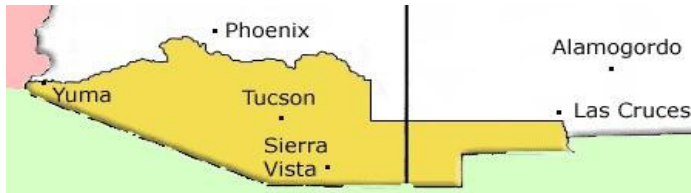
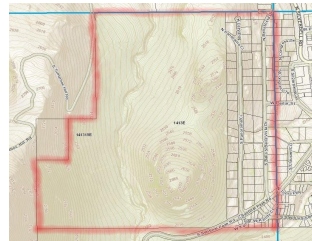


History of Panorama Estates & Powder Keg Ridge

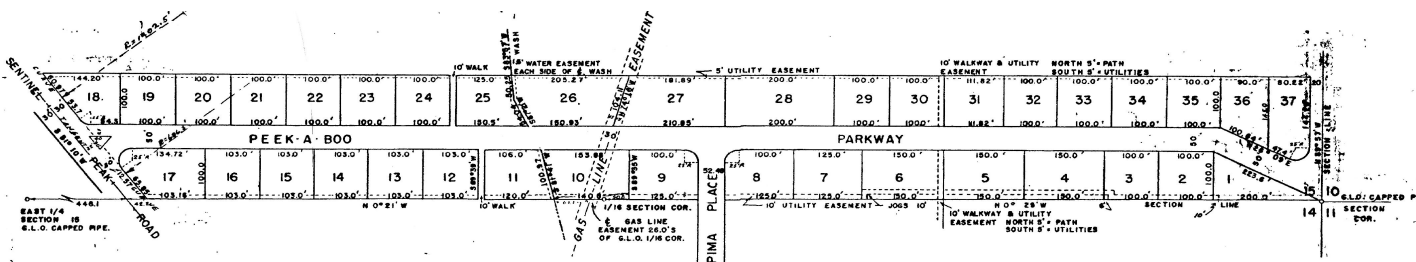


Date	1821	1846	1848	1850	1854	1860	1870	1871	1880	1890	1900	1902	1903	1905	1908
Owners and Ownership Durations of Powder Keg Ridge (which includes most of the land beneath Panorama Estates) ¹	Mexican Government				United States Government  Gadsden Purchase Map							Dr. Mark Alfred Rodgers 			
Event		Mexican - American War ²			Gadsden Purchase (~50 cents per acre) ³		Surveyor General - complete government survey of Township T14S R13E - including Tucson and surrounding land. ³ Tucson becomes a federally recognized "official" town. ³		Mark A. Rodgers is granted a land patent based on the Act of Congress of the 24th of April 1820. ⁴ Payment = \$1.25 per acre. ⁵	Mark A. Rodgers granted a divorce for desertion. ⁶	Mark Rodgers, MD begins construction of Rodger's Hospital and Nursing School at 123 S. Stone Ave., Tucson. ⁷				

Date	1908	1909	1914	1916	1918	1919	1923	1925	1926	1928
Owners and Ownership Durations of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Fred Manford Welch (also Welsh⁶)   						Francis Henry Hereford (and others¹⁴)  			
	Dr. Mark Rodgers sells Powder Keg Ridge to contractor and mason Fred Welch.⁸ Likely starting period of Powder Keg Ridge stone quarry near Sentinel Peak Road.	J. Knox Corbett rents land near Desert Laboratory to Welsh for sale of [malapai]¹⁰ stone.	Fred Welch builds additions to Carnegie Desert Laboratory on Tumamoc Hill using malapai stone.⁹	Fred Welch also Welsh to Albert Steinfeld & Co. title of a 100 Ft X 100Ft [~1/4 acre] parcel used for powder storage.⁵⁴	Fred Welch registers for the draft.	Fred Welch builds 70 foot wide War Memorial fountain in front of Old Main on the University of Arizona Campus.^{11, 12}	Fred M. Welsh to Frank H. Hereford et alia,¹⁴ the title of Powder Keg Ridge.	Frank Hereford stated that his Welch quarry was closed because of lack of demand.¹⁵	Death of Adeline Lucina Rockwell, 24 year wife of Frank Hereford.¹⁶	Death of Frank Hereford at St. Mary's Hospital from pleurisy and pneumonia.¹⁷

Date	1928	1930	1940	1941	1946
Owners and Ownership Durations of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Estate of Frank Hereford (and others ¹⁴)				
	 John Hereford	 Frank Hereford	 Jane Hereford	 Edgar Hereford	 Karns Quarry Excavation ²³
Events	Powder Keg Ridge is part of the Frank Hereford Estate .	Initial division of Frank Hereford estate: 5/8 for daughter Jane Hereford and 1/8 each for the three sons. ¹⁸ After a court suit and judgement the final division of Frank Hereford estate: 1/4 for Jane and 1/4 each for the three sons. ¹⁹		Estate of Frank Hereford protests construction of a highway to the top of " A " Mountain . ²⁰	
				Harry J. Karns rents Powder Keg Ridge from the Hereford Estate and re-opens the stone quarry to supply material for the Davis-Montham Air Force Base expansion. Fire at the quarry permanently halts operations after ten days . ²¹	Heirs of the Hereford estate and others sell Powder Keg Ridge to Enos P. Schaffer and Pauline Schaffer . ²²

Date	1946	1947
Owners and Ownership Durations of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Enos Palmer Schaffer and wife Edith Pauline Wright  Pauline Schaffer Navy Seaman  Enos Schaffer	
Event	Pauline Schaffer is an enlisted Seaman First Class in the United States Navy Waves.²⁴ Enos Schaffer is a Junior in Political Science at the University of Arizona.²⁵ Student, Enos Schaffer of 1137 East Elm St. announces candidacy as Democratic state representative of the sixth district.²⁶	Defeated Enos Schaffer becomes the official reader of the Arizona House of Representatives.²⁷ Enos Schaffer petitions city manager and water committee for water service on Panorama Estates "A".²⁸ Lot owners Paul J. Wright, Byrdie B. Wright, Christopher G. Blecher, Kathe T. Blecher, Enos P. Schaffer, Pauline W. Schaffer, Vera M. Athey and Edward Clark agree to subdivision of their land - Panorama Estates "A".³⁰ Recorded in the office of the County Recorder of Pima County, Arizona in Book 8 of Maps and Plats at Page 40. Enos and Pauline Schaffer open a new subdivision in Tucson Mountains. The first section contains 40 lots along Peekaboo Parkway.²⁹

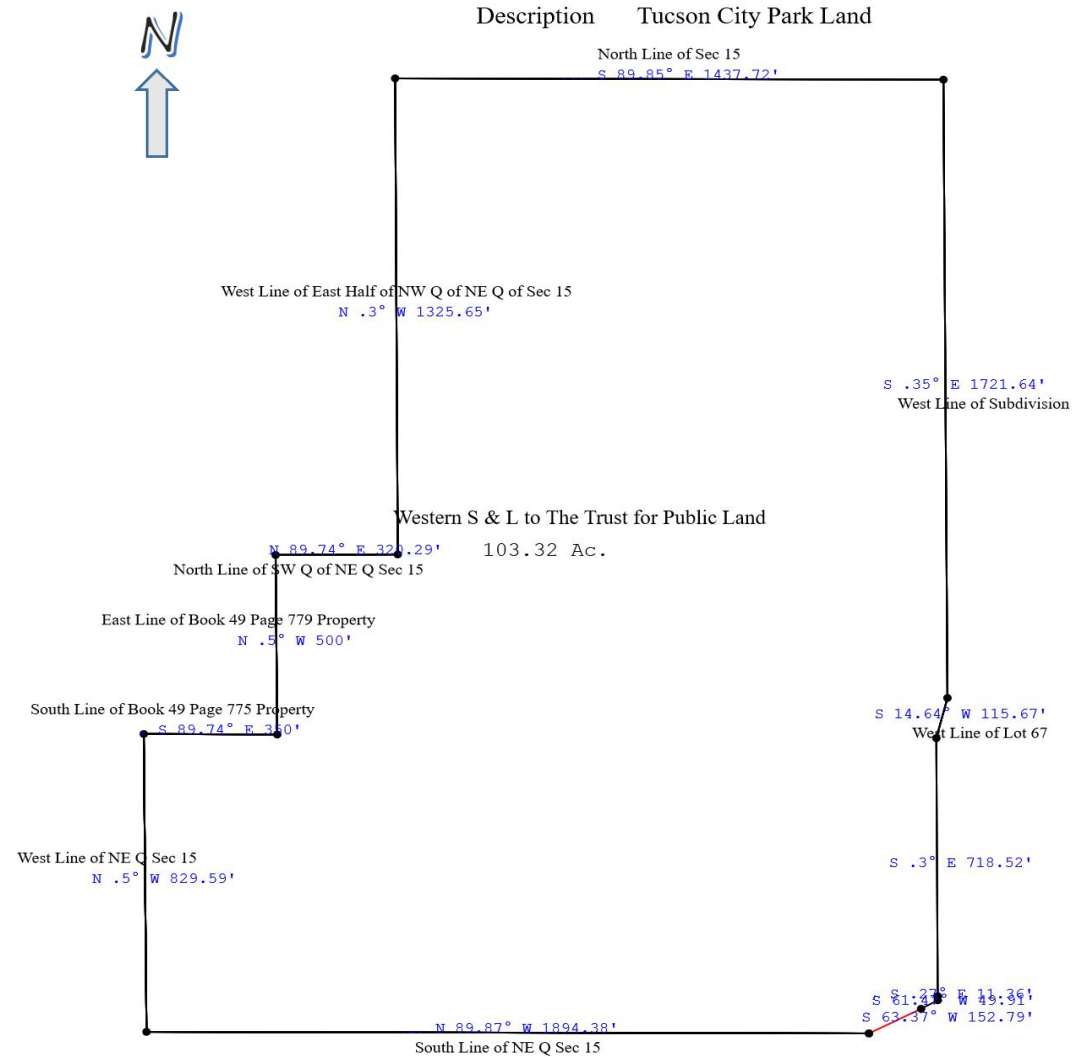
Date	1947	1948	1949	1950
Owners and Ownership Durations of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Enos Palmer Schaffer and wife Edith Pauline Wright  Panorama Estates "A" Subdivision Plat Map			
Event	Approval of Panorama Estates "A" Covenants, Conditions, and Restrictions. Sixteen articles including: no cattle, sheep, hogs, horses, rabbits, poultry, noxious trade, temporary residence, gas wells or greater than three paying guests on lots 1 to 37. Enos Schaffer announces candidacy for Democratic state representative of the sixth district.³¹ Pauline Schaffer is attending Stanford University in pursuit of a Doctorate Degree in English and Drama.³² Enos Schaffer is a law student at the University of Arizona and becomes a University alumni officer.³³ Pauline Schaffer is appointed assistant professor at Pacific Lutheran College in Tacoma, Washington.³³ Pauline Schaffer visits Tucson and Enos for the holidays.³⁴ Enos Schaffer opens law office with Laurence Davis at 80 N Court St..³⁵ Enos Schaffer is elected state representative for district 2.³⁶			

Date	1951	1952	1953	1954
Owners and Ownership Durations of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Enos Palmer Schaffer and wife Edith Pauline Wright   MRS. PAULINE W. SCHAFER  Enos P. Schaffer Pima Panorama Estates "B" Subdivision Plat Map			
Event	Lot owners Enos P. Schaffer, Pauline W. Schaffer and Laurence A. Davis agree to a subdivision of their land - Panorama Estates "B"³⁷, recorded in the office of the County Recorder of Pima County, Arizona in Book 9 of Maps and Plats at Page 86. Enos P. Schaffer, graduate of Central High School in Newark, NJ, former employee at R.H. Macy and Company in New York and McCann Erickson Advertising Agency in Dallas, Texas starts his first term in the 20th³⁸ state house of representatives.	Approval of Panorama Estates "B" Covenants, Conditions, and Restrictions for lots 38 to 81. Enos Schaffer introduces "antidust" bill for counties to pay 1/3 of the cost for paving public roads in low property value areas.³⁹ Fred Trump opposes Enos P. Schaffer in district 2.⁴⁰	Enos Schaffer elected for second term as state representative in district 2.⁴¹	Attorney Schaffer is jailed for vagrancy in El Paso. In old work cloths and identified as a "bum," he pleaded the fifth amendment and gave only his name to police. He was threatened and held in solitary confinement overnight. His vagabond impersonation was revealed the next day and he was released.⁴²

Date	1954	1955	1969	1980
Owners and Ownership Spans of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Edith Pauline Wright	Enos Palmer Schaffer  Enos Schaffer		
Event	Enos Palmer Schaffer and Edith Pauline Wright file for and obtain a divorce. ⁴³	 SCHAFFER		
	The residual quarter section of land, after the sale of Panorama Estates (~ 103 acres) is now solely owned by Enos Schaffer.	 Enos Schaffer		
	Enos Schaffer marries Garnett Jones.			
	First child (Richard Schaffer) of Enos Schaffer is born.			
	Enos Schaffer is elected to his third term as a State Representative from District 2.			
	Eleven year assistant city attorney, Enos Schaffer appointed Tucson City Attorney by Mayor James Corbett. ⁴⁴			
	The Pima County hillside and mountaintop development restrictions are due to expire in the middle of 1980. ⁴⁵			
	Enos Schaffer opposes a proposed city hillside and mountaintop development ordinance designed to preserve scenic views and limit city utility expenses. A stricter version of the county regulations , including the exclusion of construction within 300 feet of mountaintops or hillside slopes greater than 10% . William H. Link representing Panorama Estates agreed with Mr. Schaffer. ⁴⁶			
	The city hillside and mountaintop ordinance is passed with a minimum 300 foot exclusion from mountaintops, a maximum 15% grade and exclusions for existing subdivisions and Richard Enos's Powder Keg Ridge mountaintop . ⁴⁷			

Date	1980	1987	1988	1990	
Owners and Ownership Spans of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	Enos Palmer Schaffer		Joe E. Woods Development Inc. and Widger and Associates	Western Savings and Loan Association	The Trust for Public Land
Event	City council members Tom Volgy and Chuck Ford visited Enos Schaffer's mountain top. They decided that they had made a mistake in exempting Powderhorn Ridge[Powder Keg Ridge] from protected status . They changed their votes and Eno Schaffer could no longer build his imagined hotel-resort on the summit of Powder Keg Ridge . ⁴⁸	The loss of his dream to build a resort-hotel on Powder Keg Ridge was a bitter disappointment to Enos Schaffer. ⁴⁹	Grantor Enos P. Schaffer sells Powder Keg Ridge (~103 Acres) to grantee Joe E. Woods Development Inc. and Widger and Associates for \$1,250,000 . ⁵⁰	Joe E. Woods loses Powder Keg Ridge (~103 Acres) to Western Savings and Loan Association in a loan foreclosure . ⁵¹	Grantor Western Savings and Loan Association, Powder Keg Ridge (~103 Acres) to Grantee The Trust for Public Land . ⁵²

Date	1990
Owners and Ownership Spans of Powder Keg Ridge (which includes most of the land beneath Panorama Estates)	City of Tucson Contributing to City Park Land
Event	Grantor The Trust for Public Land, Powder Keg Ridge (~103 Acres) to Grantee The City of Tucson. ⁵³



ENDNOTES

1. This survey chronological history does not apply to the Clausen Circle portion of Panorama Estates land between 1871 and 1952.
2. Bauer, K. J. *The Mexican War, 1846-1848*, Lincoln: University of Nebraska Press, 1992.

O'Mack, S., *A Cemetery and What Followed: An Assessment of Cultural Resources for the Proposed Pima County Justice Courts Complex*, Tucson: Statistical Research, Inc., 2005.;
3. CALCULATION: Gadsden Land Price per Acre = Total Purchase Price of the Gadsden Land / (Total Land Area of the Gadsden Purchase (Sq. Miles) * 640 Acres/Sq.Mile) = \$10,000,000/(29,670 Sq Miles * 640 Acres/Sq. Mile) = \$0.53/Acre.
4. PATENT, United States Government to Mark A. Rodgers, Pima County Recorder of Deeds, *Deed Book 32 Page 477*, June 8, 1902.
5. Lehmann, S., *Privatizing Public Land*, New York: Oxford University Press, Page 49, 1995.
6. Arizona Daily Star (Tucson, Arizona) *Mark A. Rodgers granted a divorce*, Page 8, May 5, 1903.
7. Arizona Daily Star (Tucson, Arizona) *Rodgers Hospital Receiving Cases*, Page 7, March 11, 1909
8. DEED, *Mark A. Rodgers to Fred M Welsh*, Pima County Recorder of Deeds, *Deed Book 45 Page 490*, June 9, 1908
9. Arizona Daily Star (Tucson, Arizona), *Laboratory will be of Malapais Stone*, Page 14, July 12, 1914
10. Arizona Daily Star (Tucson, Arizona), *Lease - J. Knox Corbett to Fred W. Welsh*, Page 3, May 19, 1909
11. Arizona Daily Star (Tucson, Arizona), *War Memorial Fountain*, Page 5, October 5, 1919
12. Arizona Daily Star (Tucson, Arizona), *Berger Put Up \$5000 for Project Welch is Contractor*, Page 55, April 5, 1973
13. DEED, *Mark A. Rodgers to Fred M Welsh*, Pima County Recorder of Deeds, Deed Book 45 Page 490, June 9, 1908
14. DEED, *Fred Welsh et ux to Frank H. Hereford, Frank Curley and Julius Kruttschnitt Jr*, Pima County Recorder of Deeds, Deed Book 92 Page 59, February 2, 1923
15. Arizona Daily Star (Tucson, Arizona), *History of 'A' on Peak Told - University's Tradition Used in Upholding City's Claim on Sentinel*, Page 1, October 11, 1925
16. Arizona State Board of Health, *Certificate of Death, Adeline Rockwell Hereford*, February 22, 1926
17. Arizona State Board of Health, *Certificate of Death, Frank H. Hereford*, February 15, 1928
18. Arizona Daily Star (Tucson, Arizona), *Hereford Suit Finally Close*, Page 3, August 5, 1930
19. Arizona Daily Star (Tucson, Arizona), *By an order signed yesterday*, Page 4, October 15, 1930
20. LETTER, Cusick, Edward T. Attorney at Law to Pima County Board of Supervisor, April 15, 1930
21. Arizona Republic (Phoenix, Arizona), *Fire Damages Karns Quarry*, Page 12, July 7, 1941
22. DEED, *Heirs of Hereford Estate and others to Enos P. Schaffer and Pauline Schaffer his wife*, Pima County Recorder of Deeds, Deed Book 292 Page 45, January 15, 1946

23. The plateau cut into the east flank of Powder Keg Ridge is a likely Karns excavation site for the following reasons:
 - (a) The excavation probably faced the growing Menlo Park Anex subdivision in 1941. The residents there were publicly outraged at the explosions from the new stone quarry. They complained to both the city and county governments to no avail.
 - (b) The small size of the new excavation site suggests a very limited period of operation, ten days in this case.
 - (c) The basaltic andesite stone at this location is extremely hard and could meet strict manufacturing requirements often imposed by government contracts, Davis-Montham Air force Base in this case.
 - (d) An inexplicable fire at the quarry, after ten days of operation, destroyed \$16,000 worth of equipment and prompted city laws and negotiations to permanently stop dynamite explosions on Powder Keg Ridge.
24. Arizona Daily Star (Tucson, Arizona), *Tucson Wave is Personnel Worker*, Page 3, November 11, 1945
25. Arizona Daily Star (Tucson, Arizona), *Sophomore Honors were Won*, Page 2, November 2, 1945
26. Tucson Daily Citizen (Tucson, Arizona), *UA Student Candidate for Legislature*, Page 9, April 17, 1946
27. Arizona Daily Star (Tucson, Arizona), *Defeated Candidate Given Reader's Job*, Page 2, January 17, 1947
28. Tucson Daily Citizen (Tucson, Arizona), *Referring to City Manager and Water Committee*, Page 12, May 5, 1946
29. Arizona Daily Star (Tucson, Arizona), *New Subdivision Open in Tucson Mountains*, Page 4, September 9, 1947
30. Panorama Estates "A" Aug 8, 1947 - *State of Arizona, County of Pima, Book 8 Page 40*, Maps & Plats. <https://flic.kr/p/2ghvvpe>
31. Arizona Republic (Phoenix, Arizona), *E.P. Schaffer Seeks Seat in Legislature*, Page 41, March 3, 1948
32. Arizona Daily Star (Tucson, Arizona), *Tucsonan to Be In Coast Pageant*, Page 37, May 5, 1948
33. Arizona Daily Star (Tucson, Arizona), *Tucsonan is Appointed Pacific Lutheran Professor*, Page 4, October 8, 1949
34. Arizona Daily Star (Tucson, Arizona), *Mrs. Schaffer Here for Holiday Season*, Page 1, January 1, 1950
35. Tucson Daily Citizen (Tucson, Arizona), *Schaffer Opens Law Office*, Page 11, March 8, 1950
 Arizona Daily Star (Tucson, Arizona), *Schaffer Opening Law Offices Here*, Page 8, March 9, 1950
36. Arizona Daily Star (Tucson, Arizona), *Schaffer Defeats Edmonston*, Page 10, November 9, 1950
37. Panorama Estates "B" November 20, 1951 - *State of Arizona, County of Pima, Book 9 Page 86*, Maps & Plats. <https://flic.kr/p/2ghwv2a>
38. Arizona Republic (Phoenix, Arizona), *Attorney Enos Schaffer takes first flyer into Arizona politics*, February 20, 1951
39. Tucson Daily Citizen (Tucson, Arizona), *Tucson Antidust Bill Introduced*, February 12, 1952, Page 15
40. Arizona Daily Star (Tucson, Arizona), *Probably the Most Colorful Campaign*, October 06, 1952, Page 1
41. Arizona Republic (Phoenix, Arizona), *Schaffer Starts Second Term in the State House*, January 12, 1953, Page 12
42. Arizona Daily Star (Tucson, Arizona), *Enos Schaffer Masquerades as a Vagabond and Goes to Jail*, June 18, 1954, Page 19

43. Arizona Daily Star (Tucson, Arizona), *Enos Schaffer runs for third term and is UNMARRIED* , July 4, 1954, Page 18
44. Arizona Daily Star (Tucson, Arizona), *Corbett picks Schaffer for City Attorney Job* , June 4, 1969, Page 23.
45. Arizona Daily Star (Tucson, Arizona), *Bringing the Mountains to the City* , April 13, 1980, Page 13.
46. Arizona Daily Star (Tucson, Arizona), *Some Westsiders Seek Slope Controls, Others Vow Court Fight* , April 3, 1980, Page 44.
47. Arizona Daily Star (Tucson, Arizona), *The Law Imposes Special Development Standards in Areas with an Incline Greater Than 15%* , April 9, 1980, Page 45.
48. Arizona Daily Star (Tucson, Arizona), *Restored the Protected Status of Powderhorn Ridge* , September 16, 1969, Page 23.
49. Personal *conversation* with Richard E. Schaffer, son of Enos Schaffer, on June 10, 2019.
50. DEED, Pima County Recorder, *Enos Schaffer to Joe E. Woods Development Inc.* , four pages starting at Docket 7689, Page 1589 on March 11, 1987.
51. DEED, Pima County Recorder, *Joe E. Woods to Western Savings and Loan Association* , two pages starting at Docket 8395, Page 1581 on October 19, 1988.
52. DEED, Pima County Recorder, *Western Savings and Loan Association to The Trust for Public Land* , Docket 8788, Page 1594 on May 9, 1990.
53. DEED, Pima County Recorder, *The Trust for Public Land to The City of Tucson* , Docket 8788, Page 1609 on May 5, 1990.
54. DEED, *Fred M Welsh to Albert Steinfeld & Co.*, Pima County Recorder of Deeds, Deed Book 63 Page 106, June 10, 1916; Fred Welch is explicitly identified both as Fred Welsh and Fred M. Welch.

Public Access Link	https://drive.google.com/file/d/1eem2Ww_PU_KvLn7gf5b7X5TcjAYYUisp/view?usp=sharing
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