

430.3 Steam Pump Ranch Rehabilitation

Location: 10,901 N. Oracle Road, Oro Valley.

Scope: Following the purchase of 15 acres of Steam Pump Ranch by Oro Valley using 2004 Bond funds, initial stabilization of the historic buildings was undertaken and a master plan was completed and adopted in 2008. In 2009, the core of the property was listed in the National Register of Historic Places as an historic district. The scope of this project will primarily focus on treatment of the buildings and setting of the historic district including the design, construction and implementation of the master plan elements, as amended and approved. To the extent possible, the following general scope elements will be implemented including planning, design and construction involving site work, utilities, removal of inappropriate existing materials, rehabilitation, restoration and adaptive use of the various historic buildings, utilities and infrastructure for water, irrigation, electrical, plumbing, sewer/septic, HVAC, security, and other improvements for the Pusch house, pump house ruins, bunkhouses, garage/worker's housing, Proctor/Leiber residence, Carlo's house/barbecue pavilion, chicken coops, restoration of the historic landscaping, pathways, heritage garden, stables, tack building, corrals, restrooms, ramadas, and other improvements. Traffic circulation and parking improvements will be addressed as funding permits. All improvements will be consistent with the Secretary of Interior Standards for Historic Preservation and guidelines for sites listed in the National Register of Historic Places. Pima County holds a Preservation Easement on this property that will be updated prior to expenditure of additional bond funding.

Benefits: The Steam Pump Ranch is considered Oro Valley's "foundation site," and 2004 bond funding was used to acquire the site (2006). The buildings are in varying condition and most require significant repair and rehabilitation for use and enjoyment by the public. Restoration of the historic landscape will re-establish the integrity of setting and sense of place, as well as provide visitors and residents a place of respite in an increasingly urban environment. Preservation and adaptive use of Steam Pump Ranch in its restored setting will promote heritage tourism, enhance the visitor experience, and provide the residents of the Town of Oro Valley with its historic anchor – the very place of its foundation.

Total Cost Estimate: \$2,000,000

Bond Funding Estimate: \$2,000,000

Other Funding Estimate: Future grants and funding by Town of Oro Valley and others to be determined.

Total Cost Estimate by Major Task: Planning and design estimated at \$200,000, construction estimated at \$1,800,000

Implementation Periods: 4, 5

Project Schedule by Major Task: Planning and design at 9-12 months, construction at 12- 24 months.

Project Manager: Pima County (Project requested by Town of Oro Valley)

Operator: Town of Oro Valley

Future Operating and Maintenance Costs: The Town of Oro Valley will be responsible for operating and maintenance costs, which are estimated to be \$104,000 to \$268,000 annually.

Regional Benefits: Steam Pump Ranch has both local and regional importance and has the potential to provide significant regional benefits. Dating to the mid-1870s, the ranch was a regionally known destination and named for a steam pump that was installed to power a well. The owners, George Pusch and John Zellweger, were regionally important pioneer settlers and entrepreneurs who established the ranch during a difficult time of Apache conflict. Their ranch, located along the historic travel route from Tucson to Camp Grant, now Oracle Road, became a stopover place for travelers in the 19th century between the San Pedro and Santa Cruz valleys. Regional benefits include heritage education and preservation, and enhanced economic development through tourism. This is a very significant historical site in northern Pima County that became a focal place in the Canada del Oro Valley and represents the foundation settlement in what is today the Town of Oro Valley.