson (Zipf 1988–1989). Either he claimed the forest parcel himself while he was in California or he acquired it secondarily from someone else.

A Possibility for Further Homestead Research

The scope of work for this overview did not allow for it, but additional information on patented GLO claims can be obtained by contacting the National Archives and Records Administration in Washington, D.C., which keeps the land-entry case files for individual claims. These files, copies of which are currently available by mail at \$40.00 per land entry (<http://www.archives.gov/>), typically include the original claim filed by the patentee, the written testimonials of witnesses in support of the claim, other documents related to the verification of the claim or any dispute it may

have prompted, and the final claim decision. Some case files include descriptions of the property, including the improvements made by the claimant to satisfy the requirements of the claim, such as buildings and irrigation ditches. Land-entry case files are almost always useful to a historian or archaeologist interested in the early history of a property, but the amount of information they provide varies considerably. Some case files contain a surprising amount of detail while others hold very little information, and it is impossible to know what a particular case file might hold before examining it.

Mining, Farming, and Ranching in the Study Area

The historic period in Arizona was dominated by three economic pursuits—mining, farming, and ranching (see especially Sheridan 1995:103–227)—but the amount of emphasis placed on each pursuit varied by the circumstances in a given location. In the Oro Valley study area, mining was important early on, but only as something carried out in the nearby mountains by settlers who were sometimes also busy with other pursuits directly in the study area, notably ranching. The Cañada del Oro (Canyon of Gold) was called by that name at least as early as the 1850s, but the name was probably originally applied because of what was going on in its uppermost reaches. The stream begins on the northern slope of Mount Lemmon in the Santa Catalina Mountains, about 10 miles south of the modern town of Oracle; it flows directly north for several miles before turning west and southwest to eventually pass through the study area. The history of mining in the Santa Catalinas has been summarized by Wilson (1995a:161–162; 1995b:16–17), who mentions efforts to exploit the gold placer deposits in the gravels of the upper Cañada del Oro in 1858–1859, and possibly earlier. The same placers continued to be exploited occasionally into the 1930s, but the yields were always small.

Ranching was the most important pursuit drawing people to the Cañada del Oro area in the late nineteenth century, as is clear from our discussion of the earliest families settling in the study area. It was also the most important factor in drawing people to the area well into the twentieth century, as the large number of stock-raising homestead claims made in the period 1900–1944 indicates (see Table 7). But much about ranching in the area has yet to be studied systematically. For example, how much land was required for a successful ranch? How were sources of water developed and controlled? What kinds of facilities were built by ranchers, and how did this vary in relation to different factors, such as the ethnic background of the rancher? And what role did farming, always a minor pursuit in the area, have in the ranching economy?

Details on the early GLO plats of the study area point to the kinds of information that might be gathered to answer these questions. First is the depiction of the Steam Pump Ranch property on the 1902 plat of Township 12 South, Range 14 East (Figure 15). Pusch's property sat close to another property, labeled "Mexican Ranch," just to the north. This was probably the land later patented by Francisco Marín in 1908 (see Table 6) and may have been settled by him long before that year, much as Pusch was operating the Steam Pump Ranch long before he patented it. In fact, according to the Oro Valley Historical Society (Patricia Spoerl, personal communication 2009), an Oro Valley resident recently suggested to the society that the land that became the Steam Pump Ranch was originally owned by the Marín family and bought from them. We have not yet

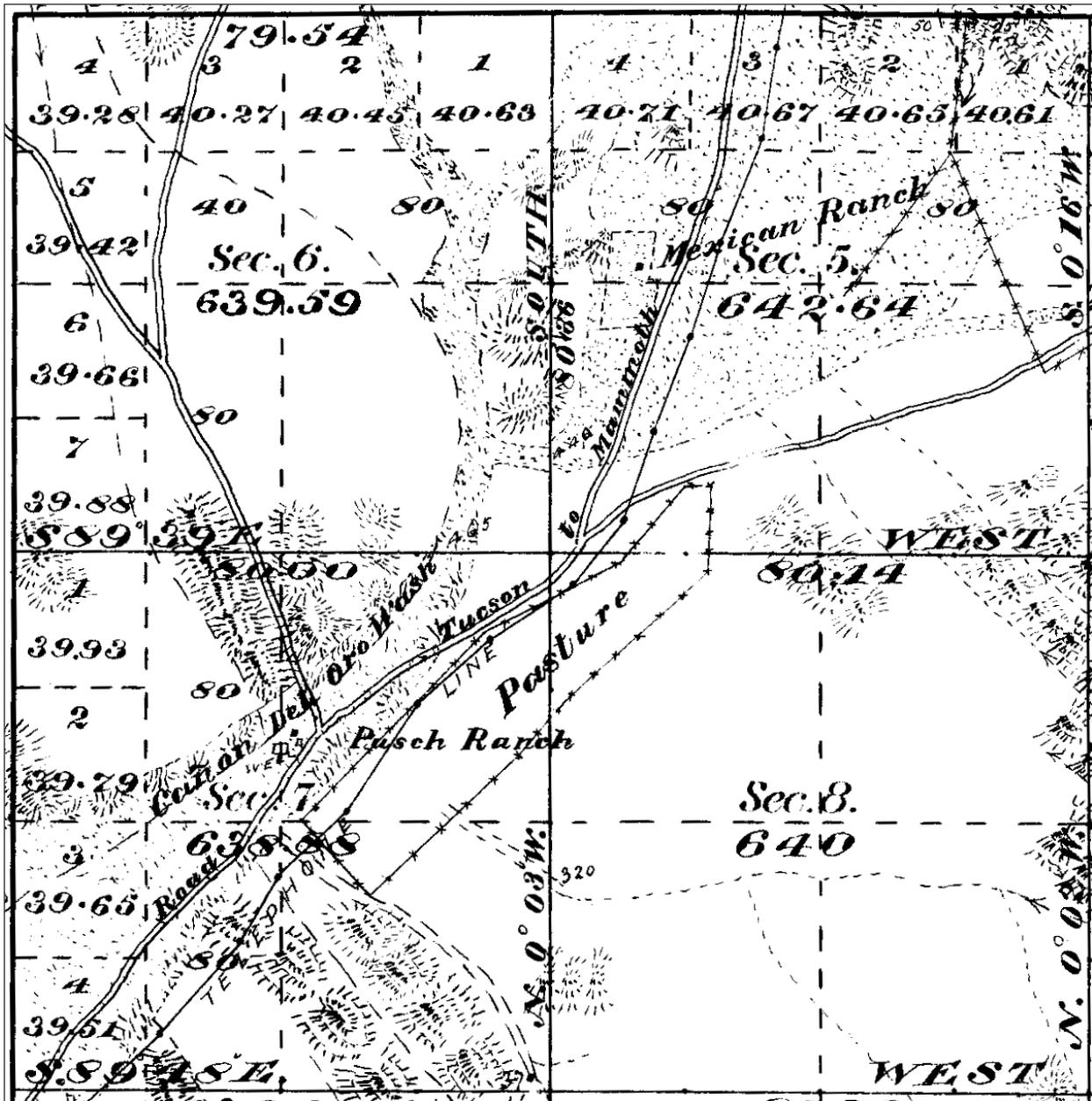


Figure 15. Detail from the 1902 GLO survey plat of Township 12 South, Range 14 East (GLO 1902), showing the Pusch ranch and a Mexican ranch.

been able to evaluate this information, but if that was indeed the case it raises the interesting question of how Pusch and Zellweger learned about their property and its availability, and what arrangements they may have made with the family that suddenly became their close neighbor. For that matter, how much did Pusch and Zellweger, recent immigrants to an environment they must have found very unfamiliar, rely on the local knowledge of Francisco Marín and other Mexican-American ranchers with long experience in the region to get their own ranch up and running?

Other GLO plat details similarly emphasize the proximity of Anglo-American and Mexican-American ranches in the study area, which continued after the earliest settlers in the area had sold their

claims. A detail from the 1921 plat of Township 11 South, Range 13 East (Figure 16) shows two houses labeled Jimémez, about a half mile apart and probably representing two generations of a Mexican-American family, and another house labeled Trevan, a half mile from one of the Jimémez houses and probably representing an Anglo-American settler. Neither the Jimémez or Trevan name is among the names of the original GLO patentees in the area (see Table 6), which means both must have acquired their land from earlier owners. By itself, the map depiction means little, but it suggests the continuing multicultural (or at least bicultural) nature of ranching in the study area during the early twentieth century.

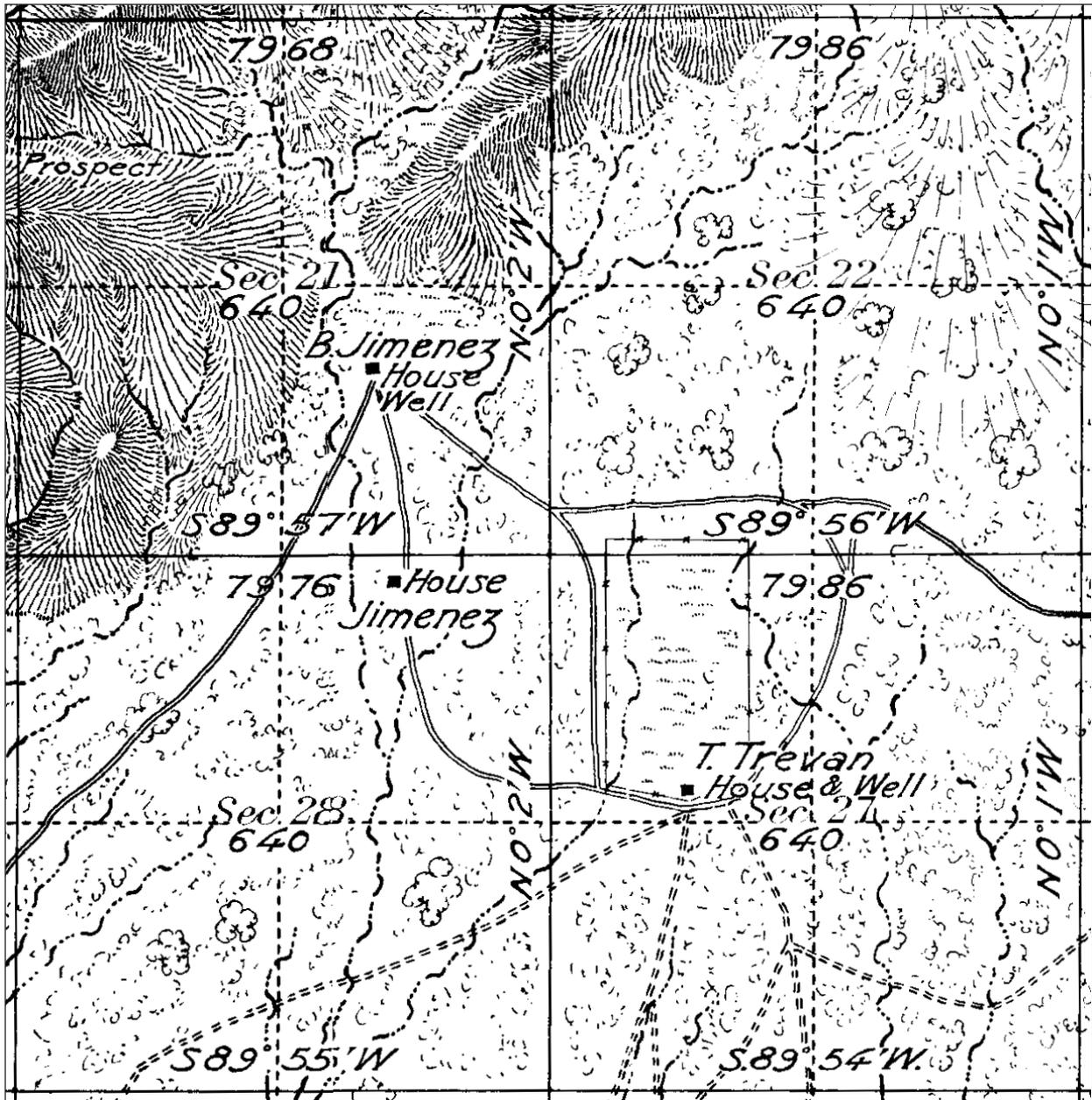


Figure 16. Detail from the 1921 GLO survey plat of Township 11 South, Range 13 East (GLO 1921), showing ranches labeled Jimenez and Trevan.

The question of water and its relationship to ranching in the study area is also hinted at in GLO plat details. On the plat just mentioned, the Trevan house and one of the Jiménez houses are both shown with wells. Having a well was undoubtedly indispensable for watering livestock in a place where the most substantial watercourse, the Cañada del Oro, was miles away and in any case altogether dry for most of the year, but some early settlers in the study area also built small dams on the seasonal washes that crossed their property. On the 1921 plat of Township 11 South, Range 13 East, the Nelson Ranch is shown with a house and well, but there is also a dam shown just northwest of the ranch, on the small wash that passes north-south along the foot of the Tortolita Mountains (Figure 17; the wash is labeled Sausalito Creek on modern maps). Nelson, a Swedish immigrant who first ranched near the Tortolitas in the 1890s, later bought the large ranching operation of William Sutherland near the Santa Catalinas; he became well known in Pima County when he was elected sheriff in 1908 (Willson 1956:30). The purpose of the small dam on his Tortolita Mountain property is uncertain, but it would only have functioned during rains, routing the flow in the wash either onto fields to irrigate crops or into an earthen tank for watering livestock. This particular location probably lacked land appropriate for farming, so the dam probably served to fill a tank, though it is not depicted on the plat. The extent to which ranchers like Nelson relied on dams rather than wells to water their stock is an interesting question for future research.

Early Roads in the Study Area

Transportation in the study area before 1945 centered on a single route, the road variously labeled on early maps as the Tucson–Camp Grant road, the Tucson-Mammoth road, the Tucson-Florence road, and the Tucson-Oracle road. It is the direct predecessor of modern Oracle Road, which is also a portion of modern State Route 77. In 1961, the road was designated with an archaeological site number, AZ BB:9:41 (ASM), but the designation was based solely on early map depictions and historical references and not on an actual field recording. Aside from its frequent appearance on modern maps, the road is not documented as a historic property and today bears no resemblance to its earlier self.

As noted above, one of the earliest depictions of Oracle Road is on the *Map of the Military Department of New Mexico*, which dates to the Civil War (Anderson 1864). This map was prepared not long after the only encounter of Union and Confederate troops in Arizona, the brief skirmish known as the Battle of Picacho Pass, which was fought on April 15, 1862, between a small force of Confederates, sent west to occupy Tucson, and the California Volunteers, a Union force sent east from California to chase the rebels out of the Southwest. After the indecisive skirmish at Picacho, the California Volunteers regrouped on the San Pedro River at what soon became Fort Grant, then entered Tucson from the north via the Cañada del Oro (Wilson 1995a:91–92).

On their way from the San Pedro River to Tucson, the California Volunteers followed a road that had long played an important role in the history of the region. Especially important was the point where the road crossed the Cañada del Oro, a location that seems to have served as a kind of entry point to the Tucson Basin. Officer (1987:257) describes a moment in 1850, during the late Mexican period, when several bands of Apaches, including the Pinal Apaches, joined forces

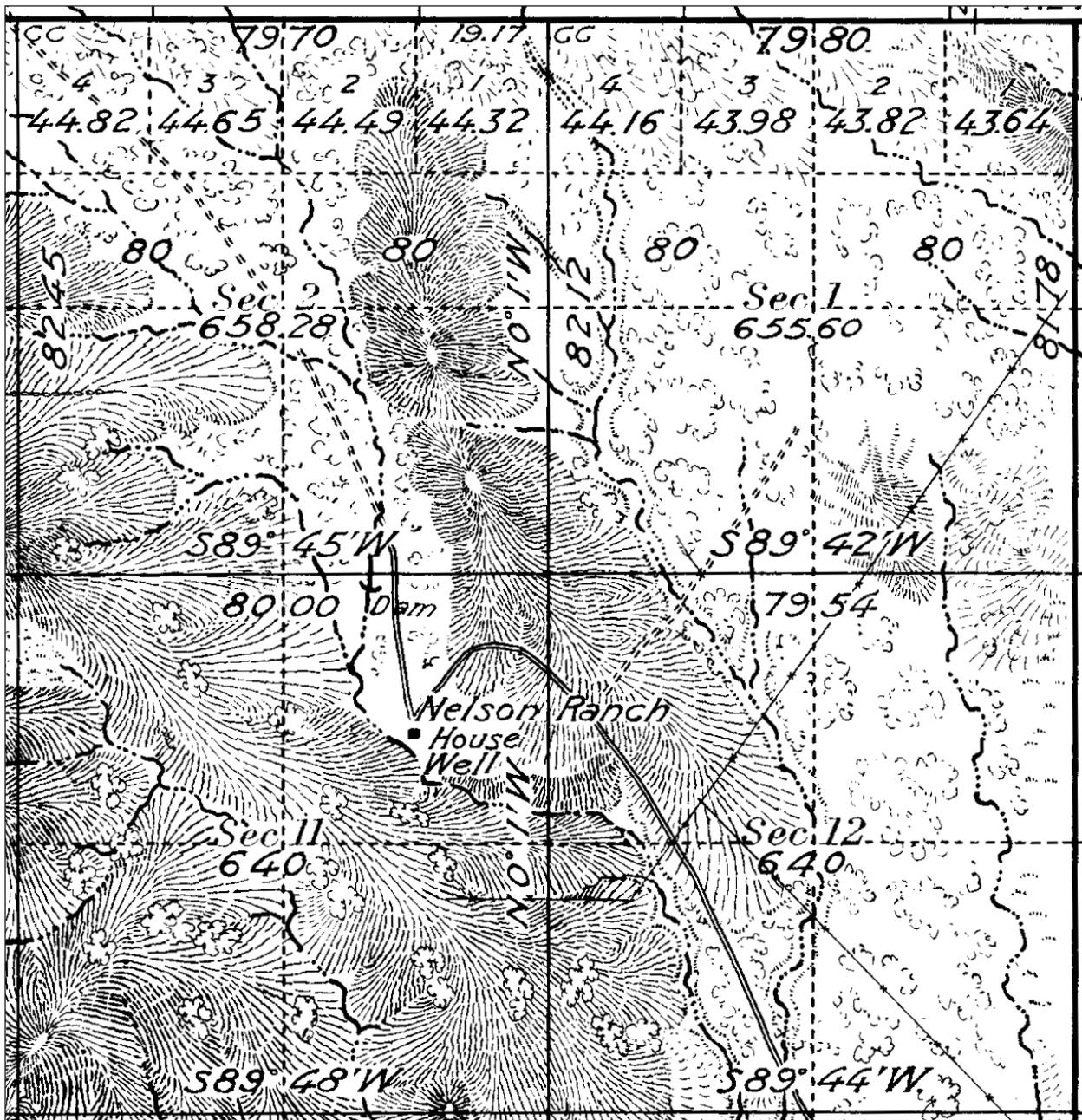


Figure 17. Detail from the 1921 GLO survey plat of Township 11 South, Range 13 East (GLO 1921), showing the Nelson ranch.

to attack the presidio at Tucson. The Pinal band had second thoughts and decided not to join the attack, waiting instead at a point just north of the Cañada del Oro. Officer (1987:264) also describes a second incident, a year later, when an Apache attack was repelled and the attackers were pursued fruitlessly by a presidio force as far as the Cañada del Oro, where the chase was abandoned.

The Cañada del Oro crossing continued to serve a similar role in the early U.S. period. The Oro Valley Historical Society has gathered several secondary references to interactions between

Apache bands and the earliest representatives of the U.S. government (military men, Indian agents, and settlers) in the late 1850s, enough to suggest strongly that the wash and its crossing were seen by the Apaches as a good site both for raiding travelers and for negotiating a truce. In 1871, the Cañada del Oro crossing also apparently played a role in the infamous Camp Grant massacre, when a group of about 150 Tucsonans, including Anglo-Americans, Mexican Americans, and Tohono O'odham, attacked an Apache camp near Fort Grant, ostensibly in retaliation for a series of recent Apache raids in the Tucson area. More than 100 Apaches were killed in the attack, including many women and children, and the event became a notorious example of unnecessary brutality in the treatment of Native Americans by settlers in the Southwest. According to one source, the attackers stationed men at the Cañada del Oro crossing to turn back messengers from Tucson who might have alerted the Apache camp of the impending attack (OVHS 2009d; Spoerl n.d.).

It is hard to tell from early map depictions whether the most suitable point to cross the Cañada del Oro was always the same or whether it shifted from time to time depending on conditions in the wash. Today Oracle Road crosses the Cañada del Oro just upstream of its junction with Big Wash, which does not seem much different from the alignment of the road on the 1902 GLO plat of the area (see Figure 15). But earlier maps, notably the 1893 Roskrige map (see Figure 5), show the road heading due north from the Steam Pump Ranch, which would put the crossing almost a mile southwest of its location today. The 1902 GLO plat does show another, presumably secondary road crossing the wash directly at the Steam Pump Ranch, which may indicate that a crossing was maintained at the ranch even when the principal crossing for the main road was well to the northeast. On all of the early GLO plats that show it, the road is accompanied by what seem to be short, alternative routes diverging from it, then roughly paralleling it for short distances, then returning to join it again. These lesser routes may have simply been roads to access particular properties, or they may have been temporary realignments prompted by difficulties in the main road caused by weather or other factors.

All of the GLO plats of the area also show numerous trails (dashed lines) and other roads (solid lines), most trending northeast-southwest, parallel to the drainages that cross the area, including the Cañada del Oro (see Figures 6–11). Some connect individual homesteads with other properties or with Oracle Road. Unlike Oracle Road, most of these trails and roads have disappeared with development.

The Tucson, Globe, and Northern Railroad

The other early transportation feature of note in the study area was never actually completed or used. Myrick (1975:258–262) has summarized the history of the ill-fated project (also see McClintock 1916:299–230; Robertson 1986:109). In 1882, two years after the Southern Pacific Railroad reached Tucson, a group of local businessmen organized to build the Arizona Narrow Gauge Railroad, which would run north from Tucson through Oracle to the Gila River, then eastward to New Mexico. The project was troubled from the start with political wrangling and the dubious motives of investors, but the company was nevertheless able to convince Pima County to provide substantial funding through bonds. Construction began in 1883 when a grade was

raised for several miles extending north from Tucson. Some track was also eventually laid, but the effort was repeatedly stalled by difficulties in funding and organization. In 1887, the name of the railroad was changed to the Tucson, Globe, and Northern to reflect revised plans and a renewed construction effort, but by 1894 the project had been abandoned altogether and the company was sold off.

The proposed route of the Tucson, Globe, and Northern through the study area is shown on the 1893 map of Pima County prepared by Roskruge (see Figure 5), who in 1886 surveyed part of the line in his capacity as county surveyor. The extent of the completed portion of the railroad is uncertain, but Myrick has suggested Magee Road as the northern limit of laid track. The grade itself was probably completed at least as far north as the Steam Pump Ranch, where a grading camp was established with the consent of George Pusch, who stood to benefit from a railroad passing through his property. The track was removed when the railroad went out of business, but the grade was left in place and may still survive today in a few places. In our review of the early GLO plats of the study area, we noticed a probable remnant of the grade on the 1913 plat of Township 12 South, Range 13 East (Figure 18). This remnant, mostly in section 24 of the township, ran immediately northwest of the future site of Canyon del Oro High School. Today this is part of a residential area of large lots, large enough to offer hope that some part of the remnant still survives, but nothing like it is discernible in modern air photos of the location.

The Postwar Period, 1945–1974

From the end of World War II to the incorporation of the Town of Oro Valley in 1974, the study area changed from an expanse of open land used mostly for grazing to the nucleus of a suburban community that soon had little room for grazing. A detailed history of the period has not yet been written, but some of its main features have been recounted by Marjorie Kriegh (OVHS 2009e), Barbara Marriott (2005, 2008), Henry Suozzi (1999), and Henry Zipf (1989–1990). Much useful information is also preserved in the county records that were created as new subdivisions were planned and approved, and in the records of county tax assessments of individual properties. Because part of our task in the cultural resources inventory has been to identify and evaluate residential neighborhoods in the town that are of potential historic interest, we have looked closely at some of these county records, including the original plats submitted to the county for proposed residential developments and the information on individual houses maintained by the county assessor. The Pima County Assessor's Office has helped by providing digital data on houses in the study area, including construction dates.

Other sources on the recent history of Oro Valley exist that we have not consulted for this project. The Oro Valley Town Clerk, Ms. Kathryn Cuvelier, provided us with a comprehensive list of governmental records maintained by the town and available to the public, all potentially useful sources for a study of the history of Oro Valley after incorporation. The town also has a complete set of Oro Valley newspapers, most notably the Oro Valley Voice, originally collected by town resident Jim Kriegh and donated to the town. The Oro Valley Public Library also has a collection of newspaper clippings about the town donated by Marjorie Kriegh.