



# EMPIRE RANCH FOUNDATION NEWS

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## Efforts Resume After Empire Roundup Cancellation

*"It took a few hours on Tuesday, September 11, 2001, for the reality to sink in. It would be less than honest to believe that even now we have felt the full impact of the unspeakable events of that day.*

*Within hours of turning on the television to the horror unfolding in front of our eyes a phone call had come. The Bureau of Land Management, and we their partners in one of the more unusual alliances ever developed between a government agency and a group of citizens, were going to cancel the long planned Empire Ranch 2001 Roundup.*

*...in all good faith, we could not have done anything on Saturday, September 15, except go through the motions. Our hearts and minds were with the injured, lost and their wounded families."*

The above words of board member Susan McDonald spoke for all of us in September as we struggled to come to grips with the horrors of September 11.

Since then, along with the rest of the nation, we are remembering that day, but also recovering and returning to important goals, as is described in articles that follow.

Before we turn to these goals, however, we would like to stop and thank the many terrific volunteers and partners who brought us to the ready point for the Roundup.

They include dedicated Foundation board members and their spouses; special guests and ranching demonstrators; our partner the BLM Tucson Office; our sponsors the Arizona Historical Society, Northern Trust Bank of Arizona, and the Sonoran Institute; dozens of supporting businesses; and nearly 100 individual volunteers.

We sincerely thank you, and look forward to enjoying a wonderful Roundup with you in 2002.

## Estaremos Listos! (We Will Be Ready!)

We were ready for an exciting western art show and sale featuring 40 of the West's best painters, sculptors, and potters! The artists delivered their work to Northern Trust Bank in Tucson in wooden crates that would meet insurance requirements for transporting later to the ranch.

As boxes arrived at the bank, Vice President Francie Merryman and Marketing Officer Carol Goddard uncrated and eyed them with thoughts of where each could be best displayed. Honorary Empire Ranch Foundation board member, Mick Davidson and his wife Linda, who are also artists, spearheaded the work by ERF and the bank to hang the work on August 12.

When the tired workers left that Sunday they were confident that the exhibit would fare well at the bank until it was moved for the grand finale at the Empire Ranch Roundup on September 15.

Knowing the content of the show, thoughts turned to presenting the art at the rustic ranch headquarters. Artists from Arizona, Wyoming, Texas, Colorado, New Mexico, Kansas, California, and Oregon planned trips to Sonoita. Friends and board members offered housing. A relative of one artist who worked on the ranch in the '50s planned to come and participate at the generations table.

Everyone knew about it. Our sponsors, Northern Trust Bank of Arizona and the Arizona Historical Society, spared nothing in supporting this fundraising effort

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## Working Calendar

### November

- 1 Action Plan preservation contract underway
- 4 Fall Fund Raising Appeal mailed
- 17 Board meeting and election of officers
- 30 Chimney stabilization work complete

### December

- 31 Action Plan preservation repairs 75% complete

### January

- 19 Board meeting

### February

- 16 Board meeting

### March

- 16 Board meeting
- 31 Action Plan preservation repairs 100% complete

### Ongoing

- “Under Construction” ranch house tours conducted—dates to be determined & announced
- Nov. 1 through Mar. 31: Major preservation work on the Empire Ranch House--volunteer work days to be announced.

## Muchas Gracias!

Our deep gratitude to the 26 individuals and organizations who donated a total of \$10,735 to the Foundation from June 15 through September 30.

The gifts included a total of \$6,165 generously donated by participating artists as a portion of sales at the 2001 Western Art Show, and numerous special donations in support of the Fall Roundup. Also received were generous contributions in memory of Carey Ingram and of the Vail Family.

We would also like to express again our heartfelt thanks to our partner the BLM, our sponsors, our commercial benefactors including Joseph DeWolf (Top Stitch Upholstery) and dozens of other businesses, our 40 participating artists, and our nearly 100 individual volunteers who served or were ready to serve at the Roundup and Art Show.

Lastly, muchas gracias to the members of the San Rafael 4-H Club, who so willingly helped with our mailing preparations.

## Shela McFarlin Named BLM Tucson Manager

We are delighted about the recent selection of Shela McFarlin to be Manager of the BLM Tucson Field Office. Shela has had a long, productive, and personal relationship with the Foundation, and has deep familiarity with our goals and issues.

Since 1998, as Project Coordinator based in the BLM Phoenix Office, she has dedicated many official and unofficial hours to leading joint ERF/BLM planning efforts to create our Master Plan for developing the Empire Ranch Western Heritage Site and Educational Center. She has also served ably as chair of our joint ERF/BLM Construction Committee, which oversees all contract and volunteer preservation work at the Empire's headquarters.

Shela brings a rich background for this position, based on 20 years of experience with BLM and previous academic and museum positions.

She has been the Director of the BLM Anasazi Heritage Center, Project Manager/Director for the BLM Hohokam Heritage Center Project, archaeologist, university professor in anthropology; and BLM environmental project manager for land exchanges, mine plans, fiber optic systems, and heritage projects.

The “down” side of her selection as Manager, of course, is the likelihood that Shela's broader responsibilities will restrict her future availability for staffwork to support the Foundation. However, we have been assured an orderly delegation and transfer process, and have hopes that her special fondness for historic preservation values will reserve a special spot for the Empire Ranch on her busy radar screen.

Shela will transfer to the Tucson Field Office effective November 19.

Congratulations, Shela!

## New Skills for Empire Ranch Foundation Success

The Foundation has been fortunate to retain the executive director services of Stuart R. Leidner to aid oversight of our greatly expanded preservation contract work (see p. 3), to support competition for grant funds, and to help manage an increasing administrative workload. His services, part-time and targeted, will focus on the specialized areas our otherwise all-volunteer workforce cannot handle on a day-to-day basis.

Stuart, a resident of Sonoita, AZ, is a professional supplier of administrative support services to nonprofit associations. He earned a BS in Business and a MS in Resource Recreation and Tourism from the University of Idaho, and has extensive experience in project management and coordination, grant awards and oversight, and research analysis. He also provides executive director services to the Southeast Arizona Land Trust. Welcome, Stuart!

## Preservation Projects Summary

Preservation of the Empire Ranch House and other buildings is a primary mission of the Foundation.

Preservation projects recently completed, underway, or scheduled are noted below. Projects previously shown as complete are not repeated here.

- Complete emergency stabilization of ranch house chimneys (Nov. 2001)
- Remove contaminated soil above ceilings (~80% complete; more work in Fall 2001)
- Improve drainage conditions around foundations (partially complete; more work in Fall/Winter)
- Emergency stabilization of stone corral (plan complete; under review for approval)
- Complete adobe haybarn emergency drainage improvements (complete)
- Complete emergency repairs to adobe haybarn foundation (Fall/Winter 2001/2002)
- Begin roof system repairs to the ranch house (Fall 2001)
- Begin wall system repairs to the ranch house (Fall 2001)
- Manufacture adobe for use in preservation projects (ongoing)
- Repair ranch house windmill (Fall 2001)
- Repair/replace lintel over south entry of Zaguan (Fall 2001)
- Create plan and stabilize the Ranch Hand's House (a priority item once funds are raised)

## Long-Term Preservation Contract Signed, Major Ranch House Repairs Underway

There is great cause for celebration. This November the preservation specialist firm Statistical Research, Inc. (SRI) gets underway on work under a new major Empire Ranch Foundation (ERF) contract for long-term stabilization of the Empire Ranch House roofs, walls, and foundations.

This work, costing nearly \$230,000 and currently fully funded, will execute repairs specified in our *Action Plan* for long term stabilization and repair. The Plan was completed and approved earlier in 2001.

SRI was selected as contractor on the basis of its response to a detailed Request for Proposals issued to a total of 9 firms in August. SRI is highly familiar with the Headquarters preservation needs since the firm has completed a number of smaller projects for ERF or BLM.

The *Action Plan* work, which is to be completed by March 31, 2002, is an important first element in the 3–5 year contract awarded to SRI. Other services SRI has been selected to provide as required over the coming 3–5 years are:

- Technical support for planning the restoration and adaptive reuse of the Empire Ranch House, including research and collaborative planning phases.

### Stone Corral Emergency Repairs Determined

Remember our special appeal last year to do something for that favorite structure in the headquarters complex, the Stone Corral? That is where you have seen some of the western skills demonstrated at past Roundups. Well, with your generosity we were able to fund the research that now makes that work possible.

The Foundation's preservation specialist firm SRI recently finished a work plan, complete with architectural drawings, to anchor the stone corral roof, install new support posts, and repoint mortar between the stones in the south wall, which has deteriorated.

Historic preservation is always more complex than first anticipated. Some of the problems that had to be solved were instability caused by erosion and settlement from moisture under the shallow foundations, and by deterioration in the roof beams due to pests and the elements. These problems are compounded by wind stresses on the corrugated iron roof, which presents a

- Design and/or execution of emergency and long-term stabilization repairs not included in the *Action Plan* (e.g., repairs of the Stone Corral, Haybarn, and other structures other than the ranch house).

- Technical evaluations and research to support additional preservation planning, nominations for *National Register of Historic Places*, and grant proposals.

- Technical support for the Foundation's public education, outreach, and volunteer participation efforts.

- Implementation of adaptive reuse programs and projects identified in the Master Plan.

These other planned work elements will be undertaken as funding is secured, and will be defined and priced on a project-by-project basis. The contract's provisions for the "as needed" availability of long term expertise and cost rate structures from SRI will vastly facilitate our ability to utilize funding effectively and hasten wise development of the Empire Ranch Western Heritage Site and Educational Center.

The costs for the *Action Plan* portion of the contract have been funded through the Millennium Grant (\$95,300 in funds, granted by the National Park Service), re-

935-square-foot "sail" for wind uplift.

With a detailed plan now submitted, we will seek necessary BLM and state technical review and approvals, and should be able to begin repairs as soon as approvals are obtained and funding secure. We hope to begin work by early 2002, meaning that there will be many more happy times in that picturesque spot in the future.



North and South views of Stone Corral. (Photos: S. Hughes, top; SRI, bottom)

maintaining matching funds donated to ERF (\$36,000), and the remainder from BLM deferred maintenance appropriations.

The ERF/BLM cooperative partnership will continue to plan and fund preservation and interpretation work, aided greatly by grants and private donations. The funding or grants obtained by BLM or ERF will be administered by ERF through this contract, under the BLM/ERF assistance agreement.

### Key Chimney Safety Repairs Completed

Two adobe chimneys extend above the roof over the original portion of the ranch house. When a new sloped roof was added to this area in the late 1800s, the chimneys were extended up above the roof with about 2.5 feet of unreinforced concrete supported by adobe bricks.

Rain had since washed out the supporting adobe, and the concrete, weighing over half a ton, posed a potential risk of collapsing and falling through the ceiling.

This concrete and adobe was removed in August, and the safety hazard eliminated. Structural strengthening and final replacement and replastering of chimney caps will be completed by the end of November. The look of the chimneys will remain the same, but they will no longer be a hazard to visitors or preservation workers.



Perilous chimney foundations were identified in SRI's research for *Action Plan*. Repairs couldn't wait. (Photos: SRI)

## Art Show (cont'd from p. 1)

reflecting the culture of the west and most directly our preservation efforts at the Empire Ranch Headquarters. Invitations to over 3,000 Empire Ranch and western art enthusiasts were mailed, media packets prepared for all of the publicity venues in Tucson and southern Arizona were distributed, a media event for artists to hobnob with TV and publication people had occurred at the bank.



Group picture at media reception Aug. 16 [John Claps (VP, Northern Trust Bank of Ariz.), Joan Nevin (Pub. Relations Dir., Ariz. Historical Society), John Donaldson (holder of Empire grazing lease since 1976), Marion Hyland (VP, ERF) and Steve Boice (Pres., ERF)] (Photo: M. Hyland)

Feature articles about artists appeared in the local Weekly Bulletin. An early morning (4:00 a.m. preparation time) live broadcast from the bank for a local TV station jolted artist Richard Iams and Francie Merryman to appear fully awake to communicate the opportunity to acquire art while helping a good cause.

Artist Joan LaRue consented to paint on-site for the Roundup at the ranch. Beloved artist Duane Bryers gave permission to use images of his famous painting, "Two's Company," which is owned by the National Cowboy Hall of Fame, for publicity purposes.

Our Empire Ranch Foundation website [www.empireranchfoundation.org](http://www.empireranchfoundation.org) displayed much of the art for preview. Large picture boards displayed the various eras of the ranch's history for the public that streamed through the bank daily. Predictions for attendance at the Roundup art show soared to between two and three thousand people.

Meanwhile, back at the ranch, volunteers prepared the headquarters. The BLM scoured the headquarters; tables and chairs were rented; security was in place; light-

ing and display materials were selected.

The true "Heart of the Empire," our volunteers, were assigned in shifts to exhibit rooms. Two volunteers planned to wear period costumes. A foolproof accounting system awaited the entry of sales. Signs to direct traffic through the exhibit were ready. The Arizona Historical Society was preparing a festive art reception.

As the excitement swelled, Northern Trust Bank hosted a stream of viewers, including a student group from Utterback Magnet School in Tucson, and prepared for the last big event there, the September 13 reception for the public to mingle with the artists. Several pieces of art had already sold. The art show's coordinator, Marion Hyland, purchased a painting by Joan LaRue entitled "Estoy Listo" ("I'm Ready," featured in the last newsletter), figuring that if there was anything not thought of she could not imagine what it was.

"Estoy Listo"? Certainly not. Who could have been ready for September 11? The Roundup and its Art Show finale scheduled for the 15th was rightfully cancelled.

This is not the end of the story, however, and there are lasting benefits. We made many new friends. Each of our board members stretched to give the very best effort possible. The community pitched in with barrels of encouragement and support.

We know how to plan and execute a large art show now, and plan to have art as an annual event. (We actually sold over \$25,000 worth of art without it ever getting to the ranch. Participating artists will donate 25% of that.) The love that we feel for this little part of our national heritage is even more important. Our determination to succeed is heightened.

We thank all the uncomplaining artists, our tireless benefactors—Northern Trust Bank, the Arizona Historical Society, and the Sonoran Institute—the many volunteers and our extended community for the spirit and inspiration they continuously provide. There will be another year. Estaremos Listos! (We will be ready!)



### Empire Ranch Souvenirs

Purchase handsome Empire Ranch souvenirs (t-shirts, caps, totes, lariats) that benefit preservation efforts!

**Available at Ace Hardware in Sonoita.  
All proceeds benefit the Foundation.**

## Picking Up the Pieces

The Empire 2001 Chair, which was to have been raffled at the Empire Ranch Foundation Roundup and Art Show, is still awaiting a home!

Donated by Sonoita furniture designer and upholsterer Joseph DeWolf of Top Stitch Upholstery, the prize's raffle tickets are to be limited to only 1,000. These tickets were being saved for the crowds expected at The Empire on Sept. 15.

For the present the chair sits on display at Ace Hardware in Sonoita.

**Raffle Tickets are still available at \$5.00 each, or at 5 tickets for \$20.00.**

**In Sonoita:** Purchase tickets at Ace Hardware. (Ace Hardware also sells Empire Ranch souvenir tote bags, caps, lariats, and t-shirts on behalf of the Foundation.)

**Tickets by mail:** please send a note and a check payable to Empire Ranch Foundation, *postmarked no later than Nov. 23.* Mail to: *Empire Ranch Foundation, P.O. Box 842, Sonoita, AZ 85637.*

A public drawing for the winning ticket will take place in Sonoita at the Steakout Saloon on Dec. 1, 2001, so the Empire 2001 Chair will be home for the holidays! Winner will be notified.



Joseph DeWolf with donated Empire 2001 Chair (Photo: S. McDonald)