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Wolfe



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Resources For Economic Development

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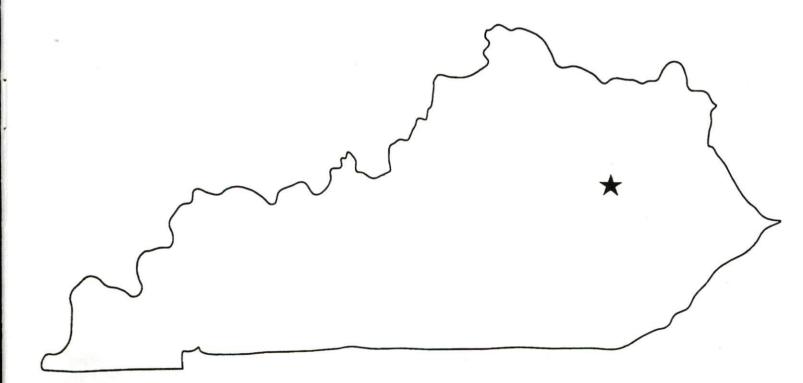
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Kentucky

Resources For Economic Development

Campton



Prepared by
The Kentucky Cabinet for Economic Development
Division of Research
in cooperation with
The Wolfe County Fiscal Court
and
The City of Campton

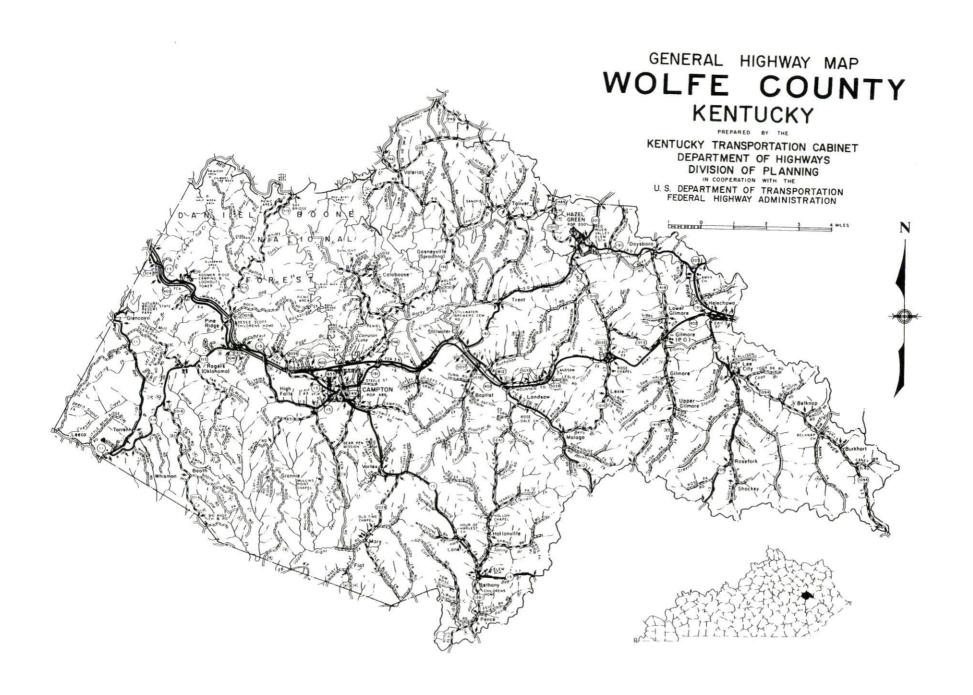
1997

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CAMPTON, KENTUCKY - A RESOURCE PROFILE

Campton, the county seat of Wolfe County, is situated in the western part of the Eastern Kentucky Coal Field. Campton is located 65 miles southeast of Lexington, Kentucky, 134 miles southeast of Louisville, Kentucky; 138 miles southeast of Cincinnati, Ohio; and 204 miles north of Knoxville, Tennessee. Campton had an estimated 1994 population of 626.

Wolfe County, covering a total land area of 222 square miles, is characterized by narrow, cliff-rimmed, flat-topped ridges in the northwest. In other parts of the county, the slopes are not as steep, but the ridge tops are essentially the same. Wolfe County had an estimated 1994 population of 7,126.

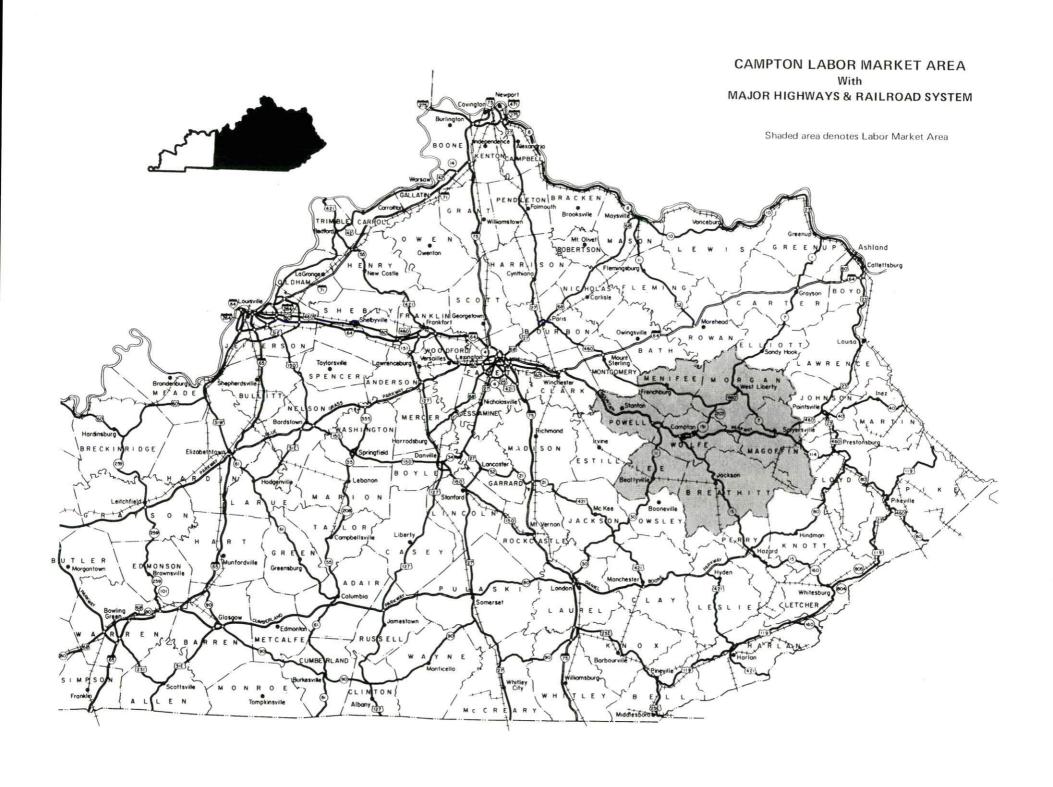
The Economic Framework - The total number of Wolfe County residents employed in 1996 averaged 3,111. In 1995, manufacturing firms in the county reported 500 employees; wholesale and retail trade provided 189 jobs; 228 people were employed in service occupations; and state and local government accounted for 410 employees.

Labor Supply - There is a current estimated labor supply of 12,890 persons available for industrial jobs in the labor market area. In addition, from 1998 through 2002, 5,852 young persons in the area will become 18 years of age and potentially available for industrial jobs.

Transportation - Campton is served directly by Kentucky Highway 15, a AAA-rated trucking highway. The Mountain Parkway, a multi-lane limited access highway, is accessible one mile north of Campton. Interstate 64 is accessible 44 miles northwest of Campton via the Mountain Parkway. Ten common carrier trucking companies provide interstate and/or intrastate service to Campton. CSX Transportation provides rail service at Jackson, 20 miles southeast of Campton. The nearest scheduled commercial airline service is available at the Blue Grass Airport near Lexington, 69 miles northwest of Campton. Small craft air service is available at the Julian Carroll Airport near Jackson, 25 miles southeast of Campton; and at the Stanton Airport, 22 miles northwest.

Power and Fuel - Electric power is provided to Campton and Wolfe County by the Licking Valley Rural Electric Cooperative Corporation. Natural gas service is not available in Campton at the present time, however Jefferson Gas Transmission Company provides natural gas service to the industrial park and a portion of eastern Wolfe County.

Education - Primary and secondary education is provided to Campton and Wolfe County by the Wolfe County School System. In addition, one private school provides elementary education to the community. Eight institutions of higher learning are located within 70 miles of Campton. Four vocational-technical education facilities are available within 55 miles of Campton.



LABOR MARKET STATISTICS

The Campton Labor Market Area includes Wolfe County and the adjoining Kentucky counties of Breathitt, Lee, Magoffin, Menifee, Morgan, and Powell.

POPULATION

	1994*	1990	1980	<u>1970</u>
Labor Market Area	74,599	71,131	73,292	58,693
Campton	626	484	486	419
Wolfe County	7,126	6,503	6,698	5,669

^{*}Population estimates.

Source: U.S. Department of Commerce, Bureau of the Census.

POPULATION PROJECTIONS

	2000	2010	2020
Labor Market Area Wolfe County	78,938 7,832	84,156 8,775	87,471 9,536

Note: Population projections are from High Growth Series forecast.

Source: University of Louisville, Urban Studies Center, State Data Center.

ESTIMATED LABOR SUPPLY

		Current		Future
	Total	Unemployed	Not in Labor Force	Becoming 18 years of age 1998 thru 2002
Labor Market Area* Wolfe County	12,890 578	2,929 . 258	9,961 320	5,852 553

^{*} Additional workers may be drawn from other nearby counties.

Note: Unemployed - persons unemployed and actively seeking work; Not in Labor Force - represents the number of persons who would enter the labor force if suitable employment were available (based on the assumption that persons in Kentucky would like to participate in the labor force in the same proportion that they do nationally). Underemployed persons (employed only 14 to 26 weeks during the year) are no longer included in labor surplus estimates.

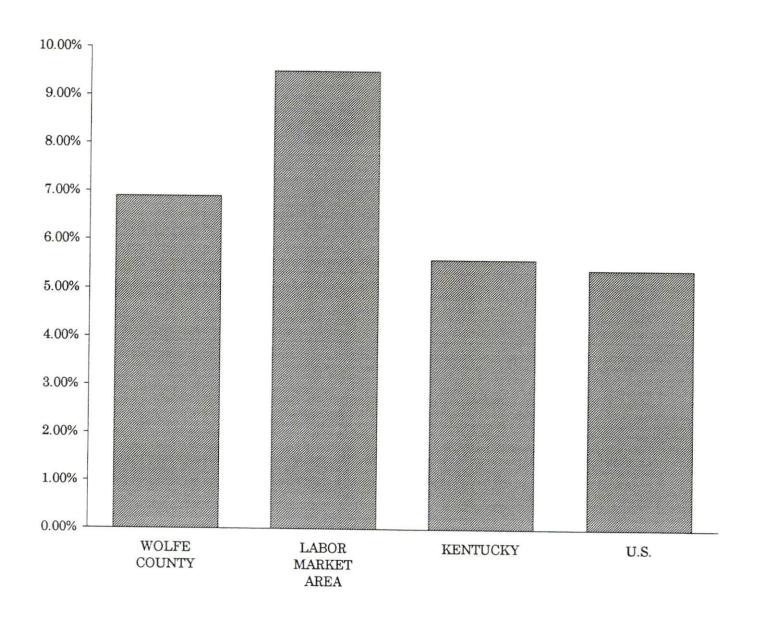
Sources: Kentucky Workforce Development Cabinet, <u>Kentucky Labor Surplus Estimates by County, 1995</u>. Kentucky Cabinet for Economic Development, <u>Future Labor Supply Becoming 18 Years of Age, 1998 thru 2002</u>.

LABOR FORCE CHARACTERISTICS OF RESIDENTS, 1996

	Wolfe County	Labor Market Area
Civilian Labor Force	3,341	29,430
Employment	3,111	26,618
Unemployment	230	2,812
Rate of Unemployment (%)	6.9	9.5

Source: Kentucky Workforce Development Cabinet, Kentucky Labor Force Estimates, Annual Averages 1996.

UNEMPLOYMENT RATES 1996



SELECTED COMPONENTS OF NONAGRICULTURAL EMPLOYMENT BY PLACE OF WORK, 1995

	Wolfe County	Labor Market Area
All Industries (total)	1,393	15,232
Manufacturing	500	2,788
Wholesale & Retail Trade	189	2,958
Services	228	2,616
State/Local Government	410	4,368
Contract Construction	N/A	362
Mining & Quarrying	0	614

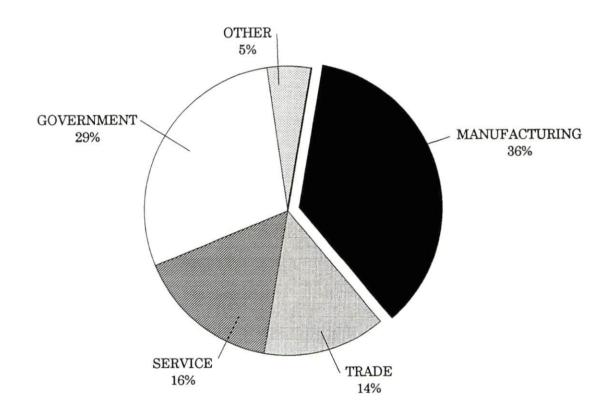
N/A: Not Available.

Note: Excludes domestic workers, railway workers, certain nonprofit corporations, majority of federal

government workers, and self-employed workers.

Source: Kentucky Workforce Development Cabinet, Average Monthly Workers Covered by Kentucky Unemployment Insurance Law, 1995.

WOLFE COUNTY

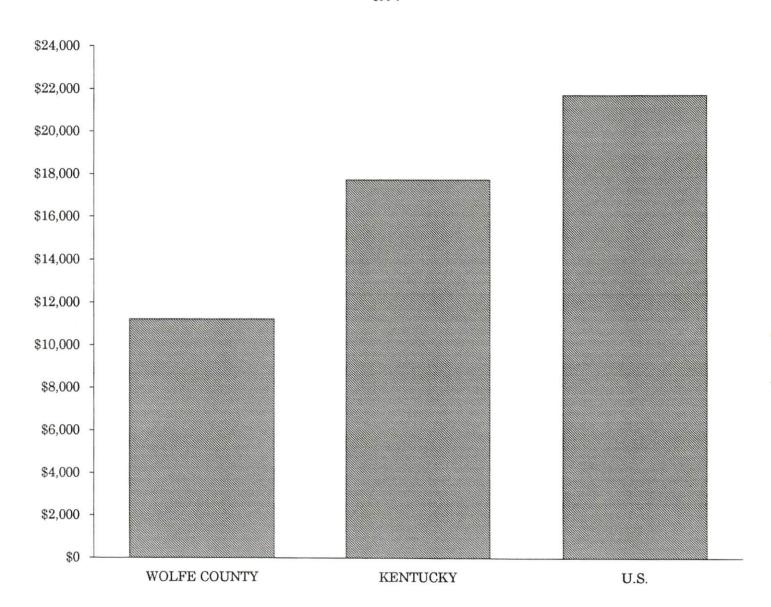


PER CAPITA PERSONAL INCOME

Area	<u>1990</u>	1994	Percent Change
Wolfe County	\$8,867	\$11,213	26.5
Labor Market Area Range	\$8,721 - \$10,342	\$10,284 - \$13,363	-
Kentucky	\$14,747	\$17,721	20.2
U.S.	\$18,666	\$21,696	16.2

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System.

PER CAPITA PERSONAL INCOME 1994



AVERAGE PLACEMENT WAGES

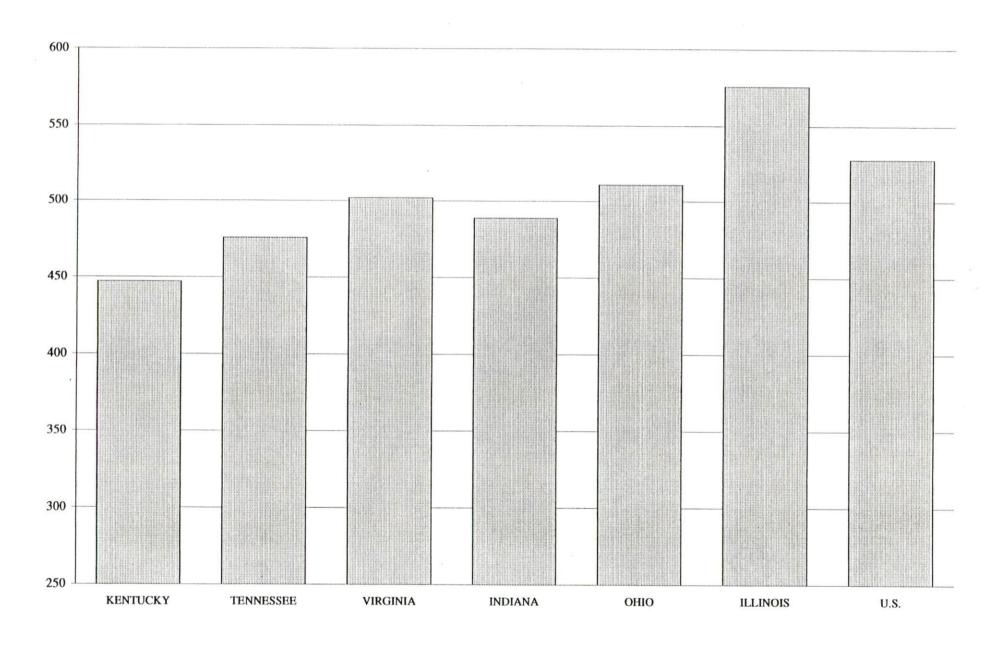
Wolfe County is served by the Hazard local office of the Kentucky Department for Employment Services. The focus of the following data is on job placements made by the Hazard local office and may therefore be used as an indicator of the wages which employers in the area pay new employees. During the twelve months which ended on June 30, 1996, the local employment office filled 1,300 job openings in various occupational categories. The average hourly wage for selected occupational categories were:

OCCUPATIONAL CATEGORY	NUMBER OF <u>PLACEMENTS</u>	AVERAGE WAGE(\$)
All Occupations Clerical Sales Services (excluding domestic) Agricultural, Fishery, Forestry, etc. Processing Machine Trades Bench Work Structural Motor Freight/ Transportation Packaging and Materials Handling	1,300 290 29 484 14 32 42 183 99 27 24	5.11 4.68 4.67 4.37 4.23 8.00 7.80 4.84 5.75 6.07 4.38
Other	25	11.57

The Hazard local office also serves Breathitt, Knott, Lee, Leslie, Letcher, Owsley, and Perry Counties. The above occupational categories are taken from the <u>Dictionary of Occupational Titles</u> published by the U.S. Department of Labor.

Source: Kentucky Workforce Development Cabinet, Department for Employment Services.

AVERAGE WEEKLY WAGES OF WORKERS COVERED BY UNEMPLOYMENT INSURANCE - 1995



AVERAGE WEEKLY WAGES BY INDUSTRY BY PLACE OF WORK, 1995*

	Wolfe	Kentucky		
	County	(Statewide)	<u>Tennessee</u>	Virginia
All Industries	\$274.60	\$447.03	\$476.00	\$502.00
Mining & Quarrying	N/A	739.22	671.00	736.00
Contract Construction	N/A	466.73	505.00	497.00
Manufacturing	217.46	577.94	559.00	589.00
Transportation,				
Communications &				
Public Utilities	277.86	586.90	612.00	679.00
Wholesale & Retail Trade	197.34	308.87	N/A	N/A
Finance, Insurance &				
Real Estate	480.52	546.83	614.00	643.00
Services	261.68	404.99	459.00	524.00
State/Local Government	378.07	457.63	N/A	N/A
	Indiana	Ohio	Illinois	<u>U. S.</u>
All Industries	\$489.00	\$511.00	\$576.00	\$528.00
Mining & Quarrying	770.00	684.00	828.00	871.00
Contract Construction	558.00	569.00	699.00	562.00
Manufacturing	671.00	716.00	715.00	668.00
Transportation, Communications &				
Public Utilities	589.00	623.00	710.00	674.00
Wholesale & Retail Trade	N/A	N/A	N/A	N/A
Finance, Insurance &				
Real Estate	552.00	601.00	815.00	742.00
Services	418.00	449.00	526.00	503.00
State/Local Government	N/A	N/A	N/A	N/A

^{*} Wages for U.S. and surrounding states rounded to nearest dollar.

N/A Not Available.

Note: The average weekly wage for each category includes the salaries and wages of all persons working for that type business. For example, the manufacturing category includes both production workers and administrative personnel. Excludes domestic workers, railway workers, certain nonprofit corporations, majority of federal government workers, and self-employed workers.

Sources: Kentucky Workforce Development Cabinet, <u>Average Weekly Wages of Workers Covered by Kentucky Unemployment Insurance Law, 1995</u>. U.S. Department of Labor, Bureau of Labor Statistics, <u>Employment and Wages, Annual Averages, 1995</u>, December 1996.

EXISTING INDUSTRY

WOLFE COUNTY MANUFACTURING FIRMS, THEIR PRODUCTS AND EMPLOYMENT

Firm		1996
(Establishment date)	Product	Average Employment
Campton		
Ascent Power Technology Corporation (1994)	Power supply boards	250
Hazel Green		
Whiting Manufacturing Company, Inc. (1990)	Comforters, pillow shams, dust ruffles	135
Pine Ridge		
S & S Lumber Company, Inc. (1987)	Rough sawed lumber, grade lumber, ties	12
Spencer Saw Mill Incorporated (1966)	Rough and grade lumber, crossties	16

Source: Kentucky Cabinet for Economic Development, Division of Research.

RECENT INDUSTRIAL DEVELOPMENTS

A 27-acre industrial park has been developed in Wolfe County. Utilities available at the park include natural gas, water, and sewer. A satellite downlink has been installed at the Wolfe County Courtroom for telecommunications purposes.

In-Steel, Inc., a metal furniture frame manufacturer, plans construction of a \$700,000 facility at the Campton/Wolfe County Industrial Park. The project is expected to be completed in the fall of 1997, and will create approximately 110 jobs.

LABOR ORGANIZATIONS IN MANUFACTURING FIRMS

There are no labor unions representing workers in Wolfe County manufacturing firms at the present time.

SELECTED INDUSTRIAL SERVICES

Types of Services	Location	Mileage from Campton
Custom Plastics Producers	Richmond, Kentucky Lexington, Kentucky	64 65
Electric Motor Repair	Mt. Sterling, Kentucky Winchester, Kentucky	46 47
Heat Treating Facilities	Richmond, Kentucky Lexington, Kentucky	64 65
Industrial Waste Removal	Mt. Sterling, Kentucky Winchester, Kentucky	46 47
Machine Shops, Tool & Die	Stanton, Kentucky	24
Metal Castings	Cynthiana, Kentucky	77
Metal Finishers	Frenchburg, Kentucky	34
Metal Service Centers	Winchester, Kentucky	47
Millwrights & Riggers	Lexington, Kentucky	65

Source: Kentucky Cabinet for Economic Development, Division of Research.

TRANSPORTATION

Highways

Campton is served directly by the Mountain Parkway, a multi-lane limited-access highway; by Kentucky Highway 15, a AAA-rated (80,000-pound gross load limit) trucking highway; and by Kentucky Highway 191, a AA-rated (62,000-pound gross load limit) trucking highway. The Daniel Boone Parkway, a multi-lane toll road, is accessible 48 miles southeast of Campton via Kentucky 15.

HIGHWAY MILES FROM CAMPTON, KENTUCKY, TO SELECTED MARKET CENTERS

0:4	Highway Miles	City	Highway Miles
City	Ivilies		
Atlanta, GA	394	Los Angeles, CA	2,225
Baltimore, MD	536	Louisville, KY	134
Birmingham, AL	439	Nashville, TN	305
Chicago, IL	409	New Orleans, LA	778
Cincinnati, OH	138	New York, NY	719
Cleveland, OH	367	Pittsburgh, PA	388
Detroit, MI	398	St. Louis, MO	395
Knoxville, TN	204	seguido Conselvano, samello	

Note: Mileage computations are via the best interstate or primary highways, not necessarily the most direct route of travel.

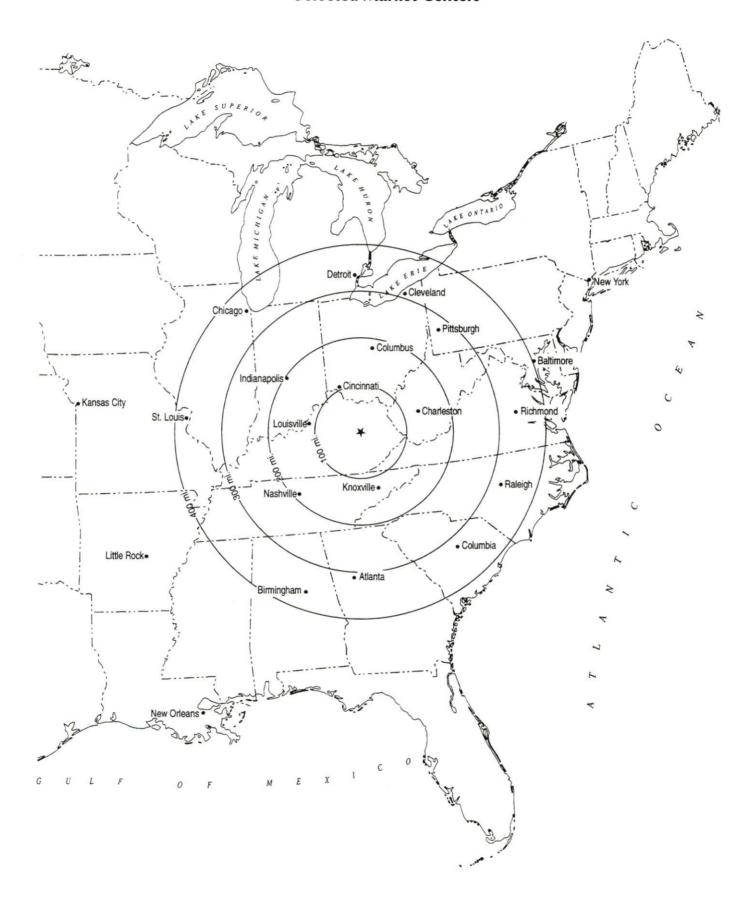
Sources: Rand McNally Standard Highway Mileage Guide, 1993. Official Kentucky Mileage Map, 1988.

Truck Service

Ten common carrier trucking companies provide interstate and/or intrastate service to Campton.

Source: American Motor Carrier Directory, Spring 1997.

Selected Market Centers



Rail

CSX Transportation provides the nearest main line rail service at Jackson, Kentucky; 20 miles southeast of Campton. Norfolk Southern Corporation provides the nearest intermodal facilities at Georgetown, Kentucky; 74 miles northwest of Campton.

For details on routing, schedules, rates, and services contact:

Manager

Industrial Development CSX Transportation 9420 Bunsen Parkway

Suite 212

Louisville, Kentucky 40220

(502) 499-3025

Air

Nearest Small Craft Airports

Julian Carroll Airport

Location: 5 miles east of Jackson, Kentucky;

25 miles southeast of Campton

Runways: 1 paved

Length: 4,400 feet

Traffic

Control: Wind sock, unicom, VOR-DME

Lighting: REIL, rotating beacon

Services: 100LL fuel, jet A-fuel, NOAA

regional weather center

Stanton Airport

Location: 22 miles northwest of Campton

Runways: 1 paved Length: 3,000 feet

Traffic

Control: Wind sock

Lighting: Available upon request

Services: 100LL fuel; tie-downs; hangars; taxi; and courtesy car to Natural Bridge Resort lodge.

Nearest Scheduled Commercial Airline Service

Blue Grass Airport

Location: 4 miles west of Lexington, Kentucky;

69 miles northwest of Campton

Air Service: ASA, Comair, Continental Express,

Delta, Northwest Airlink, TW

Express, United Express, US Airways

Daily Arrivals

& Departures: 192

UTILITIES

Electricity

Company serving Campton and Wolfe County - Licking Valley Rural Electric Cooperative Corporation

Source of power - East Kentucky Power

For industrial rates contact:

Industrial Development Department East Kentucky Power P.O. Box 707 Winchester, Kentucky 40392-0707 (606) 744-4812

and/or

Licking Valley Rural Electric Cooperative Corporation 271 Main Street P.O. Box 605 West Liberty, Kentucky 41472 (606) 743-3179 or (800) 554-5441

Natural Gas

Natural gas service is not available in Campton at the present time, however Jefferson Gas Transmission Company provides gas service to the industrial park and a portion of eastern Wolfe County.

Public Water Supply

Company serving Campton - City of Campton Waterworks

370 Main Street P.O. Box 35

Campton, Kentucky 41301-0035

(606) 668-3574

Source - Wolfe Lake

Treatment plant capacity- 300,000 gallons per day

Average daily consumption - 279,000 gallons
Peak daily consumption - 301,000 gallons
Storage capacity - 415,000 gallons

Water pressure - 40 psi to 80 psi

The City of Campton Waterworks plans a 47-mile water line extension to the communities of Callaboose, Bear Pen, and Lee City. The project is scheduled for completion in 1999.

Sewerage

Company serving Campton -

City of Campton Sewage Company

370 Main Street

P.O. Box 35

Campton, Kentucky 41301-0035

Design capacity -

100,000 gallons per day

Average daily flow -

68,000 gallons

Type of treatment -

Secondary

Treated effluent discharged into - Swift Creek

CLIMATE

Wolfe County

Temperature

Normal (29-year record)	54.90 degrees
Average annual 1995	54.90 degrees
Record highest, July 1988 (51-year record)	103.00 degrees
Record lowest, January 1963 (51-year record)	-21.00 degrees
Normal heating degree days (29-year record)	4,783
(Heating degree day totals are the sums of	
negative departures of average daily	
temperatures from 65 degrees F.)	

Precipitation

Normal (29-year record)	44.55 inches
Mean annual snowfall (50-year record)	15.80 inches
Total precipitation 1995	50.08 inches
Mean number days precipitation (.01 inch or more)	
(51-year record)	129.60
Mean number days thunderstorms (51-year record)	44.40
Prevailing Winds (through 1963)	South

Relative Humidity (31-year record)

1 a.m.	78 percent	(31-year record)
7 a.m.	82 percent	(32-year record)
l p.m.	60 percent	(32-year record)
7 p.m.	64 percent	(32-year record)

Source: U.S. Department of Commerce, Environmental Science Services Administration, <u>Climatological Data</u>, 1995. Station of record: Lexington, Kentucky.

LOCAL GOVERNMENT

Structure

The City of Campton is governed by a mayor and four commissioners. The mayor is elected to a four-year term while the commissioners each serve two-year terms. Wolfe County is governed by a county judge/executive and three magistrates. Each county official is elected to a four-year term.

Planning and Zoning

There are no planning and zoning agencies operating in Wolfe County at the present time.

Mandatory state codes enforced - Kentucky Plumbing Code, National Electric Code, Kentucky Boiler Regulations and Standards, Kentucky Building Code (modeled after BOCA code)

Local Fees and Licenses

The City of Campton levies an annual business license fee of \$50. Unloading license fees are \$25 annually. Wolfe County levies annual business license fees ranging from \$6.50 to \$11.50. Wolfe County also levies a 1.25 percent occupational license tax on wages, salaries, and commissions of individuals employed within the county.

PROPERTY TAXES

The Kentucky Constitution requires the state to tax all classes of taxable property, and state statutes allow local jurisdictions to tax only a few classes. All locally taxed property is subject to county taxes and school district taxes (either a county school district or an independent school district). Property located inside of city limits may also be subject to city property taxes.

Special local taxing jurisdictions (fire protection districts, watershed districts, and sanitation districts) levy taxes within their operating areas (usually a small portion of community or county).

Property assessments in Kentucky are at 100% fair cash value. Accounts receivable are taxed at 85% of face value.

STATE PROPERTY TAX RATES PER \$100 VALUATION

Selected Classes of Property	1996 <u>State Rate</u>	Local Taxation Permitted
Real Estate	\$0.163	YES
Manufacturing Machinery	0.150	NO
Pollution Control Equipment	0.150	NO
Inventories		
Raw Materials	0.050	NO
Goods in Process	0.050	NO
Finished Goods	0.050	YES
Motor Vehicles	0.450	YES
Other Tangible Personal Property	0.450	YES
Intangibles (Accounts Receivable,		
Money on Hand)	0.250	NO

LOCAL PROPERTY TAX RATES PER \$100 VALUATION, 1996

Taxing Jurisdiction	Real Estate	Finished Goods & Tangibles	Motor <u>Vehicles</u>
Wolfe County School District:	\$0.2376	\$0.2298	\$0.1941
Wolfe County	0.4020	0.4020	0.3160
City: Campton	0.1340	0.1340	None

EDUCATION

Public Schools

	Wolfe County
Total Enrollment (Fall, 1996)	1,400
Pupil-Teacher Ratio (1996-97)	14.8-1
Percent High School Graduates to College (1996-97)	55.7
Expenditures Per Pupil (1996-97)	\$5,693.02

The Wolfe County School District is known for its outstanding focus on drop-out prevention and received national recognition in that area during the 1996-1997 school year.

Nonpublic Schools

School	Enrollment	Grades
Bethany Christian School	67	K-8

Area Colleges and Universities

Name	Location (Miles from Campton)	Enrollment (Fall, 1996)
Lees College Campus of Hazard Community College	Jackson, Kentucky (22)	503
Hazard Community College	Hazard, Kentucky (52)	2,370
Prestonsburg Community College	Prestonsburg, Kentucky (55)	2,698
Morehead State University	Morehead, Kentucky (60)	8,354
Lexington Community College	Lexington, Kentucky (60)	5,500
Transylvania University	Lexington, Kentucky (60)	979
University of Kentucky	Lexington, Kentucky (60)	24,061
Eastern Kentucky University	Richmond, Kentucky (64)	15,161

VOCATIONAL-TECHNICAL TRAINING

Kentucky Tech schools are operated by the Cabinet for Workforce Development and provide secondary (Sec) and postsecondary (P/S) vocational-technical training.

Kentucky Tech Schools	Location (Mileage from Campton)	Number of Program Offerings	Enrollment 1995-1996	Approximate Number Completing Programs Annually
Mayo Regional Technology Center	Paintsville (40)	9	<u>Sec</u> <u>P/S</u> 129 696	274
Hazard Regional Technology Center	Hazard (52)	15	<u>Sec</u> <u>P/S</u> 90 260	132
Breathitt County Area Technology Center	Jackson (20)	7	Sec P/S 404 38	50
Lee County Area Technology Center	Beattyville (45)	8	Sec P/S 490 12	300

Customized Training

The Kentucky Tech system, through its training and development coordinators, will provide technical assistance and will identify and develop low-cost customized training programs and services for both established and prospective businesses. Businesses wanting to establish a customized training program should contact a training and development coordinator located at the Mayo Regional Technology Center or the Hazard Regional Technology Center.

Assessment Services

Kentucky Tech Career Connections offers to business, education, and government agencies testing packages for evaluating job applicants, selecting employees for promotional consideration and developing training programs within the organization. Career Connections Assessment Centers are located at the Mayo Regional Technology Center and the Hazard Regional Technology Center.

Adult Education Services

Adult education programs are available to adults who want to develop new academic skills, improve basic skills, or earn a high school equivalence diploma. In Campton, adult basic education and adult literacy are available through KVEC-Wolfe County in Hazard.

Bluegrass State Skills Corporation

The Bluegrass State Skills Corporation (BSSC), an independent public corporation created and funded by the Kentucky General Assembly, provides programs of skills training to meet the needs of business and industry. Programs range from entry level for new workers to advanced training for experienced employees.

The Bluegrass State Skills Corporation is a major source for skills training assistance for new and existing companies. BSSC works in partnership with other employment and job training resources and programs, as well as Kentucky's economic development activities, to package programs customized to meet the specific needs of a company.

OTHER LOCAL FACILITIES

Local Medical Personnel

Physicians - 3 Dentists - 2

Hospitals

General Hospital	Location	<u>Beds</u>
Kentucky River Medical Center	Jackson, 20 miles southeast of Campton	55

Other Medical Facilities and Services

Campton Medical Clinic Wolfe County Ambulance Service Wolfe County Health Center (Kentucky River District) Wolfe County Health Care Center (100-bed nursing home)

Banks and Savings & Loan Associations

Farmers and Traders Bank

Newspapers

Wolfe County News (weekly)

Phone Service

Mountain Rural Telephone Cooperative Corporation

RECREATION

Local

The Campton Park offers a baseball field, a basketball court, a tennis court, picnic tables, shelter houses, and a playground. Other recreational facilities in Campton include two baseball fields and four gymnasiums.

A homecoming festival is held annually each Labor Day weekend in Campton. The festival includes a parade, booths, crafts, and live music.

Wolfe County is located within the Daniel Boone National Forest, which covers 640,000 acres of timberland in eastern Kentucky. It encompasses much of Kentucky's great beauty and provides a vacation paradise. There are scenic hiking trails, rivers and streams stocked with a variety of fish, hunting preserves, camping sites, and numerous other natural and historical attractions.

Several tourist attractions are located near Campton. Red River Gorge, part of the Daniel Boone National Forest and considered one of eastern Kentucky's most prominent features, is a boulder-strewn area of rugged forest, streams, cliffs, overlooks, arches, rare plants and animal life. Picnic and campsites are available in the Koomer Ridge Recreation area. The Pioneer Weapons Area features a 7,480-acre preserve where hunters are limited to primitive weapons use only. Cliffview Resort provides lodging for family vacations. Construction of an 18-hole golf course at the resort is underway.

Natural Bridge State Resort Park near Slade, 13 miles northwest of Campton, is located within the Daniel Boone National Forest where cliffs and stone arches fill the landscape. The rugged beauty of the great Natural Bridge is the main attraction. The park offers a 35-room resort lodge with a dining room, a convention center, a gift shop, ten rustic cottages, and 95 camping sites. Other facilities include a lake, a swimming pool, picnic shelters and playgrounds, mini-golf, hiking trails, a riding stable, a chair lift, and pedal boats.

Area (Within 70 miles)

Buckhorn Lake State Resort Park Cave Run Lake Fort Boonesborough State Park Grayson Lake State Resort Park Jenny Wiley State Resort Park The Kentucky Horse Park Paintsville Lake State Park Waveland State Historic Site White Hall State Historic Site