

Altar Valley Watershed Plan

Project Description: Old Hayhook Structure Rehabilitation

Project description: Evaluate the site's current conditions to understand and prioritize structural rehabilitation of the main ranch house in the Old Hayhook Ranch Complex. Rehabilitation of this site should include measures to make the building habitable or temporarily habitable (e.g. primitive amenities) and will promote land and cultural resource stewardship by future users, in turn mitigating vandalism.

Potential project partners (*indicate possible co-leads if known*): Pima County (lead)

Purpose of the project: Project objectives and goals center on arresting the structural decay of an historically significant building in its original natural setting - furthering opportunities to educate the public about the ranching history and ranching families of the Altar Valley Watershed, at the foot of the Coyote Mountains. Along with educational values, structural rehabilitation provides the public access to a tangible resource that could serve as a rental property (see USFS - Rooms With A View Program, Recreation Cabin Rentals).

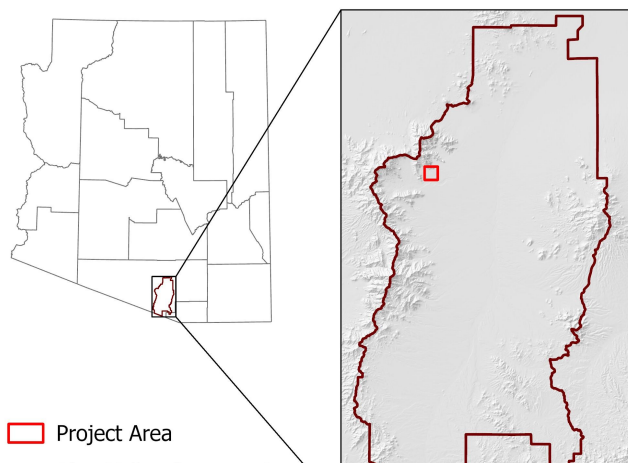
Relationship to goals/desired conditions of the Watershed Framework: Indicate which goals/desired conditions the project will help to achieve from [this list](#). Insert the number of the desired condition below.

4e, 5g, 6a, 7a-7d

Value: Why is this project important? How will it contribute to watershed productivity and community well-being? Your 60-second "elevator pitch" for this project.

Ideally, the ranch house could serve as a rental property and the surrounding site could be programmed through passive recreation to highlight the unique and irreplaceable natural and cultural resources that characterize the watershed.

Implications of no action: The building will continue to deteriorate and ongoing, targeted vandalism of the building and surrounding landscape will persist.



Work and/or studies to date: A 2014 Certified Local Government grant administered by the State Historic Preservation Office and awarded to Pima County's Office of Sustainability and Conservation was used to record the building and its history. A condition assessment and cost estimate for repairs

was prepared internally by County staff in 2015. The report can be found [here](#).

Project area and site conditions: What is the general project size and location (including land ownership)? Describe the current and potential site conditions.

Project activities: Describe the overall process and primary activities of the project. *Optional: Include graphics/photos of project concepts or relevant examples.*

A public process engaging stakeholders should be initiated to understand if and how this site and the ranch house might serve the greater public. Project partners and funding should be sought to ensure rehabilitation, programming, and subsequent use and maintenance is possible. Issues of access and surrounding land ownership will need to be addressed.

Rehabilitation would proceed through design and construction and may require structural, electrical and wastewater permitting, depending on the selected treatments to rehabilitate the building.

Project timeline: Organize the project activities into the planning, implementation, and maintenance/monitoring phases in the table below. *Optional: Include estimated duration and costs.*

These estimates should be provided by an architectural and engineering consultant as part of the planning phase, however, estimates based on proxies are provided and should inform the table included below.

Planning Design/Engineering (\$15 - 20K) & monitoring plan permitting

Implementation/Construction (\$180 - 235K)

Monitoring (\$?)

Maintenance (annual - post implementation) (\$6-9K)

Brief description of suggested work includes (note this can be adjusted based on the end use and all may not be necessary to perform):

- The original one-room adobe cabin is the core of the building, this should be kept and accentuated within a revised floorplan.
- Almost everything else will likely need removal due to poor or failed construction.
- Consider adding a bathroom and small kitchen.
- New roof covering.

- The adobe bathroom and storage is challenging to incorporate into a new/workable floorplan, and this may need to be re-built/located within a revised floor plan.
- Enclosed porch with insect screen. Other porches might be included (open or screened) to increase the usable sq. ft. space.
- Maintain and enhance views to nearby rocks.
- Possibly retain the old barbeque pit in its current location.
- Minimal landscaping but this could include designated parking to reduce parking on conservation areas.

Planning, Design/Engineering, & monitoring plan, permitting	Implementation/ Construction	Monitoring (post-implementation)	Maintenance (post-implementation)
<i>Activities:</i>	<i>Activities:</i>	<i>Activities:</i>	<i>Activities:</i>
<i>Duration:</i>	<i>Duration:</i>	<i>Cycle:</i>	<i>Cycle:</i>
<i>Estimated cost:</i>	<i>Estimated cost:</i>	<i>Estimated cycle cost:</i>	<i>Estimated cycle cost:</i>
☐ <\$10,000	☐ < \$10,000	☐ < \$1,000	☐ < \$1,000
☐ \$10,000	☐ \$10,000	☐ \$1 -10,000	☐ \$0 -10,000
☐ -\$100,000	☐ -\$100,000	☐ \$10,000	☐ \$10,000
☐ \$100,000 -	☐ \$100,000 -	☐ -\$100,000	☐ -\$100,000
☐ \$500,000	☐ \$500,000	☐ \$100,000 -	☐ \$100,000 -
☐ \$500,000 - \$1	☐ \$500,000 -	☐ \$500,000	☐ \$500,000
☐ million	☐ \$1 million		
☐ >\$1 million	☐ >\$1 million		

Potential funding sources: None identified.

Permits: Biological surveys may be required along with updated cultural resources survey. As noted above, structural, electrical and wastewater permitting may be required. New septic may be needed, water systems, electrical could be solar.