ORO VALLEY HISTORICAL SOCIETY

Preserving our Heritage

For Future Generations

Steam Pump Ranch: A Place that makes a Difference

A Program about needed community participation in restoration of the historic Steam Pump Ranch

Prepared by

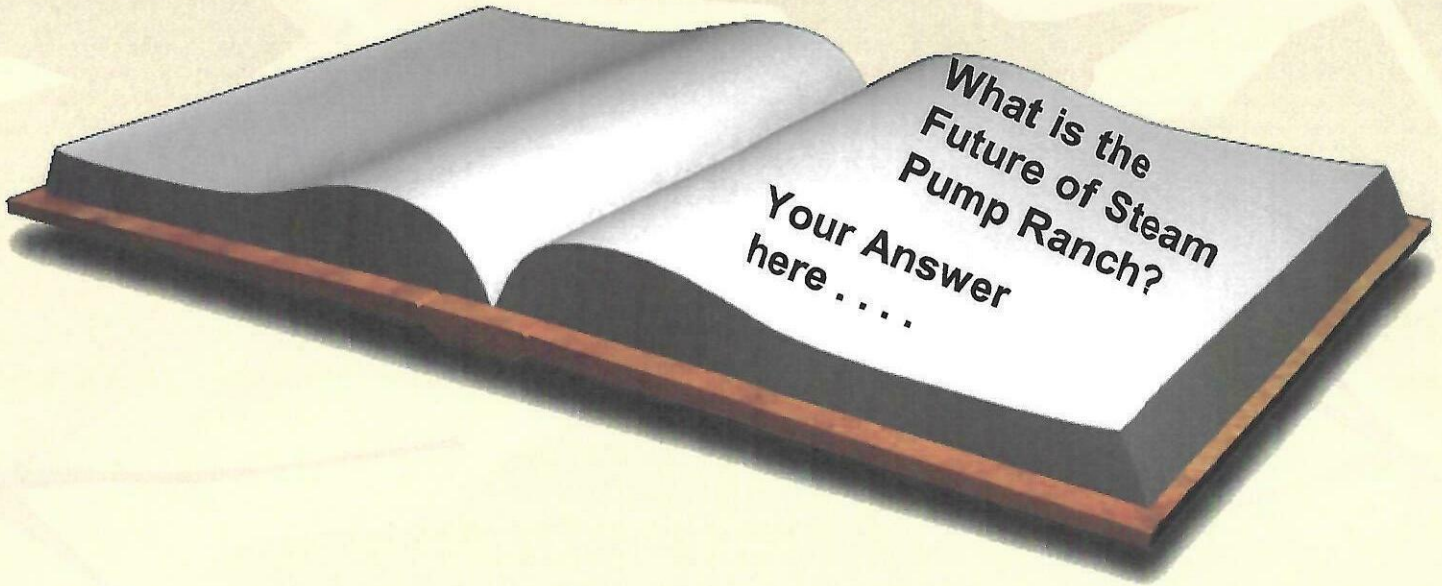
Patricia Spoerl

Roxy Johnson

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ORO VALLEY
HISTORICAL SOCIETY

Open Book to the Future



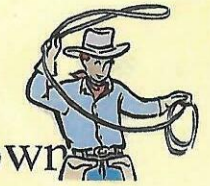
Steam Pump Ranch:

A Place that makes a Difference

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Why this presentation??

- To increase awareness of past lifeways along Oracle Road, long a corridor for business, ranching, and commercial endeavors.



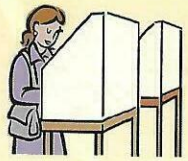
- To outline the preservation and restoration work approved by the Town Council and obtain your ideas for educational programs and activities.

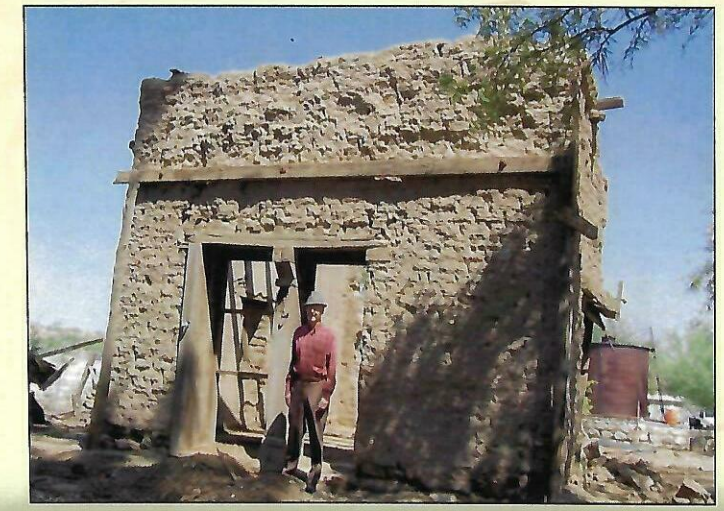
- To identify the financial costs for development and use and consider ways we can all work together so Oro Valley's past has a meaningful future.

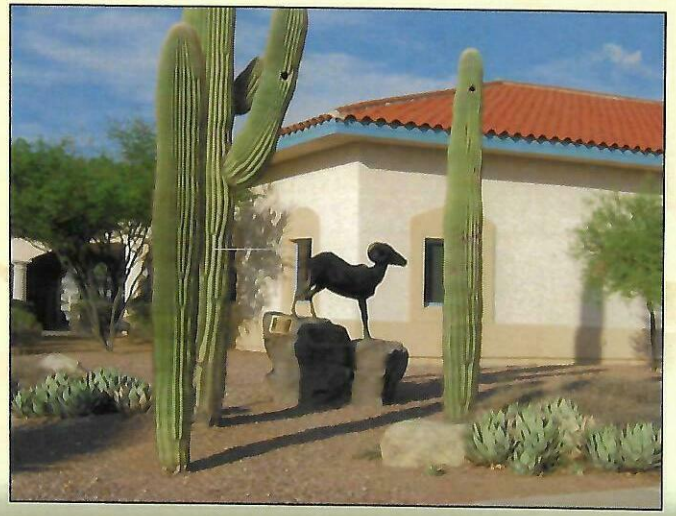
We need your help to preserve Steam Pump Ranch as the "*historic heart*" of Oro Valley.

How the Ranch became part of Oro Valley

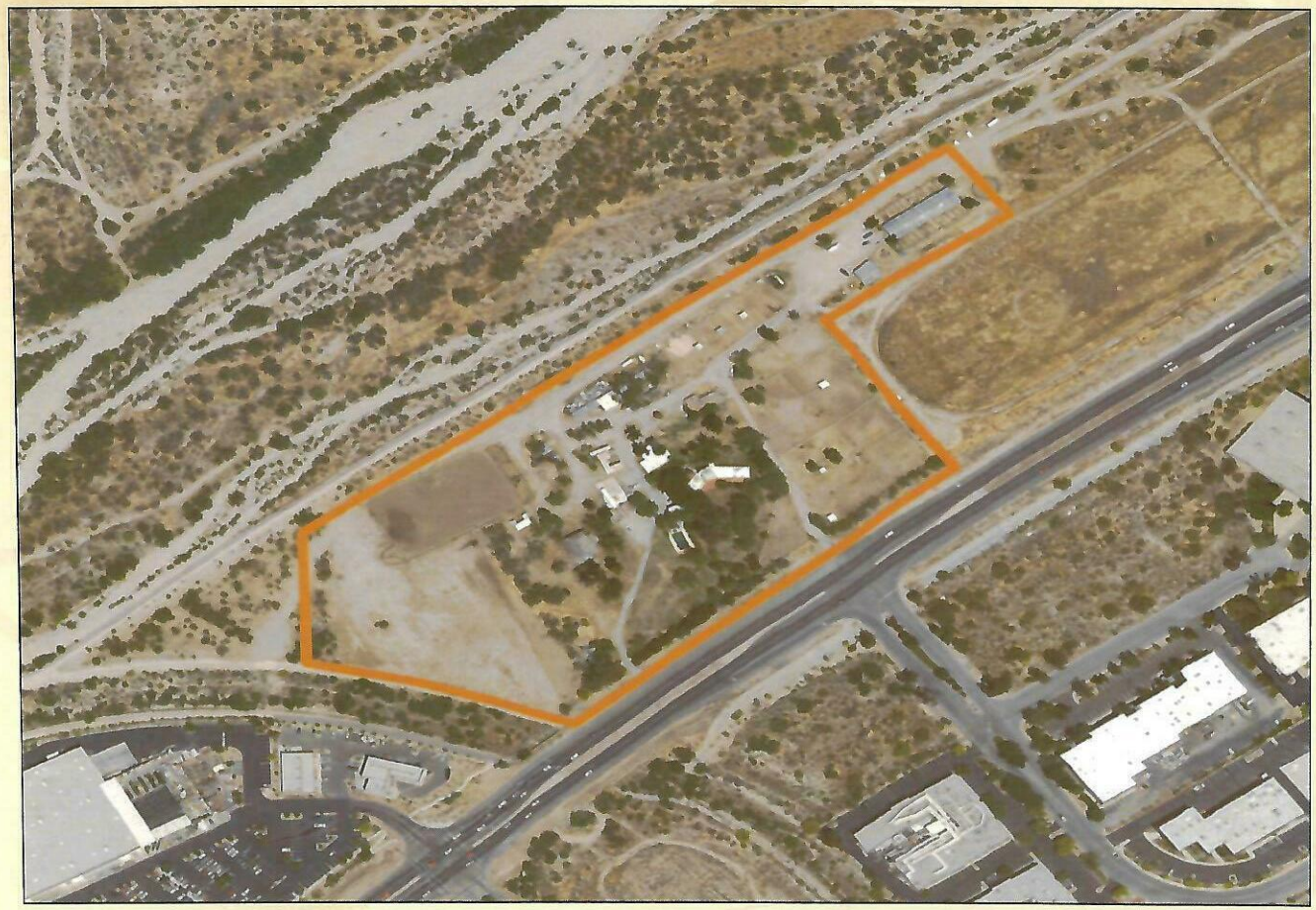
- Oro Valley annexed 52 acres including the Ranch buildings in1988. Plans called for commercial development.
- In 2007 the Town acquired ownership of 15 acres containing the Ranch buildings. Funding came from 2004 Pima County Bond funds.
- The Ranch was acquired specifically for ***historic preservation and public use***.







Location and Geography of what remains today of the Steam Pump Ranch



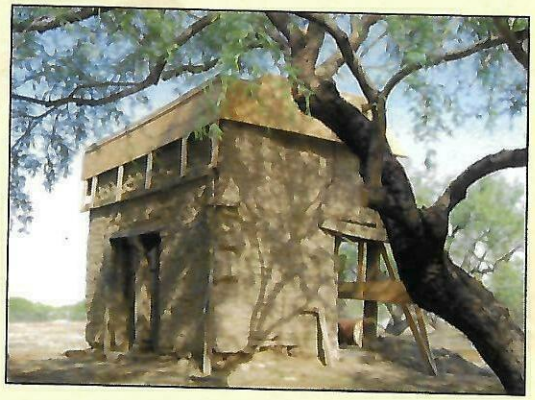
Why should I care??

- The Ranch holds stories to be told, stories that connect the land and people who lived there a century ago to the land and community present today.

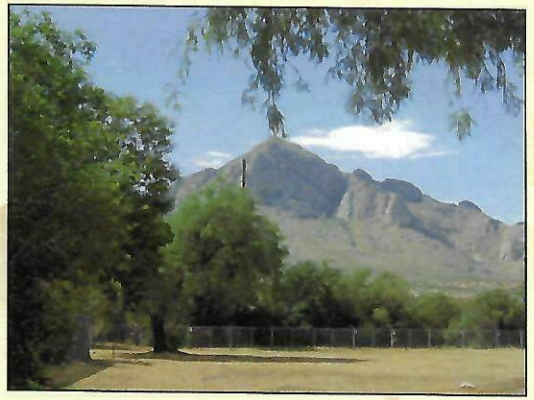
- We can learn from past times at the Ranch: ranching history, business ventures, food production, water conservation, and transportation networks.

- We have opportunities for on-site learning programs that are relevant to today's world -- the power of special places.

- We can all enjoy the historic setting as a respite from its busy surroundings along Oracle Road.







Planning for Steam Pump Ranch's Future, 2007-2008

- A citizen based Task Force worked with consultant PosterFrost, Inc. to prepare a Master Plan for the site.

- The Master Plan identifies preservation priorities and desired community uses. There are two phases:

  Opening Phase (5.4 million $$$). Includes building restoration, landscaping, walkways, activity areas, etc.

  Potential Build-out Phase (?? Million $$)

- Estimated time frame for development is dependent upon acquiring funding.

- Goal is for the Opening Phase to be completed by 02/12/2012 (Centennial of Arizona statehood).



Why the name "Steam Pump"?

- Pusch hand dug a well at the Ranch. He apparently imported a pump from his Germany to bring water to the surface.
- Mesquite wood was used to fuel the pump and produce the steam for its operation. The well became a dependable source of water for travelers. It was also a convenient place for ranchers to water their cattle on the way to market.
- Soon Pusch and Zellweger's PZ Ranch became known as ***Steam Pump Ranch.***







Remember the good old days along Oracle Road??



We don't either! But this is how Oracle Road looked in the late 1800s when enterprising individuals established ranches along the western base of the Santa Catalina Mountains.

Among the first were George Pusch and John Zellweger. They came to Arizona in the mid 1870s and purchased a ranch that would soon become known as the Steam Pump Ranch.

Steam Pump Ranch Pumphouse
There's no other place like it in Oro Valley



Pumphouse building and attached blacksmith shop ca 1928



Pumphouse still standing in 1996



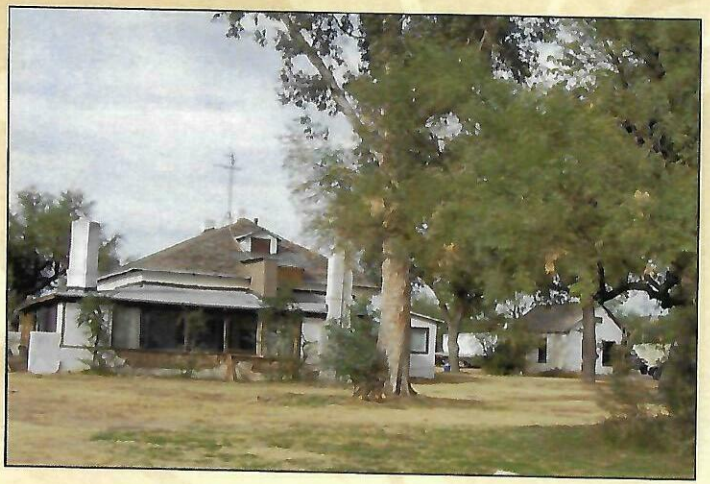
Pumphouse collapsed in 2003

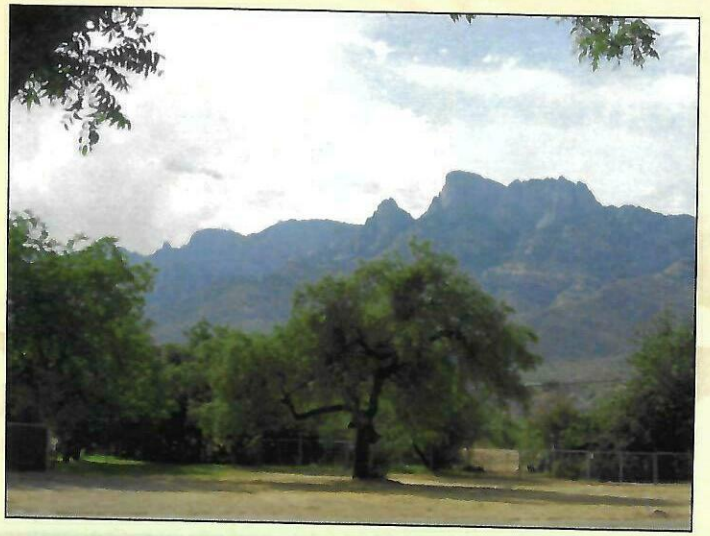
Plans call for restoring the Pumphouse to capture a sense of the importance of water in the desert a century ago.

Do you want to learn how to make adobe bricks??

Why Preserve what remains of Steam Pump Ranch today?

- This place made a difference in southern Arizona for almost a century (1870s – 1950s).
- The people who lived here also made a difference in Tucson business and social networks.
- The Ranch was a well-known stopping point along the Oracle highway. Its owners and visitors enjoyed many leisure times there. It can become such a place once again.







Pusch Ranch House



Pusch Ranch house ca 1900

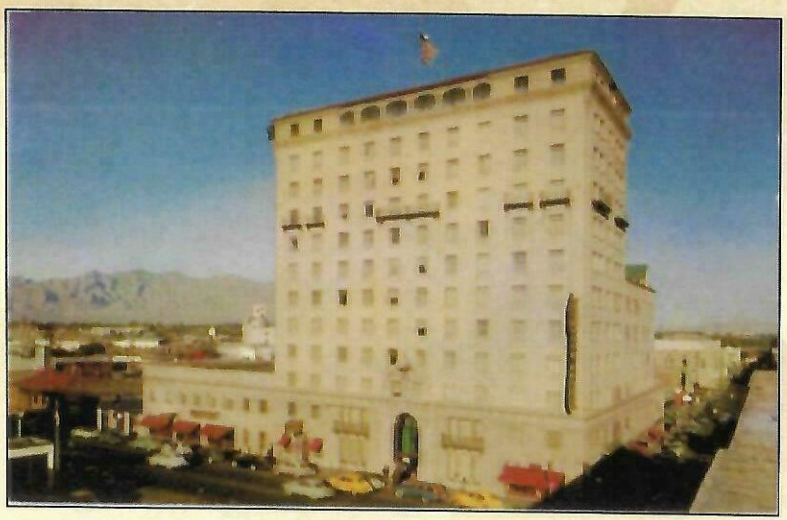


Pusch Ranch house in 2008

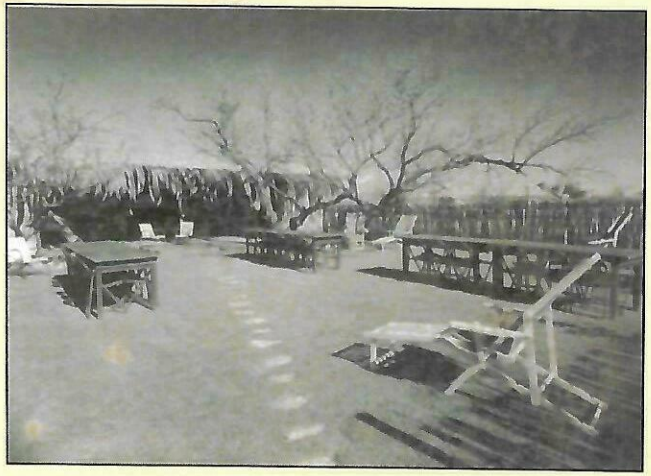
- George Pusch was a respected businessman in Tucson, owning a butcher shop and ice storage locker downtown.
- He and Matilda had 7 children who all spent time at the Ranch.
- Pusch served in the Arizona Territorial legislature, and voted against statehood!

The Pusch Ranch House awaits restoration. Its rooms can come alive with people again through use for classroom programs and meeting space. It will contain a research room and hands-on exhibits.

Procter/Leiber Era 1930s – 1950s



Pioneer Hotel



Outdoor barbecue area



Jack Procter

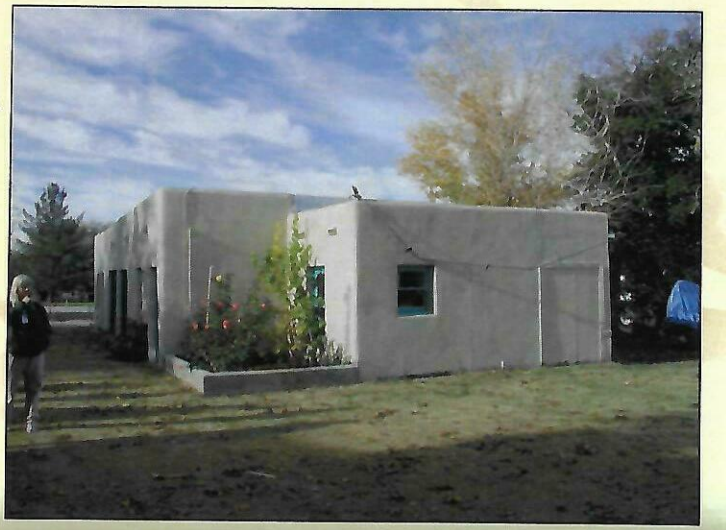
- Jack Procter bought the Steam Pump Ranch from the Pusch estate in 1933. He later built a new home, bunkhouses, and other ranch outbuildings.
- Procter managed the exclusive Pioneer Hotel in downtown Tucson. His chicken coops at the Ranch supplied the Hotel restaurant with eggs and chickens.
- He also raised cattle and hogs, and used the Ranch as a welcome retreat from urban Tucson.

Procter Era Features

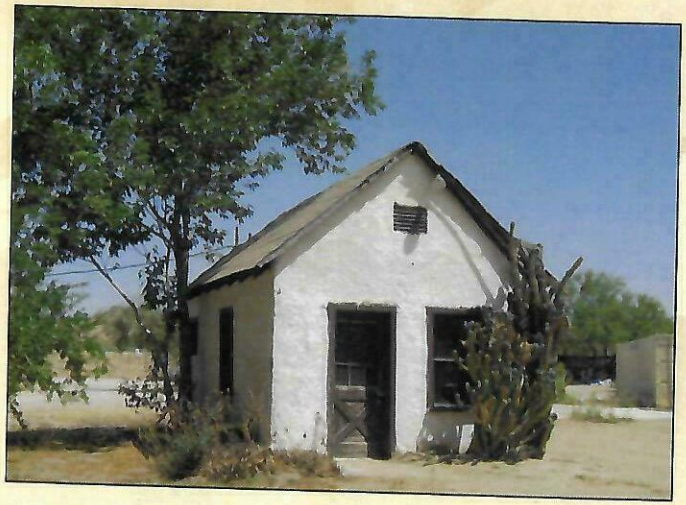
- Procter built a new house at the Ranch in the late 1930s. It will be restored to that time period. A small restaurant is planned on the porch. The yard and patio can be used for special events. Interior rooms will hold exhibits and a gift shop.

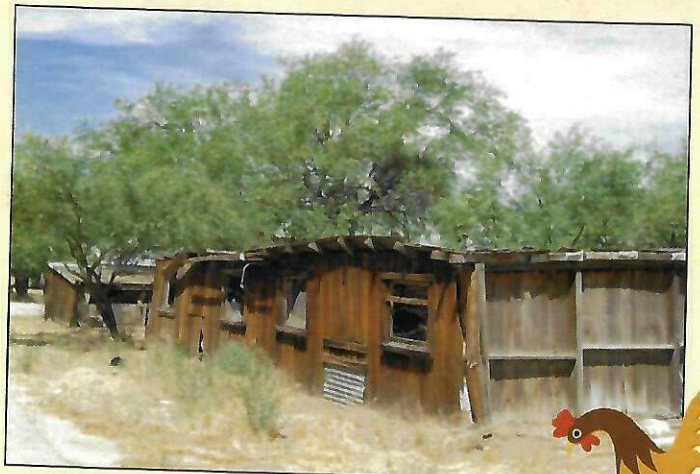


- The Ranch garage is to be rehabilitated for meeting space, films, ranch activities, and changing exhibits– a learning and environmental education center.



Additional Procter Era Features

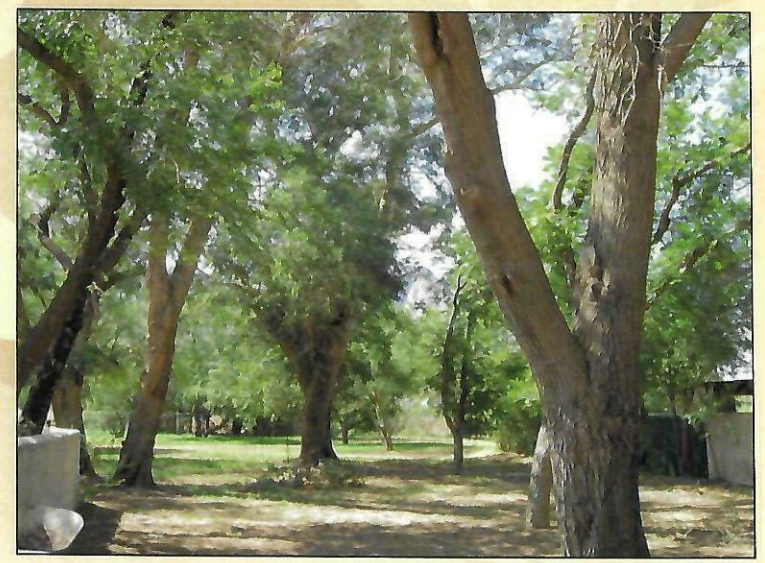




- Two bunkhouses from the 1930s await rehabilitation as a Cowboy house museum and a restroom (check your spurs!).
- Chicken coops used for many years are to be preserved – a good location for an outdoor market and arts and crafts activities. Raising chickens? Who knows.

The Setting and Landscape

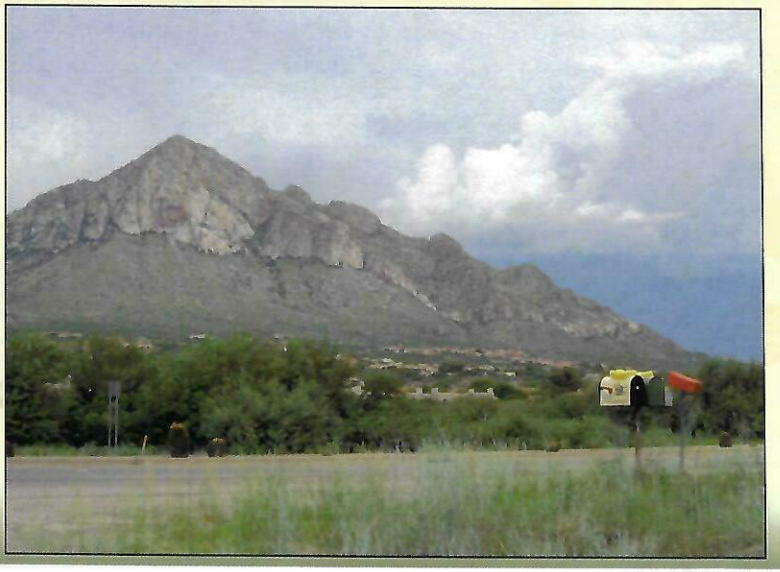
- Sit and relax in the shade of an old tree.
- Enjoy the views of Pusch Ridge.
- Play croquet or horseshoes on the lawn.
- Rope a wooden steer.
- Have a picnic lunch.
- Walk the Ranch.











Status of the Steam Pump Ranch Today

Clean-up (summer and fall 2008) in preparation for **Pre-Opening Phase** in 2009.

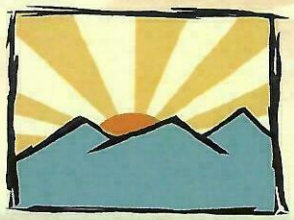
(pre-opening phase includes site access by appointment as described in the Master Plan)



Pre-Opening Phase (2009 – 2012):.

OVHS proposes to sponsor and initiate:

* Guided Site Tours
* Creating Historic Gardens



OV Historical Society Guided Site Tours

The "Historic Heart" of Oro Valley

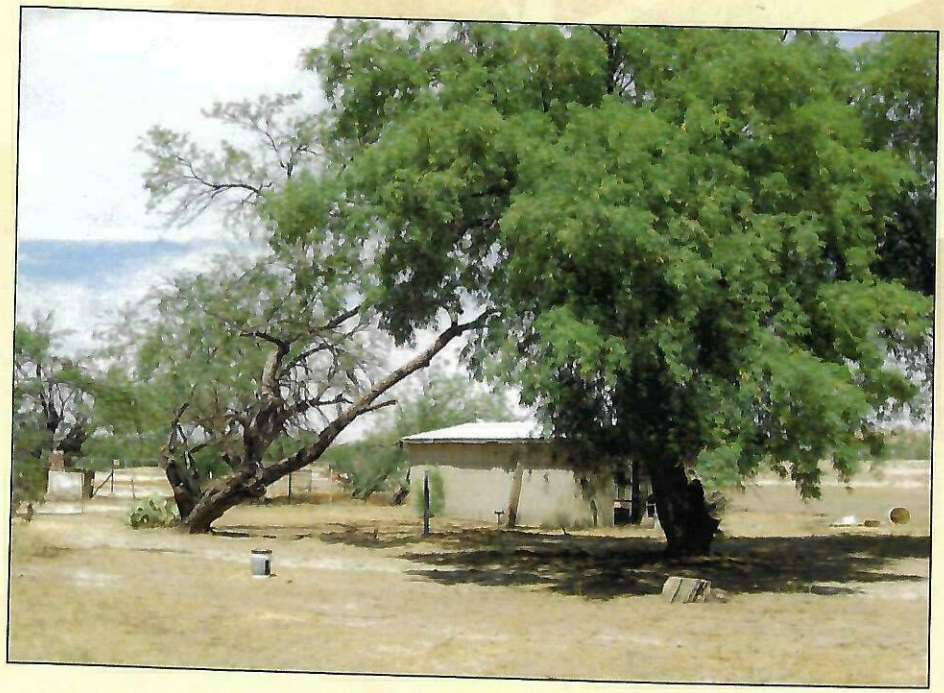
- The Historical Society will develop public site tours once the property is considered safe by the Town.



- Tours for various ages and interests will be conducted on an appointment basis in cooperation with the Town.



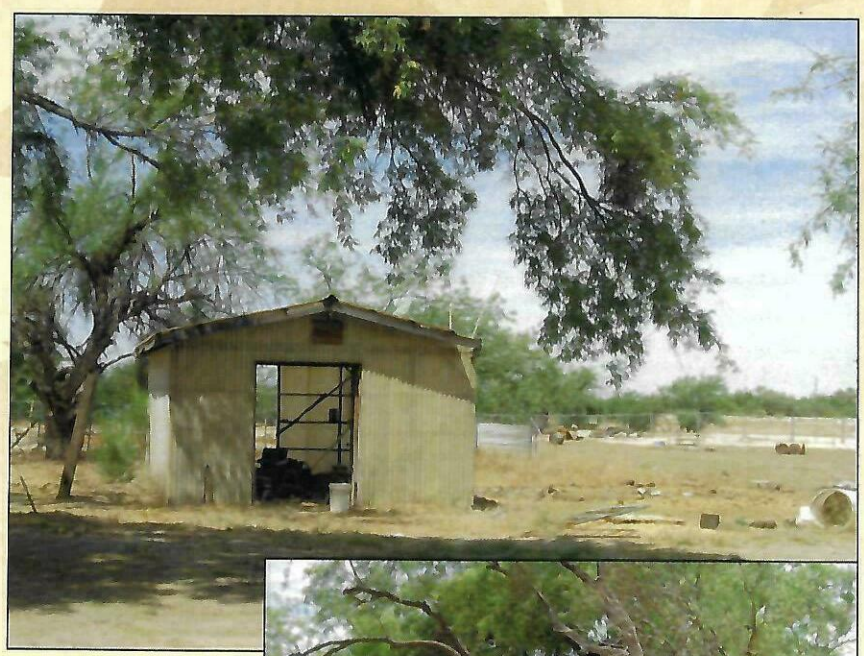
OV Historical Society Historic Gardens Proposal, beginning 2009

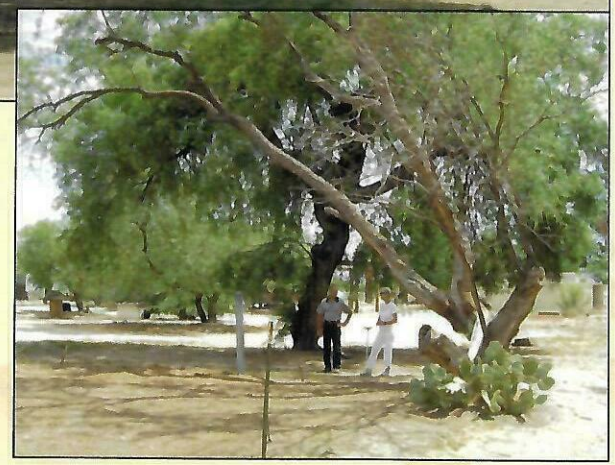


Pioneer Garden

If Matilda Pusch had a garden . . .

A German immigrant's garden





Native American garden

The Three Sisters

The Historic Gardens

- Student projects and intergenerational connections kids, parents, grandparents
- Seasonal plantings (spring, summer, fall)
- Water harvesting and conservation
- A pretty place of vegetables and flowers
- Help our garden grow . .



Things happening now
Summer and Fall 2008: Assessment and inventory of historic items.

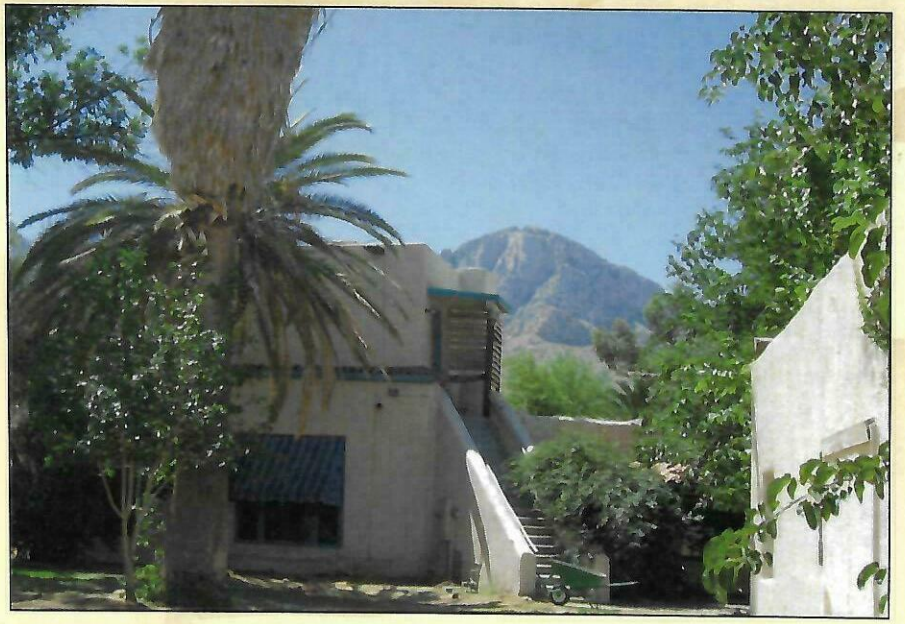




Town of Oro Valley and Historic Preservation Commission are working together.

Oro Valley Historical Society will assist.

Summer and Fall 2008: Cleanup work by the Town to make the site safe

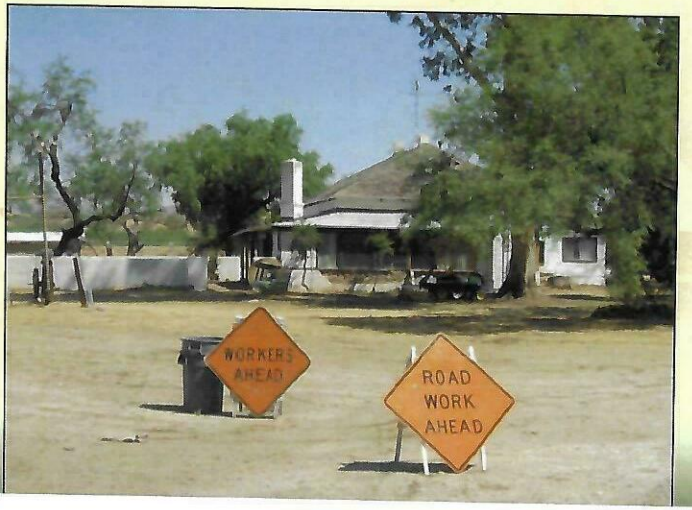


Removal of degraded second story addition to Procter-Leiber house.

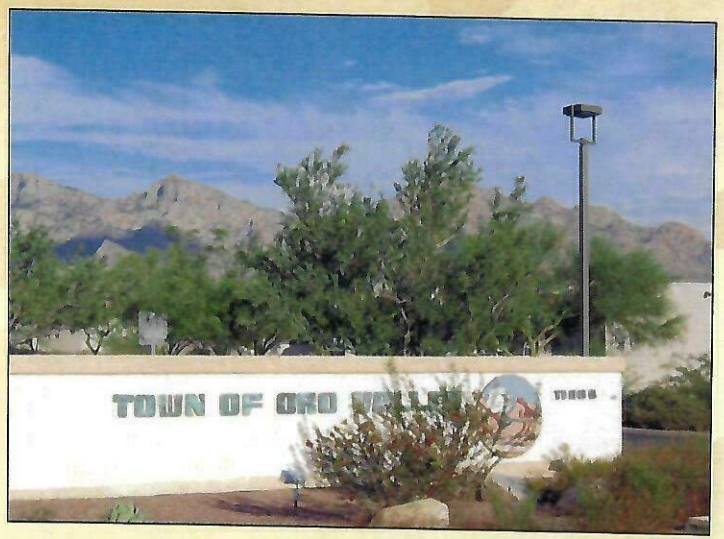


Tons of stuff removed from the property.

Grounds and landscape cleanup for vegetation enhancement and visitor safety.



Town of Oro Valley Responsibilities



Maintenance and preservation of the property so that it's historic integrity is not lost—

- per Conservation Easement with Pima County,
- per the National Historic Preservation Act of 1966
- per Intergovernmental Agreement with Pima County,

The Challenge is to establish annual funding within the Town's budget and encourage partnerships.

Potential Funding Sources for Restoration and Rehabilitation

- Grants

  Proposals submitted by Town to:

  Arizona Heritage Fund for restoration of Pusch Ranch House (app $430,000).

  Pima Association of Governments Transportation Enhancement Program for reconstruction of the Pumphouse (app $250,000).

- 2009 Pima County Bond Funds, IF included in package, IF approved by voters.

- Town funds for development, management and maintenance.

- Public/private partnerships for programs and events.



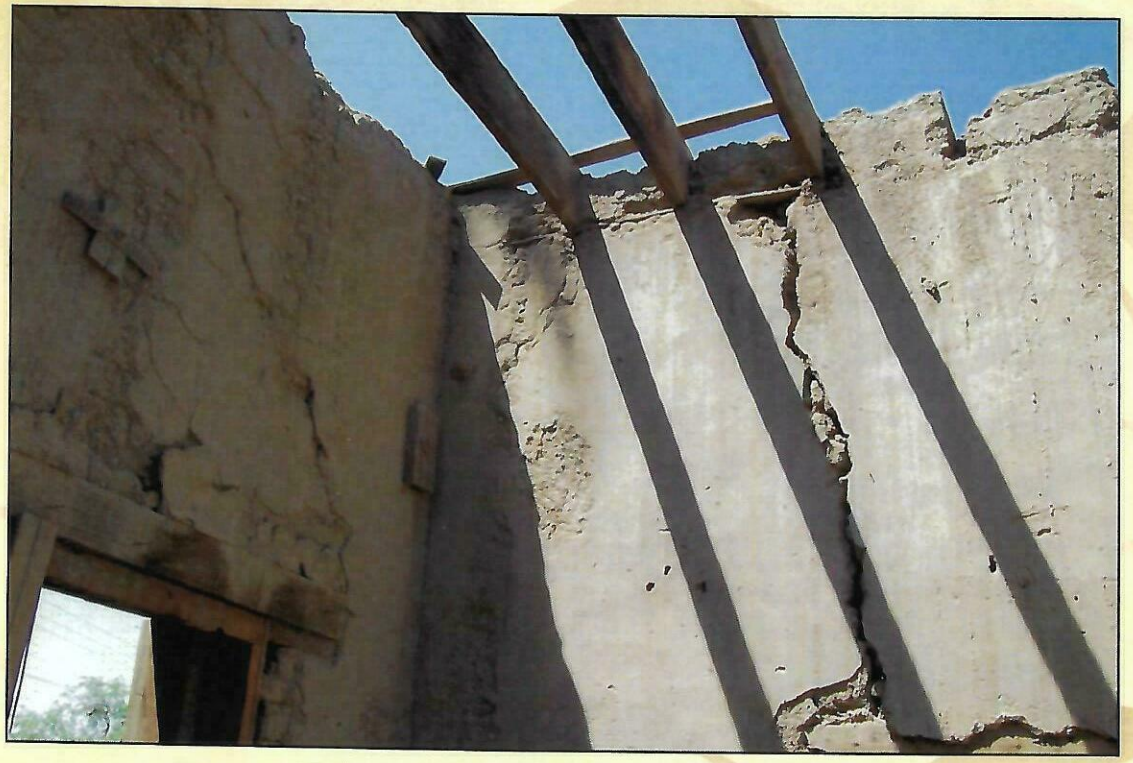
You can help . . . Community Responsibilities

- Promote community historic and educational programs – education is central to historic preservation.
- Support implementation of the Master Plan through participation in events and projects.
- Encourage sponsorship by civic organizations, individuals and businesses.
- Help create a sense of place for Oro Valley. Steam Pump Ranch made a difference in the last century, and it can make a difference in this century.





We all need to participate to make the restoration of Steam Pump Ranch a reality --as the "historic heart" of Oro Valley



This Place Matters!

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Ways to become involved in preserving Steam Pump Ranch as "the historic heart" of Oro Valley

- Join the Oro Valley Historical Society
  www.ovhistory.org

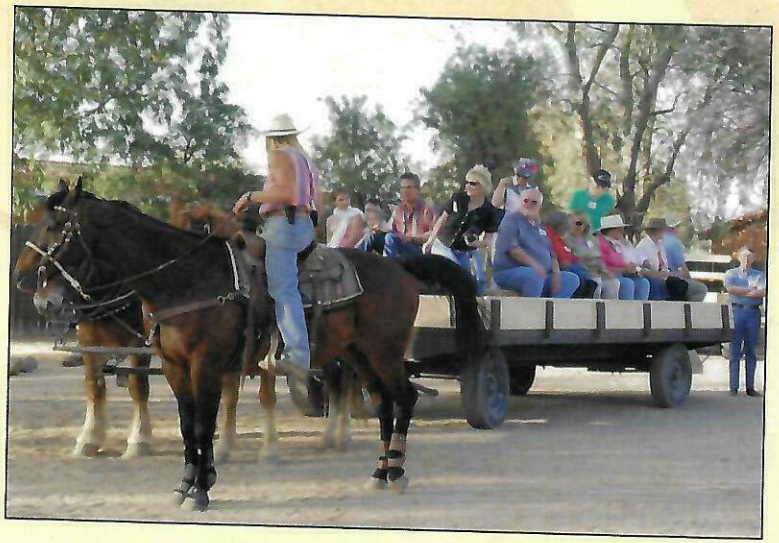
- Contact the Town Council to show your support
  Mayor Paul Loomis -- ploomis@orovalleyaz.gov 229-4700
  Vice Mayor Al Kunisch – akunisch@orovalleyaz.gov 229-4997
  Paula Abbott – pabbott@orovalleyaz.gov 229-4700
  K C Carter -- kcarter@orovalleyaz.gov 229-4700
  Bill Garner -- bgarner@orovalleyaz.gov 229-4996
  Barry Gillaspie – bgillaspie@orovalleyaz.gov 229-4993
  Salette Latas – slatas@orovalleyaz.gov 229-4992

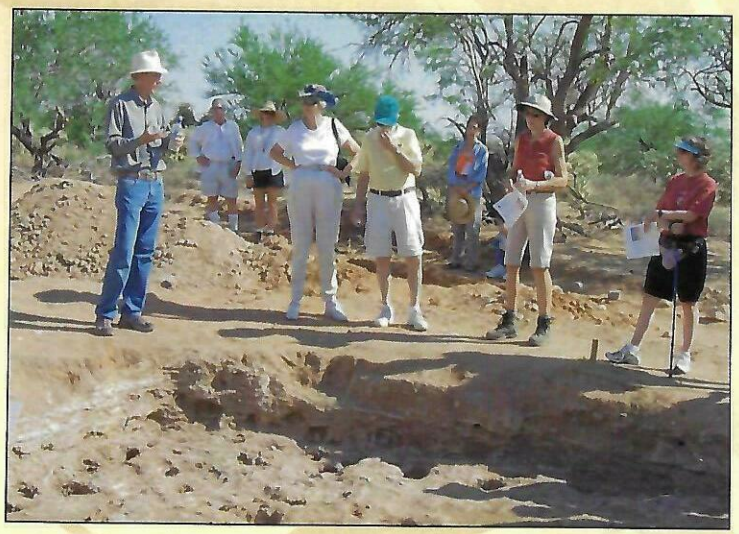
- Contact the Historic Preservation Commission to show your support.
  Chair Bob Baughman rjbaughman@comcast.net

- Help raise funds and create partnerships.

Oro Valley Historical Society
Mission

To promote research, preservation, education and dissemination of historical information related to the greater Oro Valley area.





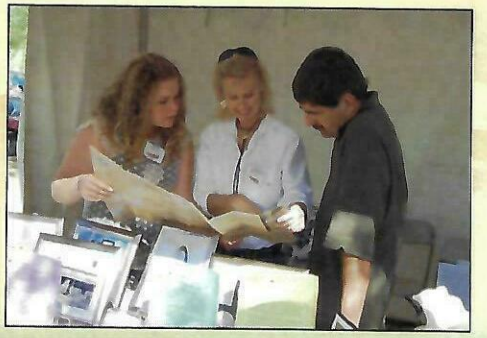
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Purposes of the Society

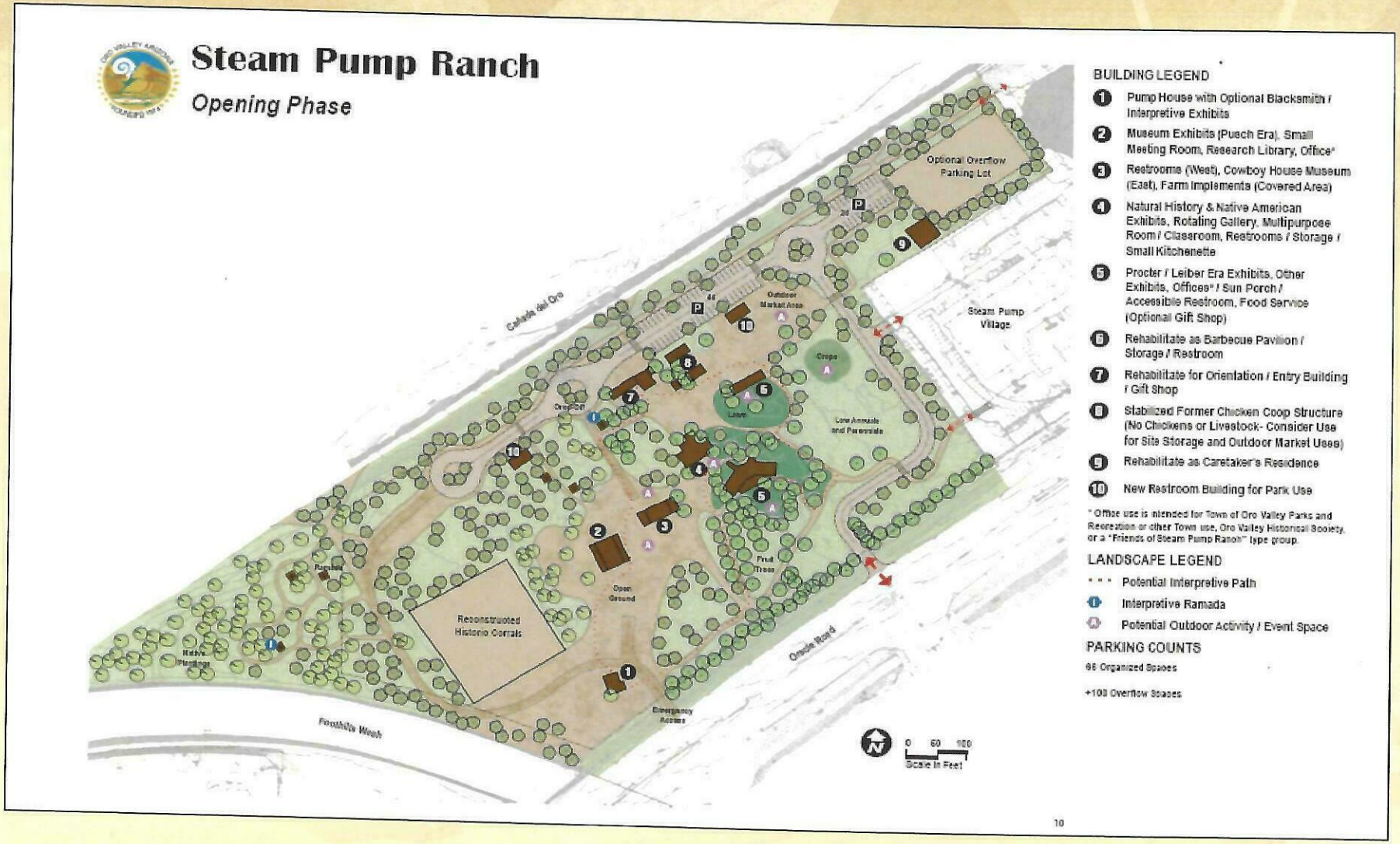
- Assist the Town of Oro Valley in protecting and preserving places of historical importance.
- Provide educational opportunities in our schools to encourage student awareness and interest in history.
- Sponsor informative programs to increase interest and knowledge of area prehistory and history.
- Play a key role in the Oro Valley community to make our past an integral part of our future.



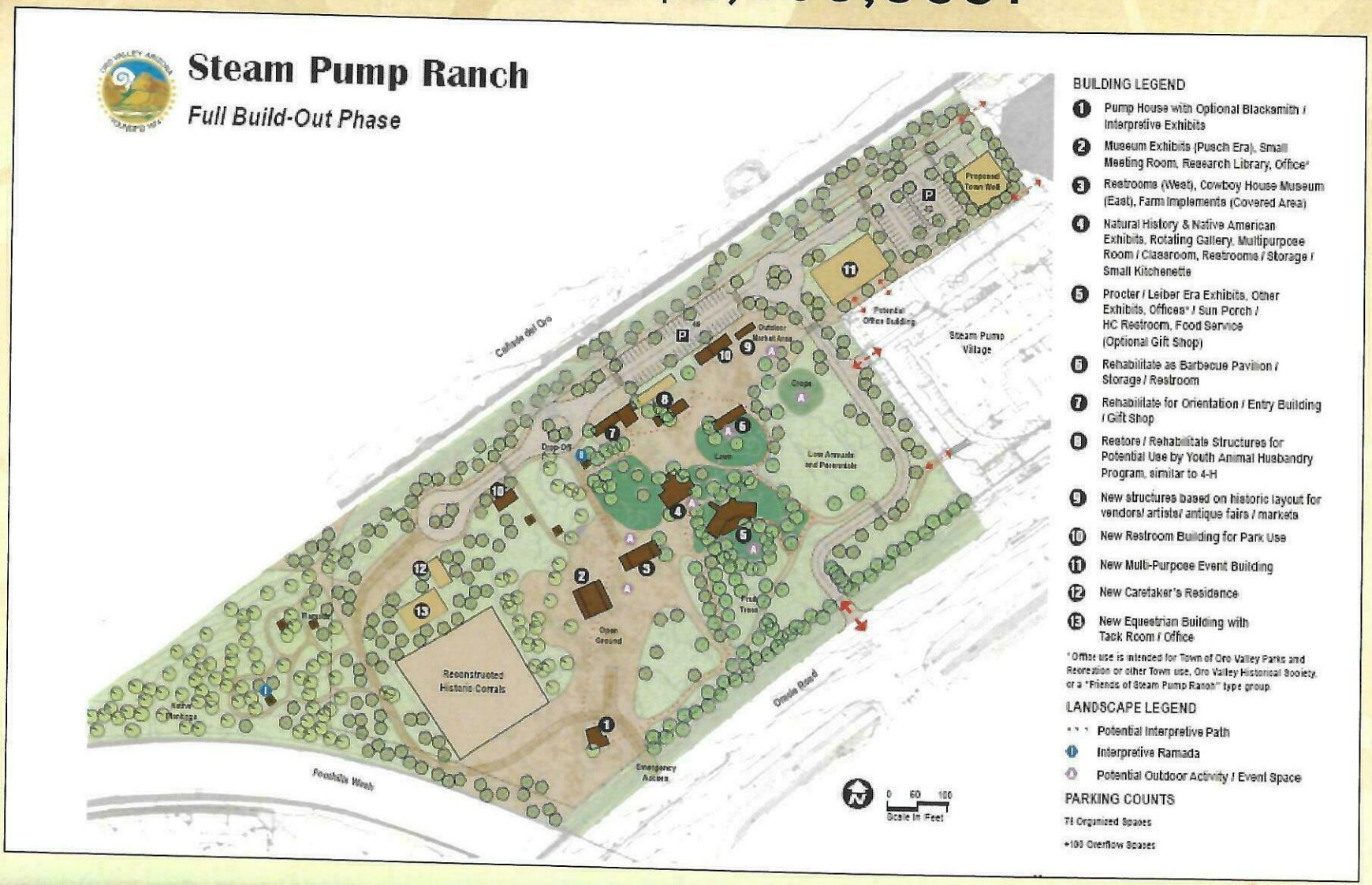
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Steam Pump Ranch Opening Phase -- estimated $5,000,000+



Steam Pump Ranch Build-out Phase – estimated $2,000,000+



Jim Kriegh
Founder of Oro Valley
1928 - 2007

