

TITLE: Applewhite-Douglas Collection

DATE RANGE: 1900-1961

CALL NUMBER: PP MS 17

PHYSICAL DESCRIPTION: 6 linear ft. (18 boxes)

PROVENANCE: Donated by Sam P. Applewhite Jr. in 1979

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CREDIT LINE: Applewhite-Douglas Collection, PP MS 17, Arizona Historical Society-Papago Park

PROCESSED BY: Bernice Armstrong, 1984; Re-processed by Aiyana Irwin, 2015

HISTORICAL NOTE:

The Applewhite-Douglas Collection contains primarily business papers of Sam P. Applewhite, Sr. and his employer, James S. Douglas. The material is about the creation and growth of the Douglas improvement Co. and how the creation of this business set off a chain of events that allowed for the birth and growth of the town of Douglas, Arizona, 1900-1955. Sam P. Applewhite and James S. Douglas became intimately involved in many other businesses that were a part of the town of Douglas, and by looking at their business correspondence one can get a glimpse of why the town of Douglas was the first mining town of its kind. It focused on the ideas of personal comforts and family environments infused with the grit and prosperity of the mining towns that had previously been the norm. This collection helps to show the journey of the town of Douglas and the two men who helped to establish it as the town we know it to be today.

James Stuart Douglas started his businesses in 1900 when he partnered up with several other men (W.H. Brophy, John Slaughter, M.J. Cunningham, S.W. French, S.W. Clawson, and C.L. Beckwith) and organized the International Land and Improvement Co. This would later be known as the Douglas Improvement Co. and Douglas Investment Co. and would set the building blocks for the town of Douglas to take form. The Douglas Family is represented in the collection by references and correspondence. James (Jimmy) S. Douglas' father, Dr. James S. Douglas (1837-1918) was born in Quebec, and became interested in mining, sparking his interest in coming to Arizona to look at mines for Phelps-Dodge. He served as president of Phelps-Dodge from 1908-1916. A man of great influence in Arizona mining, the town of Douglas was named for him.

In 1909 James S. Douglas' business had grown to a point where he hired Sam P. Applewhite Sr. as his private Secretary. The letters between the two of them tells us a great deal about the business habits of James S. Douglas, and of the work ethic of Sam P.

Applewhite Sr. Douglas wrote letters on what was at hand. He made stationary out of old envelopes that he had split open in order to write on the inside or using the empty space on hotel bills. Frequently he had to use hotel or steamship stationary as that tended to be one of the only things available to him at the time. Telegrams were exchanged constantly back and forth between the two men. Many of these telegrams were, in fact, in code. One can sometimes find a telegram with things scribbled on the side from one of the two men who were trying to decipher the code.

Sam P. Applewhite Sr. was born in San Antonio, Texas in 1877. He was the private secretary to James S. Douglas for 29 years (1909-1938). He had one son, Sam Applewhite Jr. who worked his way up in several bank and investment corporations until he became president of Production Credit Corporation in California. In December of 1938 James S. Douglas and most of the stockbrokers sold their stock of the Douglas Investment Company to Sam P. Applewhite Sr., wherein Sam P. Applewhite Sr. took over the company. He ran this company and the Applewhite Mortgage Company that he had started with his son Sam P. Applewhite Jr. in 1946 until he died in 1952. Upon his death in 1952, his son Sam P. Applewhite Jr. took over both the Douglas Investment Company and the Applewhite Mortgage Company. The bulk of Sam P. Applewhite Jr.'s papers in this collection pertain to the closing of the estate of his father and business correspondence with his old friends.

BIOGRAPHICAL TIMELINES

James S. Douglas

1868, June 19	Born at Harvey Hill Mine, Quebec, Canada
1875	Moved with family to Phoenixville, PA
1885-1889	Homesteaded in Manitoba, Canada
1890	Assayer for Copper Queen Mining Co., Bisbee, AZ
1891	Married Josephine Leah Williams Assayer and timekeeper, Commercial Mining Co., Prescott, AZ
1891-1900	Superintendent of Senator, Copper Basin and Big Bug Mines
1894	Son Lewis Williams born
1896	Becomes U.S. citizen
1898	Went to Nacosari, Mexico

1900	Organized company to build town of Douglas and provide public utilities.
1900-1909	Superintendent of Phelps Dodge Picacho Mine in Sonora, Montezuma Mining Co. Properties in Pilares, smelter in Nacosari. Superintendent of Nacosari Railroad Co.
1903	Son James Stuart born.
1904	Supervised construction of railroad from Nacosari to smelter at Douglas
1908	Built home at Tenth Street and D. Avenue, Douglas, AZ
1912	Purchased Little Daisy Mine, Jerome, AZ (UVX)
1912-1938	President of United Verde Extension, Jerome, AZ
1913	Managed Cananea Consolidated Copper Co. at Cananea, Mexico
1916	Pay dirt at Little Daisy; becomes United Verde Extension (UVX). Douglas Mansion built, Jerome, AZ
1917	Directed of American Red Cross Warehouse Division in France
1918	Father Died
1920	Opened Bank of Clemenceau in Cottonwood, AZ
1926	Sells Public Works in Douglas, AZ
1938	United Verde Extension dissolved. Retired for active business. Renounced citizenship, moved to Montreal, Canada
1941	Wife Josephine Williams died
1948	Last visited Arizona
1949, Jan. 2	Died

Sam Parham Applewhite, Sr.

1877, Feb. 11	Born near San Antonio, TX
1899-1900	Worked traffic department, Mexican Central Railroad, Mexico City
1900	Married Ella E. Evans
1900-1903	Railroad construction, State of Veracruz, Mexico
1903	Son Sam Parham, Jr. born
1903-1909	Chief clerk in law office, Mexico City
1909	Moved to Douglas, AZ
1909-1938	Private Secretary to James S. Douglas -mining, banking, and utilities at Douglas, Bisbee, Jerome, Florence and Phoenix
1918	Director, Bank of Douglas, Bank of Bisbee, and Bank of Clemenceau
1924	Traveled in Europe
1926-1929	Director of Phoenix National Bank and Phoenix Savings Bank and Trust Company
1929-1930	Traveled in South Africa and Europe
1931-1936	Director, Federal Reserve Board of Dallas, TX
1933	Mother Josephine died
1944	Wife Ella died
1946	Founded, with his son, Applewhite Mortgage and Investment Co.
1952	Died

Sam Parham Applewhite, Jr.

- 1903, Jan. 22 Born Orizaba, Veracruz, Mexico, of U.S. citizens
- 1909 Moved with Family to Douglas, AZ
- 1919 Graduate of Douglas High School
- 1923 Graduate of Stanford University. Married Eleanor Cox
- 1924-1932 Staff and later President, Phoenix National Bank, Phoenix, AZ
- 1929 Son Sam Parham III born
- 1932 Representative, Reconstruction Finance Corp., Phoenix, AZ
- 1933-1946 President of Production Credit Corp. at Berkley, CA
- 1936 Second son Robert Allen born
- 1944 Death of mother Ella
- 1946 Founded, with his father, Applewhite Mortgage and Investment Co., Phoenix, AZ
- 1952 Death of father Sam P. Applewhite, Sr.
- 1952-1955 President, Douglas Investment Co.
President, The Phoenix Co., for the management of the property and trusts. President, Central Arizona Property Company. Director associated Property Co., Applewhite Insurance Agency. Began development of retirement resort, Scottsdale, AZ
- 1966-1968 President of Phoenix Art Museum Board
- 1980, Jan. 27 Died
- Congregationalist, Phoenix Country Club, Arizona Club, Phoenix Chamber of Commerce, and Douglas Chamber of Commerce

BUSINESS TIMELINE

October,
1900

International Land and Improvement Company Object: To own, purchase, and sell real estate in Sulpher Springs Valley (Cochise county) at or near Junction of Narcozari Railroad with Southwestern Railroad of Arizona, and

- 1) To lay out a townsite (Douglas)
- 2) To erect dwellings and store buildings, and to sell, lease, and rent the same.
- 3) To own and operate telephone systems at townsite.
- 4) To own and operate an electric light and power plant.
- 5) To manufacture and sell ice.
- 6) To own water and water rights and reservoirs, and to use or sell water for power purposes, and for mining, smelting, manufacturing, agricultural and domestic purposes.

Organizers: J.S. Douglas, W.H. Brophy, John Slaughter, M.J. Cunningham, S.W. French, S.W. Clawson, C.L. Beckwith.

Invited In: Walter Douglas, Ben Williams, Lewis Williams, M.J. Brophy, M.W. Wambaugh, N.D. Nicholson, L.D. Ricketts, and John Langton.

December 31,
1900

Secretary of I.L. & I. Co.: S.F. Maguire.

January,
1901

Map of Douglas filed with County Recorder (Cochise).

February,
1902

I.L. & I. Co. caused the Douglas Improvement Company to be incorporated.

Purpose: To operate and maintain 1) an electric light and power plant, 2) telephone system, 3) ice plant, and 4) water works in city of Douglas.

Board of Directors: M.J. Brophy (President), S.W. French, W.H. Brophy, J.S. Douglas, C.L. Beckwith, M.J. Cunningham, and S.F. Maguire (Secretary).

September,
1902

C.L. Beckwith resigned; W.M. Adamson elected to Board of Directors.

W.M. Adamson elected President of Douglas Improvement Company on January 1903

Managers: H.C. Mayer – for a short time
J.C. Cowan – for several years
R.G. Arthur – until sale of Public Utilities to Arizona Edison Company.

October,
1902

Douglas Street Railway Company, organized and financed by International Land Improvement Company.
Route: Douglas to Copper Queen Smelter, and Douglas to Calumet and Arizona Smelter.

October 23,
1909

Water System of Douglas Improvement Company sold to city of Douglas; bonds voted by people of Douglas.

1910

Telephone properties of Douglas Improvement Company sold Tri-State Telephone Company.

December,
1911

Reorganization of Douglas Improvement Company
Douglas Traction and Light Company organized public utility business of old Douglas Improvement Company transferred to it. Simultaneously, Douglas Investment Company organized, became owner of Capital stock of Douglas Traction and Light Company, all remaining assets of International Land and Improvement Company in city of Douglas, including Douglas Street Ry. and Real Estate. Douglas Investment Company became owner of Gadsden Hotel Company.

Board of Directors: J.S. Douglas (President), W.H. Brophy, S.W. French, W.M. Adamson, E.R. Pirtle, L.D. Ricketts, M.J. Cunningham, L.C. Shattuck, S.F. Maguire, M.J. Brophy, and S.P. Applewhite, (Secretary).

April,
1913

Douglas Investment Company purchases entire capital stock of Douglas Gas Corporation (which was an entirely separately owned Corporation).

December,
1925

Douglas Investment Company sold all of its remaining public utility business, through its subsidiary company, The

	Douglas Traction and Light Company, to the Arizona Edison Company.
1927	Douglas Investment Company sold Gadsden Hotel to F.O Mackey.
December, 1938	J.S. Douglas and most all of the old-time stockbrokers of Douglas Investment Company sold their stock to <u>S.P. Applewhite, Sr.</u> , who then became President. Assets mostly vacant real estate, such as city lots in the Clawson Addition and other unimproved property surrounding Douglas.
1939 & 1940	Company started a movement to improve some of its property in Clawson Addition – built and sold houses.
1952-1955	S.P. Applewhite, Jr. – President of Douglas Investment Co.
1955	Dissolved

SCOPE AND CONTENT NOTE:

To improve the condition and access to the collection, it was re-processed in 2015. Original order was unknown. This collection contains business correspondence, personal correspondence and paperwork concerning The Douglas Investment Company and its relation to the Town of Douglas. It also contains papers concerning the two primary men involved with the business, James S. Douglas and Sam P. Applewhite. The bulk of the business correspondence is between the two men along with some of their more prominent business partners. The correspondence is organized in chronological order starting in 1900. The financial and legal series is based entirely around the Douglas Investment Company and other companies involving James S. Douglas, and are organized alphabetically by business. The collection also contains information on the personal lives and family of Sam P. Applewhite Sr., Sam P. Applewhite Jr., and James S. Douglas. This collection is in fair-good condition, but some of the papers were not salvageable and had to be photocopied. Covers were removed from several ledgers due to water and mold damage.

The collection is organized into seven series: **Series I:** Sam Applewhite Sr.; **Series II:** Sam Applewhite Jr.; **Series III:** James S. Douglas; **Series IV:** Financial and Legal; **Series V:** Business Correspondence; **Series VI:** Maps; **Series VII:** Ledgers.

CONTAINER LIST:

Box	Folder	Description	Dates
1	1	Sam Applewhite, Sr.: Biographical	1915-1960
	2	Sam Applewhite, Sr.: Estate (Assets)	1926-1958
	3	Sam Applewhite, Sr.: Estate (Correspondence)	1951-1952 (January-March)
	4	Sam Applewhite, Sr.: Estate (Correspondence)	1952 (April-July)
	5	Sam Applewhite, Sr.: Estate (Correspondence)	August 1952-1960
	6	Sam Applewhite, Sr.: Estate (Financial Working Papers)	1952
	7	Sam Applewhite, Sr.: Estate (Stock Transfers & Returns)	December 1951- April 1952
	8	Sam Applewhite, Sr.: Estate (Stock Transfers & Returns)	May 1952-1958
2	1	Sam Applewhite, Sr.: Estate (Will)	1952
	2	Sam Applewhite, Sr.: Funeral	1952-1957
	3	Sam Applewhite, Sr.: Funeral (Correspondence)	1952
	4	Sam Applewhite, Sr.: Funeral (Memorial Cards)	1952
	5	Sam Applewhite, Sr.: Investments	1909-1938
	6	Sam Applewhite, Sr.: Applewhite Family Photographs	N.D
	7	Sam Applewhite, Jr.: Course on Credits & Collections	1938
	8	Sam Applewhite, Jr.: Course on Credits & Collections	1938
3	1	Sam Applewhite, Jr.: General	1933-1959
	2	Sam Applewhite, Jr.: Investments	1940-1956
	3	Sam Applewhite, Jr.: Investments	1957-1960
	4	James S. Douglas: Family (General)	1942-1949
	4a	James S. Douglas: Family (Lewis & Sharma Douglas)	1947-1956
	5	James S. Douglas: Financial & Legal	1911-1941
	5a	James S. Douglas: Obituaries	1949
	6	James S. Douglas: Political Materials (Including speeches written by James S. Douglas)	1912-1939
	7	James S. Douglas: Town of Douglas History	1900-1940
	8	Financial & Legal: Agua Prieta contracts (English & Spanish)	N.D.
	9	Financial & Legal: Banks	1915-1951
	10	Financial & Legal: Douglas Gas Corporation	1911-1923
11	Financial & Legal: Douglas Improvement Company	1907-1925	
12	Financial & Legal: Douglas Investment Company	1926-1950	

		(annual reports)	
4	1	Financial & Legal: Douglas Investment Company	1912-1929
	2	Financial & Legal: Douglas Investment Company	1930-1939
	3	Financial & Legal: Douglas Investment Company	1940-1949
	4	Financial & Legal: Douglas Investment Company	1950-1955
	5	Financial & Legal: Douglas Investment Company	N.D.
	6	Financial & Legal: Douglas Street Railway Company	1909-1912
	7	Financial & Legal: Douglas Traction & Light Company	1911-1940
	8	Financial & Legal: Florence Improvement Company	1912-1925
	9	Financial & Legal: Ice Companies (Crystal Ice Co., Hayden Ice & Cold Storage Co., Tombstone Ice Co.)	1907-1916
		10	Financial & Legal: Mining
5	1	Business Correspondence	1906-1907
	2	Business Correspondence	1908 (January-April)
	3	Business Correspondence	1908 (May-August)
	4	Business Correspondence	1908 (September-December)
	5	Business Correspondence	1909 (January-April)
	6	Business Correspondence	1909 (May-August)
	7	Business Correspondence	1909 (September-December)
	8	Business Correspondence	1910 (January-March)
	9	Business Correspondence	1910 (April-September)
		10	Business Correspondence
6	1	Business Correspondence	1911 (January-March)
	2	Business Correspondence	1911 (April-August)
	3	Business Correspondence	1911 (September-December)
	4	Business Correspondence	1912 (January-February)
	5	Business Correspondence	1912 (March-April)
	6	Business Correspondence	1912 (May-July)
	7	Business Correspondence	1912 (August-September)

	8	Business Correspondence	1912 (October-December)
	9	Business Correspondence	1913 (January-February)
7	1	Business Correspondence	1913 (March-April)
	2	Business Correspondence	1913 (May-August)
	3	Business Correspondence	1913 (September-December)
	4	Business Correspondence	1914 (January-March)
	5	Business Correspondence	1914 (April-June)
	6	Business Correspondence	1914 (July-September)
	7	Business Correspondence	1914 (October-December)
	8	Business Correspondence	1915 (January-March)
	9	Business Correspondence	1915 (April-June)
	10	Business Correspondence	1915 (August-December)
8	1	Business Correspondence	1916 (January-April)
	2	Business Correspondence	1916 (May-August)
	3	Business Correspondence	1916 (September-December)
	4	Business Correspondence	1917 (January-March)
	5	Business Correspondence	1917 (April-July)
	6	Business Correspondence	1917 (August-December)
	7	Business Correspondence	1918 (January-April)
	8	Business Correspondence	1918 (May-December)
	9	Business Correspondence	1919
	10	Business Correspondence	1920
9	1	Business Correspondence	1921
	2	Business Correspondence	1922
	3	Business Correspondence	1923
	4	Business Correspondence	1924
	5	Business Correspondence	1925 (January-May)
	6	Business Correspondence	1925 (June-October)
	7	Business Correspondence	1925 (November-

			December)
	8	Business Correspondence	1926 (January-April)
	9	Business Correspondence	1926 (May-December)
	10	Business Correspondence	1927 (January-July)
	11	Business Correspondence	1927 (August-December)
10	1	Business Correspondence	1928 (January-June)
	2	Business Correspondence	1928 (July-October)
	3	Business Correspondence	1928 (November-December)
	4	Business Correspondence	1929 (January-August)
	5	Business Correspondence	1929 (September-December)
	6	Business Correspondence	1930
	7	Business Correspondence	1931
	8	Business Correspondence	1932
	9	Business Correspondence	1933
11	1	Business Correspondence	1934 (January-July)
	2	Business Correspondence	1934 (August-December)
	3	Business Correspondence	1935 (January-August)
	4	Business Correspondence	1935 (September-December)
	5	Business Correspondence	1936 (January-May)
	6	Business Correspondence	1936 (June-July)
	7	Business Correspondence	1936 (August-December)
	8	Business Correspondence	1937 (January-May)
	9	Business Correspondence	1937 (June-December)
12	1	Business Correspondence	1938 (January-July)
	2	Business Correspondence	1938 (August-December)
	3	Business Correspondence	1939 (January-March)
	4	Business Correspondence	1939 (April-July)
	5	Business Correspondence	1939 (August-

			December)
	6	Business Correspondence	1940
	7	Business Correspondence	1941 (January-May)
	8	Business Correspondence	1941 (June-December)
13	1	Business Correspondence	1942 (January-February)
	2	Business Correspondence	1942 (March-June)
	3	Business Correspondence	1942 (July-December)
	4	Business Correspondence	1943
	5	Business Correspondence	1944
	6	Business Correspondence	1945
	7	Business Correspondence	1946 (January-August)
	8	Business Correspondence	1946 (September-December)
14	1	Business Correspondence	1947 (January-April)
	2	Business Correspondence	1947 (May-September)
	3	Business Correspondence	1947 (August-December)
	4	Business Correspondence	1948 (January-June)
	5	Business Correspondence	1948 (July-December)
	6	Business Correspondence	1949 (January-June)
	7	Business Correspondence	1949 (July-December)
	8	Business Correspondence	1950
	9	Business Correspondence	1951
15	1	Business Correspondence	1952
	2	Business Correspondence	1953
	3	Business Correspondence	1954
	4	Business Correspondence	1955
	5	Business Correspondence	1956
	6	Business Correspondence	1957 (January-July)
	7	Business Correspondence	1957 (August-December)
	8	Business Correspondence	1958
	9	Business Correspondence	1959
	10	Business Correspondence	1960

	11	Business Correspondence	1961, ND
16	1	Maps: City of Douglas	1955
	2	Maps: Cochise County	1940
	3	Maps: Douglas Investment Co. Property	1922-1953
	4	Maps: Floor Plans	1958
	5	Maps: Town site Additions	1946-1952
	6	Maps: U.S. Inspection Station	1933
	7	Maps: Various	N.D.
	8	Ledgers: Douglas Gas Corporation Minute Book	1906-1926
	9	Ledgers: Douglas Improvement Co. Minute Book	1902-1910
	10	Ledgers: Douglas Investment Co. Minute Book	1932-1954
17	1	Ledgers: Douglas & Sparks Reality Co. Minute Book	1907-1917
	2	Ledgers: Douglas Town site	1922-1944
	3	Ledgers: Douglas Traction & Light Co. Minute Book	1911-1925
	4	Ledgers: Florence Improvement Co. Minute Book	1912-1925
18	1	Oversize: Douglas Investment Co. Voucher Register	1925-1934
	2	Oversize: Bank of Douglas Ledger	1952
	3	Oversize: Douglas Townsite Maps	1901-1906
	4	Oversize: Douglas Zoning Map	1953