

**Kentucky Camp Headquarters Building
Nogales Ranger District, Coronado National Forest
Recreation Enhancement Act Fee Proposal**

The Forest Service is proposing to include the Kentucky Camp Headquarters building in the “Rooms with a View” Arizona Cabin Rental Program. A small cabin is currently available for overnight rental at \$75.00/night. The proposed fee increase to \$200.00 would include 2 nights’ use of the rental cabin and use of the Kentucky Camp Headquarters Building during the intervening day.

Kentucky Camp is listed on the National Register of Historic Places. It is located within 1½ hours of Tucson, Sierra Vista, and Nogales, Arizona, providing a local recreation base of well over a million people. The site, which lies along the Arizona Trail, provides the public with educational and recreational opportunities including mining and ranching history, adobe preservation, nature and wildlife viewing, hiking, mountain biking, and equestrian and geocache activities.

The Kentucky Camp Headquarters Building’s rehabilitation has been completed in a manner that allows it to function for a wide variety of day use purposes, and has been equipped with a small kitchenette and adjacent potable water and toilet facilities.

History of the Site

Kentucky Camp was originally constructed in 1904 as the Headquarters of the Santa Rita Water and Mining Company. The history of the site begins around 1900, when James Stetson, an engineer, and George McAneny, a millionaire mining investor, teamed up to revive mining in the Greaterville district. They believed if they could bring in enough water, they could use hydraulic mining techniques to recover lots more gold. In hydraulic mining, a high-pressure stream of water is directed at the dirt containing the ores; the water blasts away the dirt, and carries the ores to the sluices. Hydraulic mining had been historically successful in California, because there were whole rivers that could supply water. The giant nozzle (called, quite originally, a “giant” or a monitor) directs the high-pressure stream, and requires prodigious amounts of water, with pressure usually supplied by both gravity (the inlet end of the pipe much higher than the outlet) and decreasing diameters of the pipe.

Between 1902 and 1904 the Santa Rita Water and Mining Company, the company that McAneny and Stetson founded, had up to 70 employees digging ditches, blasting tunnels, and laying pipe to bring water from streams as far as 8 miles to the south to the placer gold deposits. The workers also built the headquarters for the operation: Kentucky Camp, with its 5 adobe buildings.

The water system worked -- seven or eight large pits were excavated. But then tragedy struck. In 1905, the day before a stockholders’ meeting in Tucson, Stetson was killed in a fall from his room on the 3rd floor of the Santa Rita Hotel. The loss of the engineer caused some setbacks for the company, but the final blow came when McAneny’s wife,

30 years his junior, sued him for divorce. All his money became tied up under court restraining orders while the alimony was being decided. McAneny's relatives had him declared incompetent, citing his miserable marriage and failed gold mining operations, and he died in 1909. His heirs fought over his remaining estate, until it ended up in the hands of one of the lawyers, Louis Hummel. Louis Hummel's daughter and her husband used Kentucky Camp as a ranch headquarters until the 1960s, after which the place was abandoned and left to deteriorate

The Forest Service acquired the property in 1989, and an architect assessed the site's condition. Fire crews made adobes and rebuilt the wall in their spare time. With funds provided by a television show that filmed in the vicinity, the Forest Service reconstructed the walls and re-roofed the structures. However, the Forest Service did not have near the funds needed for restoration of the adobe buildings.

Enter "Passport in Time." Passport in Time (PIT) is a national Forest Service program in which volunteers help FS archaeologists and historians do research, conduct excavations and surveys, or, as in our case, restore historic buildings. Our first group of volunteers made architectural drawings of each building, created contour maps of the site and patched adobe walls. Over the last 12 years other tasks have included repairing wood trim, thresholds, floors, doors, ceilings, and floors. Adobe walls have been repaired or rebuilt to curtail erosion. Archeological excavations discovered features of the original drainage system, and repairs were begun to the interior of the buildings. Volunteers include retired folks, school kids, cub scouts, RV clubs, equestrian clubs.

The Forest Service has tried to hold a Passport in Time project at the site every year, but that wouldn't be frequent enough to keep up the maintenance, let alone make needed progress on the restoration. In response, several of our Passport in Time volunteers started a "Friends of Kentucky Camp" partner group. The Friends not only help train and supervise volunteers during the Passport in Time projects, they continue the restoration work throughout the year, and provide an on-site caretaker to watch over the site, and do various restoration and maintenance projects.

In 1998 the Friends, FS, and PIT volunteers re-built a porch on one of the cabins at Kentucky Camp. It was not an exact replica, as the original didn't last long, but replicated the original's size and shape. Most of the Friends of KC volunteers came from southern Arizona; however PIT volunteers came from all over the country, including Vermont, Washington, Florida, California, Wyoming, Idaho, and New Mexico. In addition to the Passport in Time volunteers, we developed a partnership with restoration and earthen architecture experts from Mexico. We wanted to start repairing some of the fine mud plaster in the interiors, which had eroded significantly before the roofs were repaired. This technique is no longer very common in the United States, so we asked experts from Mexico's Instituto Nacional de Antropología e Historia (Mexico's federal archaeology program) to help. They not only helped with the painted plaster, but also showed us how to provide more structural stability to eroded walls and how to apply a sacrificial coat more quickly.

In 2000, one of the small cabins was made available for overnight rental through the “Rooms with a View” Program. The cabin rental has provided a unique opportunity for the public to enjoy a rustic experience in a beautiful setting.

Over the last eight years the Friends of Kentucky Camp have continued their rehabilitation of the Headquarters Building. They are responsible for completing the electrical, insulation, adobe plastering, and plumbing. This year they will replace the ceiling in the rental cabin and rewire the kitchen. It has been through the cooperative efforts of the Friends of Kentucky Camp, the Passport in Time program, our partnership with INAH, and the Forest Service that these unique buildings (through adaptive reuse) may now be offered to the public.

Description of Project

Kentucky Camp is located in the Santa Rita Mountains, approximately one hour from Tucson. The site contains five adobe buildings, although only two are available for rental. Restoration of the Gold Processing building is currently underway. This structure which is not part of the proposed rental plan will become the primary focus of public interpretation at the site. This allows the site to remain open for interpretive and recreational visitation even while the two buildings are rented. The Headquarters Building, with its eight rooms and porch, can accommodate group events up to 50 people. The cabin, with its three rooms can be rented independently of the Headquarters Building for \$75/night and accommodates up to 5 people. Groups will be able to reserve the Headquarters Building and the cabin for meetings, receptions, weddings, community gatherings and similar uses.

To avoid user conflicts, rental of the Headquarters Building (for \$200.00) will include use of the cabin for the nights before and after. Overnight use of the cabin is limited to five people; dispersed camping (outside of the site) is available to day-use guests. Parking for 4-5 vehicles is available at the Headquarters Building; additional parking is available at the public parking area at the gate entrance to the site. The access road to Kentucky Camp will not accommodate recreational vehicles. However, there are numerous dispersed campsites within 1 to 2 miles of the site.

An on-site caretaker (recruited through the Passport in Time program) is present year-round. The caretaker’s quarters is located about one hundred fifty feet west of the Headquarters Building. It consists of a fully-equipped 27’ trailer. An adobe utility building houses the water storage tank (for the entire site), as well as additional storage. The caretaker’s main tasks are to maintain the buildings, clean the cabin and vault toilets, greet the public and provide a presence at the site to prevent vandalism.

There are numerous amenities available at Kentucky Camp. These include:

Headquarters Building

- 2000 sq ft of indoor space, 50 person capacity
- Fully stocked kitchen prep area with outside liquids disposal sink

- Small refrigerator, microwave, crockpot and flatware
- Tables and chairs for presentation, meeting or dining area setting
- Couches, rocking chairs and small dining table with benches and chairs
- Large wrap-around porch with Adirondack chairs
- Electric lights and outlets
- Outdoor security lighting
- Adjacent picnic area, charcoal grill and two tables
- Adjacent potable water and toilet facilities
- Located along the Arizona Trail

Cabin

- 500 sq ft of indoor space, 5 person capacity
- Bunks for 4 people, and a fold-out double bed
- Propane stove and electric space heaters
- Fully stocked kitchen prep area with outside liquids disposal sink
- Small refrigerator, microwave, hot plate, dishes, and flatware
- Couch, rocking chair and small dining table with benches and chairs
- Wrap-around porch with outdoor picnic table and chairs
- Electric lights and outlets
- Outdoor security lighting
- Adjacent patio area, charcoal grill and fire ring
- Adjacent potable water and toilet facilities

Limited parking for the cabin and the Headquarters Building is available on-site. More parking is available ¼ mile from the site. In the past (for large events), the FS has run a shuttle from the large parking area down to the site.

Numerous attractions are also available at or near Kentucky Camp. These include:

- Within one hour of Tucson, Sierra Vista or Nogales.
- Kentucky Camp Historic site, a rare example of standing adobe architecture, listed on the National Register of Historic Places.
- Attractions within 1 hour's drive include: Kartchner Caverns, Patagonia Nature Preserve, International Port of Entry, several wineries, Ft. Huachuca Buffalo Soldier Museum, the historic Empire Ranch, the Las Cienegas National Conservation Area, and the Amerind Foundation Museum
- Secluded, attractive location for group day use

Financial Analysis

Proposed Fee Rates

Kentucky Camp Cabin – Continue to collect \$75.00 per night for the use of the cabin

Two nights of the Kentucky Camp Cabin and Day-Use of the Headquarters Building = \$200.00.

All fees will be collected through the National Reservation System

Current annual revenues collected for the cabin based on 10/06 – 09/07 = \$6,000

Projected Revenues with the addition of the Headquarters Building = \$8,000

The facility will be open year round with an estimated decrease in occupancy in the summer months. It is estimated that the year round occupancy will average about 25%.

Operations and maintenance of the Kentucky Camp facilities are done in-house and with our partners. O&M costs for the Kentucky Camp cabin averages \$4,100 per year. This includes the propane, electricity, and cleaning and pumping of both toilets. The additional costs associated with the rental of the Headquarters Building are estimated at \$210.00.

Looking at the overnight use of the cabin and day-use of the Headquarters Building, the expected revenue is ~ \$8,000. If there are additional revenues generated they will be allocated by the Arizona Cabin Rental Board to provide O&M for existing cabin rentals or to provide seed money to bring other historic buildings into the cabin rental program.

Business Plan

There is an existing “Rooms with a View” Arizona Cabin Rental Project Plan for Arizona Forests, last updated December, 2003. The Executive Summary succinctly states on page 2 that “Fees are based on market demand, number of occupants, amenities, and management costs.” The proposed fee meets the objectives and goals stated throughout the Business Plan.

Analysis of Existing Private and Public Facilities or Services

Research shows that the Kentucky Camp Headquarters Building will provide an experience unique within the state of Arizona. In the past, Kentucky Camp has been used by the Forest Service for large Passport in Time programs, educational camps for local Native American Groups (Tohono O’odham and Gila River), mountain bike races, and an annual 50-mile endurance run (start and finish lines). To our knowledge, only one other facility offers day-use for large groups: the Groom Creek Schoolhouse (see below).

Relationship to Private or Concessionaire Developments

Santa Rita Lodge, approximately 50 miles (by road) west of Kentucky Camp, is privately owned. The Lodge offers the Kent Springs Cabin which is a deluxe facility, including indoor plumbing. It is available for day-use only (no overnight). The fee is \$200.00/day for the first 20 people and then an additional \$10.00/person up to 50 people.

Relationship to Other Public Developments (local)

The Prescott National Forest offers day-use rental for the Groom Creek Schoolhouse. The combined school house building and picnic facility will accommodate a group of 100 people. The fee is \$150.00 and there is no overnight accommodation.

Proximity to Urban Population

The Tucson area (population 1 million) is approximately 45 miles away from Kentucky Camp and is about an hour drive. Phoenix (population 3 million) is approximately 150 miles away and is about a 3 hour drive.

Justification for Fee

The Kentucky Camp Headquarters Building expanded fee is in line with the value provided and in line with fees for similar facilities (Kent Springs Cabin and the Groom Creek School House).

These fees are the only source of funds for annual operation & maintenance. These include:

- Rehabilitation and continued restoration of a site listed on the National Register of Historic Places
- Providing for a caretaker to live on-site. The caretaker provides interpretive information to the public and prevents vandalism.
- Maintaining the vault toilets used by the cabin renters and recreational visitors using the Arizona Trail.
- Maintaining the water system
- Covering the costs of propane and electricity
- Rodent and pest control

Funds are desired for improvements that will enhance the rental use and continue to preserve the historic nature of the buildings. Surplus funds can be used to purchase materials for our partners (Friends of Kentucky Camp & PIT volunteers) to complete major improvements, such as:

- Replacement of the ceiling and roof joists in the small cabin, estimated cost \$1,000
- Replacing wiring and electrical boxes in the small cabin, estimated cost \$500.00
- Preservation of other historic structures at the site, including rehabilitation of the Gold Processing Building for use as the primary location for interpretive displays
- Continued maintenance of roofs, walls and foundations, estimated cost (\$10,000)

Description of How the Cabin Rental Board will inform the public about expenditures

The public will be kept informed of how their fees are at work in the area by signage, both on the Arizona Trail Information board (located at the entrance to the site) and individual signs in the Headquarters Building and the cabin (i.e. "Your Fees at Work".)

Information will also be posted on the Coronado N.F. web site and will be forwarded to the Region for inclusion in the Regional Annual Fee Program Report.

Notification of Proposed Fee Increase to the Public

Date(s) of PI Activity	Type of Public Involvement	Audiences Reached	Feedback Received (Yes/No)	Synopsis of Feedback	Amount of Time & circulation
Dec. 1, 2006	Notice in Friends of KC Newsletter	Friends of Kentucky Camp	No	N/A	13 months, ~ 75 people
July 16, 2007	Notice published in Federal Register	General Public	No	N/A	6 months
July 20, 2007	News release issued by Coronado NF	Southern Arizona publics	No	N/A	6 months
Aug. 30, 2007	Notice placed on Coronado NF web site	General public	No	N/A	4 months ~ 150,000 hits/month
Oct. 13, 2007	Flyer distributed at KC Open House	General public	Yes	1 letter in support of the fee increase	4 months, ~50 people
Oct. 13, 2007	Flyer posted at Headquarters & cabin	Public visitors & cabin renters	No	N/A	3 months ~ 500 people
Oct. 16, 2007	Legal Notice in the AZ Daily Star	All Publics	No	N/A	3 months ~ 100,000 people
Dec. 3, 2007	Notification to the RAC	Recreation Advisory Council	Yes	1 comment – make the notice more inviting	6 weeks
Dec. 18, 2007	Email sent to the Arizona Trails Association	Recreational users of the Arizona Trail	No	N/A	1 month
Dec. 18, 2007	Email and phone contact with County Line Riders of Catalina	Equestrian users of National Forest Lands	No	NA	1 month ~ 200 members
Jan. 5, 2008	Second article in the Friends of KC Newsletter	Friends of Kentucky Camp	No	N/A	30 days ~ 75 people
Jan. 8, 2008	Notification to the Congressional Delegation	Local, state and Federal Congressional Delegation	No	N/A	3 weeks ~ 12 people

