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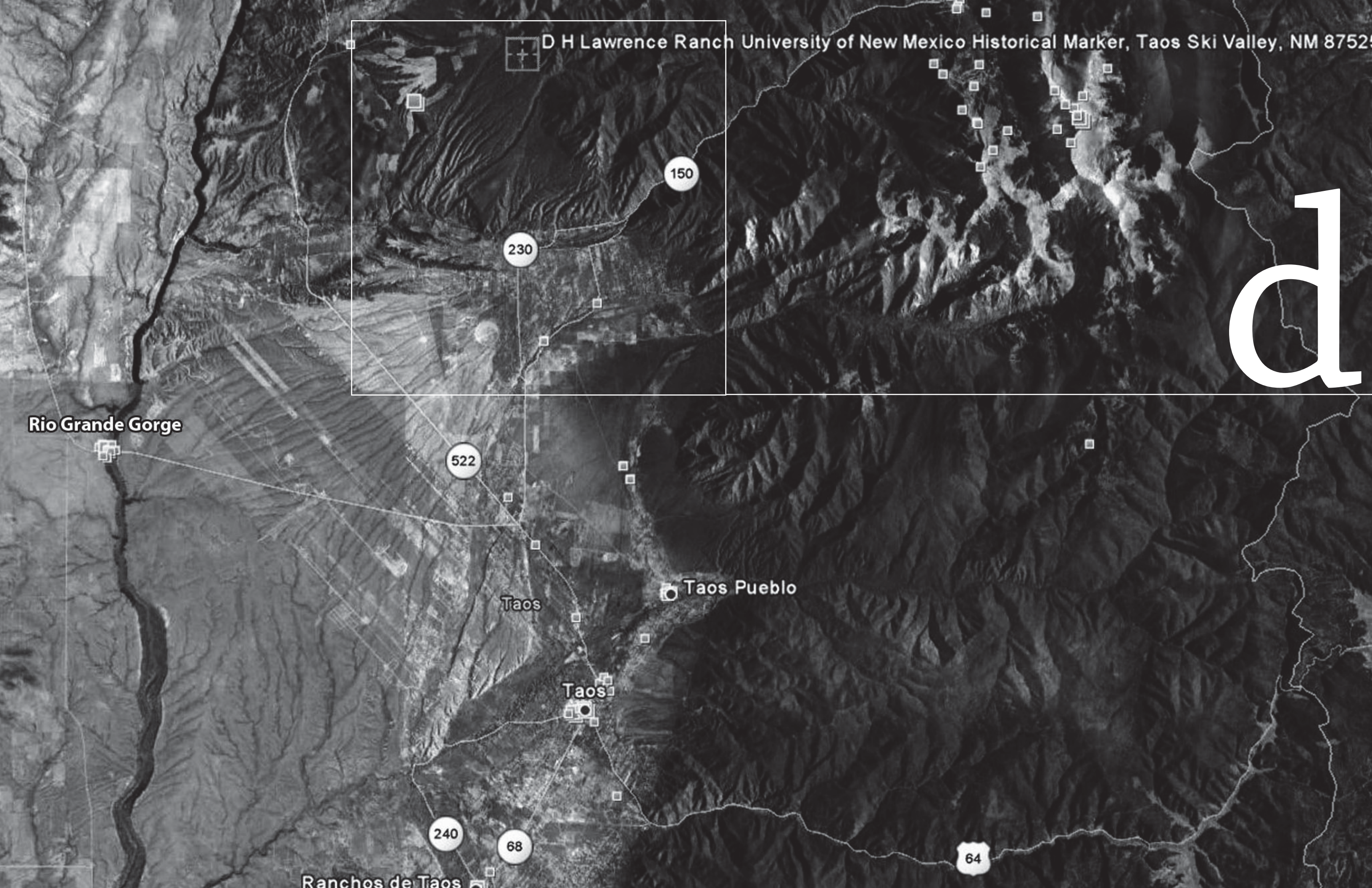
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D . H . L a w r e n c e R a n c h

d r a f t s u m m e r 2 0 1 0

Identifying New Solutions For This UNM Owned Property





Rio Grande Gorge

Taos

Taos

Taos Pueblo

Ranchos de Taos

D H Lawrence Ranch University of New Mexico Historical Marker, Taos Ski Valley, NM 8752

h lawrence

the story and comprehensive study of the D.H. Lawrence Ranch, Taos, NM

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dhl lawrence

a new chapter on life and this land



“I think New Mexico was the greatest experience I ever had from the outside world. It certainly changed me forever,” D.H. Lawrence.

This proposal attempts to reveal the beauty of a ranch that is full of potential and has a history of generating life changing experiences. It is a place that is rich in the creativity left by D.H. and Frieda Lawrence.



The D.H. Lawrence Ranch is ideally located in a pastoral high-mountain, pine forest setting ideal for a premier retreat, camp ground, and historic attractions. The Ranch has a commanding view of Taos Valley and is in close proximity to Santa Fe and Albuquerque, which are major tourist destinations. The University of New Mexico School of Architecture and Planning (SAAP) have been compelled to assemble this proposal in an effort to raise awareness about the Ranch and promote a new program to revitalize the ranch. The current Ranch facilities are in a state of complete disrepair and the infrastructure is unusable. However, if restored, the site could easily support educational, research, recreational, and cultural activities. The Ranch has a competitive advantage with its 160 acres of desired surroundings. SAAP is currently looking for support to set this program in motion.



This program will highlight the four major areas to be addressed by the D.H. Lawrence Ranch in the future. It will cover the Ranch’s facts, detailing every aspect of the Ranch’s property, from the location and natural features to the state of the infrastructure and buildings. The goals of the program will address the objectives for preserving and maintaining the Ranch. The needs concentrate on the future of the Ranch by highlighting necessary aspects which must be done if the D.H. Lawrence Ranch is to be revitalized. The fourth area this program will cover is a statement about the problems of the Ranch, and which areas the University of New Mexico will have to focus on to bring the Ranch back to a functional and attractive asset to the University.

left: D.H. Lawrence Ranch Property Entrance and Lawrence Memorial

introduction

BEWARE
of DOG

history



NOSTALGIA is the word that comes to mind when unfolding the saga of D.H. Lawrence Ranch. Nestled in the mountains of Taos New Mexico, the Ranch emerges with a sentimental yearning for the happiness of a former time. As one ascends 8,500 feet, dense ponderosa pines enclose the edges of a bending dirt road, the living witnesses of the past.

First known as the Kiowa Ranch, the Kiowa Indians used a trail that ran through the property heading south. John Craig, a homesteader, established the land in the late 1880s but in 1893 sold the ranch to Mary and William L. McCure. The McCures used the ranch to raise angora goats; the open field was a prime grazing location. In 1920, they sold the 160 acre plot to the New York socialite, Mabel Dodge Luhan. Luhan had married a Native American from the Taos Pueblo and thus became familiar with the area. As an arts patron, Luhan invited her friends D.H. Lawrence and his wife, Frieda to come visit her in Taos.

D.H. Lawrence was an English born author of literary classics such as *Women in Love* and *Lady Chatterley's Lover*. While at the ranch, Lawrence wrote the short novel *St. Mawr* celebrating the quality of landscape at Kiowa Ranch; a biblical drama *David*, and sections of *The Plumed Serpent*. Although, Lawrence only spent a total of 11 months at the ranch, it was an inspiring retreat that lured him from the dense city life he was accustomed to. It was a freedom and experience that he held close to his heart.

The secluded beauty of the site was an ideal stage for the creative mind and it summoned D.H. Lawrence and Frieda for multiple visits. On their second return, Lawrence and Frieda attempted to recruit friends to create a utopian society, however, Dorthy Brett was the only one to accompany them. Brett was an English painter and admirer of the author. On this visit, Mabel Luhan gifted the ranch to Frieda. Frieda and Luhan made a tradition of hospitality for creative people and were visited by esteemed artists like Georgia O'keeffe. Okeeffe stayed for a few weeks at the invitation of Mabel Luhan and composed a painting of the mammoth pine tree outside Lawrence's cabin entitled "Lawrence Tree."

In 1924, Lawrence was diagnosed with tuberculosis and finished his last years in France. In 1935, Frieda had his remains cremated and his ashes were brought to the ranch by Angelo Ravagli, Frieda's Italian lover. They constructed a memorial for Lawrence and it is believed his ashes were mixed with concrete to form part of the large memorial stone.

Following the death of Frieda in 1956, the ranch property was bequeathed to the University of New Mexico. She stipulated that the ranch to be used for educational, cultural, and recreational purposes while the memorial was to be opened to the public. From 1956, the University of New Mexico employed Al Bearce as the ranch manager who had the pleasure of knowing Frieda, Brett, and Mabel. Bearce oversaw all events that took place on the ranch from 1956 until his death in 2008. He lived in the house built by Frieda and Angelo Ravagli and was personally and physically responsible for acquisition and construction of cabins, Lobo Lodge and much of the water storage and distribution system. The facilities were used for a number of years and provided a variety of events. Bearce was joined by Mary Barrett in the early 1980s, who is the current ranch manager.

The Lobo Lodge, built in the 1960s, has not been used for accommodation since 1983 while the cabins were recently shut down due to maintenance issues and the possibility of Hantavirus. Since the ranch no longer has useable facilities, it has been unable to generate revenue and has been operating at a deficit.

Currently, the Physical Plant at the University of New Mexico recognizes its responsibility and the potential the ranch has. The Ranch was gifted on the condition that it is used for cultural, educational, charitable, and recreational purposes. The University is *obligated* to renew or rebuild facilities and continue operations.

left: Military Junk Pile

facts



D.H. Lawrence Ranch, Taos, NM

The University of New Mexico owns 160 acre property is located 8,600 feet above sea level, north of Taos in the Carson National Forest on Lobo Mountain. The Ranch is adjacent to the town of San Cristobal and the foothills of Arroyo Hondo. The D.H. Lawrence Ranch has the potential to serve as a satellite campus for the University of New Mexico. The location and its natural environment is one of many reasons why it could serve as an asset to UNM. With the proper programming, master planning, and phasing, the Ranch could eventually serve as a great addition to UNM.

The site offers beautiful views to the surrounding mountains and valleys of Taos. The Ranch is located away from civilization, creating a feeling of isolation and a pristine natural condition. The Ranch is perched high on Lobo Mountain which offers a great panoramic view of the entire Taos Valley. The natural beauty and pristine character of the Ranch needs to be maintained to keep the feeling and character of the D.H. Lawrence Ranch alive.

The Infrastructure is unusable.

Currently the D.H. Lawrence Ranch is in an unusable state due to the fact that the property has not been maintained properly. Currently, the Ranch does not pump its own water, so it is currently being trucked in and stored in potable water storage tanks.

The Ranch also has a stream that runs through the property with a flow rate of one gallon per minute. The stream is currently not in use due to leaking pipes that were installed a few years ago. Even with the water being harvested from the stream, the Ranch will still need more water than the stream can supply.



The facilities are in a state of complete disrepair.

The D.H. Lawrence Ranch facilities have fallen into a state of disrepair. The maintenance budget and staff has been inadequate for the maintaining of the facility, so only the memorials have been maintained. The memorials of the property are: the Lawrence Memorial, the Dorothy Brett Cabin, and the Homesteaders Cabin, which are the only buildings which have been adequately maintained and are habitable.

In contrast to the historical buildings, there are numerous cabins which are condemned and uninhabitable due to Hantavirus concerns. These buildings also have many building safety issues related to: foundation, foundation structure, wall structure, roof, roof structure, finishes, mold, building perforations, use of lead and asbestos.



The buildings are primarily built out of unsustainable materials which require a lot of maintenance and care to keep them in a habitable state. Most are unpainted and not waterproof, so mold has become a huge concern with most of the cabins. The roofs of the structures are also built of non-sustainable materials which have caused many leaks throughout the structures around the site. It would be the University of New Mexico's best decision to demolish the cabins and start fresh by building new efficient and sustainable buildings/cabins that are designed properly for the conditions of the site. The Ranch also has two large facilities, named the Lobo Lodge and Lair, and they are very large multi-story structures which have also fallen into disrepair. They are in need of renovation and reconditioning. The buildings are currently in fair condition, with signs of vermin throughout the building, and could pose as a possible hazard.

The vermin in northern New Mexico carry the Hantavirus, so professional abatement is necessary in order to restore the buildings to a habitable condition. The building has the potential to be restored to a pristine and usable condition. The Lobo Lodge and Lair could accommodate multiple functions, as well as serve as a great location for the D.H. Lawrence Ranch staging ground for its initial resurrection and restoration of the entire property.

left: Deteriorating Walls Exteriors and Surfaces

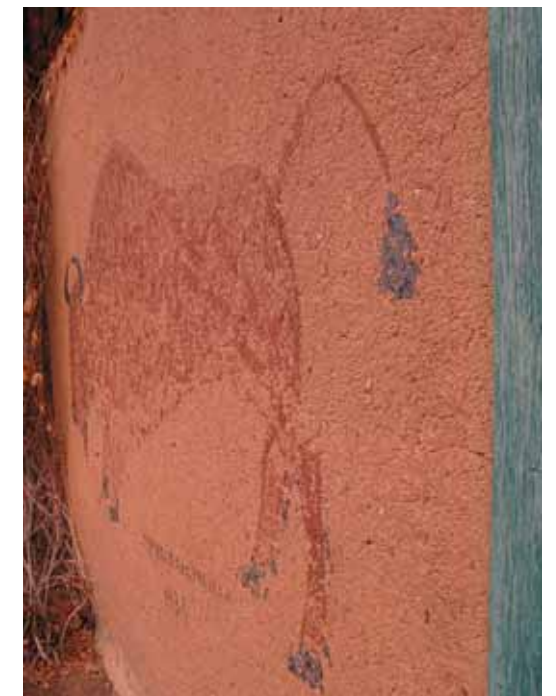


The Monuments, Artwork and Historical Buildings need to be preserved.

The D.H. Lawrence Ranch, originally named the Kiowa Ranch, is on the National Register of Historic Places and on the New Mexico Register of Cultural Properties. The listed attractions of the property are: the Lawrence Memorial, the Dorothy Brett Cabin, the Homesteaders Cabin, and the famous Lawrence Tree. These historical attractions need to be preserved because the property has great historical value.

This Ranch inspired D.H. Lawrence in his many of his writings, Dorothy Brett in her paintings, and Georgia O'Keeffe with her famous Lawrence Tree painting. These historic buildings need to be restored properly to their proper state to preserve the legacy of D.H. Lawrence and his Ranch. The buildings need to be accurately preserved by a professional historic preservationist to maintain accuracy and their historic character.

right: Georgia O'Keeffe's Lawrence Tree and Native American Murals





The condition of the Site and Infrastructure

The property is located in a very mountainous location so the topography varies throughout the site. The grade slopes to the west of the mountain which provides water runoff from the east portion of the property. There are various locations on the property for natural water storage ponds. The site also contains a stream flowing at one gallon per minute.

A great portion of the Ranch is heavily wooded containing many different species of trees namely: Ponderosa Pine, Piñon, Douglas Fir, Spruce, Juniper, and Scrub Oak trees. The property has a large field, and several small openings of grass meadows with natural vegetation of yucca plants, wild grass, and wild flowers. The large field has been used for farming, and various other activities.

Hantavirus Contamination

above: Cabin Site Panorama

The Deer Mice are the carriers of the virus known as Hantavirus Pulmonary Syndrome (HPS) in people. People are exposed to the virus by breathing contaminated dust from the rodent's urine, saliva, and droppings. The symptoms of Hantavirus began one to six weeks after inhaling the virus and will typically start with a flu like symptom including: fever, sore muscles, headaches, nausea, vomiting, and fatigue. Knowing the potential hazard of Deer Mice carrying the virus on the property, there needs to be a professional abatement contractor to assess and reduce the risk of the potential hazard. Also, there will need to be a standard removal of rodents on the property to limit the spread of the Hantavirus on the Ranch.

There are various animals that visit and frequent the Ranch which include: Elk, Deer, Bear, Mountain Lion, Cougar, Coyote, Red Fox, Red Tailed Hawk, Wild Turkey, Grouse, Rabbit, Squirrels, and Deer Mice. These animals can be seen in and out of the property throughout different seasons of the year.

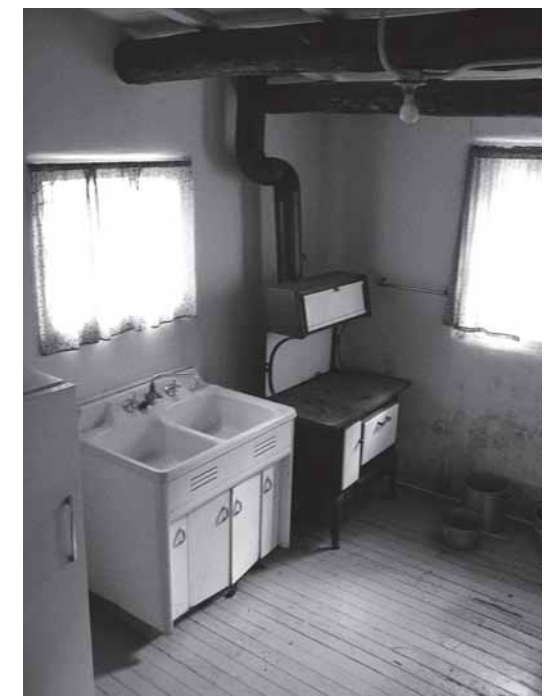


Funding is limited for the operation and maintenance of the current facilities.

Presently, the University of New Mexico is funding a limited amount of money to the current caretaker of the D.H. Lawrence Ranch to operate and maintain the property. At this time the Ranch is not generating any revenue. The reason the property is currently not generating any revenue is because it is not functioning as a proper memorial and due to the uninhabitable buildings.

The Ranch use to break even in the 1960's and 1970's, when the Ranch was operating as it was intended. Revenue can be generated in multiple ways at the D.H. Lawrence Ranch, and currently none of these potential revenue sources are being utilized.

right: Poorly Maintained Facilities and Infrastructure



needs and goals



Master Plan of the Ranch

The D.H. Lawrence Ranch needs to have a master plan developed for the entire 163 acres of property. A master plan is a detailed outline of proposed changes and developments for a particular piece of real estate. A master plan needs to be a living document which can change with the needs and requirements of maintaining and updating the Ranch. A master plan will bring a cohesive strategy, which all parties involved can vote on for approval, to the Ranch so the University may return the Ranch to a condition where people can stay and use the property for a beneficial purpose.

The master plan will cover the areas of infrastructure development, such as roads, gas lines, water, sewage, and electricity, remodeling and future constructions, and maintaining the historic monuments of the site. The master plan will also discuss the timetable and phasing for the new developments on the Ranch. The master plan is the first step towards the revitalization of the Ranch, and an approved master plan will pave the necessary ground work for the necessary improvements at the Ranch.

Establish an Endowment for Future Maintenance and Development

The Ranch is currently operating at a net loss every year, and the maintenance occurring on the site is insufficient for any future developments. It is important for the University to fundraise for the D.H. Lawrence Ranch in order to begin an endowment fund which the Ranch may use to sustain itself.

The endowment's funds need to be generated through generous donations from anyone and everyone willing to offer a gift to save the D.H. Lawrence Ranch. The endowment fund will allow for a much larger maintenance fund, and provide independence from the University and become a self-sustained entity of the University. The endowment fund will allow for future developments and sufficient maintenance on the site and it is imperative to begin an endowment fund.

Revitalization of the Infrastructure

The D.H. Lawrence Ranch is in need of updating and improving the existing infrastructure. As stated previously, the Ranch’s water supply, the roads, and gas lines need to have improvements made on them in order for the Ranch to be a success.

The water supply at the Ranch is currently in an unsustainable condition. The water has to be trucked in from in Taos, and placed in the various storage tanks around the site. This current operation is expensive and inefficient. There needs to be a constant, readily available water supply on the Ranch. Whether it is a well, or a means of harvesting the water from local springs and streams, the water supply needs to be sustainable and large enough to support a small community without the worry of running out of water.

Currently, the roads are maintained, but they are all dirt, and located on a mountainside. These roads become very treacherous during poor weather and snow, which makes it very difficult and nearly impossible to visit the Ranch several months out of the year. The Ranch would benefit tremendously from an asphalt road, which could be snow plowed, making the Ranch much more accessible throughout the year.

The gas lines seem to be in decent condition, but the various propane tanks around the site, need to be inspected for safety. The gas lines themselves should be inspected for any leaks which may have arisen over the many years of use. It is imperative that the Ranch be safe and ensuring the gas lines are in good condition should be set as a major priority.



left: infrastructure details

Provide a means for the ranch to be financially sustained and maintained.

The Ranch should be financially sustained and maintained. Currently, the University of New Mexico pays directly for the maintenance of the property. This financial situation is unsustainable and is inadequate for the needs of sustaining the Ranch. If the Ranch is going to be expanded and revitalized, the maintenance fund will need to be sustainable and greater. The Ranch fell into disrepair because the funding was inadequate for the needs of maintaining all the facilities around the property.

The *most* financially stable situation would be to raise funds from public and private donors who are interested in helping with the revitalization of the property to create a large endowment. The interest from the endowment needs to be large enough to sustain the facility without having excess costs paid for directly by UNM. Creating the endowment, will ensure the survival and maintenance of the facility so the property can thrive and sustain itself for many years to come.

Inventory the existing materials & equipment.

The D.H. Lawrence Ranch has been a collection site for many, many things over the past 60 years. There are many broken maintenance vehicles, and equipment which populate the site in various locations. There are also many other various items which litter the site in several different areas. It is important for the revitalization of the ranch for the various scrap piles to be inventoried. The inventory will provide a detailed list of what is UNM's property and what is the property of the caretakers of the site. Following completion of the inventory, it is imperative to sell or dispose of the scrap piles to clean up the site. Much of the scrap is metal or may be valuable collectible items, so there may be incentive beyond just the initial clean up.



Maintain educational, research, recreational, and cultural activities.

The Ranch must restore the existing site and facilities to support and maintain educational, research, recreational, and cultural activities. In order to restore the site, there needs to be a cohesive, adopted master plan established. The master plan will help create the vision for the future of the D.H. Lawrence Ranch. The master plan will cover the areas of infrastructure, new buildings, remodeling existing facilities, and establish a phasing schedule to implement the changes and enhancements. The revitalization of the Ranch will create great potential at the ranch for the development of educational, research, recreational, and cultural activities.

First, an assessment of the current buildings has to be done to determine what existing buildings can be refurbished and what needs to be rebuilt. Following assessment, the remodeling and new construction can begin. All new construction and remodeling needs to be built with sustainability issues at the core of the design. The sustainable buildings should require less maintenance and be built with trying to minimize their carbon footprints, and possibly generating more energy than they require through renewable resources. This will keep maintenance costs low, and provide an example of a net-zero energy site located in pristine wilderness. The establishment of the new living units and a new or refurbished Lobo Lodge and Lair is essential to support activity.



New accommodations and facilities to support educational, recreational, and possible cultural activities.

It is well documented that the current accommodations on the site are uninhabitable due to issues of insufficient maintenance and Hantavirus concerns. The accommodations are very outdated and they need to be replaced with cabins which will last a very long time, and be as vermin proof as possible. These new buildings need to be built so maintenance is minimal and the buildings can keep vermin infestations to a minimum. The building quality needs to be of exemplary construction to withstand the harsh weather so to allow for minimal maintenance.

These new buildings will provide the means for the Ranch to become an important extension for the University of New Mexico. These buildings will accommodate students, faculty, and visitors for their most basic needs, as well as provide places to gather for discussions and educational workshops. The Ranch use to be a place where students, faculty, and visitors could attend educational workshops and functions on a very distant and remote campus. Currently, the Ranch is unable to support any such activity, and it will be the addition of new accommodations and facilities which will once again allow activities to occur on site.

right: Abadoned Lobo Lodge





problem statement



Problem Statment

The D.H. Lawrence Ranch is unquestionably a very important property to the University of New Mexico and to the annals of history. The Ranch is an important part of D.H. Lawrence's legacy and it is in desperate need of rehabilitation. The Ranch needs to find a new identity to carry it into the future, so it may remain an interesting and historically important place for people to visit. The new identity needs to keep the best interests of maintaining the historical legacy of D.H. Lawrence alive, as well as find a way to properly maintain and enhance the property.

The most important aspect of the Ranch is that it once was owned and inhabited by D.H. Lawrence. He spent many of his remaining years at the Ranch, and it helped inspire him in his writings. With the Ranch being nestled in a beautiful location in the Carson National Forest on Lobo Mountain, it is easy to understand how the natural beauty and isolation of the Ranch inspired Lawrence's writing.

Currently, the Ranch is a landmark to D.H. Lawrence's life, but it is insufficient in the celebrating the memory, life, and work of D.H. Lawrence. The Ranch has the capability to house a new memorial which would be dedicated to the memory, life, and work of D.H. Lawrence. This memorial could provide a revenue producing opportunity for the Ranch and help create a new identity for the Ranch. The memorial would be a facility with his writings, pictures, work, and any personal property he had at the Ranch. This memorial could provide a reason for tourists to come and visit the Ranch to remember the life and times of the very famous author. The memorial would be an addition to the many historical buildings which are already on the site, and would help enhance the property's value to give it new importance and meaning.

The Ranch has many historical buildings located on the site which are in good condition. The historical buildings are the D.H. Lawrence residence, the homesteader's cabin, Lady Brett's Cabin, and the D.H. Lawrence Memorial. These buildings have been maintained over the years, but they need to be assessed and returned to their original conditions. These buildings have been altered slightly over the years since the donation to UNM, and it is of historical importance to return them to the condition and state they were in with D.H. Lawrence. This work would require a historical preservationist to determine how they should be remodeled to be an accurate reminder of the property when D.H. Lawrence owned and lived there.

With the historical buildings and memorials in good condition, it will be important to expand on the identity for the Ranch. The Ranch is a place for people to enjoy, and remember the legacy of D.H. Lawrence. This property needs to be utilized in an appropriate manner which is beneficial to the site and to the University. The Ranch has an important history of scholarly meetings, educational retreats, and creative explorations. It is of utmost importance to return the Ranch to a condition to allow these activities to occur once again. The Ranch's other facilities are in an uninhabitable condition, and the infrastructure is in poor condition. Returning the buildings and infrastructure to a useable level is a primary concern for the Ranch and its success.

The buildings located around the Ranch need to be remodeled or demolished to pave the way for a new future. The Ranch needs to have new lodging available throughout the year, without the fear of contracting the Hantavirus. The new lodging needs to be built of high quality materials which will keep the vermin out, and be easily maintained for many years to come. It is important for the Ranch to have the new buildings so UNM may once again use the property as a satellite campus which could host many activities.

Finally, the most pressing problem at the Ranch is the infrastructure. The water supply is non-existent, and it needs to be addressed. The water is currently trucked in and stored in various holding tanks around the site. Guests are encouraged to keep their showers short, and conserve water constantly. Although this is a good practice to teach guests, it is necessary for the Ranch to develop a reliable, endless supply of water to be more efficient. The aquifer is reachable, and it should be the primary concern to drill and setup a well to supply the Ranch. Secondly, the roads are all dirt leading to the Ranch. This poses a serious issue for visiting the Ranch during the winter or during heavy rainfall. The roads should be paved to create a much more welcoming environment all year round. Finally, the gas lines throughout the Ranch need to be inspected to ensure safety and efficiency.

The D.H. Lawrence Ranch has tremendous potential to be an important part of the UNM and Taos community. It needs to restore its image, so people will want to come, visit, and stay at the Ranch, whether for educational or cultural opportunities. The problems with the Ranch are extensive but can and should be fixed. The problems are a minor speed bump to the success of revitalizing the Ranch. Once the major issues have been solved, the Ranch will be an amazing facility which will become an important place for people to visit. The Ranch has the opportunity to create a new identity for itself while maintaining and enhancing its original identity.





appendix

Building Programs
Alternate Strategies

