



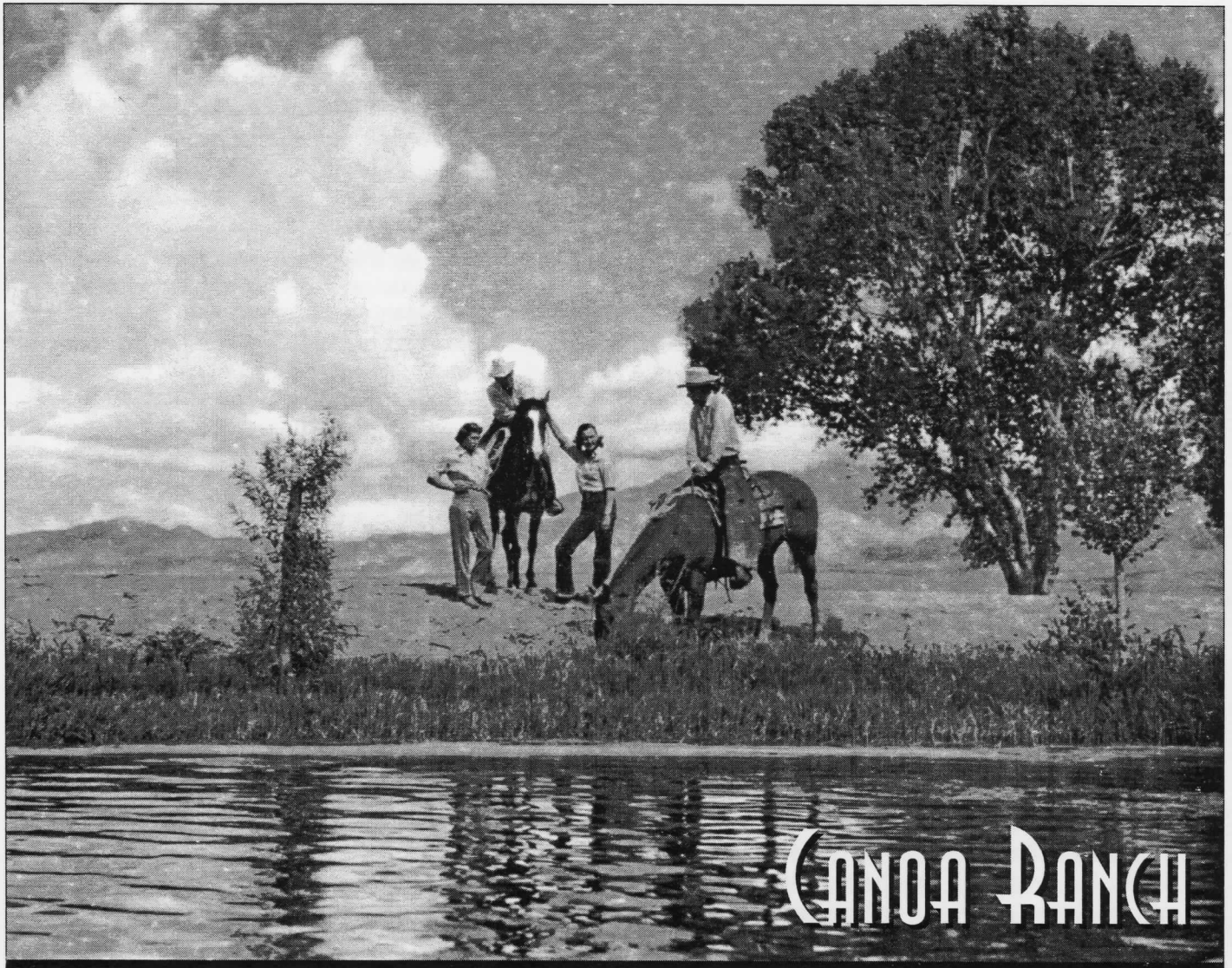
SOUTHWESTERN MISSION RESEARCH CENTER

# SMRC-NEWSLETTER

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CANOA RANCH

*Canoa Ranch, ca. 1949–1951: (L to R) Deezie Manning-Catron, Howell Manning, Jr. on his horse Mocho, unknown woman, Mac Torrington, photographed for an American Airlines calendar. (Courtesy of Deezie Manning-Catron)*

## LA CANOA: FROM LAND GRANT TO POLITICAL FOOTBALL

On October 23, 1775, Juan Bautista de Anza and 239 other people rode out of the presidio of Tubac on Anza's second expedition to California. "Making some minor turns to the northeast, and having traveled four hours and as many leagues, we halted at the place which they call La Canoa, situated on the River of Tubac," Anza noted in his diary. "Here during most of the year water is found, although it is not running, but by a little digging in the sand enough can be had for whatever may be required" (Bolton 1966 [1930], Vol. 3:6).

That evening, the wife of one of the soldiers gave birth "to a very lusty boy" about 9 p.m. She bled to death six hours later. Fray Francisco Garcés buried her at Mission San Xavier del Bac as the expedition moved northward. Unnamed in Anza's diary, this wife and mother was probably not the first woman to give birth or die at La Canoa—the only place with reliable water along the dry stretch of the Santa Cruz between Tubac and Bac. The Hohokam built enclosed compounds on terraces east of the Santa Cruz floodplain, diverting water from canyons draining the Santa Rita Mountains onto their fields. They also cultivated agaves protected by small piles of rocks at their bases. The shallow water table at La Canoa had been an oasis for several hundred generations of Archaic, Hohokam, and O'odham families before Hispanic settlers hollowed out the trunk of a tree to make a trough and gave it its present name.

But no good oasis in the Sonoran Desert goes undeveloped, at least not north of the international border. In 1820, Tomás and Ignacio Ortiz applied for four *sitios* (4 square leagues; about 17,000 acres) of land from the Spanish government. The grant was surveyed and awarded, even though Apache hostilities prevented the Ortiz brothers from running cattle there for very long. But after southern Arizona became a part of the United States, the inexorable penetration of capital and commodification began. As the following timeline reveals, Tomás Ortiz sold the grant in 1876 to Frederick Maish and Thomas

Driscoll, who made it their headquarters for a large cattle operation in the Santa Cruz Valley. The Manning family, who acquired it in 1912, sold off the northern half during World War I. The southern half, on the other hand, became the center of an enormous ranch that, at its height during the 1940s, encompassed about 500,000 acres of private land, state trust lands, and federal grazing permits in the Santa Cruz and Altar valleys. The Mannings raised Herefords and Arabian horses, and their headquarters just south of modern Green Valley served as the social and economic center of the middle Santa Cruz Valley. Ten to twelve families lived there, turning the ranch into a small community with its own school. Water from artesian wells irrigated 1,200 acres of pasture and created a 5-acre artificial lake that attracted abundant bird life. The photo essay gives us a glimpse at what a lush oasis La Canoa was fifty years ago.

After Howell Manning, Jr. died in an automobile accident in 1951, however, his father, Howell Manning, Sr., divided up and sold off most of the ranch. The land grant then followed a familiar trajectory during the second half of the 20th century, one replicated in valleys throughout Arizona and the West. Corporation after corporation bought and sold the property for speculative rather than ranching purposes. La Canoa made the transition from working ranch to real estate. The northern part of La Canoa had already been carved up—first into pecan groves, then into "age-restricted" subdivisions that coalesced into the retirement community of Green Valley. According to the logic of the market, the rest of La Canoa would soon sprout golf courses and red-tiled roofs.

A different logic was struggling to express itself, however. Today what's left of La Canoa exists as the last stretch of open desert in a landscape surreal by anybody's standards. To the west, the slag heaps of massive open-pit copper mines loom like pyramids. To the north, the small city of Green Valley wraps around pecan groves and golf courses, all irrigated with groundwater, as retirees shop and play in

golf carts. Arizona's extractive past meets its urban, service-oriented present as the I-19 freeway shuttles thousands of cars back and forth between Tucson and Nogales. That freeway is creating a corridor of development that will soon stretch from Tucson to the Mexican border.

So why not bow to the inevitable? Phelps Dodge Corporation owns most of La Canoa's water rights while Fairfield Homes possesses the southern half of the grant itself. In Green Valley, Fairfield builds high-density residential subdivisions overlooking golf courses, and that's one of the things they want to do at Canoa Ranch. They also want to extend a "multi-functional corridor" of commercial development along the freeway, which bisects La Canoa. In 1997, the Pima County Board of Supervisors approved Fairfield's request to rezone 300 acres in the northwestern portion of what's left of the grant. Most people, even Fairfield's opponents, thought that it was only a matter of time before the supervisors did the same for the rest of the ranch.

But that hasn't happened yet. Canoa is zoned Rural Homestead, which permits one residential unit per 4.13 acres. Fairfield, or anyone else who acquires the property, could build about 1,500 homes if they wanted to. But they want more. In 1998, Fairfield presented its Canoa Ranch Specific Plan, which asked for an additional 6,111 new residential units, including 1,562 units east of the Santa Cruz River in an area loaded with archaeological sites. Fairfield also requested 523 acres of commercial development along I-19, two new golf courses, up to two hotels, and a private airstrip. It was a plan with something for just about all of the company's neighbors to dislike.

An unlikely coalition therefore came together to oppose Fairfield's request. The mines and growers—along with everyone else—were concerned about the region's groundwater supply. Surrounding neighborhood groups feared that buildout would end their rural way of life. Many Green Valley residents didn't want the extra traffic. Environmentalists hoped to protect

open space and wildlife corridors. Cultural preservationists wanted to save the Ranch Headquarters and the archaeological sites.

And, perhaps most tellingly, the Smithsonian Institution argued that the resulting light pollution, particularly from the commercial corridor, would seriously compromise their Whipple Observatory in the Santa Rita Mountains. After Fairfield threatened to sue the Smithsonian for nearly a billion dollars in projected lost revenues, more than 2,000 astronomers around the world signed a petition on the internet protesting the rezoning. So on January 12, 1999, the unlikely happened. In a public meeting packed with Fairfield opponents, the Board of Supervisors rejected Fairfield's Specific Plan by a 4-1 vote. It was the first time in twenty-five years Pima County had denied a request for a major rezoning.

Since then, the political atmosphere's been a little like a John Woo film, with everyone circling and pointing a gun at each other's heads. After the vote, Fairfield quickly dropped its heavy-handed threat to sue the Smithsonian. But after the Board of Supervisors instructed staff to investigate the possibility of condemning the ranch, Fairfield did file a suit against the county for inverse eminent domain. Fairfield also threatened to carve the ranch into 40-acre parcels, a process known as "wildcat subdividing." Under Arizona state law, property owners can subdivide their parcels five times before they ever have to obtain a county permit as long as they don't violate the zoning. No permit means no county regulation—no roads, no sewage systems, no archaeological mitigation. Very little revenue flows into the county's coffers even though residents of the wildcat subdivisions demand county services like police protection, health care, and county-maintained roads. It's a no-win situation for the county and it bleeds the county dry.

Meanwhile, two not-for-profit organizations formed to explore other possibilities. Amigos de Canoa is attempting to raise private funds to purchase Canoa Ranch. The Canoa Heritage



Foundation, of which I'm president, seeks to establish a Canoa Heritage Museum centered at the Ranch Headquarters and possibly affiliated with the Smithsonian (see Mission Statement and Goals below). Both groups want to preserve as much of the ranch as possible to protect its rich archaeological and historic resources, to maintain biological corridors linking the Santa Rita Mountains to the east with the Altar Valley to the west, and to preserve the last remaining stretch of open space left along the Santa Cruz in southern Pima County.

So far, fundraising has been difficult. People in Green Valley live on fixed incomes, so donations to purchase the ranch have not flowed in. The Trust for Public Lands won't consider acquiring property that may be involved in condemnation proceedings, and The Nature Conservancy isn't interested because Canoa doesn't have the biological diversity of other endangered areas like the San Pedro River watershed. From a biological standpoint, Canoa is compromised. A freeway as well as a river runs through it. The Santa Cruz floodplain has been heavily modified by more than a century of agricultural use. Green Valley presses in from the north and other low-density subdivisions with their fences and their dogs border the ranch to the west and southeast. And because the water table has dropped so much since the ranch's heyday in the 1940s, Canoa no longer is the oasis it once was. The artificial lake has dried up, the pastures are fallow, and the migratory birds don't stop anymore. Right now, Canoa's value lies more in its cultural heritage than its biological diversity—unless people are willing to pay for a place to breathe a little—to hike, to ride—as the relentless urbanization of the Tucson Basin marches southward.

Is there a solution to the stalemate? Recently, the county administration, in collaboration with Fairfield Homes, has floated a possible compromise. The county wants regulated development, not wildcat subdivisions. It also wants to settle with Fairfield before their suit goes to court. And it doesn't want to spend millions of dollars to buy the ranch at a

time when it's trying to protect hundreds of thousands of acres of open space throughout Pima County as part of its ambitious Sonoran Desert Conservation Plan—which, ironically, targets Canoa Ranch as a ranch that needs to be conserved. In 1997, citizens in Pima County approved General Obligation Bonds for historic preservation and the preservation of open space. That vote allocated \$2 million of those bonds for the purchase of Canoa Ranch and \$1.5 million for the restoration of the Ranch Headquarters. But everyone knows that's just a start. As Steve McQueen says in Sam Peginpah's *Junior Bonner*, "Money's nobody's favorite." But somebody, somehow, has to come up with the cash to buy Fairfield out or let them develop the property. Private property rights aren't going to disappear any time soon.

What the county administration proposes to do, then, is to allow Fairfield to develop Canoa Ranch west of I-19: 2,000 residential units, 27 more holes of golf, a "Village Center" with both community and commercial facilities. It also proposes to rezone 53 acres west of the freeway and 200 acres east of the freeway for commercial development, including an 800-unit RV park. The total developed area would be 1,294 acres—22 percent of the 5,954 acres Fairfield owns.

In return, a Canoa Ranch Endowment Fund would be created to acquire the rest of the ranch—4,691 acres including the Ranch Headquarters and all of the ranch east of the Santa Cruz floodplain, where most of the archaeological sites are located. That endowment would include fees on each residential unit, golf course fees, and a 2 percent sales tax on commercial transactions within the areas rezoned for commercial development. The county administration argues that their compromise would: 1) protect most of Canoa's historic and archaeological sites, 2) preserve nearly 80 percent of the ranch as undeveloped open space, and 3) provide a funding mechanism to acquire those lands and restore the Ranch Headquarters at no expense to Pima County taxpayers.

It's a very attractive proposal at first glance. Whipple Observatory has already declared



that it can live with the amount of development the compromise allows, especially since Fairfield has pledged to follow the stringent lighting ordinance Whipple is trying to get Pima County to approve even if the county doesn't adopt it. Fairfield has learned a thing or two about public relations since its attempt to intimidate the Smithsonian blew up in its face 18 months ago.

But when you examine the compromise a little more closely, serious doubts arise. First of all, a fundamental question has to be answered: Will the 2 percent sales tax on commercial transactions be legal and binding, or will it evaporate the first time a business challenges it? If the sales tax disappears, the Endowment Fund collapses. And what kind of commercial development would be allowed? In a series of stakeholder meetings last spring hosted by the county, critics were assured that development would be compatible with the Canoa Heritage Museum and that there would be no "big boxes." In a subsequent television interview, however, the president of Fairfield said, "There's going to be a few big boxes." Amigos de Canoa and the Canoa Heritage Foundation presented alternative compromises which would allow considerably less development but the county administration hasn't formally responded to them. The Pima County Planning and Zoning Commission is going to discuss the compromise at the end of July and it may be brought before the Board of Supervisors in August. We'll see if the alternatives get discussed then.

For those of us interested in preserving what's left of Pima County's archaeological and historic heritage, there are at least two imperatives. First, the area east of the Santa Cruz must be preserved as open space to protect its many archaeological sites. Pima County's requirements for archaeological mitigation are as strict as federal regulations, but they only come into play if developers seek permits from the county. Wildcatting the area won't result in high-density development but it won't protect the sites either. Except for federal legislation concerning human remains, wildcat subdividers don't have to survey or excavate sites being destroyed.

The archaeological record could be erased forever. Unless millions of dollars materialize, some development west of and along the freeway may have to be allowed in return for protecting the east side. How much is too much is the million-dollar question.

Secondly, the Ranch Headquarters needs some tender loving care, and it needs it soon. Many of the buildings are deteriorating rapidly, making their restoration increasingly expensive if not impossible. The Canoa Heritage Foundation wants to establish a living museum centered but not limited to the Ranch Headquarters—a museum where ranch skills and crafts could be demonstrated and where historic livestock breeds could be preserved. Limited commercial development with strict architectural guidelines and an adequate buffer could complement the museum. Big boxes and enormous shopping centers would overwhelm it and defeat its purpose. The county administration's compromise is a starting point. But if we end there, the museum may not be worth doing. La Canoa and all the people who have watered there for the last 9,000 years deserve more.

For more information, contact:

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## CANOA HERITAGE FOUNDATION MISSION STATEMENT

The Canoa Heritage Foundation was created to preserve, restore, enhance, and interpret the rich cultural heritage and natural environment of Canoa Ranch, the first Mexican land grant in southern Arizona. The Foundation seeks to establish a community-based museum celebrating the peoples of the Santa Cruz River to be centered at but not limited to the Canoa Ranch Complex. The museum will present the entire range of human history in the Upper Santa Cruz River Valley. Particular attention will be paid to the ways in which Hohokam, O'odham, Apache, Spanish, Mexican, and Anglo-American peoples interacted with one another to utilize, and transform, the Santa Cruz River and

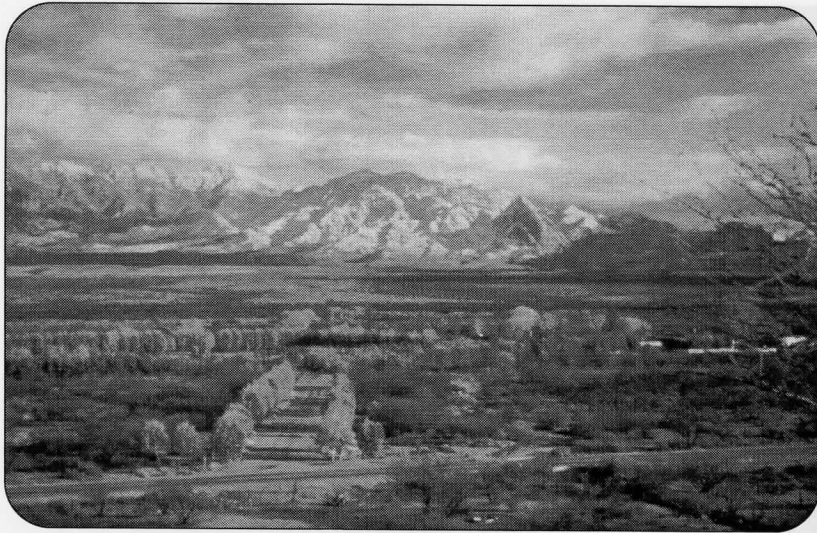
its uplands through agriculture, water control, wild plant gathering, and ranching. Interpretation will include exhibits, demonstrations of historic ranching equipment, livestock breeds, and skills, traditional gardens, and open-air archaeological and historic sites. Interpretation will also address the social, ecological, and spiritual values of the peoples of the Santa Cruz River. Because so much of the Santa Cruz Valley's precolumbian and historic heritage has already been lost, the Foundation believes that all of Canoa Ranch should remain as undeveloped open space where future generations can learn how spirits of past generations came together in peace and violence to live on the land.

## CANOA HERITAGE FOUNDATION GOALS

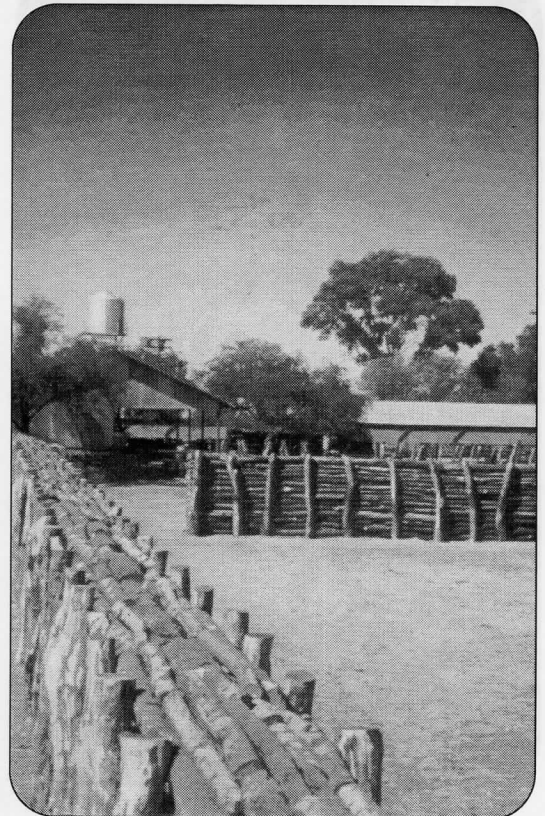
*Canoa Ranch is located on one of the few sources of permanent water in the Santa Cruz Valley and is one of the last surviving Mexican land grants in Arizona. The Canoa Heritage Foundation intends:*

- 1) to preserve, restore, and interpret the rich cultural heritage of Canoa Ranch through the creation of a community-based museum, centered at but not limited to the Canoa Ranch Complex, which celebrates the peoples of the Santa Cruz River—Hohokam, O'odham, Yoemem (Yaqui), Apache, Spanish, Mexican, and Anglo-American—from precolumbian times to the present;
- 2) to involve the many different communities of southern Arizona, including the Tohono O'odham, Mexican, Yoemem (Yaqui), ranching, and Green Valley communities, in all stages of the museum's creation, including conceptualization, planning, fundraising, and implementation;
- 3) to interpret the entire range of human history in the upper Santa Cruz Valley—with particular emphasis upon the utilization of water resources and the social and ecological consequences of ranching and farming—through exhibits, conferences, cultural demonstrations, historic preservation and restoration, archaeological investigation, traditional gardens, and the conservation of historic livestock breeds;
- 4) to explore a) how the many peoples of the Santa Cruz River utilized and transformed the river and its uplands and b) how those transformations were affected by those peoples' spiritual as well as material values regarding the land;
- 5) to assist Pima County in preserving and restoring the Canoa Ranch Complex, and to make the museum an integral part of a larger Canoa Ranch preserve which saves one of the few remaining open spaces in the upper Santa Cruz Valley and restores a once-verdant riparian habitat;
- 6) to link the Canoa Ranch preserve and museum with Tubac Presidio State Park, Tumacácori-Calabasas-Guevavi National Historic Park, Mission San Xavier del Bac, and the San Agustín Convento to interpret and celebrate the O'odham and Hispanic heritage of the Santa Cruz Valley; and
- 7) to make the museum and Canoa Ranch preserve a vital experience in the lives of all Arizonans—a place of celebration, positive interaction, and healing as well as learning.

# LA CANOA REMEMBERED: THE MANNING FAMILY AND CANOA RANCH



*The entrance to Canoa Ranch off the Old Nogales Highway after a snowfall in the Santa Rita Mountains, 1950. The Ranch Headquarters is to the right. Note the dense stand of cottonwoods. (Courtesy of Deezie Manning-Catron)*



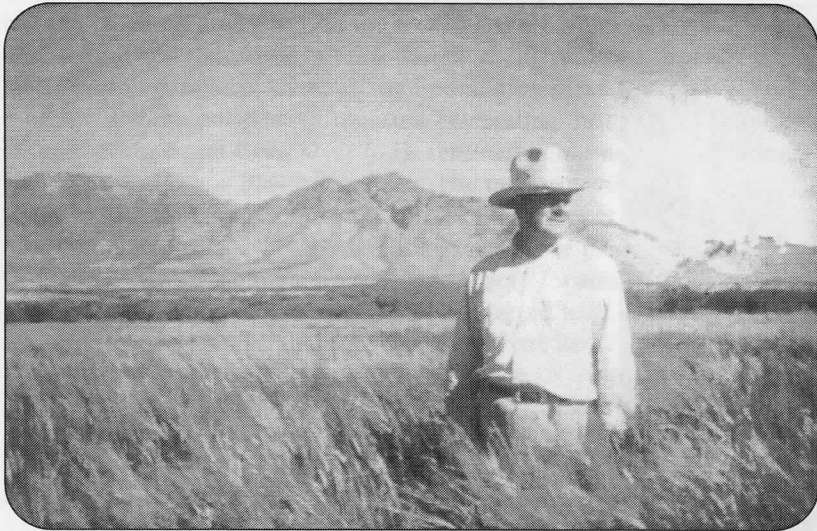
*Mesquite corrals at the Canoa Ranch Headquarters. (Courtesy of Deezie Manning-Catron)*



# LA CANOA REMEMBERED: THE MANNING FAMILY AND CANOA RANCH

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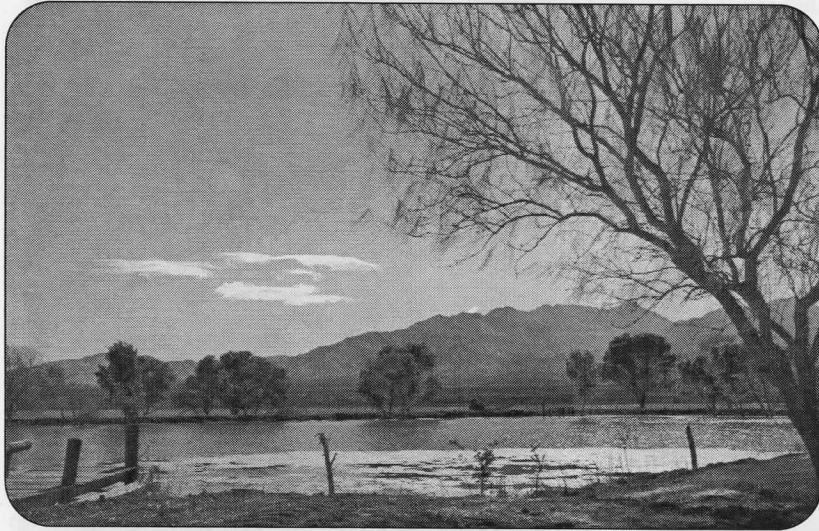


Howell Manning, Sr., standing in a wheat field behind Canoa Ranch Headquarters, ca. 1949–1950. (Courtesy of Deezie Manning-Catron)



Cattle and two cowboys in the front field at Canoa Ranch Headquarters. (Courtesy of Deezie Manning-Catron)

## LA CANOA REMEMBERED: THE MANNING FAMILY AND CANOA RANCH

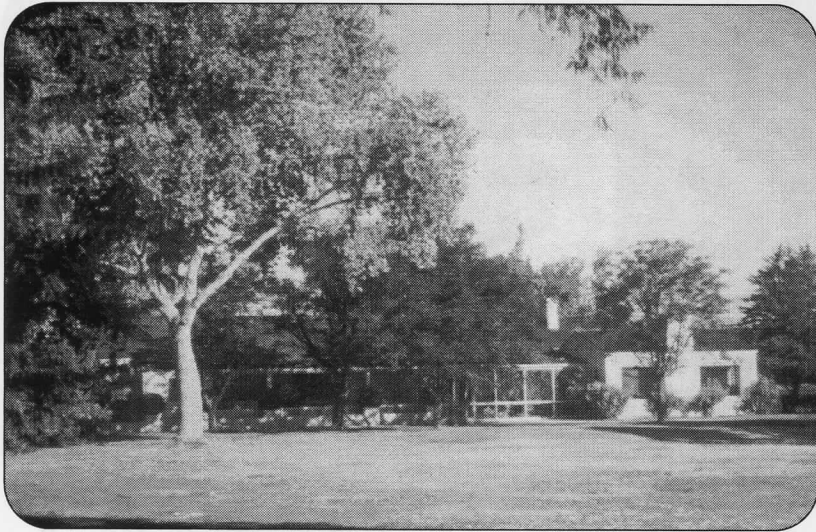


*The lake at Canoa Ranch Headquarters, full of catfish, frogs, and ducks. (Courtesy of Deezie Manning-Catron)*

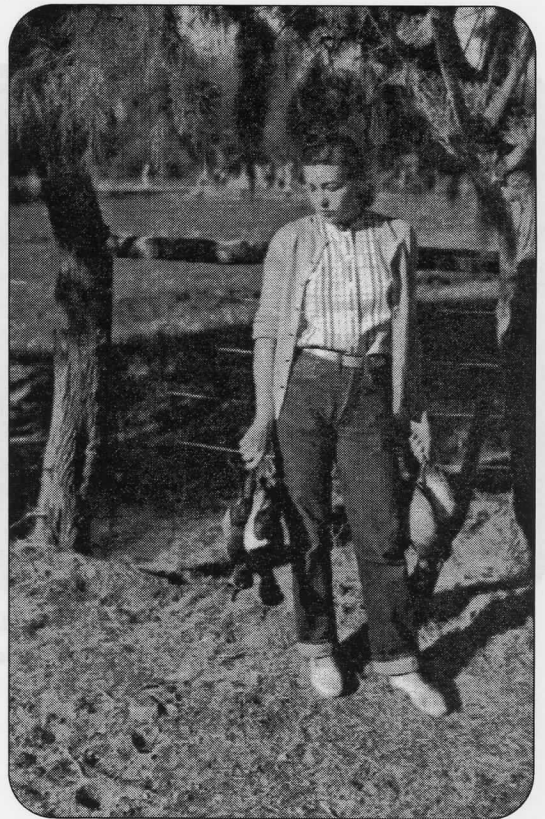


*Ann and Leslie Manning, daughters of Deezie and Howell Manning, Jr., fishing at the lake. (Courtesy of Deezie Manning-Catron)*

# LA CANOA REMEMBERED: THE MANNING FAMILY AND CANOA RANCH



*The Big House at Canoa Ranch Headquarters, where Howell Manning, Sr., and his wife lived, ca. 1948. (Courtesy of Deezie Manning-Catron)*



*Deezie Manning-Catron with ducks from Canoa Lake, ca. 1948–1949. (Courtesy of Deezie Manning-Catron)*



*The house of Deezie and Howell Manning, Jr., and their two daughters at Canoa Ranch Headquarters before it was remodeled in 1949. (Courtesy of Deezie Manning-Catron)*



# SAN IGNACIO DE LA CANOA LAND GRANT AND CANOA RANCH HISTORY / TIMELINE

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Diana Hadley

Arizona State Museum

With additions by Amigos de Canoa and the Canoa Heritage Foundation

Canoa Ranch is one of the oldest ranches in the Santa Cruz River Valley. It was established in 1820 as the Spanish land grant, San Ignacio de la Canoa. Spanish period (1690–1821) descriptions of the area known as *La Canoa* (drinking trough) on the Santa Cruz River indicate that the location was important as a reliable source of water. Early descriptions include those of the Franciscan missionaries Father Francisco Garcés, Father Pedro Font, and captain of the presidio of Tubac, Juan Bautista de Anza. Descriptions by subsequent explorers, travelers, and residents include those of Raphael Pumpelly, John Spring, Charles Poston, and many Forty-niner diarists. The descriptions state that although La Canoa did not have permanent flowing water, it was a location where the shallow water table allowed travelers to obtain water even in times of drought by digging small holes in the riverbed. La Canoa supported lush riparian vegetation with cottonwoods and an extensive mesquite bosque. During the Spanish period, La Canoa was the most important *paraje* (stopping place or campsite) on the *camino real* (royal highway) between the presidio of Tubac and San Xavier mission. Canoa continued to be an important campsite and ford across the Santa Cruz River during the Mexican (1821–1854) and Territorial (1854–1912) periods.

Ninety-one recorded prehistoric sites also exist on Canoa Ranch. Twenty-nine sites are considered to be of major importance. Seventy-three of the prehistoric sites, as well as the old ranch buildings, have potential to be eligible for the National Register of Historic Places.

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|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9000 BC       | First possible human habitation at Canoa.                                                                                                                                                                                                                                                                                                                                                          |
| 5000–1000BC   | (Archaic Period) Sites of this age exist at Canoa.                                                                                                                                                                                                                                                                                                                                                 |
| 900–1450AD    | (Hohokam Period) Remains of several large walled Hohokam villages are found east of the Santa Cruz River at the upper edge of the floodplain.                                                                                                                                                                                                                                                      |
| 1450–1800s    | Continuous use by Native American peoples into the Spanish era.                                                                                                                                                                                                                                                                                                                                    |
| 1690s–1711    | Father Eusebio Francisco Kino and other Jesuit missionaries pass by the Canoa site on their way to Bac and Tchuk Shoon (later San Xavier del Bac and the city of Tucson.)                                                                                                                                                                                                                          |
| Early 1700s   | Former Indian trails along the river known as the Santa María Suamca (later as the Santa Cruz) gradually become the official Spanish wagon road, the portion of the <i>camino real</i> (royal highway) through northern Sonora.                                                                                                                                                                    |
| 1775, Oct. 23 | Expedition led by Captain Juan Bautista de Anza, on the way from Sonora to establish a presidio at San Francisco, camps at La Canoa to be assured of plentiful water. Fr. Francisco Garcés noted in his journal the existence of a Piman settlement and called it La Canoa.                                                                                                                        |
| 1820          | Ignacio and Tomás Ortiz initiate a petition for a <i>merced</i> or land grant for 4 <i>sitios</i> (square leagues) of land for <i>ganado mayor</i> (large livestock, i.e., cattle and horses) and are granted the land a year later.                                                                                                                                                               |
| 1821          | Captain Ignacio Elías Gonzales of the Tubac presidio surveys La Canoa according to Spanish legal standards. The corner markers placed at prominent landscape features, a Spanish period well, and other elements of the survey are still visible today. The size of the land surveyed for the grant is approximately 2.78 miles east to west and 11.1 miles north to south. 1821 value: 120 pesos. |
| 1830s–1840s   | The Ortiz brothers' cattle ranching operation at La Canoa is hampered by Apache raids.                                                                                                                                                                                                                                                                                                             |
| 1854          | La Canoa is included in the Gadsden Purchase and the land grant becomes United States territory.                                                                                                                                                                                                                                                                                                   |
| 1855–1862     | American squatters from Maine take up residence at Canoa, led by Edwin Tarbox. The settlers erect log houses, cultivate fields, establish a lumber operation, and raise cattle. Pete Kitchen, later a well-known rancher in the Nogales area, resides at Canoa.                                                                                                                                    |

- 1856 Ignacio Ortiz takes part in a convention to promote territorial status for Arizona.
- 1857 Ignacio Ortiz is killed by Papago Indians.
- 1857 Apaches burn the Tucson-to-Nogales stage station at Canoa.
- 1859 Richard M. Does opens the “Cross Road Tavern” on the ranch.
- 1861 After the Bascom Affair in Apache Pass, Chiricahua Apaches escalate their raiding, making ranching, logging, and farming difficult at Canoa.
- 1861 William S. Grant opens the Canoa Hotel under the management of Edwin Tarbox. Shortly after the opening of the hotel, Apaches burn it down, along with surrounding houses. Tarbox is killed.
- 1876, Nov. 18 Tomás Ortiz sells Canoa to Frederick Maish and Thomas Driscoll. Frederick Maish was an important early settler in Tucson, owner and developer of the Silver Lake dam and resort, freighter, stage stop operator, cattleman, and mayor of Tucson from 1889–1893. Thomas Driscoll was a well-known early cattle rancher and partner in most of Maish’s enterprises.
- 1870s Maish and Driscoll gradually expand the number of cattle on the Canoa from the initial 400 head to over 4,000 by the end of the decade.
- 1879 Petition of Claimants filed by Maish and Driscoll for the Canoa grant with Surveyor General George Wasson.
- 1880 Surveyor J. L. Harris surveys the Canoa grant.
- 1884 Maish and Driscoll successfully work the ranch, maintaining eight separate cattle camps on Canoa and stocking the ranch and adjacent public ranges with 10,000 head of cattle.
- Mid-1880s Maish and Driscoll obtain government contracts to supply the San Carlos Indian Reservation with cattle.
- 1887 Maish, Driscoll, John Gardiner, J. H. Hise, and William Lovell incorporate the Canoa Canal Company, hoping to take advantage of the abundance of artesian spring water. The canal was intended to deliver water to Tucson, but was abandoned after the first mile because of damage caused by severe flooding. The completed section delivered water to the ranch lands until the late 1920s. Parts of the canal can still be seen today.
- 1893 Maish and Driscoll submit maps to Court of Private Land Claims, supporting claim for 46,696.2 acres, a much larger parcel than the original grant for 4 *sitios*. Amount in claim is confirmed to the owners.
- 1898 Government appeals Canoa decision to Supreme Court. Supreme Court overrules lower court and confirms title of claimants for 17,203 acres, slightly less than original 4 *sitios*.
- 1900 Philip Contzen carries out the third resurvey of Canoa Ranch. Contzen replaces wooden post survey markers with stone markers.
- 1910 The Tucson and Nogales Railroad Company completes the line connecting the two towns, with 10 miles of track crossing the Canoa Ranch. The three-hour trip from Tucson to Nogales cost \$3.45. After 1923, through sleeping car service was available from Los Angeles to Mazatlán. Portions of the line were constructed previously: Nogales to Calabasas was completed in 1882 by the New Mexico and Arizona Railroad; Sahuarita to Tucson was completed in 1906 by the Twin Buttes Railroad Company. Many large shipments of cattle are loaded at the Canoa shipping pens.
- 1912 Levi H. Manning, appointed Surveyor General of the Arizona Territory in 1893 and elected Tucson mayor in 1904, purchases the entire Canoa land grant for \$165,000.
- 1916 Manning sells northern half of Canoa to the Intercontinental Rubber Company for wartime experiments in raising guayule, a rubber substitute. The guayule experiment fails. This portion of the grant later becomes the property of Continental Farms and Feed Yards. The farm land is planted in cotton and other crops, and a large feed lot is later operated along the railroad tracks, using cotton seed meal as part of the cattle feed.

- 1916–1920 Manning acquires land adjacent to the southern half of Canoa, bringing ranch lands to 100,000 acres. Grazing is gradually divided into 18 separate fenced pastures, to facilitate rotational grazing.
- 1917 Manning introduces purebred Hereford bulls into his cattle herd.
- 1921 Levi Manning's son, Howell Manning, Sr., takes over management of the ranch. Manning builds two huge pit silos, installs an extensive irrigation system, fences interior pastures, initiates grazing rotation system, and constructs a 5-acre lake.
- 1925–1953 Canoa becomes well known as one of the most progressive ranches in the Southwest with prized Arabian horse stock, including the famous stallions El Jafil and Saraband, as well as Clydesdales. Manning crosses his Arabian stallions with Standardbred mares to produce outstanding cowponies. Canoa employs 40–45 ranch hands, with ten families living permanently on the ranch. The ranch has a school for ranch children, a blacksmith shop, welding shop, barns, sheds, corrals, and 1,200 acres of irrigated pasture. Howell Manning, Sr. expands the depth of the canal head to tap underground water and drills several deep wells to supplement flow from the Santa Cruz. Manning constructs two 2,500-ton capacity, concrete-lined pit silos for development of ensilage as well as the longest feeding trough in the nation—1/3 mile long with capacity to feed 1,500 head at one feeding. Canoa Ranch becomes the social and economic hub of the middle Santa Cruz River Valley. By 1945, Canoa Ranch encompasses about 500,000 acres of private, state, and federal lands, including ranches in the Altar Valley to the west.
- 1935 John W. Smith, architect, designs the ranch house, thought to be situated on the site where Anza camped on his way to establish the presidio and settlement at San Francisco.
- 1935 Levi Manning dies; Howell Manning, Sr. acquires the ranch.
- 1939 Samuel Goldwyn films *The Westerner*, starring Gary Cooper, at Canoa.
- 1951 Howell Manning, Jr. is killed in an automobile accident on the Nogales Highway.
- 1952–1953 Paul Frick conducts the first recorded archaeological study of Canoa.
- 1953 Howell Manning sells 200 sections (128,000 acres) of the Canoa Ranch to Kemper Marley of Phoenix. The sale includes all of the Manning cattle and land holdings with the exception of 20,000 acres at the southern end of the original land grant.
- 1967 Howell Manning dies. The remaining portion of the original land grant is sold to the Duval Mining Corporation.
- 1967 Madera Land and Cattle Company, an Arizona corporation owned by California investors, buys 2,600 acres of deeded land at Canoa.
- 1960s–1970s Canoa declines: the artificial lake dries up, cottonwood trees die, ranch equipment and infrastructure fall into disrepair, buildings deteriorate from disuse.
- 1980s San Ignacio de la Canoa Ranch is listed on the Arizona State Inventory of Historic Places.
- Late 1980s Pennzoil Corporation briefly owns Canoa Ranch.
- 1988, March E.C. Garcia and Company purchases 6,200 acres of Canoa Ranch from Pennzoil Corporation for a reported \$15 million.
- 1988, August American Continental Corporation of Phoenix (Charles Keating) purchases 6,200 acres of Canoa from E.C. Garcia and Company. The following year American Continental Corp. declares bankruptcy and is investigated for federal violations of insider trading. Keating trial begins.
- 1988 Pima County Open Space Committee recommends acquisition of Canoa Ranch to preserve its historical and ecological resources. Reiterates the recommendation in 1997.
- 1989, May Canoa Ranch house is opened to the public and used for annual meeting and picnic by Tubac Historical Society. Remaining ranch facilities include: main house, “long” house, guest house, bunkhouse, blacksmith shop, schoolhouse, and remnants of corrals, barns, and storage buildings.



- 1989 Canoa Ranch buildings are included in the Green Valley Community Plan. Tubac Historical Society passes resolution to save the historic structures at the ranch and to include the Canoa area in a Santa Cruz River linear park, with a marker at the historic Canoa crossing.
- 1991, Jan. The Canoa Ranch Corporation, a subsidiary of Pennzoil, auctions the ranch property. The ranch sells for \$6.5 million to Lowell Williamson, et al., of Scottsdale.
- 1994, March The Williamson Group purchases Fairfield Homes of Green Valley.
- 1995 Pima Community College Archaeology Center, led by Jeanne Welch, conducts a survey for Fairfield that locates 302 sites of potential archaeological significance.
- 1995, Dec. 12 Pima County Board of Supervisors votes to amend the county's Comprehensive Plan, with the understanding that Fairfield will develop a Specific Plan for the 6,200 acres of Canoa.
- 1996 Edward K. Huber, working with Statistical Research, Inc., prepares an archaeological study for Fairfield. Referring to the proposed development, the study states: "Impacts of cultural resources will be extreme. Surficial sites [sites located at the surface] will be completely destroyed. Depending on depth, subsurface features and deposits will either be completely destroyed or have their uppermost deposits removed. Soil compaction prior to construction will further compromise the remaining cultural deposits, primarily by crushing bone remains and ceramic vessels into small fragments."
- 1997, March Pima County approves Fairfield's development plan for 300 acres of Canoa.
- 1997 Citizens of Pima County approve General Obligation Bonds for historic preservation and the preservation of open space, with \$2 million allocated for the purchase of Canoa Ranch and \$1.5 million allocated for the rehabilitation of the Canoa Ranch buildings, which are deteriorating rapidly.
- 1998 Fairfield develops plans to rezone the rest of Canoa.
- 1998 Pima County drafts its Sonoran Desert Conservation Plan, an ambitious attempt to develop a Habitat Conservation Plan for the ferruginous pygmy owl and other threatened and endangered species. Ranch Conservation is identified as one of the major goals of the SDCP, and Canoa Ranch is identified as one of the ranches to be conserved.
- 1998, July Pima County commissions an appraisal of Canoa Ranch, which places its value at \$10,480,000. Fairfield responds that Canoa is worth much more than appraisal.
- 1998, Oct. Plans for a Canoa Heritage Museum are developed, including a possible affiliation with the Smithsonian.
- 1998, Dec. The Pima County Cultural Resources Department identifies archaeological and historical sites on the Canoa dating from the Archaic, Hohokam, Piman, Spanish, Mexican, and Territorial periods. Historical and cultural remains include indications of the Anza Trail, the Canoa spring location, remains from Apache raids, and remnants of the Maish and Driscoll canal. A report by Pima County Cultural Resource Manager Linda Mayro to the county administrator and supervisors summarized the values of archaeological sites at a typical 100 percent build-out of between nearly \$91million and almost \$184 million. This figure would include assessment, excavation and recovery of all artifacts before the development destroys all the sites. If a certain percentage of open space were left and a lower density of housing were built, the values of Archeological Sites would be between \$44.5 million and almost \$89 million. Mayro concludes, "Regardless of how these cultural resources are approached, the Canoa Ranch area represents a culturally significant location in Pima County where the cultural landscape has been shaped by thousands of years of human use and occupation."
- 1999, Jan. The Canoa Heritage Foundation forms with the intent to create a museum at the ranch.
- 1999, Jan. 12 Fairfield requests rezoning 5,238 acres of the ranch from Rural Homestead (one residence/4.13 acres) to high-density residential and commercial use, but a broad-based community effort works hard to defeat the rezoning. By a vote of 4-1, County Supervisors turn down the rezoning request, the first major rezoning *denied* in Pima County in 25 years.

- 1999, March Amigos de Canoa forms to purchase Canoa Ranch.
- 1999, June Juan Bautista de Anza National Historic Trail is designated as a Millennium Trail. Only 15 trails nationwide have received this prestigious status.
- 1999, Sept. 12 Despite overwhelming public support for Option 4, an amendment to the county's Comprehensive Plan which would designate Canoa Ranch as Resource Conservation and maintain current zoning of one residence/4.13 acres, Pima County Planning and Zoning Commission votes 5-4 to approve a plan allowing for increased residential densities and commercial development.
- 1999, Nov. 16 Supervisors direct county staff to prepare resolutions of condemnation for Canoa Ranch. Soon afterward, Fairfield Homes, Inc. files suit against county for inverse eminent domain. Suit pending in Superior Court.
- 1999, Dec. 7 Despite recommendation of Planning and Zoning Commission, supervisors approve Option 4, amending the county's Comprehensive Plan by declaring all of Canoa Ranch as Resource Conservation and maintaining current zoning of Rural Homestead.
- 2000 Pima County administration presents a compromise plan to settle the lawsuit. Compromise would allow: 2,000 residential units west of I-10 freeway; 296 acres of commercial development west and east of freeway, including an 800-space RV park; the addition of 9 holes to the 9-hole golf course already approved on the previously zoned 300 acres and a new 18-hole golf course west of the freeway. The county and developer would create a Historic Canoa Ranch Endowment Fund to: acquire 3,153 acres of Canoa Ranch from developer for \$5,000/acre; restore the ranch buildings and operate and maintain a Historic Canoa Ranch Center. Funds for the Endowment would come from a 2 percent fee on all commercial transactions that take place on all nonresidential Canoa Ranch development, including retail sales and golf fees.
- 2000, Spring County organizes series of stakeholders' meetings to solicit input on the compromise. Amigos de Canoa and the Canoa Heritage Foundation present alternative compromises allowing considerably less development.
- 2000, June 28 County administration requests Planning and Zoning Commission to amend the Comprehensive Plan from Resource Conservation to Neighborhood Activity Center, Community Activity Center, Medium Intensity Urban, and Multifunctional Corridor—the compromise outlined above.

TO BE CONTINUED

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