

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Colossal Cave Preservation Park Historical District
other names/site number Colossal Cave (AZ BB:14:19 ASM); La Posta Quemada Ranch

2. Location

street & number Old Spanish Trail/Colossal Cave Road NA not for publication
city, town Vail NA vicinity
state Arizona code AZ county Pima code 019 zip code 85641

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>6</u>	<u>5</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>2</u>	<u>3</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>45</u>	<u>10</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u> </u> objects
	<input type="checkbox"/> object	<u>53</u>	<u>18</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 80. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Jessie P. Hoffman 6-5-92
Signature of certifying official Date
SAPO
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Entered in the National Register
 See continuation sheet. Helmut Byers 7/16/92
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Recreation/outdoor recreation
Domestic/Hotel/Single Dwelling
Secondary Structure
Industry/Executive Facility

Current Functions (enter categories from instructions)

Recreation/outdoor recreation
Domestic/Single Dwelling
Landscape/Park/Natural Feature
Work in Progress

7. Description

Architectural Classification
(enter categories from instructions)

Pueblo Revival Style
No Style

Materials (enter categories from instructions)

foundation Stone/Limestone/Concrete
walls Adobe

roof Metal/Tin, Asphalt
other _____

Describe present and historic physical appearance.

Summary Paragraph

The Colossal Cave Preservation Park Historic District (CCPPHD) is a blend of geologic and environmental wonders situated against a historic backdrop of the Old West. The cave is a large and unique natural feature occupied by native peoples for at least five centuries prior its discovery by local Anglo settlers in 1879. The cave's 39 miles of subterranean chambers and passages rival many of the large caverns in the National Park Service system, including Carlsbad Caverns, which is several miles shorter in horizontal area. Directly to the south of Colossal Cave lies the Posta Quemada Ranch, once a component of the sprawling Empire Ranch and the location of a large Civilian Conservation Corps (CCC) camp in the 1930s.

These twin attractions are built into a scenic setting providing a contrast of rocky crags and high ridges interspersed with saguaro-studded bajadas. The narrow canyon formed by Posta Quemada Creek widens near the ranch to form a lush, riparian wooded wetland area; a situation not commonly found in such close proximity to the Tucson urban area.

The Colossal Cave Historic District contains 53 contributing resources; six buildings, two sites and 45 structures. Located among the western foothills of the Rincon Mountains the cave and ranch areas are contained within the narrow valleys of Posta Quemada and Agua Verde Creeks. All but two of the buildings in the district were constructed during the primary development of the county park from 1934-1937. These features mixed Southwestern, territorial and ranch style attributes relating to the period 1928-1940. Recreational facilities including picnic and barbecue areas, footbridges, ramadas, cave trails and roads comprise the remaining features within the Colossal Cave setting.

The Colossal Cave Preservation Park Historical District is located in a portion of the southern foothills of the Rincon Mountains of southeast Arizona. These foothills rise nearly 900' from the valley floor, that is 3,400 feet above sea level. The existing Colossal Cave Park covers 640 acres adjacent to Posta Quemada Creek and Agua Verde Creek, which together form a tributary of Pantano Wash. This area is made up of mountains, canyons, creeks, hills and bajada south of the Rincon Valley and north of Cienega Creek. Pima County plans to create Colossal Cave Preservation Park through the addition of 2240 additional acres. Further additions are planned for the future to make this a major regional open-space area.

See continuation sheet

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Colossal Cave lies in a carboniferous limestone formation overlying a gneiss base. Other sedimentary beds of various ages include shale and quartzite. Later intrusive granites uplifted, folded and faulted the sedimentary beds causing cracking and stress lines to form. Trapped water in the beds widened the fissures, forming a subterranean river at least 39 miles long. Stalactites and stalagmites were formed by percolation of moisture stored within the cave as a result of the subterranean river once present there. This geologic dynamic continued until the onset of the dry period occurring at present. The most distinctive peak in the area is Rincon Peak (8,482') located about 12 km from Colossal Cave. Within the Colossal Cave Preservation Park boundaries are Amole Peak (4,282'), Pistol Hill (4,134'), and Agua Verde Peak (3,831').

The main hydrologic unit in the District, Posta Quemada Creek, forms a broad riparian habitat near its confluence with Agua Verde Creek, before quickly constricting into a narrow canyon to the northeast. The canyon becomes steeper and less accessible as it ascends the Rincon Mountains. Agua Verde Creek, by contrast forms a canyon from its juncture with Posta Quemada, but becomes wider to the east as it enters into the San Pedro Valley. The surrounding vegetation along these creeks is riparian woodland with mesquite, cottonwood, willow and paloverde in the bottomlands and acacia, mesquite and cacti upstream.

Colossal Cave occupies the southern exposure of the large ridge overlooking Posta Quemada Canyon in an area largely devoid of vegetation save creosote, while the La Posta Quemada Ranch buildings are for the most part situated in the floodplain dominated by the riparian woodland. The flood plain contains two ranch buildings architectural foundations, a small concrete dam and three access roads crossing the creek to the bajada on the east side. An expansive meadow is present just south of the main ranch buildings. This meadow has been recently cleared and altered prior to construction of a picnic area, and at least one building once present and plotted on the 1957 USGS 15' map has been demolished. Widening and grading of all roads on the ranch has also been completed. A modern corral area exists on the hill above the meadow. The southernmost of the three roads crossing Posta Quemada Creek parallels Agua Verde Creek for a short distance before ascending upslope to a large house built in the 1970's. A few feet from this house lies the adobe facilitating building, associated with SP 10-A, a Civilian Conservation Corps (CCC) Camp located in the open area to the east. The activities performed by the camp personnel from 1934 - 1937 were responsible for the improvements and additions to the Colossal Cave site and Park.

There is a general lack of a recognized architectural style or tradition in the buildings associated with Colossal Cave and Posta Quemada Ranch. The cave-related complex of buildings are irregular plans with no distinctive styles, however, the architect, Frederick Eastman employed elements of pueblo Indian and Mexican influence in the stone construction of the main buildings and subsidiary structures. Many of the buildings on Posta Quemada Ranch display Pueblo Revival architectural influence, especially in the use of adobe as the preferred construction material. Basic attributes include adobe

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construction, steel sash casement windows, heavy timber lintels, Mexican tile roof, and ceilings employing Santa Fe-style viga roofing.

The scale of the buildings in plan and elevation are remarkably similar. All ranch buildings are single story, rectangular constructs, while the Colossal Cave group are two-story combinations blending in well with the natural terrain. Natural stone work employed in the basic construction presents a Pueblo look to the hillside.

Architecturally the historic properties at Colossal Cave and La Posta Quemada Ranch can be divided into five groups (Map 1): A) buildings and structural elements relating to the cave including subterranean facilities and administrative and tourist oriented additions comprising the Visitor's Center (1-14); B) the support facilities located in the campground area south of the cave at El Bosquecito Picnic Area, table and bench combinations (15-23), fireplaces (24-32), ramada (33) and restroom (34), similar structural elements at the La Selvilla Barbecue Area (35-49), cattleguards (50-51), hydrologic facilities for park-wide use, pumphouse (52), water storage (cistern) (53), and cesspool (54) (Map 2); (c) a third group of ranch-related buildings; the Foreman's Residence (55), the Duplex Residence (56), the barn (57), facilitating building (58), and Sullivan House (59); (D) auxiliary ranch structures, water storage tank (60), windmill (61), dam (62), concrete foundations (63-64), corrals (65-66), and cattle pen (67) (Map 3); (E) non-structural, archaeological sites relating to mining (68,70) and trash dumps (69, 71).

An additional archaeological site may exist on the periphery of the park in the form of another stage station alleged to be located on Agua Verde Creek about a mile east of the La Posta Quemada ranch complex. This station was reported by Charles Day, former Posta Quemada owner in 1935 as adobe ruins. Day placed these ruins in T 16 S, R 17 E, Section 16, outside the proposed park boundaries. The ruins were not located by the archaeological survey and thus, are not reported here. An inventory of park buildings dates of construction, and classification status is presented below.

<u>ID</u>	<u>NAME</u>	<u>DATE</u>	<u>TYPE/STATUS</u>
GROUP A COLOSSAL CAVE			
1	Museum/Curio Shop/ Custodian's Quarters/ Storage	1937	Building/Contributor
2	Garage	1937	Building/Contributor
3	Ramada/Cave Entrance	ca. 1936	Structure/Contributor
4-7	Sewage Disposal and Water Lines	ca. 1936	Structure/Non-Contributor
8-11	Stone Walls	ca. 1936	Structure/Contributor
12-14	Footbridge and Trails	1934-1936	Structure/Contributor

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GROUP B EL BOSQUECITO PICNIC AREA

15-23	Table and Bench Combination	1936-1937	Structure/Contributor
24-32	Fireplaces	1936-1937	Structure/Contributor
33	Ramada	ca. 1936	Building/Non-Contributor
34	Restroom	ca. 1978	Building/Non-Contributor

GROUP B LA SELVILLA BARBECUE AREA

35-42	Table and Bench Combinations	1936-1937	Structure/Contributor
43-47	Fireplaces	1936-1937	Structure/Contributor
48	Ramada	ca. 1938	Building/Contributor
49	Restroom	ca. 1978	Building/Non-Contributor

GROUP B

50-51	Cattle Guard	ca. 1937	Structure/Contributor
52	Pumphouse	ca. 1937	Building/Contributor
53	Water Storage	ca. 1934-1936	Structure/Contributor
54	Cesspool	ca. 1934-1936	Structure/Non-Contributor

GROUP C

55	Foreman's Residence	ca. 1945	Building/Non-Contributor
56	Duplex Residence	ca. 1933	Building/Contributor
57	Barn (CCC Bathhouse)	ca. 1934	Building/Contributor
58	Facilitating Building (AZ BB:14:493)	ca. 1934	Site/Contributor
59	Sullivan House	ca. 1971	Building/Non-Contributor

GROUP D

60	Water Storage Tank	ca. 1934	Structure/Contributor
61	Windmill	ca. 1971	Structure/Non-Contributor
62	Dam	ca. 1966	Structure/Non-Contributor
63-64	Concrete Foundations	ca. 1980	Structure/Non-Contributor
65	Corral	ca. 1930	Structure/Contributor
66	Corral	ca. 1983	Structure/Non-Contributor
67	Cattle Chute	ca. 1928	Structure/Contributor

GROUP E

68	Chief Prospect (AZ BB:14:480)	ca. 1948	Site/Non-Contributor
69	Trash Dump (AZ BB:14:485)	ca. 1938	Site/Contributor
70	Heavy Boy Mine (AZ BB:14:496)	ca. 1950	Site/Non-Contributor
71	Trash Dump (AZ BB:14:497)	ca. 1945	Site/Non-Contributor

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Physical Descriptions

1. Museum and Custodian's Headquarters

This building is the largest and most impressive of the Colossal Cave group (Photo 1). It was built from 1936-1937 by CCC Company 2851 located at nearby Camp SP 10-A on Posta Quemada Ranch. It is joined to the ramada cave entrance and terrace walls to the west. The building as well as all Park Headquarters facilities is a single story building with basement. The building has an irregular plan, walls are approximately 13 in. thick of indigenous rock in combination stack and tunning bond courses. Exterior windows are steel sash casement, and door and window lintels are rough, hewn, heavy timber. The interior is exposed stone construction with peeled pole roof construction. Ceiling deck consists of saguaro ribs approaching a Pueblo style. There is a large stone fireplace off the main entry lobby facing the secondary display room. The secondary display room has only the primary peeled pole roof structure with exposed saguaro ribs, the east portion of this room has a furred ceiling with acoustical lay-in ceiling. The roof consists of parapet walls with flat, built-up roofing system. The east side has small modified lean-to with parapet side walls and corrugated roofing system. The entrance to the basement is located on the east side of this section. Doors are made of rough sawn heavy timber with original hardware, round knobs with escutcheon plates. All doors are solid with no penetrations. The building measures 150 x 65 ft.

2. Garage

The 2-story split level building known as the garage was built from 1936-1937 as part of the general cave development sponsored by the State of Arizona and performed by the Civilian Conservation Corps (Photo 2). The building has a wing on either side with a curved stone stairway leading to the second story. The original exterior porch above garage entry was later enclosed with wood framing and exposed wood planks, and a lean-to roof and rolled roofing. The second story was originally an open ramada-type area with thatched roof, but has since been enclosed as a general office-reception area. The remainder of the second level contains the Park Supervisor and Personnel Manager's offices. The lower level, originally a two-vehicle garage, has been converted into living quarters for staff personnel, the four wooden doors have been replaced with aluminum sliding glass doors. The building measures 30 x 30 ft.

3. Ramada/Cave Entrance Area

The stone and wood beam ramada at the entrance to Colossal Cave was constructed in 1937, providing a shelter over the area from the cave entrance to the curio shop entrance and extending west to the restroom area. The ramada is a covered area, irregular in plan with post and beam construction. Posts are approximately 28 in. square stone construction and flared base supporting wooden beams and a flat metal and asphalt roof. A flagstone floor is present within this general area. A cement walkway continues from the ramada west to the parking area.

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The water supply and sewage disposal systems to the cave and park facilities were installed in 1935-1936. The main water line to Colossal Cave extends for 200 ft northwest from the pumphouse (52) on Posta Quemada Creek, turns abruptly west for 150 ft, and extend upslope due north for nearly 1000 ft to a point above the scenic road. A storage tank (53) 60 ft deep is contained within the rock ledge. This line is the main water supply for the cave facility. A second line connects with the pipe north of the pumphouse and extends in a general northeasterly direction along the north side of Posta Quemada Creek for 3,500 ft, ending at La Selvilla Barbecue area. An extension of the Colossal Cave pipeline from a point 100 ft. north of the campground road carries water to El Bosquecito Campground and a well 1,500 ft to the south. The sewage disposal system consists of a line extending from the Custodian's Headquarters southwest for 150 ft, ending at the cesspool (54) on the hillside below the parking area. These structures are non-contributors because they are buried, and they could neither be described nor their integrity assessed.

8,9,10,11. Stone Walls

The stone walls at Colossal Cave were completed in 1937 as additions to the Headquarters Area (1) and parking lot. The walls are composed of local stone identical to the construction material used in the headquarters building. Walls average about three feet in height and can be grouped as four localities. The first section of stone wall is located along the outer rim of the Parking area from the southwest edge to the juncture of the exit road east of the natural pit shaft (8). A second series of walls forms the terrace leading from the Parking Area to the cave entrance. These walls are built along either side of the flagstone steps (9). A third wall section forms the southern boundary of the Headquarters Area (10). This wall ranges from a three foot high extension of the terrace wall to an abutment nearly 28 ft high below the ramada. This portion is incorporated into the Custodian's Headquarters lower level, extending the length of the building's facade. The wall also serves as a division between the lower and upper levels of the Custodial Headquarters, gradually decreasing in height, as it extends along the natural contour of the hillside. A final section of stone wall (11) is present along the southern edge of the narrow lot directly in front of the Garage, extending to the curve in the service road, and gradually merging into the hillside.

12,13,14. Footbridges and Trails (within cave)

Footbridges are considered as steps within the cave (12,13) connecting the numerous trails throughout the cavern. Subterranean steps are located at the bend in the descent into the chamber known as the "Kingdom of the Elves". These additions were added from 1934-1936 along with pathways leading to the various subterranean rooms. Three new trails (14) were added to those existing prior to 1934 comprising a total of one-and-a-half miles of new trails, in addition to a lighting system.

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These concrete structures were added in 1937 and include a heavy concrete table and two benches capable of seating about eight persons (Photo 3). The table ends are incised with the words "Pima County Parks". At present there are nine combination table and bench sets attributable to the CCC project.

24-32. Fireplaces (El Bosquecito Area)

Stone and mortar fireplaces with stationary metal gratings are situated a few feet from each table and bench combination (15-23). These fireplaces were added in 1937 as part of the campground organization. Each fireplace is about two square feet in size and are randomly oriented.

33. Ramada

This building is located in the far west portion of El Bosquecito Picnic Area and was constructed in 1937 (Photo 4). The central portion of the building is a six foot high wall with pit areas on either side connecting to this central feature with entryways on both sides. The building was originally roofed with logs supported by log uprights set in cement at each corner and on either side of each entry. The building measures 18 x 20 feet. The construction material is large basalt boulders. Although this building was conceived as a barbecue and picnic area, it is currently not used by visitors because of its deteriorated condition. Deterioration has impacted its integrity to such a degree as to make this a noncontributing building.

34. Restroom (El Bosquecito Picnic Area)

This building measures 19 x 10 feet and is constructed of rolled block on a concrete foundation with a flat wood and tin roof (Photo 5). There is a lattice work decoration along the wall with the entrances. This effect is due to the placement of decorative brick. The building is basically divided into two rooms each containing a latrine. This building was constructed in the late 1970s or early 1980s.

35-42. Table and Bench Combination (La Selvilla Barbecue Area)

These structures are similar to those existing at El Bosquecito picnic area, but are more widely distributed over the grounds. There are eight table and bench structures attributable to the CCC period. Additional one unit tables of wood and metal frame are present at random alcoves along the roads, but these have been added recently.

43-47. Fireplaces (La Selvilla Barbecue Area)

Five fireplace structures identical to those at El Bosquecito Picnic Area were constructed by the CCC at this locality. These structures are all located on the south

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side of the road. Some additional fireplaces have been added by the Youth Conservation Corps (YCC) in the 1978-1980 period. These latter structures are smaller than their earlier counterparts.

48. Ramada (La Selvilla Barbecue Area)

A stone and wood ramada is situated near Posta Quemada Creek at the La Selvilla Area (Photo 6). The building measures 25 x 10 feet. The ramada has a concrete foundation and a natural boulder and mortar wall surfaced with cut stone slabs. Four stone columns support wooden beams set into tongue-and-groove niches in the columns. The beams are clamped together with pieces of angle iron and hex bolts and in some places are contained by wooden pegs inserted within drilled holes. The north-south oriented beams contain metal slots at intervals suggesting a former roof. The ramada is currently open and contains two tables and two benches of concrete manufacture.

49. Restroom

This building is similar to the restroom located at El Bosquecito Picnic Area and is located among a thickly vegetated area on the extreme north end of the barbecue area. The use of slump block construction material in the walls suggest building by the Youth Conservation Corps (YCC) or Pima County Parks and Recreation in the late 1970s.

50,51. Cattle Guards

There is a cattle guard located at the entrance to the campground area from Colossal Cave Road. Another cattle guard is situated at the juncture of Old Spanish Trail and Colossal Cave Road about 9000 ft. from the first structure. The structures are standard metal grating placements over a shallow culvert with flanking metal attachments for connecting fencing. Both guards were installed by the CCC in 1937 or 1938.

52. Pumphouse

This building measures 16 x 16 feet and is located on the east side of Posta Quemada Creek in a small, open area (Photo 7). The building is of local stone construction, with a flat concrete roof and three recessed wooden sash windows in the south, north, and west walls. A heavy wooden door with metal latch is situated on the east facing side. A four foot addition was added to the north corner of the building. The additional "L" shaped wall is open to the west. The boulder foundation tapers outward at the base. The building was constructed by the CCC in 1937 for pumping subterranean water to the storage tank (53) at Colossal Cave and to the El Bosquecito and La Selvilla areas.

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The water storage tank is a square shaft about 60 feet deep located north of the Colossal Cave Garage Building (2) on the rocky slope leading to Amole Peak. The tank was excavated by the CCC in 1936-1937 and stores the water pumped up hill from the building located on Posta Quemada Creek below (52). The tank is covered by a concrete slab and has an 8,000 gallon capacity.

54. Cesspool

A buried cesspool is situated on a knoll below the parking area. The facility was placed by the CCC in 1937 as the main feature of the Headquarters area sewage disposal system. The cesspool is connected to the lower level of the Headquarters Building. Because this structure is buried, a description of its shape, size, method of construction, and condition could not be made as part of the survey. As a result, it is listed as a non-contributor.

55. Foreman's Residence

The building known as the Foreman's Residence was built by ranch owner Charles Day in the early 1940's. It is a one story, square, steel fashioned gable building measuring 25 x 30 feet (Photo 8).

56. Duplex Residence

The duplex was probably built by Charles Day in 1933 (Photo 9). The house was originally a basic rectangle of adobe construction showing Pueblo Revival style influence. The windows are steel sash casement. The building has parapet walls with an exposed adobe cap and built-up roofing. The original doors have been replaced, and interior walls appear to be wood stud with lath and plaster. The full lean-to porch is a later addition with added concrete columns (doric style), exposed wood beams, and a Mexican tile roof. The original porch was screened in. An open walled courtyard is attached to the west end of this addition. The house currently measures 75 x 25 ft.

57. Barn (CCC Bathhouse)

This 49 x 20 ft wood frame building with corrugated tin covering, was constructed by the Civilian Conservation Corps (1935-1936) as a shower facility for Camp SP 10-A (Photo 10). This one-story, board and batten sided, gabled roof building is constructed on a concrete foundation. The entrance is situated on the south of the building. Buildings of this type were widely used by the U.S. Army for CCC camps across the nation and were known as 700 series barracks. The building has been used as a storage and barn facility since 1938.

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The Facilitating Building, built in 1934 by the CCC, is a single story, Pueblo Revival Style building with 16 inch adobe walls and a plaster interior (Photo 11). These walls rest on a tack foundation with stem wall. There are peeled wood poles extending from the front of the building for approximately three inches. The walls have parapets on three sides and the interior ceilings are peeled post with secondary beams and corrugated metal exterior roofing. The ceiling and roofing appear to be a recent modification. Heavy timber lintels and operable wood casement windows are present on all four sides of the building. The building has a flat roof and nine horizontal beams comprising the interior ceiling. Exterior features also include a wooden door on the east side of the building. The interior has a plaster board wall and bathroom addition. The building measures 30 x 15 ft. and was conceived as a combination blacksmith shop, tool room and mechanic's shop, serving the needs of CCC Camp SP 10-A.

59. Sullivan House

This exposed adobe, light mortar washed building was designed and built by architect, Louis Hall in 1971 as a residence for John S. Sullivan, owner of La Posta Quemada Ranch at that time (Photo 12). This 10,000 square foot building is constructed around an interior courtyard and contains exposed adobe interior walls. Also included in the general construction of the property is a parapet roof, steel sash casement and light windows, and exposed wood beam and plank ceilings. There are two kitchen areas, two baths, a sauna, servant's quarters, and a swimming pool contained within the building. The Sullivan House is currently being converted into a museum for the Colossal Cave Preservation Park.

60. Water Storage Tank

The water storage tank is a circular metal and concrete construction. The tank is about 15 feet in diameter and 12 feet high. The tank is believed to date to the period of the CCC camp, SP 10-A (ca. 1934). The tank is a gravity-flow water source tapping the aquifers of the Posta Quemada and Agua Verde creeks. The tank served the CCC Camp SP 10-A, and later provided water to the corral area.

61. Windmill

This 30-foot metal structure is a wind-operated pump common throughout the western United States. The windmill was brought to the ranch for decorative purposes by John Sullivan in the 1970's and was never functional.

62. Dam

The dam located on Posta Quemada Creek at the northern road crossing is a concrete and stone structure located on both sides of the road and measures about 10 ft in length and

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one foot in height. The dam is attributed to the 1965-1971 period. The dam has resulted in the impoundment of Posta Quemada Creek, creating a lush riparian locality and standing water in this portion of the Creek.

63,64. Foundations

These structural remains are located just north of the main residence (56) and south of the Foreman's Residence (55). They consist of a series of gridded concrete footings and steel reinforcing bars measuring about 100 x 50 ft. These structures represent prospective condominium developments reported from the 1975-1980 period.

65. Corral

The main corral, built ca. 1928 is a wood and barbed wire combination built of troop carrier ladder components. It is connected to the barn on the southeastern corner and contains a chute area on the western side. The corral area is divided into eight 50 x 50 ft subdivisions and a large 200 x 75 foot main area to the east. A 100 x 200 ft area on the east side of the barn (57) provides a blacksmithing and equipment storage area. The entire corral complex, exclusive of the barn (57) measures 200 x 300 ft. This corral was dismantled from its original position west of the Foreman's House and relocated in its present location in the late 1960's.

66. Corral

The corral located to the west of the Foreman's Residence (55) is a barbed wire and metal enclosure roughly 300 ft on the south side, tapering to an apex about 400 ft to the north. It is a recent (ca. 1983) addition to the ranch.

67. Cattle Chute

A wood and barbed wire cattle chute (ca. 1928) is located in the mesquite bosque along Posta Quemada Ranch about 600 ft northeast of the Foreman's House (55). The chute is constructed of railroad ties and measures about 10 x 20 ft.

68. The Chief Prospect (AZ BB:14:480)

This site is comprised of a mining prospect and trash dump attributed to the **Chief Group** of mineral prospects. These explorations are recorded by the Arizona Department of Mines and Mineral Resources (ADMMR) in the northwest corner of Section 8. The prospects reportedly produced limited quantities of gold, silver and lead during the late 1940s. Several prospects occur along the slope to the east and a large, cleared area between Colossal Cave and the Posta Quemada Ranch contains excavated remnants of mining activity related to the Chief Group explorations. The portion of this mining enterprise known as AZ BB:14:480 is situated on the edge of the hill to the east of the Colossal Cave

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entrance. The site overlooks Posta Quemada Creek below and there are tailings extending for about 50 m downslope from the prospect. The site appears to have been a shallow shaft extending into the limestone and quartz bedrock near the subterranean tunnels of Colossal Cave. This shaft has been filled in with excavated soil and trash. There is a collection of construction material and a concrete foundation a few meters from the mine. The extent of the site is about 400 sq m.

69. Trash Dump (AZ BB:14:485)

This site is a widely spaced distribution of historic period trash clusters occurring on the bajada south of Pistol Hill and Colossal Cave Road. The land slopes gently to the south and is drained by several small washes which empty into a larger tributary of Agua Verde Creek. A large ridge and smaller hills are located several hundred meters to the southeast of the site. The bajada flora is characterized as moderate to dense stands of prickly pear, fishhook cactus, mesquite, yucca, paloverde, cholla, snakeweed, bursage, grasses, hedgehog cactus, acacia, and occasional saguaro. The trash occurrences are located about 70 m south of the highway and occupy about 12,000 sq m between two of the larger north-south washes. There are numerous coal, ash, glass, metal and ceramic fragments clustered near the east edge of the wash extending through the site. Whole, clear glass containers are common, but utilitarian hardpaste, white ware ceramics and rusted metal objects dominate the assemblage. Two additional trash clusters occur over the site. One of these concentrations is located in the portion of the site east of the wash near the accumulation described above. Widely scattered metal debris and a can cluster are located on the west side of the wash. Concrete, milled lumber corrugated tin and metal plumbing and hardware sporadically occur in small groups throughout the site.

The trash deposit at AZ BB:14:485 probably represents at least three dumping episodes originating from the CCC Camp SP-10-A located about one mile to the east. The majority of dates derived from the glass and ceramic artifacts suggest the material was utilized from 1934 to 1942. The CCC activities were conducted at Colossal Cave from May 1934 through the summer of 1937. It is probable that trash from the abandoned camp was deposited in the area currently known as AZ BB:14:485 after 1937. The trash is associated with construction related activities and male oriented artifact types such as would be encountered at a work camp. Metal containers suggesting wholesale bulk quantities of materials and government issue food items argue for a trash distribution associated with the activities of the Civilian Conservation Corps.

The site has been relatively undisturbed by erosional processes due to the level terrain and absence of roads and off-road recreation use. The washes do not appear to be actively eroding the site. Some human impacts have occurred to a portion of the site as the result of bottle collecting. The largest trash cluster described as an ash pile and bottle dump was discovered by the archaeologists in a vandalized condition. Nearly all of the whole bottles were lying in a pile having clearly been dug out of the ash which retained numerous bottle fragments. This occurrence suggests caching of the whole bottles

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which the collectors subsequently decided to abandon.

70. The Heavy Boy Mine (AZ BB:14:496)

The Heavy Boy Mine (AZ BB:14:496) is an abandoned mine located on the east side of Posta Quemada Canyon, about one-half mile east of Colossal Cave. The property is located on the hillside across the wash from the La Selvilla Campground road. A 35 ft long adit has been excavated in the hillside to the east of the Bear Paw Road (Photo 13). The interior appears to have been opened to a width of 25 ft and occasional nodules of barite are visible. A pit excavated in the floor consists of weathered and fragmented barite, and clusters of barite crystals are present in the adjacent limestone. Outside the mine entrance is an accumulation of tailings and trash containing aerosol cans, plastic, and fragments of wood. The mine has not been sealed or disturbed.

The claim for mineral exploration was originally owned by W.E. Johnson during the late 1940s, and subsequently mined by new owners in May, 1955 (Stewart and Pfister 1960). The sole mineral exploited at the Heavy Boy Mine was barite, a soft non-metallic mineral used as a weighting agent in well drilling muds. Other uses include white pigment in paints, rubber, linoleum and leather and as a pipe coating material in underwater transmission lines.

Barite production in Arizona commenced in 1925, reaching peak production from 1946 until 1955. This surge in production resulted from the establishment of the Arizona Barite Co. mill near Mesa which provided a processing outlet for statewide production.

The mine entrance has been impacted by road grading and trash dumping. The adit interior is unshored and unstable, but not disturbed. The highly visible appearance of the mine entrance provides an attraction to tourists and local residents and possible vandalism.

71. Trash Dump (AZ BB:14:497)

This site is an historic trash scatter covering about 5000 sq m of the bajada south of Pistol Hill and north of Agua Verde Creek. The site is contained in an open area sloping to the south and is bounded by a large wash. Two smaller tributaries form the eastern and western boundaries of the scatter. The bajada supports moderate plant growth of bursage, prickly pear cactus, acacia, mesquite, yucca, paloverde, saguaro, grasses and composites.

The site is essentially a series of trash clusters with large artifact densities occurring near the washes. Diffuse sheet trash is present in areas peripheral to the clusters. The majority of artifacts are glass, with significantly lower numbers of pottery and very few cans. Construction-related materials and miscellaneous objects (toys, personal effects) are rare. The bulk of the material culture remains appears to have been dumped in the washes.

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The trash accumulation at AZ BB:14:497 is possibly the product of a number of small dumping events by local residents from Posta Quemada or surrounding area. Some salvaged CCC material may be discarded along with the domestic trash, but the majority of items indicate civilian use from the 1940-1955 period.

Integrity

Some modifications were performed to the exterior areas of Colossal Cave since the beginning of significant construction by the Civilian Conservation Corps from 1934-1937. The main parking area has been resurfaced with the addition of concrete parking abutments. New restrooms were installed in the ramada at the cave entrance by the Youth Conservation Corps (YCC) in 1979-1980. The stone used in their construction is essentially the same as the local rock used by the CCC architects for the visitor center buildings, but are individually smaller components than the earlier material. The lower portion of the garage building on the extreme east side of the complex has been converted into temporary living quarters. A wooden tool shed has been added to the area behind the museum. A wooden and plastic ventilator cover was installed at the shaft excavated by guano miners in 1905. This area, located directly east of the garage, is the primary bat haven for the cave. The ventilator equipment, however, has been recently removed.

The picnic areas remain much as they were when constructed. The addition of new restrooms and one or two table and bench areas and fire pits at La Selvilla Barbecue Area and El Bosquecito Campground by the YCC in the late 1970's are minor additions to the original grounds.

On the Posta Quemada Ranch, there have been large-scale alterations of the area west of Posta Quemada Creek. The area known as the meadow referred to in historical newspaper accounts as the site of Mountain Springs Station has been graded, in addition to road modifications throughout the ranch property. The changes to buildings include additions to the Foreman's House and renovation and additions to the Duplex by John Sullivan (1967-1972). Renovation of the interior of the Facilitating Building, constructed in 1936, includes a wall addition, plasterboard walls, upgraded plumbing, a bathroom and elimination of the area once containing the blacksmith shop. The remaining ranch area to the east was cleared after the departure of CCC Camp SP 10-A. The corral was moved to its present position in the 1960s from the area west of the Foreman's House.

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Photographs:

The following data applies to all photographs within:

Property: Colossal Cave Preservation Park Historic District

City and State: Vail, Arizona (vicinity)

Photographer: Bruce Jones and Arizona Historical Society, Tucson

Photograph No. 1

Nature of Property: Colossal Cave

Date of Photograph: June 11, 1991

Description of view: Headquarters/Visitor's center looking north.

Photograph No. 2

Nature of Property: Colossal Cave

Date of Photograph: June 11, 1991

Description of view: Garage looking north.

Photograph No. 3

Nature of Property: El Bosquecito Campground

Date of Photograph: May 16, 1991

Description of view: Picnic table combination looking south.

Photograph No. 4

Nature of Property: El Bosquecito Campground

Date of Photograph: May 16, 1991

Description of view: Ramada looking northwest.

Photograph No. 5

Nature of Property: La Selvilla Barbecue Area

Date of Photograph: May 16, 1991

Description of view: Restroom looking east.

Photograph No. 6

Nature of Property: La Selvilla Barbecue Area

Date of Photograph: May 16, 1991

Description of view: Ramada looking northeast.

Photograph No. 7

Nature of Property: Posta Quemada Canyon

Date of Photograph: May 16, 1991

Description of view: Pumphouse looking southwest.

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Photograph No. 8

Nature of Property: Posta Quemada Ranch

Date of Photograph: May 16, 1991

Description of view: Foreman's residence looking north.

Photograph No. 9

Nature of Property: Posta Quemada Ranch

Date of Photograph: May 16, 1991

Description of view: Duplex looking north.

Photograph No. 10

Nature of Property: Posta Quemada Ranch

Date of Photograph: May 16, 1991

Description of view: Barn (CCC Bathhouse) looking north.

Photograph No. 11

Nature of Property: Posta Quemada Ranch

Date of Photograph: May 16, 1991

Description of view: Facility Building (AZ BB:14:493) looking west.

Photograph No. 12

Nature of Property: Posta Quemada Ranch

Date of Photograph: May 16, 1991

Description of view: Sullivan House looking southwest.

Photograph No. 13

Nature of Property: Posta Quemada Canyon

Date of Photograph: July 6, 1990

Description of view: Heavy Boy barite mine looking east.

Photograph No. 14

Nature of Property: Colossal Cave

Date of Photograph: December, 1990 (Courtesy Arizona Historical Society)

Description of view: Mail sack from 1884 train robbery.

Photograph No. 15

Nature of Property: Colossal Cave

Date of Photograph: December, 1990 (Courtesy Arizona Historical Society)

Description of view: .45 caliber Colt revolver used in 1884 train robbery.

Photograph No. 16

Nature of Property: Posta Quemada Ranch

Date of Photograph: July, 1934 (Photographer unknown)

Description of view: CCC camp SP 10-A looking southwest.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation
Landscape Architecture

Period of Significance

1879-1942
1934-1942

Significant Dates

1879, 1884
1922, 1934

Cultural Affiliation

Significant Person

Architect/Builder

Frederick Eastman

Louis Hall

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

SUMMARY PARAGRAPH

The Colossal Cave Preservation Park is significant, under criterion A, for its role and association with the development of tourism and education in the material resources of the Sonoran Desert in southeastern Arizona. It is also historically significant under criterion C as an example of a building style incorporating natural building materials into the cave's landscape setting. Within the historical context of "public works", Colossal Cave Preservation Park played a big role in the activities of the Civilian Conservation Corps from 1934-1937. As the largest of CCC camps in Arizona, SP 10-A located at Colossal Cave is also unusual for its direction by the Pima County Board of Supervisors rather than under the usual Park Service or Forest Service auspices.

Colossal Cave is one of the oldest tourist attractions in the Tucson area, having attracted tourists since the 1880s. The county-owned park is easily accessed via Interstate 10 at the Vail Interchange, or by way of the Old Spanish Trail linking Tucson to the northwest. The geologic wonders of the park are uniquely set in a transitional Sonoran-Chihuahuan biome offering a large variety of plant types within spectacular canyon vistas. This unique environment is only a one hour drive from downtown Tucson.

The increased recreational demands of the growing urban Tucson area, particularly in the nearby Rincon Valley, necessitate the expansion of recreational areas and the protection of open-space and archaeological sites in the urban vicinity. Proposed plans for the development of a satellite city and large resorts in the Rincon Valley will create a greater demand for the development of recreational facilities. If left undocumented and unprotected, the fragile archaeological resources will become increasingly vulnerable to development, vandalism, and unintentional damage from recreational use. The proposed Colossal Cave Preservation Park Historical District is an ideal vehicle for meeting the conflicting demands for protection and recreation.

See continuation sheet

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Widespread community support in Pima County for projects of this type is amply demonstrated by passage of a bond election for the acquisition of open space lands for preservation and recreation. The development of La Posta Quemada Ranch as a resort beginning in the 1870's, parallels the recreational development at Colossal Cave. As the site of the former Mountain Springs Stage Station, and CCC Camp Sp 10-A, in addition to having been a part of the historic Empire Ranch, the Posta Quemada Ranch provides an historic background for the Colossal Cave focus at the park.

Background: Caverns and Tourism

The attraction of caves in their varied forms (limestone caves, sandstone caves, sea caves, gypsum caves, ice caves, boulder caves, lava tubes, and artificial caves) can be traced to prehistoric times as witnessed by the spectacular paintings at Altamira, Spain and Lascaux, France. In the United States, aboriginal groups often sought sanctuary in caves and rockshelters for extended periods of time. More recently, people have enjoyed caves in Virginia, Kentucky and Tennessee since 1825. These early ventures into unlit and little known areas produced a popular notion that cave air possessed therapeutic attributes for relieving respiratory diseases. In Mammoth Cave, Kentucky, patients were "cured" by confinement in subterranean store houses. The myths surrounding caves and their associated natural histories have led to graded trails in over 200 public caves in the United States alone.

The fragile nature of caves and their susceptibility to damage by large numbers of tourists, who visit these subterranean wonders, have resulted in the development of management techniques for preservation of the natural aspects of caves, in addition to improved tour programs stressing education and preservation. The federal National Landmarks and National Register of Historic Places programs include caves throughout the U.S. Many states are attempting similar programs for protection of caves and karst resources. Nearly half of the states operate some form of protected natural area system. In Arizona, Colossal Cave is the only cavern enjoying the status of a full-time staff and management. The success of Colossal Cave in promoting regional tourism prompted the State of Arizona to develop a park at the recently discovered Kartchner Cave, located in a nearby locality. The interest in caves has also led to the formation of numerous speleological societies, including the National Speleological Society and the National Caves Association. Local interest in Arizona was expressed in the formation of The Grotto; one of 80 local organizations throughout the United States comprising the National Speleological Society. The Grotto was founded in Tucson in 1964, and publishes a newsletter The Arizona Caver, summarizing cave activities and explorations in the Southwest and Mexico.

In Arizona, the growth of the tourist industry has been attributed to several factors. These conditions include, scenic location, mild winter, natural springs, and localities possessing the mystique of Western legend. Together Colossal Cave and Posta Quemada Ranch offer all but one of these criteria. Though the local springs have long since gone dry,

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the Cave attraction has offered a constant 73 degree subterranean temperature, a scenic position within a wild, rugged and undeveloped landscape, and classic Western lore of the past century. Colossal Cave was the first cave attraction to become widely known in the region, and it has maintained its pre-eminent position to the present day.

The tourist attractions of Colossal Cave and Posta Quemada Ranch provide the unique qualities consistent with summer and winter tourist attractions in Arizona. The natural features known to draw visitors at scenic summer localities like the Grand Canyon and Sedona area, are present at Colossal Cave. The popularity of winter resorts, or "dude ranches" is applicable to the role of Posta Quemada Ranch as a complementary adjunct to Colossal Cave.

Due to this unique blend of local history and proven potential for tourism in Arizona, the Pima County Preservation Park is a worthy addition to the National preservation plan.

Background: Discovery and Early Development (1879-1934)

The discovery of Colossal Cave was a direct result of the proximity of Mountain Springs Hotel, located less than one mile to the south. The hotel was located on a low rise overlooking Posta Quemada Creek on the east and a meadow to the south. Local tradition places the location of the building in the area now occupied by the main ranch house. The hotel, owned by Solomon Lick also served as a stage stop for the National Mail and Transport Company from 1877-1878. This company operated a stage facility about a mile to the east prior to 1877 (the reported adobe ruins in Section 16 would fit this description), when Lick built the Mountain Springs Hotel. The re-established stage stop connected Tucson with Silver City, Mesilla, and Santa Fe, New Mexico before continuing on to St. Louis.

Some confusion has resulted in locating the various stage stations in the Colossal Cave area. The Mountain Springs Stage Station is often confused with the Cienega Springs Stage Station, located to the south along Cienega Creek. This latter facility, erected in 1858, was conceived as a link in the Butterfield Overland Mail system, but was abandoned in 1861, when the line was dropped. Soon after, the building burned, but was reopened in 1866. The rebuilt facility was operated by various owners as a mail station until 1870, when it was destroyed by Apache marauders. The ruins passed into virtual obscurity after 1880, when they were obliterated by the Southern Pacific Railroad tracks.

The Mountain Springs Stage Station was built sometime in the mid-to-late 1870s along the route of the Southern Pacific Mail Line, and after 1878 served the National Mail and Transportation Co. This transport company contracted with the Tully and Ochoa Freight Company of Tucson for horses and wagons. This locally well-known partnership operated out of Tucson beginning in 1868, and both partners, Esteban Ochoa and Pinchney R. Tully, served as mayors of Tucson.

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The Mountain Springs Stage Station was located near the meadow on the west bank of Posta Quemada Creek, directly south of Buildings 55 and 56. The area has undergone numerous changes and modifications in the century since abandonment of the station. At least three land clearing operations have occurred here from the 1960s to the present.

A third station is represented by a group of adobe ruins in T. 16S, R. 17E, Section 16 on the south side of Agua Verde Creek. These ruins are variously referred to as the Posta Quemada Stage Station, known to previous ranch owner, Charles Day, since 1933. These ruins were reported by the late John S. Sullivan in 1970. Sullivan, who at that time owned Posta Quemada Ranch, spent his spare time exploring old roads leading to the ruins that he described as inaccessible to the public. Whether these ruins, located 1 mi east as described earlier, constitute an actual stage station or some other building is open to speculation. Local informants all agree that this ruin gave its name, "Posta Quemada" (burned post) to the ranch.

Advertisements in the Arizona Weekly Star for 1879 feature the Mountain Springs Hotel as:

"...the finest summer resort for families and winter resort for hunters and sportsmen in southern Arizona. It is situated twenty-two miles east of Tucson on the mail road and is 3,300 feet above the level of the sea. Mineral Springs are nearby and special accommodations are provided for families there being six excellent rooms, well furnished. The table is supplied from the farm with fresh butter, milk, eggs and poultry. A beautiful grove nearby is an attractive feature. Deer, bear, quail and turkey abound in the immediate neighborhood. This is the station of the National Mail Line and has hay, grain and stabling accommodations."

The hotel operators apparently kept cattle nearby, for in January, 1879 Solomon Lick discovered the main entrance of Colossal Cave while looking for stray cows. An ad-hoc exploration of the cave was performed by Lick soon after and reported by the Arizona Daily Star:

"Mr. S. Lick of Mountain Springs Station, with some other parties, has made a discovery of a very old extensive mine, or a wonderful cave. This curiosity has a fine, arched opening apparently cut out. About forty feet from the entrance there is a large room about seventy-five feet square, from which several halls or tunnels branch out. Some of these have been explored two and three hundred feet. There are several shafts which indicate artificial workings; the width of the tunnel is about ten feet to the hundred. They explored it for about five hundred feet from the entrance. The ceiling is in a red spar and there are some beautiful stalactites in the side tunnels. Mr. Lick says the direction of the large tunnel or cave takes it towards a large ledge of mineral which is about a quarter of a mile from the entrance. He thinks it is an old mine. Further

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investigation will soon be made. The location is a short distance from the Mountain Spring Hotel and Station."

The resulting influx of visitors from Tucson and surrounding settlements was probably a boon to Mr. Lick's business, especially after 1884, when the "Arizona Catacombs," as they were then called by a local journalist known as Miss Rose, gained wide-spread notoriety for their role in the Southern Pacific Railroad robbery. The story has been told and retold numerous times and remains one of the main attractions for visitors to the cave.

In 1884, a group of four men stole \$62,000 in gold destined for the Army payroll at Fort Lowell from a Southern Pacific train near Pantano. A posse led by Sheriff Bob Leatherwood tracked the bandits to the cave where they stood off the posse for two weeks. The outlaws escaped through a fissure about 400 feet east of the entrance after hiding the money. They were eventually tracked to Wilcox, AZ where three of the men were killed in the resulting gunfight. The survivor, Phil Carver, was convicted and incarcerated in the Yuma Territorial Prison for 18 years. Although professing ignorance of the gold's location, Carver returned to the cave after his release in 1902, but nothing was heard about him or the gold thereafter. The material remains of these events were recovered in the form of a mail sack and .45 caliber Colt revolver near the entrance of the cave (Photos 14, 15). The pouch had been slit along the bottom for quick removal of the contents.

Rumors of hidden treasure were not the only inducements for visiting the cave in the waning years of the 19th century. Aboriginal use of the cave from Hohokam to Protohistoric times is indicated by the removal of sherds, chipped stone, groundstone, perishable baskets, cordage, and additional artifacts near the entrance and nearby. Burials were reported in the cave and removed by early visitors; however, documentation of these finds does not exist. The few remaining artifacts were collected in the 1920's and deposited in the Colossal Cave museum exhibits located in the Headquarters Area (1).

In addition to gold and prehistoric relic hunting, the cave's bat population produced an added dimension to entrepreneurial efforts at the cave. In 1905, a company was organized to mine the bat guano for commercial profit. A 75-ft tunnel was excavated in the hillside just east of the Garage (2). Unconfirmed reports stated the removal and shipment of seven carloads of guano at \$80.00 a ton to Los Angeles. Soon thereafter the supply of guano became exhausted and operations ceased. The tunnel can be seen today as an entrance to the hummingbird bat sanctuary within the cave.

Local commercial interest in the cave continued to develop in the years following the guano mining operation. In the decade between 1911-1920, a Tucson-based consortium proposed large scale development of the cave to promote tourism. A plan for the construction of a spur of the Southern Pacific Railroad from Vail to the cave was considered to improve access to the site. This development, however, was not successful.

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A one-man operation started in 1922 brought recognition to the cave, renamed Colossal Cave in 1916, for purposes of tourism rather than commercial exploitation. Frank "Pop" Schmidt filed two mining claims on land occupied by the cave and sub-leased surrounding areas from the Empire Ranch; a sprawling cattle business which had acquired Mountain Springs Hotel in the 1890's. A native of Cologne, Germany, Schmidt came to Tucson from Kansas City in 1918, eventually hearing tales about the cave from local ranchers and newspaper accounts. His initial interest in mining rapidly turned to preoccupation with Colossal Cave. The first extensive survey of the cave occurred in this year (1922). The exploration was undertaken by Schmidt, a geologist named Hibbard, Alex Kerr and a Mexican laborer named Angel. Before exhausting their supply of food and water, the party had traveled 39 miles in six days, but had not succeeded in reaching the end of the cave. Schmidt installed a small building at the cave and named many of the natural subterranean formations including "The Chimnies", "The Elephant Head" and "Drapery Room" while conducting tours of the passageways within. Beginning in 1926 Frank Schmidt leased the cave area directly from the State of Arizona until 1934. Schmidt's records indicated only 10,000 visitors had toured the cave from 1923 to 1930. This fact was attributable to the isolated nature of the location of Colossal Cave, as well as the difficulty in approaching it from Tucson. In an article in the Tucson Citizen (1930), a call for improvements was published.

"These are scenes from the interior of Colossal Cave, 30 miles from Tucson, which the Citizen has urged be perpetually owned by the public and developed as a great tourist attraction. Only ten thousand people have visited it in the last seven years, whereas Carlsbad Cavern in New Mexico, no larger, is visited by 100,000 people yearly, bringing hundreds of thousands of dollars into the state."

Clearly the interest in promoting tourism at the cave was present, but the financial means were at present lacking.

Events at Mountain Springs to the south had shifted from a largely domestic, transportation facility to a working cattle ranch. The Empire Ranch, established by Herbert R. Hislop, Walter Vail and John Harvey in 1876, had engaged in an expansion of the original 160-acre homestead along Cienega Creek. Walter L. Vail, the senior partner in this enterprise, immigrated to Arizona from Nova Scotia in 1875, purchasing the Empire Ranch from E.N. Fish and H.E. Lacy the following year. By 1890 the partners had accumulated numerous properties in the Pantano Valley, including Mountain Springs, the Page Ranch in Happy Valley, Cienega Ranch from Tully, Ochoa & Co., the Don Sanford and Tom Gardner ranches, and the R.R. Richardson Ranch near Patagonia. Not only did Vail and his associates control most of Cochise, Pima, and Santa Cruz counties, but portions of other states as well. In the 1890s, Vail formed a company with a certain Captain Gates and acquired holdings in Oklahoma, Texas and California. The severe drought of 1892-1893 in conjunction with grassland depletion exacerbated by over stocked ranges, initiated a series of financial depressions and legislation destined to decrease the size of large ranch holdings like the Empire Ranch.

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By 1928, continued overproduction of stock and the effects of the 1920-1921 agricultural depression resulted in the sale of the Empire Ranch to the Chiricahua Cattle Company, owned by Charles Boice. Boice, President of the Arizona Cattle Growers Association and Director of the Farm Credit Administration had bought numerous parcels of ranchland including the Arivaca Ranch in 1930. In 1944, Boice and his two brothers divided the assets of the Chiricahua Cattle Company among themselves. Previous land sales by Boice included the land occupied by the Mountain Springs Hotel, as noted by The Arizona Daily Star:

"Since (1928) then that company (Chiricahua Cattle Company) has made several sales splitting off portions of the original Empire built by the Vails. These pieces sold include the area north of Pantano and the railroad extending east to Vail."

The site of the Mountain Springs Hotel had apparently burned in the intervening years after the 1890's, since Edward Vail mentions in his diary the occurrence of burned buildings prior to his arrival.

Colossal Cave and La Posta Quemada Development (1934-1937)

The focus of attention from cattle ranching to resort and recreation development for Colossal Cave and Posta Quemada Ranch began in the height of the Great Depression. Mountain Springs Ranch was purchased in 1933 by Charles Day. The duplex residence building (56) existing on the high ground east of the Foreman's residence (55), and two additional buildings destroyed in 1965 south of the duplex provided the focus known as the Day Ranch. In addition to the effects of the 1932 drought and increased cattle theft, the advent of the Great Depression caused a decline in tourism as well. Colossal Cave, however, was about to experience a resurgence of interest from an unexpected quarter.

In March, 1933 Public Law 5-73D was promulgated "for the relief of unemployment through the performance of useful public work, and for other purposes." This law created the Civilian Conservation Corps (CCC) and Works Progress Administration (WPA), for "employing citizens of the United States who are unemployed in the construction, maintenance and works of a public nature in connection with the forestation of lands, etc." Camps were quickly established throughout the United States, supplied and funded by the U.S. Army, and supervised by the National Park Service (NPS) and Forest Service (USFS).

At least three CCC camps were operating in the Tucson area by 1933. These included a facility at Tucson Mountain Park, Saguaro Monument East, and Randolph Park. In May 1934, Company 858 from the Randolph Park Camp relocated to Colossal Cave to begin work on Camp SP 10-A. The goal of this work was to add new, paved trails, and an indirect lighting system and reception building at the cave entrance. Further work was anticipated in the development of picnic areas and roads in the Park area south of the cave.

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In May, 1934, Company 858 began work on the construction of Camp SP 10-A on the Day ranch south of Colossal Cave. The camp, located on the east side of Posta Quemada Creek consisted of tents oriented east-west in two rows extending from the barn (57) and corral (65) to the present area of the Sullivan House (59). Tents were also placed along the ridge to the northeast. The Facilitating Building was either built or modified from an existing building at this time, for it can be seen in the photograph taken of the camp in July, 1934 (Photo 16). The Facilitating Building contained a tool room, mechanic's shop and blacksmith shop and constituted the westernmost limits of the camp (Map 4).

Company 858 spent the remainder of 1934 and the winter of 1935 preparing the camp and accumulating supplies and materials needed for the proposed construction. The camp was vacant throughout the summer of 1935, until August when a new company #2851, reoccupied the area. Their immediate task was the replacement of tents with semipermanent buildings. By October, 1935 five barracks, a mess hall, supply room, officers quarters and reception hall had been constructed (Map 5). These prefabricated buildings (U.S. Army 700 Series) had built-in floors and no concrete foundations (57). All but one of the buildings were dismantled by the Army after the camp closure.

Company 2851 added auxiliary buildings to the existing camp, including the adobe Park Service Headquarters building:

"Technical Building completed--Park Service officials are now enjoying their new office in the adobe building completed Tuesday. Designed by Frederick Eastman, Sr. Architect, the new structure fairly radiates coolness and comfort as its thick adobe walls successfully repulse the hot sweltering sun."

This additional adobe building was located 60 ft. to the east of the larger Facilitating Building (58). It was apparently demolished after the departure of the camp personnel in 1937. Nothing remains of this building at present.

Initial work outside the camp was started in the cave on trails (12,13,14) lighting and excavation of stone for walls (8,9,10,11), ramada (3) headquarters (1) and garage (2). The completion of subterranean work occurred in August, 1936. The headquarters area, ramada, garage and walls were constructed by Frederick Eastman, architect, of rock from surrounding foothills. Much of the rock was quarried from a pit located in the northeastern corner of the parking area. The approach to the house and grounds was landscaped in coordination with the general contour of the terrain.

Frederick Eastman, born in Oakland, California in 1895 received no formal college education and learned his trade on the job. He employed a building style based on adaptations of local Mexican and Territorial houses. Eastman was responsible in 1936 for one of the first restoration attempts on early territorial houses in Tucson, renovating and restoring the historic Fish-Stevens house on North Main Avenue. He was architect for the Tucson Mountain Park, designing the first structures for what is now the

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Arizona-Sonora Desert Museum. Eastman was also the architect for many houses in the Catalina foothills and in the Arizona Inn neighborhood near Elm and Campbell Avenue. Eastman died in 1978 at the age of 83.

By June, 1937 work was underway on the campground areas. The picnic area (El Bosquecito) and barbecue ramadas (La Selvilla), and pathways were the final structures completed in the autumn of 1937 under the supervision of Robert C. Kaster, Ben W. Hopson and Jack Copeland.

All construction was completed by 1938 and the camp closed. It had been the largest of CCC installations in the Tucson area employing a 180 man company at its height in August 1936. Not only was SP 10-A one of the few camps operated by the Pima County Board of Supervisors, but it also comprised a large contingent of local Hispanic men (60), in addition to employees from Oklahoma and Texas.

The results of the work performed by the Civilian Conservation Corps at Colossal Cave received much attention in the Tucson region, and tours were given by CCC guides while work progressed in the surrounding area. The cave benefited from the improvements by increased visitation projected by Frank Schmidt at 10,000 persons a year after 1938. Schmidt was retained as custodian during the 1934-1937 period. In 1934, he relinquished his lease to the State of Arizona, allowing Federal funds to be used for park development. Schmidt was given the title of Supervisor and was eventually reimbursed by Pima County for his improvements to the cave prior to 1934. In 1944, after final financial settlement with Schmidt, Pima County became leasee of Colossal Cave. Schmidt continued to operate the cave as county employee until 1956 when Joe Maierhauser and Earl Brockelsby assumed the lease. Frank Schmidt died in 1957.

Recent Development (1938-1990)

In 1956, the Colossal Cave concession was let to Earl Brockelsby and Joe Maierhauser of Rapid City, South Dakota. Mr. Maierhauser has retained the lease on a ten year renewal basis to the present time. In the past 35 years the Colossal Cave Park of 495 acres has faced pressure from development, a heated controversy concerning bats, and vandalism.

The cave once served as a sanctuary for Sandborn's long-nosed bat (Leptonycteris sanborni), also known as the hummingbird bat. The female bat, after mating in northern Sonora migrated to Arizona to breed in caverns such as Colossal Cave. Recently, however, the increase of pesticide use in Northern Mexico agriculture resulted in a sharp mortality rate for these bats, and Colossal Cave has subsequently received a fraction of the thousands of bats which once existed there. By 1984, the population was reduced to "about a dozen hummingbird bats and some albino crickets."

The hummingbird bat, believed to be a pollinator of saguaro and agave, had been absent from the cave since 1966. Attempts to lure the animals back to the cave, resulted in the removal of the external fan from the ventilation system in the east entrance of the cave

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excavated by the guano miners in 1905. A small, but encouraging return of bats to the area known as the "Bat Nursery" has been noted in recent years.

The cave was singled out by Walt Disney studios as the setting for a TV. episode in 1975. "The Outlaw Cats of Colossal Cave" featured the cave manager, Joe Maierhauser and a pair of bobcat kittens. The arrival scenes were shot in and around Colossal Cave from early February through July, while scenes involving people required nine days, from April 1 through 9. Problems soon arose in the production with the arrival of six-day old kittens, instead of six-week old ones, as specified by the studio. The cats were temporarily sent to the Sonora Desert Museum nursery until they were old enough for filming in the cave. The success of the finished production, airing in Tucson on September 28, 1975, further bolstered Colossal Cave's reputation as a tourist attraction.

By 1984, the cave was attracting 200,000 visitors a year. Adult admission fees had risen an average of .50 cents a decade since 1940. Improvements for the maintenance, upgrading and security of the cave by the concessionaire of \$60,000, testified to the importance of tourism at the cave represented by this investment.

Attempts to develop and exploit lands adjacent to the Colossal Cave Park have resulted in mineral exploration in at least four instances. In the late 1940s, prospectors working the Chief Group (AZ BB:14:480) explored to the south and east of Colossal Cave for gold, silver and lead. This operation (68) failed to locate commercially viable mineral deposits, as did the Red Hills uranium claim located on the eastern base of Pistol Hill. Mining for barite produced the adit located today along the Bear Paw Road to the east of Colossal Cave. This mine produced about 50 tons of unprocessed barite ore ca. 1950. Clay mining for commercial ceramic production was reported in the bajada below Colossal Cave and near the Posta Quemada Ranch, however, the operation was soon halted by legal action on behalf of the concessionaire.

More recent developmental pressures originated from the proposed establishment of a 10,000 seat amphitheater located on Pistol Hill. The 80 acre project conceived by the Orange Coast Group; a general partnership located in Seal Beach, California, would lease state and county lands for the project contingent upon approval of a land use permit. Public outcry against the venture and strong opposition from Park and recreational officials defeated the proposal in 1988.

Events at the Day Ranch to the south were transforming the cattle ranch into a tourist attraction intending to capitalize on Colossal Cave's success. After the failure of Charles Day in halting what he and other ranchers perceived as attempts by the Federal government to restrict grazing areas, the ranch was sold in 1958. In the previous 25 years, the Days had increased the ranch, now known as "La Posta Quemada," or burned post, to 33,000 acres of leased and patented land and 600 head of cattle.

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The new owner, Joseph Timan, an investor and developer of Tucson real estate, paid an undisclosed amount exceeding \$500,000 for the ranch in 1958 as retirement property. Included in the deal were half of the 600 head of Santa Gertrudis and Hereford cross-bred cattle. Although livestock was included in the purchase of the ranch, it was clear the new owner(s) were oriented towards real estate values rather than beef quality. The Polish-born Timan headed the Tucson-based Horizon Corporation which he founded in the following year. The Horizon Corporation owned more than 440 sq miles of property in three states by 1971. Horizon Corporation had the added distinction of being listed on the New York Stock Exchange as only one of two Tucson-based companies. Timan headed a group of businessmen promoting the development of a \$44 million dollar project on Oracle Road north of Tucson known as Oro Valley Acres. Apparently, Mr. Timan and his partners viewed the ranch site as a favorable location for capitalizing on the attraction of nearby Colossal Cave. While development may have been planned, none was begun. Timan sold the ranch in 1958.

The new owner, Orel Burris, who also owned the adjacent Agua Verde Ranch, intended to develop Posta Quemada as a golf course. In October 1965, a fire destroyed the two buildings located south of the duplex within a few weeks of the purchase of the ranch by Burris. Nothing remains of these buildings at present. It appears that the area to the west of Posta Quemada Creek was intended for development since the corral was removed and reconstructed at its present location to the east (65). The former corral area was bulldozed but never developed. A concrete dam (62) was built on Posta Quemada Creek just east of the recently destroyed buildings. Burris' plans for the property rapidly diminished in importance as the the Ranch was once again sold the following year.

John Scullin Sullivan bought the ranch in 1967 and reinstated its role as a working cattle ranch. Sullivan moved to Tucson in 1963 from New York City and shortly thereafter became involved in Arizona politics. He was appointed to the Board of Directors of the Central Arizona Water Conservancy District Board in 1971. This body was responsible for contracting water from the Central Arizona Project (CAP) for use in Pima, Cochise and Santa Cruz counties. Sullivan's most noted achievement on Posta Quemada Ranch, was the construction of the house (59) located east of Posta Quemada Ranch nest to the old CCC Facilitating Building (58). Sullivan's architect, Louis Hall also added rooms to and renovated existing areas of the duplex building (56) about this time. The windmill (61) located a few feet from the latter building was erected by Sullivan as an ornamental structure, and reportedly was toppled by the wind until anchored to its footing. Sullivan built his house with the idea of renting it as a resort in the "dude ranch" tradition. Failing health resulted in Sullivan's decision to sell the ranch and move to Coronado, California in 1979, where he died in 1981.

Jack Lewis purchased La Posta Quemada in 1975. The new owner had visions of developing the ranch as a rural residential area replete with condominiums. A series of concrete and steel foundations (63, 64) were laid to the north, west and south of the duplex (56) as a preliminary step in the establishment of three condominium blocks.

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Further progress on the development, however, was never made and the foundations soon lapsed into ruin.

Once again La Posta Quemada Ranch changed hands in 1982, going to Armond Arnson, heading a partnership of Cleveland lawyers and investors. The ranch was viewed as a parcel for future establishment of housing and resort facilities but, nothing was built or developed.

The fortunes and futures of Colossal Cave and La Posta Quemada Ranch became one in 1989 when Pima County decided to acquire the 495 acre Park from the State of Arizona and the lands adjacent to the Park from private individuals. A plan for exchanging County-owned parcels near Catalina State Park for Colossal Cave was proposed. In 1988, concessionaire, Joe Maierhauser donated 120 acres of private land to the Pima County Parklands Foundation as an impetus to Park development. This initiative was followed in 1990 by the \$2.5 million dollar purchase of 470 acres containing La Posta Quemada Ranch by the Pima County Board of Supervisors.

The additional purchase and/or exchange of state and private lands totaling 1795 acres currently in progress forms the basis for the creation of Colossal Cave Preservation Park, a natural and historic district for the recreation and education of the public.

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January 17, 1879	October 11, 1935	June 15, 1957	April 15, 1978	Nov. 24, 1988
January 26, 1879	May 18, 1936	Oct. 17, 1965	Aug. 22, 1984	Mar. 14, 1988
November 18, 1879	Sept. 1, 1944	Dec. 22, 1971	Jan. 7, 1981	Dec. 4, 1988
December 4, 1906	Nov. 23, 1944	Sept. 28, 1975	Jan. 8, 1986	

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Arizona Historical Society-Tucson

10. Geographical Data

Acreage of property 2880 Acres

UTM References

A

1	2
---	---

5	3	2	6	5	0
---	---	---	---	---	---

3	5	4	5	6	0	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	2
---	---

5	3	4	2	5	0
---	---	---	---	---	---

3	5	4	8	0	0	0
---	---	---	---	---	---	---

B

1	2
---	---

5	3	2	6	5	0
---	---	---	---	---	---

3	5	4	8	0	0	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	2
---	---

5	3	4	2	5	0
---	---	---	---	---	---

3	5	4	8	6	5	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

Beginning at point (A) which is located on the NE corner of Section 13 T16E R16S then 2.5 km north to point (B), then east 1.5 km to point (C), then north .5 km to point (D), then east 2.5 km to point (E), then south .5 km to point (F), then west 750 m to point (G), then south 1.5 km to point (H), then east 750 m to point (I), then south 900 m to point (J), on Agua Verde Creek then west 750 m to point (K), then south 600 m to point (L), then west 1.5 km to point (M), then 600 m north to point (N), and 1.5 See continuation sheet km west to the POB point (A).

Boundary Justification

The selection of the boundry was based on ownership of Pima County lands incorporated as Colossal Cave Preservation Park coincident with legal land subdivisions.

See continuation sheet

11. Form Prepared By

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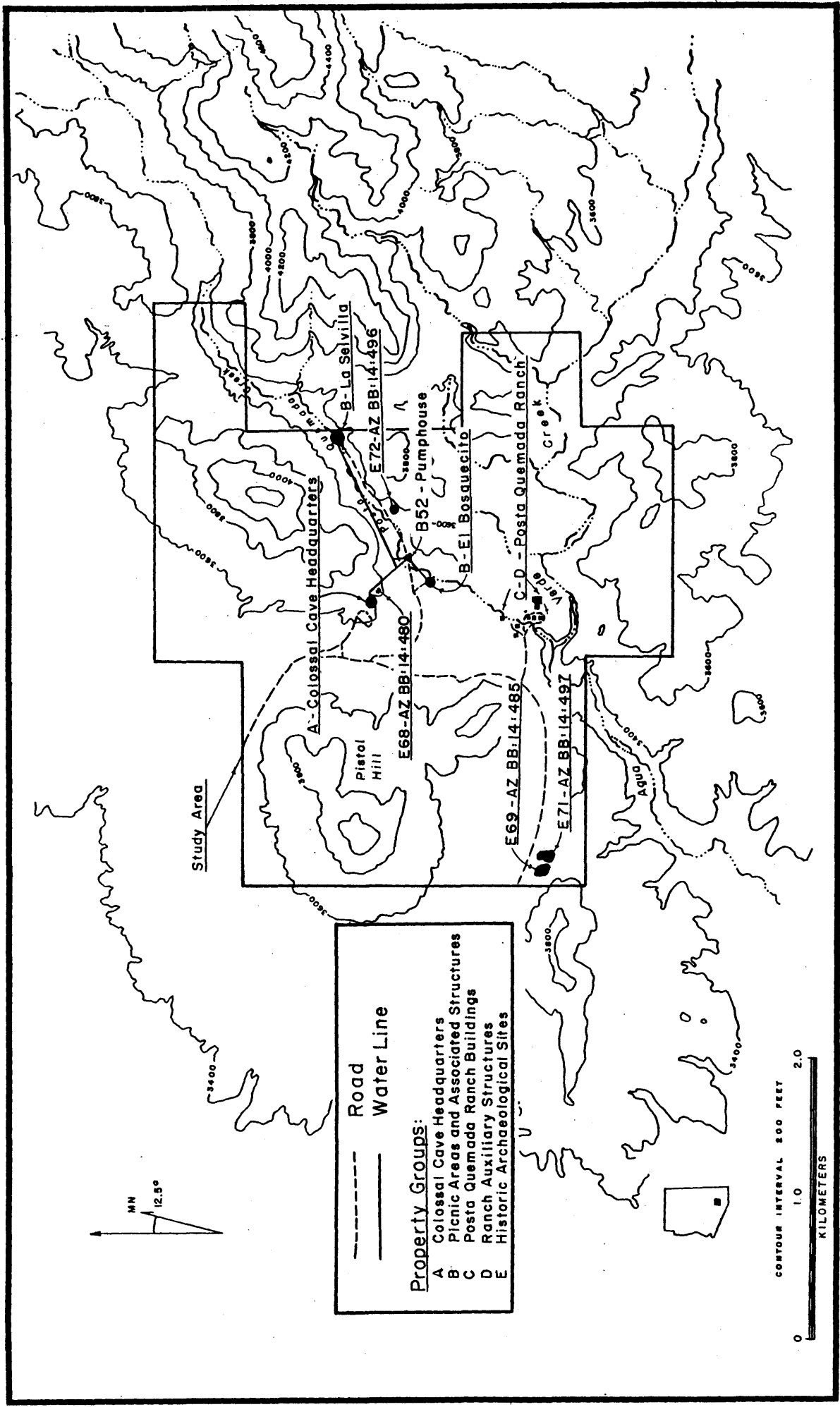
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UTM References

	Zone	Easting	Northing
E	12	536600	3548500
F	12	536600	3548000
G	12	535850	3548000
H	12	535850	3546350
I	12	536600	3546400
J	12	356600	3545650
K	12	535850	3545600
L	12	535850	3545000
M	12	534250	3545000
N	12	534250	3545600



MAP 1