



# Memorandum

## Cultural Resources & Historic Preservation Office

DATE: October 24, 2007

TO: Chair and Members  
Citizens Bond Advisory Committee

FROM: Linda Mayro,  
Cultural Resources Manager

SUBJECT: Recommended Pima County Historic Preservation Bond Projects

*Historic preservation, like any system of values, has a philosophical basis or ethic. It presumes that historic properties and cultural places have value as expressions of a community's cultural heritage, living traditions, and sense of place, and therefore merit conservation.*

This preservation ethic was enthusiastically endorsed by voters in 1997, and again in 2004. A total of \$26,380,000 was approved for historic preservation projects, and supplemental funding and grants of \$5,434,765 were subsequently obtained for a total of \$ 31,814,765. Of this total, nearly \$18.0 million (57 percent) has been spent. The 1997 program is essentially concluded, and the 2004 program is actively underway. Tables 1 and 2 below show the current status of the 1997 and 2004 bond projects.

The recommended Pima County Historic Preservation Bond Program is respectfully offered for your consideration in Tables 3 and 4. This future program includes 26 projects for a total of \$49,650,000. Of this total, 15 County projects were recommended by the Conservation Acquisition Commission (CAC) for a total of \$38.6 million, and 11 projects are either new projects or projects recently proposed by the City of Tucson on which the CAC did not take action. A summary of how the recommended program was developed and reviewed by the CAC is provided below.

Table 1. Current Status of 1997 Historic Preservation Bond Program

Project Name	Proj No	Bond No	All Funding	Status
Pantano Townsite Acquisition	PA3401	CH-34	\$ 42,971.00	Complete
Valencia Site	VA3301	CA-33	\$ 900,000.00	On Hold
Los Morteros Acquisition	LM3201	CA-32	\$ 730,000.00	Complete
Tumamoc Hill	TU3101	CA-31	\$ 400,000.00	In progress
Anza National Trail and Campsites	AT3001	CH-30	\$ 172,368.00	Complete
Anza Trail - A Mountain Sign	ATAMTN	CH-30	\$ 7,350.00	Complete
Anza Trail - Canoa Segment	ATCANR	CH-30	\$ 1,051,742.00	Complete
Anza Trail - Local Road Signs	ATLCRS	CH-30	\$ 33,400.00	Complete
Canoa General: Repairs, etc.	CRGNRL	CH-29	\$ 395,628.00	In Construction
Canoa Ranch Stabilization	CREMST	CH-29	\$ 158,332.00	Complete
Canoa Ranch Flood Protection	CRFLDW	CH-29	\$ 46,040.00	Complete
Canoa Ranch Rehab 103/105	CR2901	CH-29	\$ 700,000.00	Complete
San Agustin/Mission Gardens	SA2801	CH-28	\$ 261,465.31	Complete
Robles Ranch 4-H Complex	RR4HCO	CH-27	\$ 401,540.00	Complete
Robles Ranch Rehabilitation	RR2701	CH-27	\$ 888,430.00	Complete
Empirita Lower Ranch Rehab	EM2601	CH-26	\$ 300,000.00	In Construction
Agua Caliente Ranch Rehabilitation	AC2501	CH-25	\$ 402,635.00	Complete
Colossal Cave Rehabilitation	CC2401	CH-24	\$ 400,000.00	Complete

**Table 2. Current Status of 2004 Historic Preservation Bond Program**

Project Name	Proj No	Bond No	All Funding	Status
Dunbar School Rehabilitation CE	DUNBAR	CR4.17	\$ 1,218,000.00	In Progress
Ajo Curley School Rehabilitation CE	AJOCUR	CR4.16	\$ 500,000.00	Complete
Pantano Townsite Preservation	PANTOW	CR4.15	\$ 50,000.00	In Progress
Los Morteros Site Preservation	LMORTE	CR4.14	\$ 250,000.00	Complete
Valencia Site Preservation	VALENC	CR4.13	\$ 100,000.00	On-Hold
Performing Arts Center Rehab.	PERART	CR4.12	\$ 682,000.00	In Progress
Honey Bee Acquisition/ Preservation	HONEYB	CR4.11	\$ 1,000,000.00	Complete
Coyote Mountain Site Acquisition	COYOTE	CR4.10	\$ 1,409,786.00	Complete
Dakota Wash Site Acquisition	DAKOTA	CR4.09	\$ 600,000.00	Complete
Marana Mound Site Acquisition	MMOUND	CR4.08	\$ 1,840,000.00	On-Hold
Binghampton Historic Bldgs. Rehab.	BINGBG	CR4.07	\$ 960,000.00	Complete
Steam Pump Ranch Rehab/ Plan	STEAMP	CR4.06	\$ 4,997,807.27	In Progress
Helvetia Townsite Acquisition	HELTOW	CR4.05	\$ 100,000.00	On-Hold
Fort Lowell Adkins/Stabilization/ Plan	FTLOWL	CR4.04	\$ 2,500,000.00	In Progress
San Pedro Chapel Rehabilitation CE	SANPED	CR4.04	\$ 500,000.00	In Construction
Anza National Historic Trail	ANZATR	CR4.03	\$ 73,056.00	In Progress
Anza Trail - Abrego Trailhead	ATABRG	CR4.03	\$ 731,542.00	Complete
Anza Trail - Canoa Supplement	ATCANS	CR4.03	\$ 358,182.00	Complete
Anza Trail - Haven Bridge	ATHAVN	CR4.03	\$ 125,632.00	Complete
Anza Trail - Llano Grande Campsite	ATLANO	CR4.03	\$ 706,443.00	Future
Anza Trail - Los Morteros Campsite	ATLMOR	CR4.03	\$ 1,093,559.00	In Progress
Anza Trail - Oit Pars Campsite	ATOITP	CR4.03	\$ 507,000.00	Future
Anza Trail - Tuquison Campsite	ATTUQN	CR4.03	\$ 201,857.00	In Progress
Canoa Ranch Bldgs.Rehab	CRBLDG	CR4.02	\$ 2,300,000.00	In Progress
Canoa Ranch Master Plan	CRMPLN	CR4-02	\$ 400,000.00	Complete
Empirita Upper Ranch Rehab	ERBLDG	CR4.01	\$ 400,000.00	In Construction

**Background: Proposed Future Pima County Historic Preservation Bond Projects**

Building on past investments in preserving historic properties acquired through previous bond programs, and seeking to preserve other properties threatened by development or deterioration, the slate of historic preservation projects proposed by Pima County includes both archaeological and historic properties located throughout Pima County.

The following section presents a brief chronology of the development of the list of bond projects proposed by County staff shown in Table 3.

March, 2007:

- As early as March 2007, County staff asked jurisdictions to submit to us a list of proposed preservation projects for review by the Conservation Acquisition Commission (CAC) scheduled for summer of 2007.
- Project requests were received from Oro Valley and the Pascua Yaqui Tribe, and a preliminary list was provided by the City of Tucson that was subsequently changed. No project requests were received from Marana, Sahuarita, the Tohono O’odham Nation, or the City of South Tucson.

#### April - June, 2007:

- County staff prepared an initial list of preservation bond projects totaling about \$55.0 million for internal review only.
- This County list was revised by staff in mid-June resulting in a proposed County program of \$38.6 million that includes projects throughout Pima County, and within the City of Tucson, Marana, and Oro Valley.
- As of June 2007, the City of Tucson had not finalized their list of projects.

#### July 12, 2007 CAC meeting:

- The CAC meeting scheduled for July 12 was cancelled and rescheduled for August 23.
- Information packets detailing the County proposed projects totaling \$38.6 million were distributed to the CAC Chair and members for review.
- No requests from the City of Tucson had been obtained at that time.

#### August 23, 2007 CAC meeting:

- County staff made a PowerPoint presentation to the CAC on the 15 proposed historic preservation projects totaling \$38.6 million.
- These projects were well-received by CAC members, and nearly 25-30 people attended the meeting to support of these projects.
- At this meeting, the City of Tucson distributed information packets and presented their projects totaling \$30.4 million to the CAC.
- The CAC passed a motion directing the City to work with the County to come up with a combined list of projects to review at the next meeting not to exceed \$50.0 million.

#### September 13, 2007 CAC meeting:

- County staff recapped the August meeting and County projects.
- Although County and City staff had met on August 28 to discuss projects, City staff were not yet prepared to discuss any modifications to their proposed projects and asked this be postponed until October.
- Commissioner Pettis then moved to recommend the County list presented at the August 23 meeting, with the modifications of reducing Steam Pump Ranch to \$2.0 million and increasing Ft. Lowell to \$5.0 million and Historic Ranch houses to \$2.0 million.
- The motion passed to recommend the County proposed projects at \$38.6 million.

#### October 11, 2007 CAC meeting:

- County staff recapped the September meeting and answered questions from CAC members who were absent at the September meeting.
- City staff presented their revised list of projects totaling \$20,150,000.
- The combined total of \$59,750,000 exceeded the CAC recommendation of \$50 million, and staff were asked to meet to discuss during the meeting and report back at the end of the meeting.
- County and City staff met to discuss and reported back to the CAC that they would have to review priorities and prepare revisions to meet the \$50.0 million target to present to the Bond Advisory Committee on November 2, 2007.
- Commissioner Sheridan moved to confirm the recommendation of County proposed projects at \$38.6 million and to direct the City to reduce their requests to about \$12.0 million.
- Following the CAC meeting, City staff forwarded project revisions to Pima County on Oct. 18 that total \$16.9 million. This still exceeds the CAC cap of \$50.0 million.
- County staff reviewed all projects and reduced the total project requests to \$49,650,000 as shown in Table 3 and then sorted project allocations by jurisdiction shown in Table 4.

**Recommendations:**

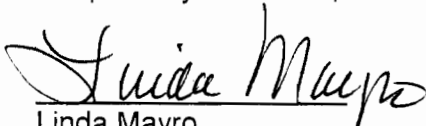
We feel that all the recommended projects are worthy and if approved will benefit a broad public and preserve a broad range of archaeological, cultural, and historic properties. The criteria set forth by the Bond Advisory Committee were employed to consider regional importance, public benefit, and public support. A number of recommended projects maximize previous public investment by implementing approved master plans or phased rehabilitation efforts on publicly owned properties like Canoa Ranch, Fort Lowell, and Steam Pump Ranch, or the adaptive use of Dunbar School that will serve not only the neighborhood but the entire Tucson community.

Other projects will correct and prevent damage from erosion or vandalism that is occurring at some of the previously acquired archaeological sites like Dakota Wash and Pantano Townsite, as well as provide public education opportunities. Another important criterion is "imminent threat" whether from development that threatens the Valencia Site and Marana Mound, or catastrophic deterioration that has caused portions of the Marist College to collapse.

Overall, these projects further the goals of the Sonoran Desert Conservation Plan (SDCP) and County Comprehensive Land Use Plan. These projects for the most part derive from the analyses and results of preparing the Cultural Resources element of the SDCP that reviewed cultural and historic resources in all jurisdictions, including all those properties listed in the National Register of Historic Places. This resulted in more than 200 "Priority Cultural Resources" being identified for conservation and preservation. This criterion as well as those mentioned above served as the basis for setting priorities in the recommended bond program.

Finally, a continuing Pima County Historic Preservation Bond program will enable further conservation, restoration, rehabilitation, adaptive use, and protection of these historical, cultural and archaeological sites so important to our community's historical and cultural identity. Not only are these non-renewable historic properties protected, but the greater community benefits from the preservation and continued and enhanced use of these historic places – places that provide all of us with a sense of place, community identity and stability, civic pride, cultural awareness, and opportunities for heritage education, heritage tourism, and related economic development – all public benefits.

Respectfully submitted,



Linda Mayro  
Cultural Resources Manager

- c: The Honorable Chairman and Members, Pima County Board of Supervisors  
Chair and Members, Conservation Acquisition Commission  
C.H. Huckelberry, County Administrator  
Nicole Fyffe, Executive Assistant to the County Administrator



Table 4. Recommended Historic Preservation Bond Projects By Jurisdiction

Dept	Project No.	Historic Preservation Projects by Jurisdiction	Initial Bond Requests	Other Funds	Recommended Bond Funding	Submitted By	BOS District	Owner	Location	Jurisdiction	Comments
HP	HP-102	Anza National Historic Trail - City of Tucson	\$ 692,000		\$ 692,000	Pima County	3.5	jurisdiction	15 miles	City of Tucson	Approved by CAC
HP	HP-103	Archaeological Site Acquisitions: Valencia Site	\$ 4,100,000	X	\$ 4,100,000	Pima County	5	ASLD	Central	City of Tucson	Approved by CAC
HP	HP-115	Fort Lowell Historic Park Rehabilitation per Master Plan	\$ 3,000,000		\$ 5,000,000	Pima County	4	COT	Fl. Lowell/ Craycroft	City of Tucson	Approved by CAC
HP	HP-124	Santa Cruz Church Roof/ Exterior Repairs	\$ 150,000	X	\$ 150,000	Church Pastor	2	church	6th Ave./ 22nd St.	City of Tucson	New request
HP	HP-124	Benedictine Sanctuary Exterior Repairs	\$ 200,000	X	\$ 200,000	Benedictine Sisters	5	church	800 N. Country Club	City of Tucson	New request
HP	HPCOT-1	Preservation Assistance for Properties Listed on the National Register of Historic Places	\$ 2,500,000		\$ 1,000,000	COT	All	private	Multiple	City of Tucson	Based on 40%-60% ratio, \$1.0 million funding allows for about 15 new designations to NHRP and between 60-240 easements over the course of the bond program
HP	HPCOT-2	Teatro Carmen Rehabilitation	\$ 2,000,000		\$ -	COT	2	private	380 S. Meyer Ave.	City of Tucson	Property owner has not provided letter of interest
HP	HPCOT-3	Carnegie Library Rehabilitation	\$ 1,500,000		\$ 1,500,000	COT	2	COT	200 S. 8th Ave.	City of Tucson	Full funding
HP	HPCOT-4	Performing Arts Center Rehabilitation	\$ 2,000,000	X	\$ 2,000,000	COT	2	COT	408 S. 8th Ave.	City of Tucson	Full funding
HP	HPCOT-5	Native American Area Interpretation	\$ 1,500,000	X	\$ -	COT	5	COT	Tucson Origins Heritage Park	City of Tucson	Rio Nuevo project
HP	HPCOT-6	C.O. Brown House Acquisition/Rehabilitation	\$ 2,000,000		\$ 2,000,000	COT	2	COT	40 W. Broadway	City of Tucson	Full funding
HP	HPCOT-7	Rodeo Parade Museum Repair	\$ 1,000,000	X	\$ 500,000	COT	2	COT	6th Ave./ Irvington Rd.	City of Tucson	Recommended funding should cover adobe and hangar repairs
HP	HPCOT-8	Marist College Stabilization	\$ 2,000,000	X	\$ 2,000,000	COT	2	private	72 W. Ochoa St.	City of Tucson	Full funding
HP	HPCOT-9	USGS Site Rehabilitation of some Magnetic Observatory buildings	\$ 900,000	X	\$ 500,000	COT	4	COT	Udall Park	City of Tucson	Recommended funding for four buildings
HP	HPCOT-10	Dunbar School Rehabilitation	\$ 1,500,000	X	\$ 1,500,000	COT	5	private	300 W. 2nd St.	City of Tucson	Full funding
		<b>TOTAL: City of Tucson</b>			<b>\$ 21,142,000</b>						
HP	HP-102	Anza National Historic Trail- Marana	\$ 933,000		\$ 933,000	Pima County	3.5	jurisdiction	14 miles	Marana	Approved by CAC
HP	HP-103	Archaeological Site Acquisitions: Marana Mound	\$ 8,900,000	X	\$ 8,900,000	Pima County	1	ASLD	North	Marana	Approved by CAC
HP	HP-112	Marana Church Rehabilitation (Pascua Yaqui Request)	\$ 350,000		\$ 350,000	Yaqui Tribe	3	Yaqui Tribe	Marana (Yoem Pueblo)	Marana	Approved by CAC
		<b>TOTAL: Town of Marana</b>			<b>\$ 10,183,000</b>						
HP	HP-110	Honey Bee Village Archaeological Preserve	\$ 250,000		\$ 250,000		1	Pima Co	Rancho Vistoso	Oro Valley	Approved by CAC
HP	HP-111	Steam Pump Ranch Site Rehabilitation, Town Visitor Center, Museum	\$ 5,000,000		\$ 2,000,000	OV	1	OV	10901 N. Oracle Rd.	Oro Valley	Approved by CAC and reduced to \$2.0 million
		<b>TOTAL: Town of Oro Valley</b>			<b>\$ 2,250,000</b>						
HP	HP-101	Ajo Federated Church Facade/ Roof Repairs	\$ 150,000	X	\$ 150,000	Pima County	3	church	Ajo Arizona	Pima County	Approved by CAC
HP	HP-101	Ajo Catholic Church Facade/ Roof Repairs	\$ 150,000	X	\$ 150,000	Pima County	3	church	Ajo Arizona	Pima County	Approved by CAC
HP	HP-102	Anza National Historic Trail- Pima County	\$ 375,000		\$ 375,000	Pima County	3,4,5	jurisdiction	10 miles	Pima County	Approved by CAC
HP	HP-103	Archaeological Site Acquisitions: Cocoraque Butte	\$ 2,000,000		\$ 2,000,000	Pima County	3	private	West	Pima County	Approved by CAC
HP	HP-104	Canoa Ranch Rehabilitation per Master Plan	\$ 5,000,000		\$ 5,000,000	Pima County	3,4	Pima Co	5375 S. I-19 Frontage Rd.	Pima County	Approved by CAC
HP	HP-105	Empirita Upper Ranch Buildings Rehabilitation	\$ 2,000,000		\$ 2,000,000	Pima County	4	Pima Co	22000 E. Benson Hwy	Pima County	Approved by CAC
HP	HP-106	Historic Pima County School Houses: Arivaca, Binghampton, San Fernando	\$ 300,000		\$ 300,000	Pima County	1,3	Pima Co/ private	Arivaca, Tucson, Sasabe	Pima County	Approved by CAC
HP	HP-107	Ranch Buildings in OS: Rehabilitation: A-7, Rancho Seco, King 99, etc. and other historic ranch structures	\$ 1,000,000		\$ 2,000,000	Pima County	3,4	Pima Co	Multiple	Pima County	Approved by CAC

