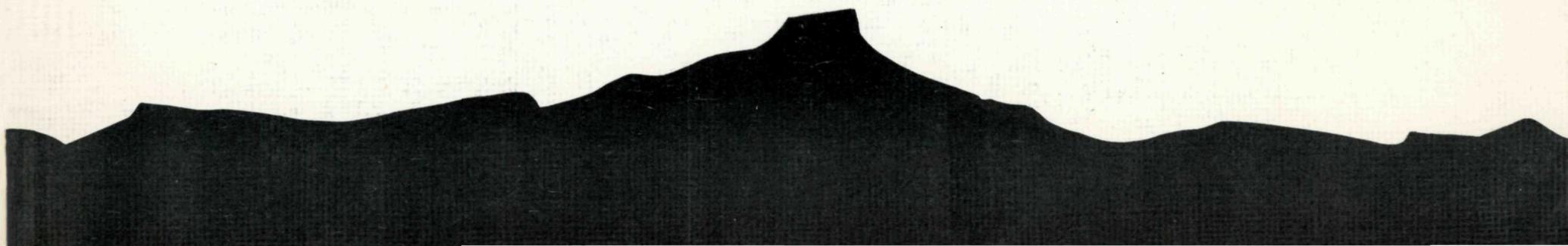


GEORGIA O'KEEFFE

National Historic Site · Abiquiu, New Mexico

Proposal / Environmental Assessment



PROPOSAL/ENVIRONMENTAL ASSESSMENT

GENERAL MANAGEMENT PLAN/DEVELOPMENT CONCEPT PLAN
GEORGIA O'KEEFFE NATIONAL HISTORIC SITE
ABIQUIU, NEW MEXICO



Prepared by:

Southwest Regional Office
National Park Service
1982

CONTENTS

Introduction	1	Legal Compliance	51
		Consultation and Coordination	
Georgia O'Keeffe	5	List of References	57
Her Life		List of Preparers	
Her Work		Authorizing Legislation	
Her Abiquiu Home			
Brief History of Abiquiu			
The O'Keeffe Home Today			
Background Material	19		
Topography and Drainage		MAPS	
Socioeconomic Background			
Potential Visitation		Area	1
Regional Recreation		Site	3
Similar Park Service Areas		Floor Plan	17
		Vicinity	23
The Proposal and Alternative	29	Schematic	34
Description of the Proposal and Alternative		Proposal	35
Consequences of the Proposal and Alternative		Adaptive Use	39
Impacts on Cultural Resources			
Impacts on Natural Resources			
Impacts on Visitor Experience			
Impacts on the Community			
Cost Estimates			

Unless otherwise noted, all quotations are from Georgia O'Keeffe by Georgia O'Keeffe.

PROLOGUE

When I looked about at the night I saw two tall poplar trees breathing--rustling in the light spring air. The foliage was thick and dark and soft--the grass bright in the moonlight.

--Georgia O'Keeffe

We all understand this kind of experience--special times when trees in the moonlight, a desert place, a mountain, or living things awaken our sense of wonder and awe. For a moment we wish to capture and communicate the experience, for it is larger than we are. Artists devote their lives to exploring and communicating beauty, attempting to give form through music, poetry, painting, or sculpture to the intangible experience of wonder.

It is not an easy way to live. Georgia O'Keeffe has said, "To create one's own world in any of the arts takes courage." Her own life exemplifies this kind of courage. She sought meaning within herself, rejecting much of her early training in painting and rebelling against the popular aesthetic standards of the time. She also chose to live much of her life in

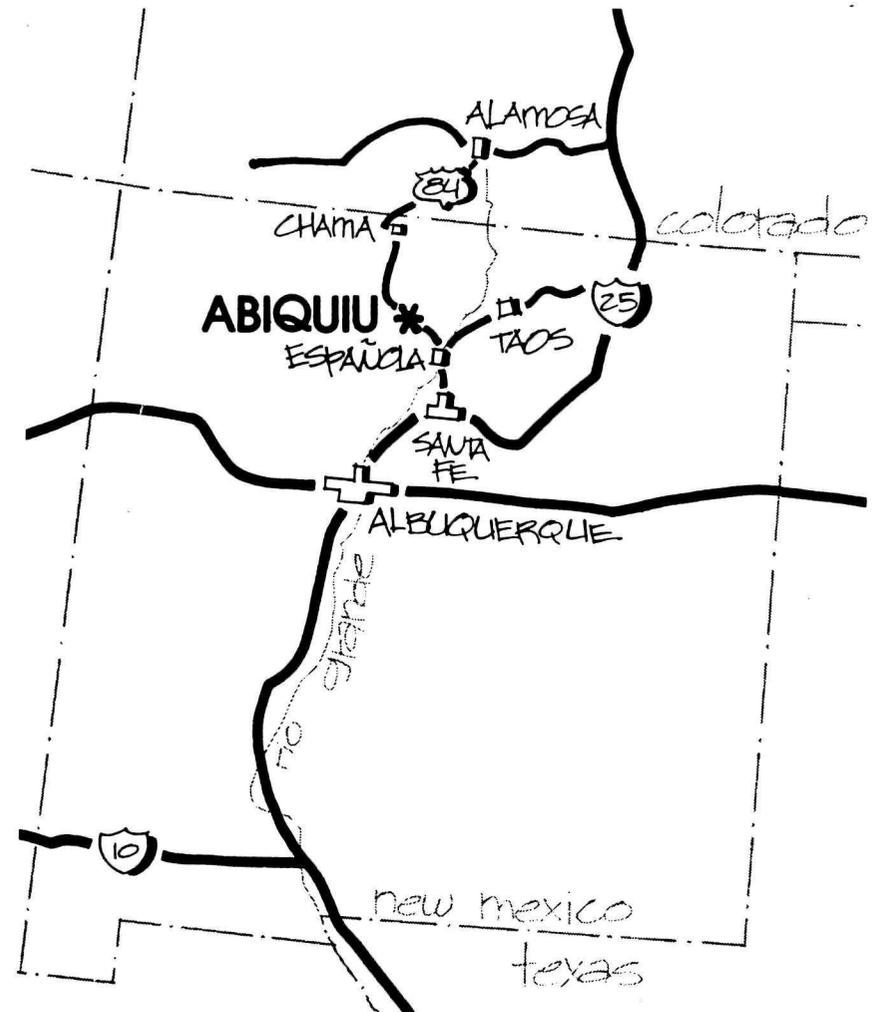
isolation among the red and grey hills of northern New Mexico. Through her highly focused, intensely concentrated life, she has instilled into her paintings of hills, shells, pelvic bones, flowers, rocks, or abstract forms "the wideness and wonder of the world." Recognizing Georgia O'Keeffe's unique contribution to our national life, the Congress of the United States has authorized the establishment of her home and studio in Abiquiu, New Mexico, as a national historic site.

The life of a nation is a brightly colored, complex tapestry of political, economic, technological, and cultural trends and events. In our National Park System, we have numerous sites connected with the great leaders and events of our nation's political and military history, as well as remnants of civilizations that blossomed and died before the Europeans arrived on the continent. However, the arts in America--some of the brightest and most vibrant of all the tapestry's threads--are but meagerly

represented. In fact, Georgia O'Keeffe is the first painter to be so honored. Just as Georgia O'Keeffe's work lends beauty and depth to our lives, so the tapestry of American civilization is enhanced through this recognition of the importance of the arts in our national life.

INTRODUCTION

Situated on a bluff in the New Mexico village of Abiquiu, the 3-acre (1.2 hectare) Georgia O'Keeffe National Historic Site commands panoramic views of the Chama River Valley and the surrounding cliffs, which have often inspired Miss O'Keeffe's paintings. The site consists of the buildings which have housed the artist's home and studio; their furnishings; a patio; the grounds, including an irrigated garden; and a small parking area. The entire compound is enclosed by an adobe wall. In addition to its intrinsic architectural and aesthetic

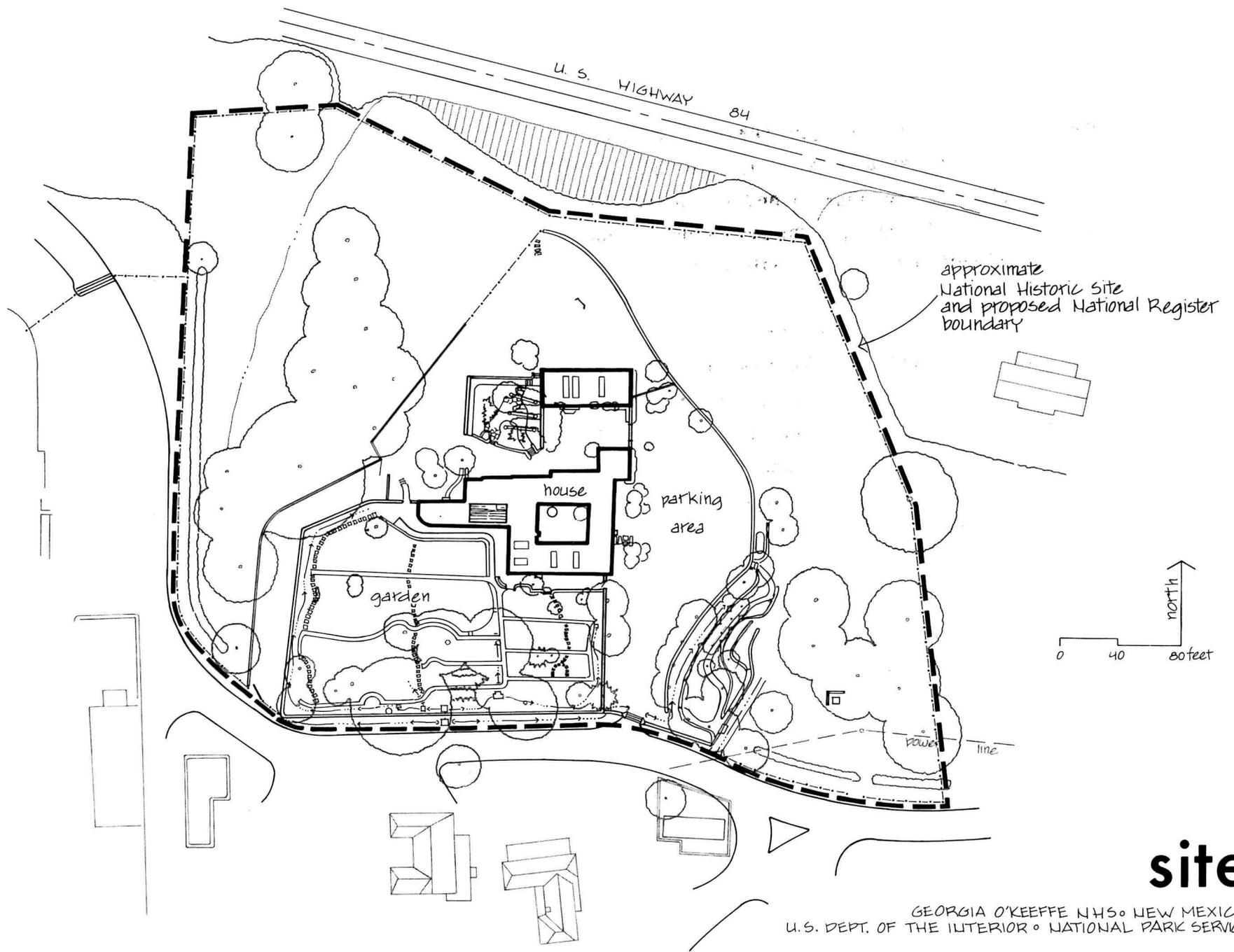


quality, the site, especially in relation to the landscape, provides insights into the ways in which the artist perceives her environment and how she represents it through her art.

According to the legislation authorizing the establishment of the Georgia O'Keeffe National Historic Site (Public Law 96-344, September 1980), the purpose of the site is "to preserve for the benefit and enjoyment of future generations significant properties associated with the life and cultural achievements of Georgia O'Keeffe." To achieve this purpose, the legislation authorized the acquisition of the Georgia O'Keeffe home and studio in Abiquiu, New Mexico, by donation and also up to 1 acre (.4 hectare) of detached land by purchase, donation, or exchange for offsite support facilities. Cost ceilings for land acquisition were set at \$40,000 and for development at \$100,000. The site will be under the management authority of the superintendent of Bandelier National Monument.

The site will not be open to the public nor will the National Park Service assume management responsibility as long as Miss O'Keeffe is in residence. The Park Service has, however, begun planning for the future management of the site. In accordance with National Park Service procedures and as required by the enabling legislation, a comprehensive general management plan or GMP will be developed and submitted to Congress by September 1983. In this plan, an overall strategy for the preservation, protection, and administration of the site will be developed. Guidelines will be established for appropriate public use and for the interpretation of the site to visitors.

The Proposal/Environmental Assessment is an important step in the development of the general management plan. Based on a careful process of data collection, meetings with Abiquiu residents, professional judgment, and Park Service policies and guidelines, it contains a proposal for the



management of the Georgia O'Keeffe National Historic Site and an alternative to that proposal. The effects that the proposal and the alternative would have on the environment are discussed, and the costs of both strategies are estimated.

The Proposal/Assessment also provides a way for members of the public and for federal, state, and local governmental agencies to contribute to the planning process for the Georgia O'Keeffe site. It is available to the public; and comments, suggestions, and new ideas are welcomed. Since the general management plan, and therefore the future management of the Georgia O'Keeffe site, will be based on the Proposal/Assessment and the comments it generates, it is important that all interested parties provide their input at this time. A mailback response form has been enclosed for your convenience in making comments and suggestions.



GEORGIA O'KEEFFE
Her Life, Her Work, Her Abiquiu Home

HER LIFE

An idea that seemed to me to be of use to everyone--whether you think about it consciously or not--(is) the idea of filling a space in a beautiful way. Where you have the windows and door in a house. How you address a letter and put on the stamp. What shoes you choose and how you comb your hair.

--Georgia O'Keeffe

Georgia O'Keeffe (b. 1887) knew from a very young age that she would be a painter. Her early lessons and experiments with painting and drawing as a child in Sun Prairie, Wisconsin, and later as a teenager in Chatham, Virginia, led to studies at the Art Institute of Chicago and the New York Art Students League. After several years of work as a commercial artist in Chicago and later as an art teacher in Amarillo, Texas, and at the University of Virginia, O'Keeffe studied with Arthur Dow at Columbia University, from whom she learned principles of composition which involved the concept of filling a space in a beautiful way.

Teaching to support herself and working in the evenings on her art, she began to combine Dow's principles of composition with the technical aspects of the painter's craft that she had mastered while studying in Chicago and New York. In 1915, she sent some of her work to a friend from art school, Anita Pollitzer. Without O'Keeffe's knowledge, Pollitzer

showed her work to Alfred Stieglitz, a major figure in American photography and the owner of Gallery 291 in New York, where modern abstract art was first shown in the United States. The next year, Stieglitz organized the first of many shows of O'Keeffe's work. In 1918, he offered her a year in which to paint. She accepted and never returned to teaching.

She worked steadily and prolifically. In 1923, she exhibited 100 of her oils, watercolors, pastels, and drawings. She married Alfred Stieglitz in 1924. In that year and the years following, she presented large exhibits of new work, along with other leading American artists of the time including Charles Demuth, Arthur Dove, Marsden Hartley, John Marin, Paul Strand, and Stieglitz.

In the autumn of 1917, during a vacation to Colorado with her sister Claudia, a bridge washed out, and they were forced to detour through northern New

Mexico. This was Miss O'Keeffe's first glimpse of the land she was to adopt as home. Her attachment to New Mexico was later reinforced by a stay in Taos with Mabel Dodge Luhan in 1929. She felt very much at home in the vast, brilliant landscape, where the clarity of light was unequalled. Up until this time, she had been spending summers at the Stieglitz summer home at Lake George, New York. Now she began taking off to New Mexico, usually on her own, and staying at the Ghost Ranch, a resort 65 miles (104 Km.) northwest of Santa Fe, in the summers. She would return with recently completed paintings, rocks, a barrel of bones, and most importantly a wealth of creative energy to carry her through the New York winters.

As much as Miss O'Keeffe loved Ghost Ranch, certain aspects of life there were becoming wearisome. Fresh fruits and vegetables were very difficult to obtain. She needed a place with ample water where she could grow her own food. She had

been inquiring unsuccessfully about a compound in the village of Abiquiu for about ten years with an eye to acquiring the property. The private compound had a more than adequate water supply, a substantial garden area, a rambling 19th century adobe house, and a carriage house. The compound was surrounded by an adobe wall, which could reinforce the privacy she required. The place was in ruins, though. The roofs of many of the rooms had caved in, and each time this happened, the doors were locked behind so that the pigs occupying the

structures would not be injured. It was not until late 1945 or early 1946 that Miss O'Keeffe was able to acquire the property.

Over a period of several years, Miss O'Keeffe rebuilt the house with her friend and employee Maria Chabot, who supervised much of the construction work and suggested that the carriage house be rebuilt as a studio because of the light and the view. The house was built with the same care that Miss



O'Keeffe used in executing her paintings. The materials were simple, but finely crafted; the spaces were well-organized in terms of function, design, and composition.

Alfred Stieglitz died in 1946. After settling his affairs, Miss O'Keeffe moved to New Mexico permanently, living at Ghost Ranch in the summer and at Abiquiu the rest of the year. She travelled extensively--in Europe, Peru, the Far East, down the Colorado River, then to Greece, Egypt, and the Near East--but she always returned to New Mexico and continued painting.

Since the mid-1970s, Miss O'Keeffe's intense productivity in painting has dropped off due to failing eyesight, but she has channeled her creative energies into other pursuits. She has published two books with the help of her friend and associate, sculptor Juan Hamilton--one, Georgia O'Keeffe, on her own work and another, Georgia O'Keeffe: A

Portrait by Alfred Stieglitz, based on Stieglitz's photographs of her. She has also appeared on public television, discussing her life, her art, and her land of northern New Mexico. These accomplishments are further applications of Arthur Dow's principles of composition--filling spaces in beautiful ways--whether in paintings, houses, or books. Miss O'Keeffe still resides in Abiquiu, adamantly guards her privacy, and maintains her high levels of energy and creativity.

HER WORK

In the course of her long and productive career, Georgia O'Keeffe has created a large and distinguished body of work, which is distinctly American and startlingly original. O'Keeffe was one of the first abstractionists working in America. This new approach to art was not accepted at first but ridiculed. Georgia O'Keeffe explained the relationship between the abstract qualities of her work and the more "realistic" objective painting people were used to as follows:

It is surprising to me to see how many people separate the objective from the abstract....A hill or a tree cannot make a good painting just because it is a hill or a tree. It is lines and colors put together so that they say something.

The process of abstraction in O'Keeffe's work is clearly shown when she creates a series of paintings on a single subject. For example, in the Jack in the Pulpit series, the first painting is comparatively realistic—we see the flower and some of its foliage against the sky. In successive paintings, the flower becomes larger and larger, filling more and more of the canvas until only the inner parts of the flower are painted—colors and powerful forms fill the canvas.

Georgia O'Keeffe has described the creation of another set of paintings, the Shell and Old Shingle series: She had absentmindedly picked up an old shingle and carried it up to her room where she had

a white clam shell she had been painting. She noticed that the white shape of the shell and the grey shape of the weathered shingle were beautiful together. After a few realistic paintings of the two on the table, she began to paint just the shingle and the shell, until

The shingle was just a dark space that floated off the top of the painting, the shell just a simple white shape under it. They fascinated me so that I forgot what they were except they shapes together--singing shapes.

She had gone through what her contemporary Arthur Dove called "a process of elimination of the non-essential."

Although O'Keeffe derived her inspiration from nature, the paintings are about more than bones, stones, clouds, flowers, and hills; they communicate O'Keeffe's way of seeing these objects and the

world. At first glance the most startling fact about O'Keeffe's famous flowers is their size--they are huge. Calla lillies more than fill a 40"x30" canvas, and her famous painting of a black iris is 36"x30". The flower becomes a world in itself--subtle shading and modeling of colors is contrasted with sharp clear edges; a lyrical quality of line delineates forms of great power and energy.

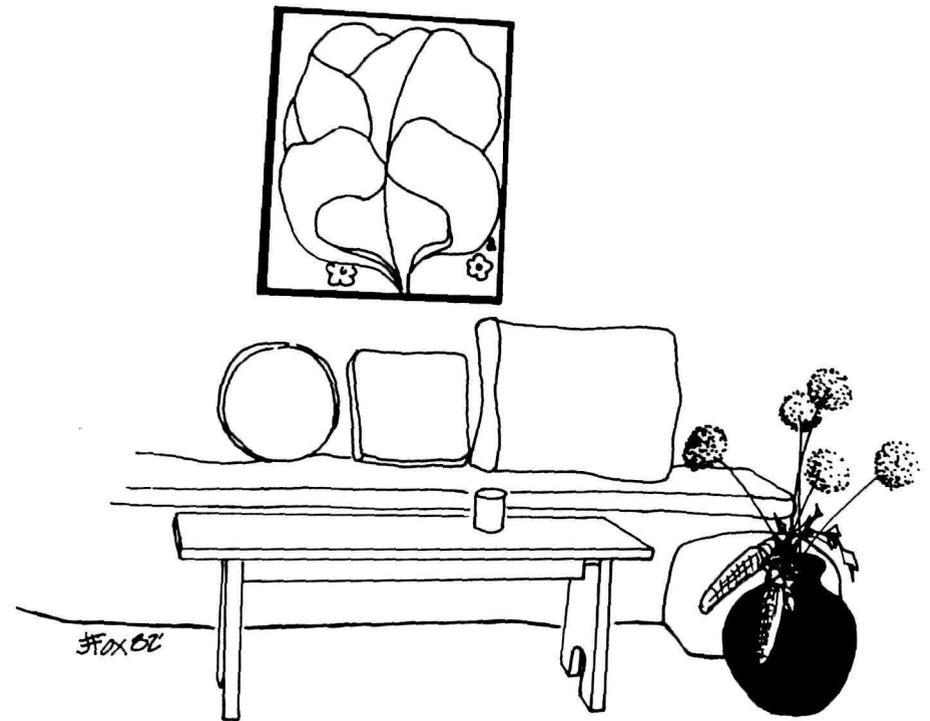
O'Keeffe's paintings of pelvis bones indicate her unique way of seeing something that some people would pass by with indifference or disgust.

I was most interested in the holes in the bones--what I saw through them--particularly the blue from holding them up in the sun against the sky as one is apt to do when one seems to have more sky than earth in one's world.

One canvas portrays simply the hole in a pelvis bone and the blue sky. The bone and O'Keeffe's experience of wonder are conveyed in abstract

terms; the unique shape of the hole and the lines and forms of the bone fill the canvas. The painting can be seen in two ways, either as a light-colored solid with a blue space behind it or as a light-colored space with a solid blue shape. Our perception of the painting alternates between these two states.

To do something that no one has done before, to create a unique, personal vision of the world and to communicate it beautifully is a rare achievement requiring not only superb technical ability but also the sensitivity and independence of spirit to see beyond the everyday, the courage to take risks, hard work, and the will to succeed. The work of Georgia O'Keeffe is a monument to these qualities.



HER ABIQUIU HOME

Brief History of Abiquiu

The village of Abiquiu is on a prehistoric pueblo site which probably once covered most of the mesa behind Abiquiu but has been largely obliterated by subsequent settlement. At least 19 other Anasazi sites are within a 3-mile radius of the village.

Records indicate that the first Spanish settlement in the immediate vicinity of Abiquiu was Santa Rosa de Lima, approximately two miles east of the town, in 1734. When it was first mentioned in 1743, the town of Abiquiu was primarily settled by genizaros, detribalized Indians from both Pueblo and non-Pueblo groups, who later intermarried with the Spanish. Abiquiu was officially established by Governor Tomás Vélez Cachupin in 1754. Six years later, Abiquiu and the Franciscan mission founded nearby had a population of 620 people. By 1776, Fray Atanasio Dominguez noted that an annual

trade fair had been established in Abiquiu for trading between the Utes and the Spanish/genizaro population. Abiquiu was important as a trade center through the middle of the 19th century.

The town of Abiquiu is laid out in a traditional manner around a plaza. The compound in which Miss O'Keeffe resides, to the east of the plaza, existed during the 19th century, but a portion of it could date back as early as 1740. General José María Chavez, who served under the Spanish, Mexican, and American flags, considered the house his home from about 1804 until his death in 1902. During his long and illustrious military career, he was directly involved in many incidents, including the 1837 rebellions in New Mexico and California as well as expeditions against Indian tribes from the north which brought an end to Indian raids in northern New Mexico. He was also a licensed trader who traveled extensively throughout the west. The National Park Service has been conducting further research on General Chavez.

The house remained with the Chavez family through the first quarter of the 20th century, eventually becoming the property of the Catholic archdiocese, from whom Miss O'Keeffe acquired it.

The O'Keeffe Home Today

The configuration of the rooms in the Georgia O'Keeffe home and studio is generally the same as it was when she acquired the property. The load-bearing adobe walls are finished on the exterior with a thin coat of cement stucco. Many interior walls have an adobe plaster finish. When the rehabilitation of the compound was underway from 1945 through 1949, Miss O'Keeffe had dark grey adobe hauled in from the vicinity of Las Vegas, New Mexico, (110 miles) for the finishing coat. In addition, women were chosen to apply the finishing coat because of their smooth movement in spreading the plaster. The ceilings throughout most of the home contain the traditional vigas, many of which date from the earlier history of the house.

The floor plan of the home indicates the present day uses of the rooms. The historic entrance, or zaguan, at the southwest corner of the compound leads into a patio that inspired a series of paintings by Miss O'Keeffe entitled "In the Patio." The rooms off this patio were occupied by General José Maria Chavez, particularly during his later years. The patio contains a well of fine cobble masonry. The office/studio and bedroom at the southeast corner of the house were once the cattle shelter and carriage house, respectively. A fall-out shelter just east of this bedroom is not shown on the floor plan.

Miss O'Keeffe's imprint on the house is unmistakable, not only with regard to the spaces, materials, and finishes but also in the furnishings. The furnishings in the house are minimal, limited to just what is needed and no more. The objects vary from pieces executed by some of the best 20th century designers (including Miss O'Keeffe), to chairs rescued from rather dire circumstances and

masterfully put back together again, to handmade items built for Miss O'Keeffe by local craftsmen. The overall effect of the house and furnishings is one of clarity of purpose and thought.

Some lore warranting further study is connected with the house. The Indian room is (allegedly) the place where the Indians who came to Abiquiu to trade were locked in for the evening. Also, the northernmost room, now a bath, is supposed to have been a room for grinding corn. No dates are connected with these stories, but they may be related to the possible mid-18th century construction date on the house.

At present, all facilities are in good condition, and the massive adobe structure is sound. It is, however, delicate. Adobe is susceptible to wear and requires constant maintenance. The adobe floors and the small size of many of the rooms will place limits on visitation. Heating (supplied by fireplaces

and in-wall propane heaters), electricity, and plumbing are adequate for present use, but are not suitable for large numbers of people.

The orchard and garden, which contain a variety of ornamental and fruit trees, vegetables, and flowers, has been maintained through organic methods; no commercial pesticides or fertilizers have been used. There are some ancillary garden sheds not shown on the site plan.

Access to the site for handicapped visitors is an important consideration in planning for visitor use and is mandated by law. Every effort will be made to accommodate handicapped visitors through portable architectural devices, such as temporary ramps; appropriate program and tour design; provision of alternative experiences for sight or hearing impaired visitors; scheduling visits when help is available; and equipment aids, such as specially designed narrow wheelchairs.

The aesthetics of the site, however, are a major part of its architectural and historic significance, and in order to adhere to resource management goals and comply with historic preservation laws, the historic appearance must be preserved. A preliminary study identifying architectural problems and solutions is underway. Final planning for accessibility will be accomplished when the National Park Service acquires the site.



BACKGROUND INFORMATION

TOPOGRAPHY AND DRAINAGE

Badlands roll away outside my door--hill after hill--red hills of apparently the same sort of earth that you mix with oil to make paint. All the earth colors of the painter's palette are out there in the many miles of badlands...our waste land--I think our most beautiful country.

--Georgia O'Keeffe

The village of Abiquiu is approximately 60 feet (18.3 m.) above the Rio Chama at an elevation above sea level of 6100 feet (1860 m.) Since it is on the northern slope of a large mesa, water drains down toward the village, particularly during the months of July and August, when local thunderstorms are most likely to occur. Although all overland flow has been diverted from the village, removing flood hazard, some local runoff does occur. This drainage does not affect the Georgia O'Keeffe site. The O'Keeffe house is approximately 55 feet (16.8 m.) above the 100-year floodplain of the Rio Chama. The probability of the site being inundated by floods of greater magnitude and frequency is remote.

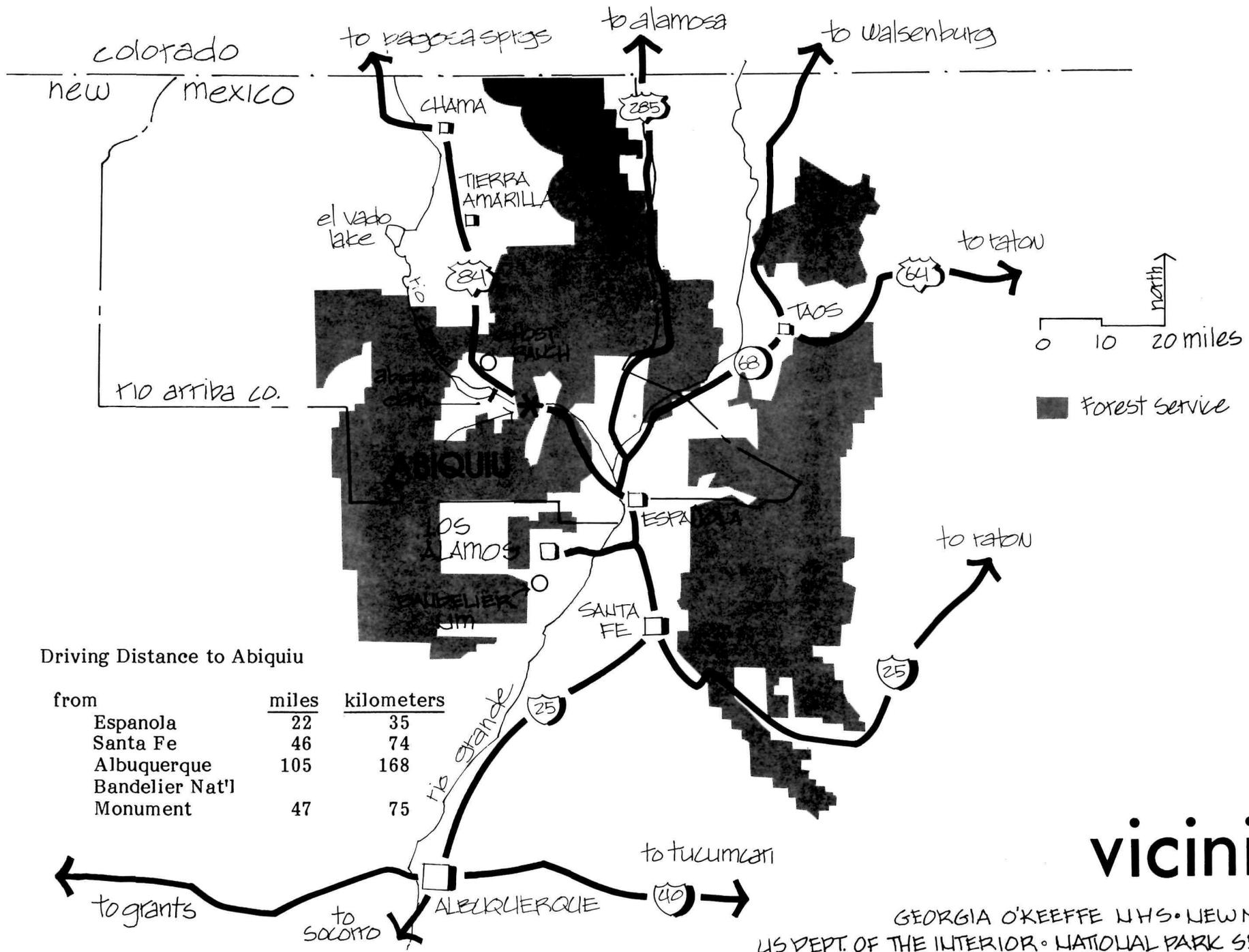
SOCIOECONOMIC BACKGROUND

U.S. Highway 84, a major route between New Mexico and southern Colorado, passes through Abiquiu, connecting the village with the larger communities of Espanola, Santa Fe, and Albuquerque to the south and with various small towns and villages to the north (see Vicinity Map).

Rio Arriba County, which encompasses an area of north-central New Mexico approximately the size of Massachusetts, contains a large number of small,

widely scattered villages, many of which are unincorporated. Although there are several Indian reservations in the county and some Anglo-American residents, the population is predominantly Hispanic (82% of the county residents are Spanish surnamed). The county's population is increasing due to immigration of people attracted by the mild climate and the physical setting of the Rio Chama Basin; economic growth, however, has not increased accordingly. Although the economy has traditionally been based on agriculture, now only 2% of the workers in Rio Arriba county are employed in farming. State and local governments and private sector services are now the source of most jobs.

Abiquiu is a highly cohesive community of about 250 people, with little or no formal organization. Matters of concern to all community members are handled by volunteer associations. Much of the land base is controlled by the Abiquiu Land Grant Association which is made up of about 85 members.



Driving Distance to Abiquiu

from	miles	kilometers
Espanola	22	35
Santa Fe	46	74
Albuquerque	105	168
Bandelier Nat'l Monument	47	75

vicinity

GEORGIA O'KEEFFE NHS • NEW MEXICO
 US DEPT. OF THE INTERIOR • NATIONAL PARK SERVICE
 R-12 | 80.002A
 APRIL 82 | SWRO

The village has its own church, school, post office, general store, gas station, and several nearby restaurants and bars. Other services are available in Espanola. Employment opportunities are limited, and many local residents commute to jobs in Santa Fe, Los Alamos, and surrounding areas.

Abiquiu is easily accessible to weekend vacationers attracted to the scenic Rio Chama and to other recreational opportunities in the area. Sightseers, drawn to the traditional architecture and rural peacefulness of the village as well as by curiosity about the O'Keeffe house, are a source of irritation to many residents. The Abiquiu community is also concerned about two potential developments which may significantly affect their lives:

The Army Corps of Engineers is considering an increase in the size of Abiquiu Lake reservoir. The resulting rise in recreational traffic could lead to further intrusions into the community and greater demands for services and development.

A Moslem community is to be located on a mesa across the Rio Chama from Abiquiu. A mosque is near completion on the site, and at least 100 buildings--including a school, homes, and shops--are planned.

Local residents are understandably concerned about threats to their privacy and sense of community. It will be important for the National Park Service to minimize the impacts on the community of public visitation to the O'Keeffe site.

POTENTIAL VISITATION

Since the site will not be open to the public for an unknown number of years, it is impossible to predict the number of future visitors reliably; however, an educated guess can be made, based on existing recreational travel and comparisons with similar areas of the National Park System.

Regional Recreation

Rio Arriba County has a large number of acres designated for recreation--primarily hunting, boating, and fishing--although lack of facilities and developments restricts some use. Additional opportunities are provided by the U.S. Forest Service in the Carson and Santa Fe National Forests. The historically important cultural centers of Santa Fe and Taos attract large numbers of visitors annually, and nearby Bandelier National Monument serves 200,000 visitors per year.

In the immediate vicinity of Abiquiu, the following areas attract substantial numbers of visitors:

The Ghost Ranch, 15 miles (24.2 km.) north of Abiquiu, offers seminars and educational programs for adults in a wide range of subject

areas. Facilities can accommodate approximately 350 guests, and the ranch hosts about 9,000 people per year.

Nearby, the Ghost Ranch Visitor Center, operated by the U.S. Forest Service, offers outdoor exhibits of live animals and informational programs about Forest Service activities, which draw approximately 80,000 people per year. School groups from communities within approximately an hour's drive of the center make up a significant portion of the visitation.

The Abiquiu Dam recreation area, administered by the Army Corps of Engineers, is 7 miles (11.3 km.) north of Abiquiu. Between 160,000 and 200,000 people per year, mostly from nearby communities (5% to 10% from out of state) come to camp, boat, water ski, and swim. The proposed expansion of the reservoir

would eventually double its existing water capacity. If this occurs, it is expected that recreational use may increase 50% or more within the first year of expansion.

Visitation at the Georgia O'Keeffe site is expected to be considerably lower than at these three areas for the following reasons: Most people en route to regional recreation areas will be eager to reach their destination and begin hunting, fishing, or boating. Some will stop at the O'Keeffe site, but the number is not expected to be great. Furthermore, the statistics for these areas include much repeat visitation by regional residents, a situation not likely to occur at the O'Keeffe site. Also, use by school groups should be much less at O'Keeffe than at a place like the Ghost Ranch Visitor Center, since the O'Keeffe site represents a much more specific area of interest and will be appropriate to a narrower range of age groups.

Similar Park Service Areas

Four areas which commemorate individuals and/or offer house tours are St. Gaudens National Historic Site in Windsor, Vermont; Carl Sandburg National Historic Site in Flat Rock, North Carolina; Hubbell Trading Post National Historic Site in Ganado, Arizona; and Grant-Kohrs Ranch National Historic Site in Deer Lodge, Montana. All are located in or near small communities and are along major highways or between major points of interest to tourists; three are in more highly traveled areas than is the O'Keeffe site.

St. Gaudens parallels the O'Keeffe site in that it commemorates an artist and includes his house and studio. From mid-May to the end of October, 15,000 people visit the area. Almost a quarter of these people are on repeat visits, primarily because the grounds are attractive and peaceful, and local people like to spend

time there. This use is not anticipated at the O'Keeffe site. The staff report only moderate interest by area schools.

At Carl Sandburg Home, visitation reaches 44,000 per year, mostly concentrated during the summer months. There is considerable use by school groups and much repeat visitation--both situations that are not expected at O'Keeffe. The site also includes a historic farm which adds to the general interest of the home.

Grant-Kohrs Ranch is located mid-way between two major national parks, Glacier and Yellowstone. The visitation totals 23,500 per year. Again, the surrounding ranch adds to the general draw of the site.

Excluding people who conduct regular business at the active trading post, Hubbell Trading

Post records 35,000 people per year. Hubbell is on travel routes to major tourism areas such as Canyon de Chelly, the Hopi Mesas, Petrified Forest, and the Grand Canyon. Also, it is probably of interest to a wider range of people than the O'Keeffe site.

Based on the above information, the space limitations of the O'Keeffe house, and the number of tours that can be offered each day, visitation to the O'Keeffe home may fall between 15,000 and 20,000 people per year, with the largest numbers in the summer. Some repeat visitation may occur, and there will be some interest on the part of regional schools. Two of the comparison parks reported increases in bus tours, particularly of retired persons, and some of these can probably be expected.

Assuming that two-thirds of the visitation would occur during the six-month period between May and

October and that the yearly visitation totals 15,000, about 55 people would arrive on an average summer day. If these figures are close to reality, the park staff would run about 5 tours per day during the summer season. If the higher estimate of 20,000 people per year is taken, the summer daily average would be 73, and the staff would lead about 7 tours per day. Since 7 tours per day is close to the maximum that could be offered, there may be some visitors on peak days who could not be accommodated on tours.



THE PROPOSAL AND ALTERNATIVE

**DESCRIPTION
OF THE PROPOSAL AND ALTERNATIVE**

In this section, a proposed strategy for management and visitor use of the O'Keeffe site is presented along with an alternative to that proposal. The primary issues addressed are (1) resource management and protection, and (2) visitor access and use of the site. The comparative consequences of the proposal and alternative are presented at the end of the section. These consequences include potential positive and negative impacts on natural and cultural resources, on the anticipated visitor experience, and on the surrounding community.

The strategy finally selected as the basis for the general management plan may be the same as the proposal. Or, depending on public comment, it may be modified to include elements from the alternative or entirely new ideas introduced by the public.

THE PROPOSAL

The National Park Service would implement the general management plan in two phases: Phase I would be implemented as soon as the Park Service assumes management of the site, and Phase II would be accomplished as funding becomes available.

Phase I

When the site becomes available, the superintendent of Bandelier National Monument would station a unit manager at the O'Keeffe home with responsibility for maintenance and protection of the properties and for eventual implementation of Phase II. The site would remain closed to the public during this phase. Access to the site would be limited to maintenance and security personnel and others necessary for administration and management. Rooms within the house would be adaptively used for administrative office space. Storage and work space for maintenance would be accommodated in a temporary structure near the residence.

The garden would be maintained in its present state as an organic vegetable/flower garden and orchard. This could be accomplished by Park Service staff or by special arrangements with private organizations or individuals.

Signs at the site and along the highway would discourage public traffic to the restricted site, as would press releases and information brochures. In addition to Park Service distribution, the brochures could be made available at nearby recreation areas, restaurants, and stores.

Studies needed for management and protection of the structures and properties would be undertaken during this phase.

Phase II

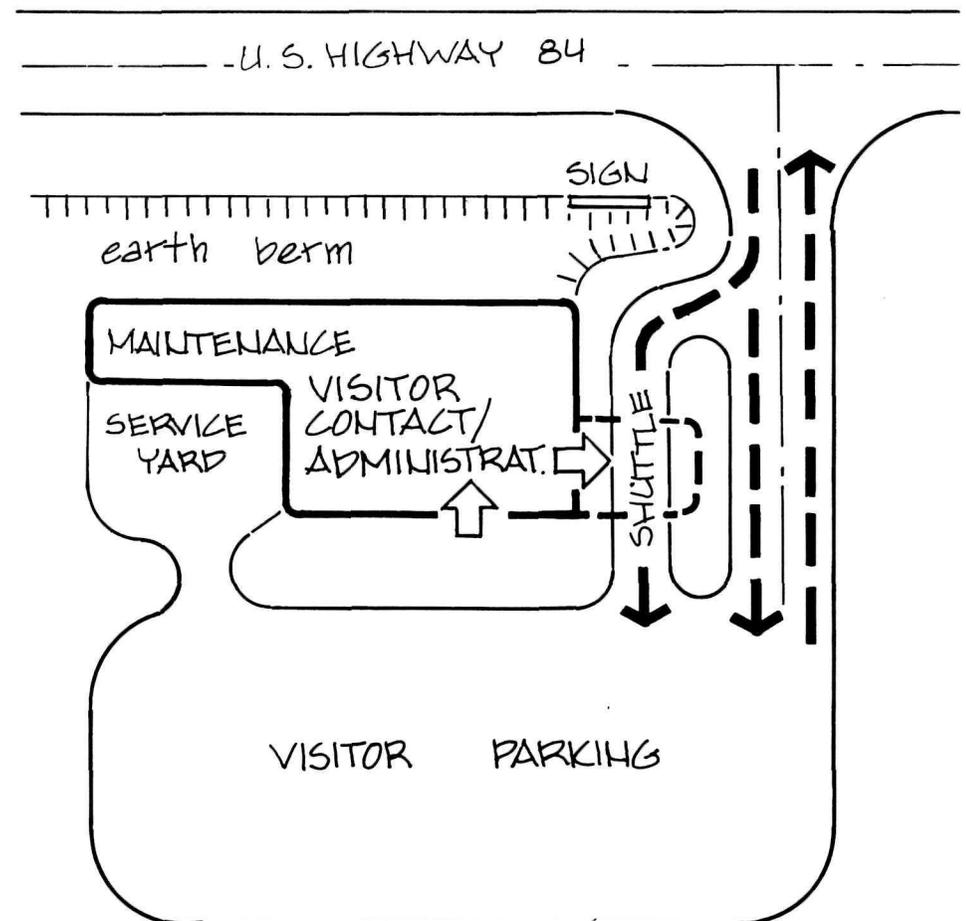
In order to avoid unnecessary wear on the house and grounds and to minimize the impact on the Abiquiu community, the O'Keeffe site would be opened to the public only after sufficient staffing and development have been achieved to adequately control visitors.

To fully appreciate a visit to Miss O'Keeffe's home, visitors must be somewhat familiar with her art. For this reason, it is important for visitors to receive some interpretation prior to touring the house and grounds. Also, since only 10-15 people can be accommodated in the house at one time, a staging place is needed where visitors can wait for an available tour. These needs would be met through an offsite development on purchased or leased land just west of the post office.

A parking area would be provided for 20 cars and for 1-2 buses, including parking spaces for the handicapped. The Park Service would build a structure on the site for administrative offices, a maintenance workshop, public restrooms, and some visitor orientation and interpretation. (More than the 1 acre of land authorized in the enabling legislation may be necessary for these facilities.)

The area is well suited for solar construction (The mean annual possible sunshine is approximately 76%, varying between monthly means of 70% and 84%), and solar design of the Park Service structure is feasible if determined to be cost effective.

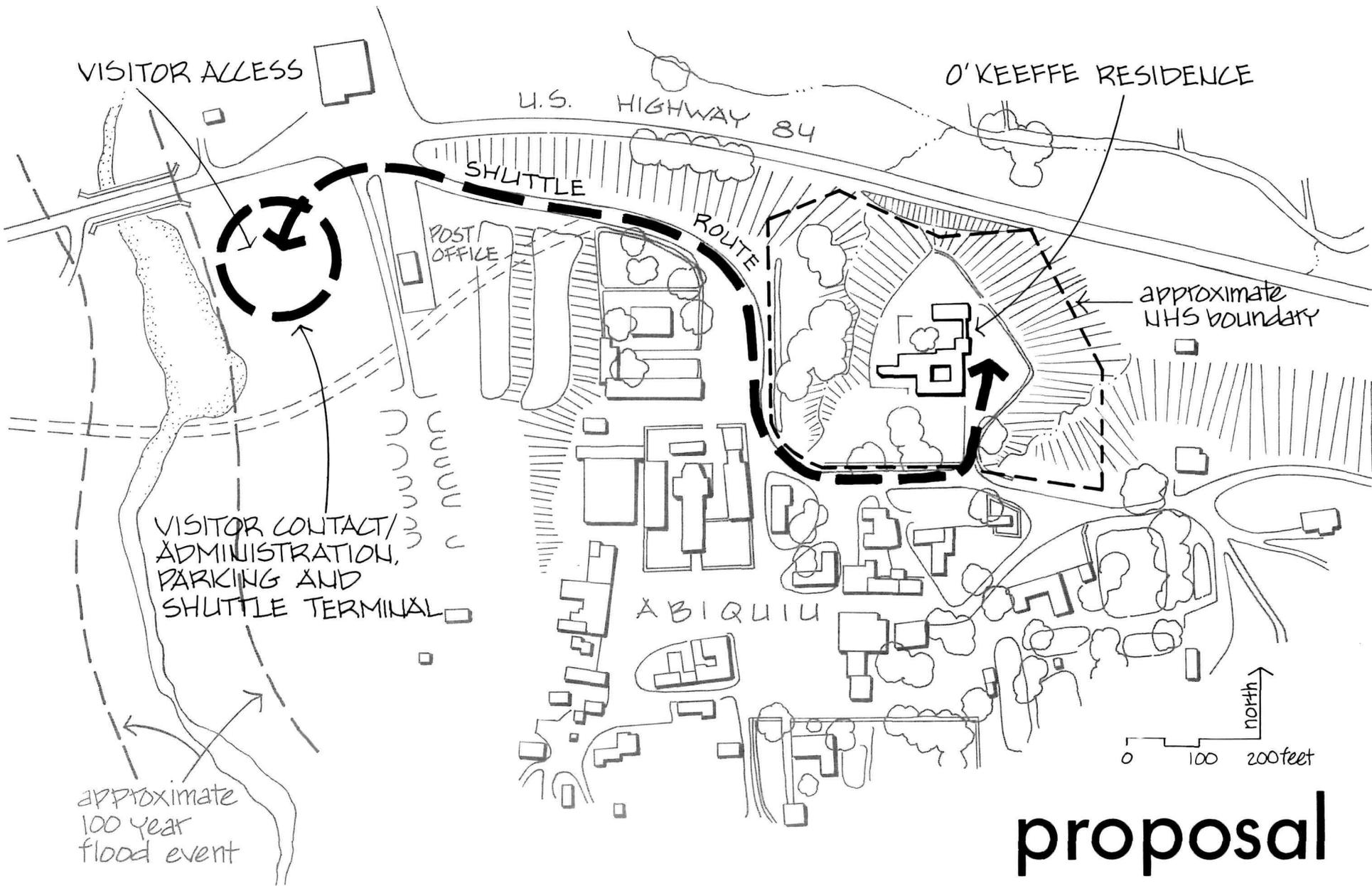
All visitors to the O'Keeffe site would leave their vehicles in the Park Service parking area and proceed to the interpretive station. Here they would receive introductory information and be organized for a tour of the O'Keeffe house. Because of the steep incline between the development site and the O'Keeffe home, many visitors would find walking difficult or impossible. It is proposed, therefore, that a ranger drive the tour group to the O'Keeffe compound in a van which would be accessible to handicapped visitors.



schematic

VISITOR CONTACT/ADMINISTRATION
PARKING AREA AND SHUTTLE TERMINAL

Georgia O'Keeffe NHS • New Mexico



proposal

GEORGIA O'KEEFFE NHS • NEW MEXICO
 US DEPT. OF THE INTERIOR • NATIONAL PARK SERVICE
 P-12 / B0.004
 APRIL 82 / SWRO

Following a tour of the house and grounds, the visitors would return in the van to the parking area. Interpretation would include, in addition to the O'Keeffe story, some history of Abiquiu and of José Maria Chavez. Interpreters would also discourage side trips in the village and remind visitors to respect the privacy of village residents.

Maintenance and protection of the structures and grounds would continue as in Phase I. The Park Service would work with the New Mexico State Highway Department and Abiquiu residents to insure safe traffic control at the intersection of Highway 84, the Abiquiu Road, and the access drive to the parking area.

THE ALTERNATIVE

The alternative represents a minimum cost and development strategy. No offsite property would be acquired for parking. Visitors would drive to the O'Keeffe compound and park there. Advance reservations would be required, and visitors arriving at the site without reservations would be turned away at the compound gate if all the tours were full. Highway signs explaining the need for reservations would be installed. Tour reservations could be handled by the office at Bandelier National

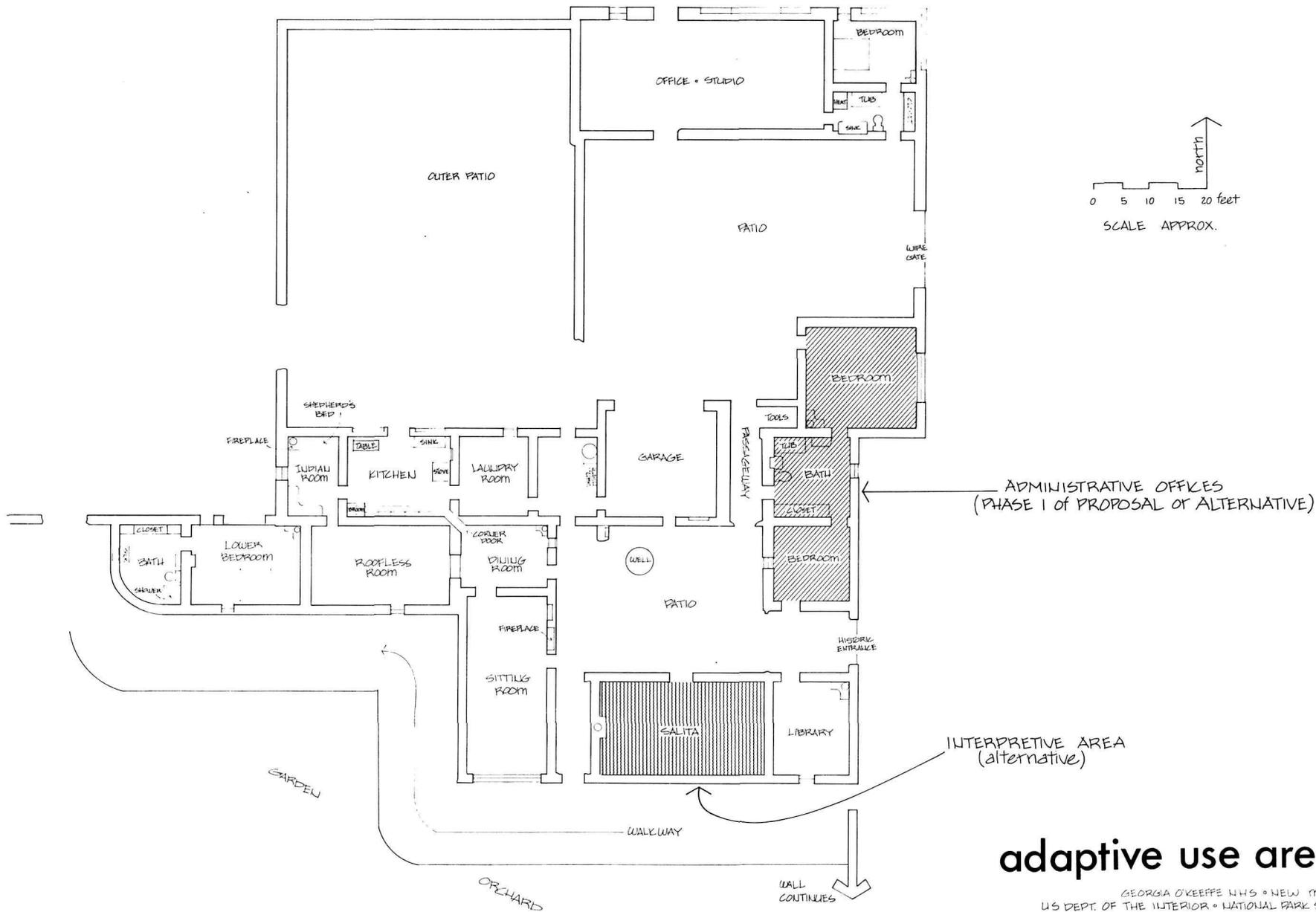
Monument or at the O'Keeffe site. A unit manager would be assigned to the site by the superintendent at Bandelier.

Introductory interpretation for visitors would be presented in a room of the O'Keeffe house as a part of the guided tour. Limited interpretation of Abiquiu history and of the Chavez family would be included. Visitors would be encouraged to respect the privacy of Abiquiu residents.

If possible, a house near the site would be purchased or leased for administrative offices and public restrooms. Otherwise, offices would be located in a room in the O'Keeffe house, and portable toilet facilities would be provided in the compound. (Plumbing in the O'Keeffe house is insufficient to handle use by visitors.) The garden would be maintained as closely as possible to its existing state. Replanting of some areas in native grasses could be done to reduce maintenance costs.

NOTE: NPS planning procedures require that a "no action" or "status quo" alternative be assessed. In the case of a new area where there is no existing management or visitor use, the "no action" alternative would consist of those actions necessary to satisfy the requirements of the enabling legislation. Since the actions presented in the alternative are the minimum required by the legislation for the Georgia O'Keeffe National Historic Site, this also represents the "no action" alternative for purposes of this assessment.

Implementation of the proposal may require legislation to amend the land acquisition ceiling of 1 acre. In order to implement either the proposal or the alternative, the development cost ceiling of \$100,000 would have to be increased.

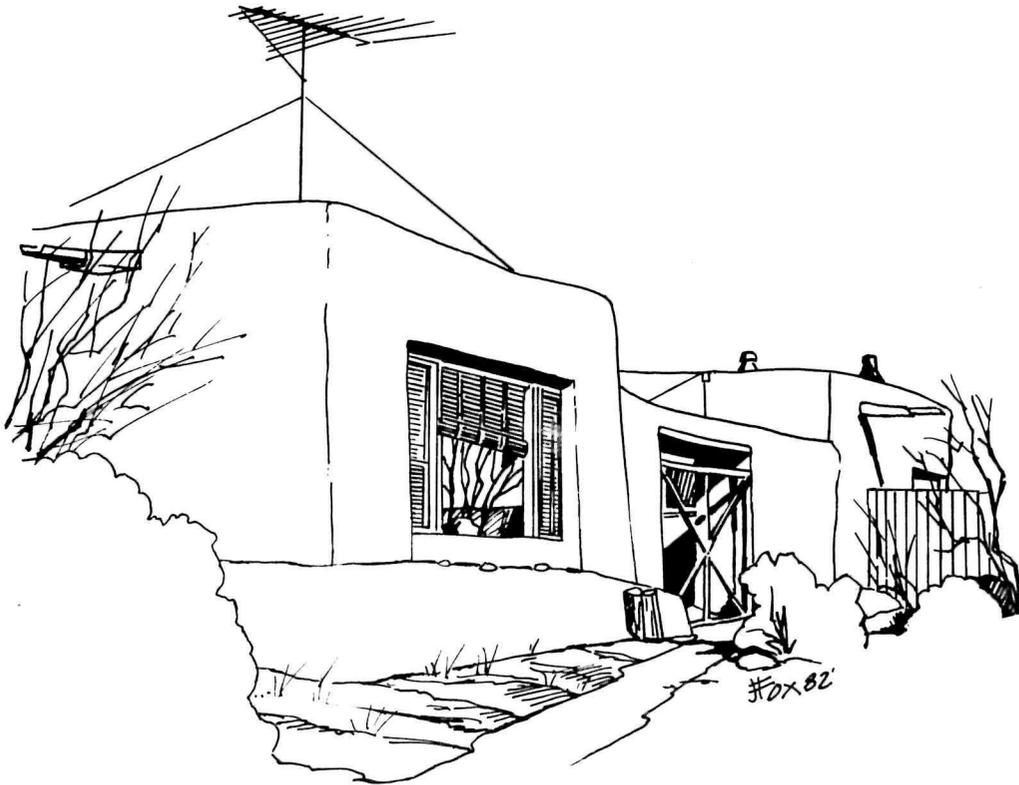


adaptive use areas

GEORGIA O'KEEFE NHS • NEW MEXICO
 US DEPT. OF THE INTERIOR • NATIONAL PARK SERVICE

P-12 | 80.005
 APRIL 02 | 9:30 AM

**CONSEQUENCES
OF THE PROPOSAL AND ALTERNATIVE**



IMPACTS ON CULTURAL RESOURCES

The Proposal Phase I

Implementation of the proposal would result in protection and preservation of a property which is considered eligible for the National Register of Historic Places.

Adapting a room in the O'Keeffe house for administrative use and the subsequent possibility of wear and tear on the structure may lead to some loss of historic integrity. Destruction of a small amount of historic material could occur. These impacts, however, could be outweighed by the advantages of

having personnel onsite for security and for monitoring any changes that may occur to the buildings or grounds.

Phase II

Visitation to the site would result in increased wear and tear on the structures, grounds, and other historic material. There would be a potential for loss of some historic material and subsequent loss of integrity.

The Alternative

Implementation of the alternative would result in protection and preservation of a property which is considered eligible for the National Register of Historic Places.

Permanent adaptive use of some rooms for administration and interpretation would result in loss of historic integrity. Destruction of some historic material would occur.

Wear and tear on the structures, grounds, and other historic material would be greater because of the use of the compound for parking.

If portable toilets must be provided within the compound, they would constitute a severe intrusion on the historical integrity and aesthetics of the site.

The garden was a major reason for Miss O'Keeffe's residing at the Abiquiu house. Replanting parts of it with native grasses would decrease the integrity of the historic site.

IMPACTS ON NATURAL RESOURCES

The Proposal

Phase I

Implementation of Phase I would result in no discernable impacts on natural resources.

Phase II

Construction of National Park Service developments would result in removal of approximately 1 acre of sparse, previously disturbed vegetation.

The Alternative

Implementation of the alternative would result in no discernable impacts on natural resources.

IMPACTS ON VISITOR EXPERIENCE

The Proposal

Phase I

Some people would be disappointed or frustrated if they were to arrive at the site and find that it was not open to the public. This would be partially mitigated through National Park Service efforts to inform the public that the site was closed.

Phase II

Visitors would benefit not only from the opportunity to learn about Miss O'Keeffe and her art, but also from experiencing her living environment. The visitor's understanding of the site would be maximized by the provision of in-depth interpretation before touring the house and grounds.

The Alternative

Many people would be disappointed or frustrated if they arrived at the site and were unable to tour the house because of the advance reservation restriction. This could be partially mitigated through Park Service information efforts; however, many visitors may find the necessity for advance reservations inconvenient, and it could preclude some visits to the site.

The sights, sounds, and smells associated with parking and traffic in and around the compound may be discomfiting to visitors and would disrupt the atmosphere of quiet and solitude important to the interpretation of the site.

Visitors wishing to come by bus (such as school groups and tours for retired persons) could not be accommodated because of limited parking and insufficient staffing.

Visitor comprehension of the site would be limited because of the lack of interpretation prior to the house tour.

Administrative use of some of the rooms and replanting parts of the garden with native grasses would detract from the integrity of the site experience.

IMPACTS ON THE COMMUNITY

The Proposal

Phase I

Increases in "curiosity traffic" to Abiquiu could be prevented as a result of Park Service information efforts.

Some increase in local jobs could be expected.

Phase II

Visitation to the site could be disturbing at times to local residents, but this would be minimized by having the parking area at the edge of the village, escorting visitors to the site by van, and providing visitor information programs.

Traffic at the intersection of Highway 84 and the Abiquiu Road would increase, creating potential

safety problems. This would be minimized by improving traffic control in cooperation with the State Highway Department. The local economy may benefit somewhat as a result of Park Service development and site visitation. Additional jobs, especially seasonal positions, could be available for local residents.

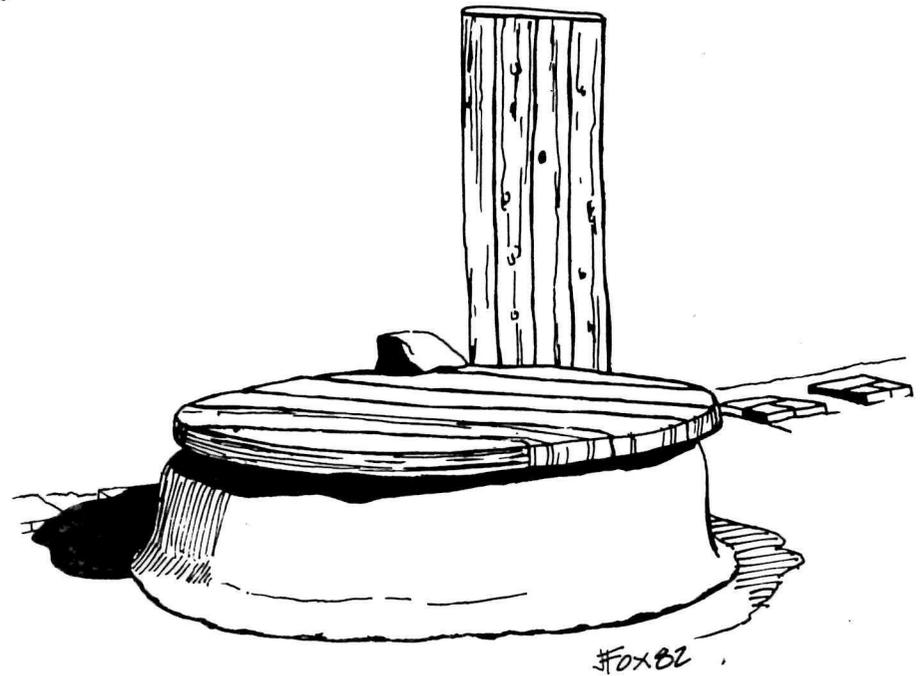
The Alternative

Traffic and disruption to the community would increase due not only to visitors coming for tours but also people without reservations who are unaware of the restrictions or who hope to be admitted regardless. There would be no Park Service direction of visitors to and from the site, so the potential for people wandering around town would increase.

The local economy could benefit somewhat as a result of site visitation, and there would be a possibility of a few jobs for local people.

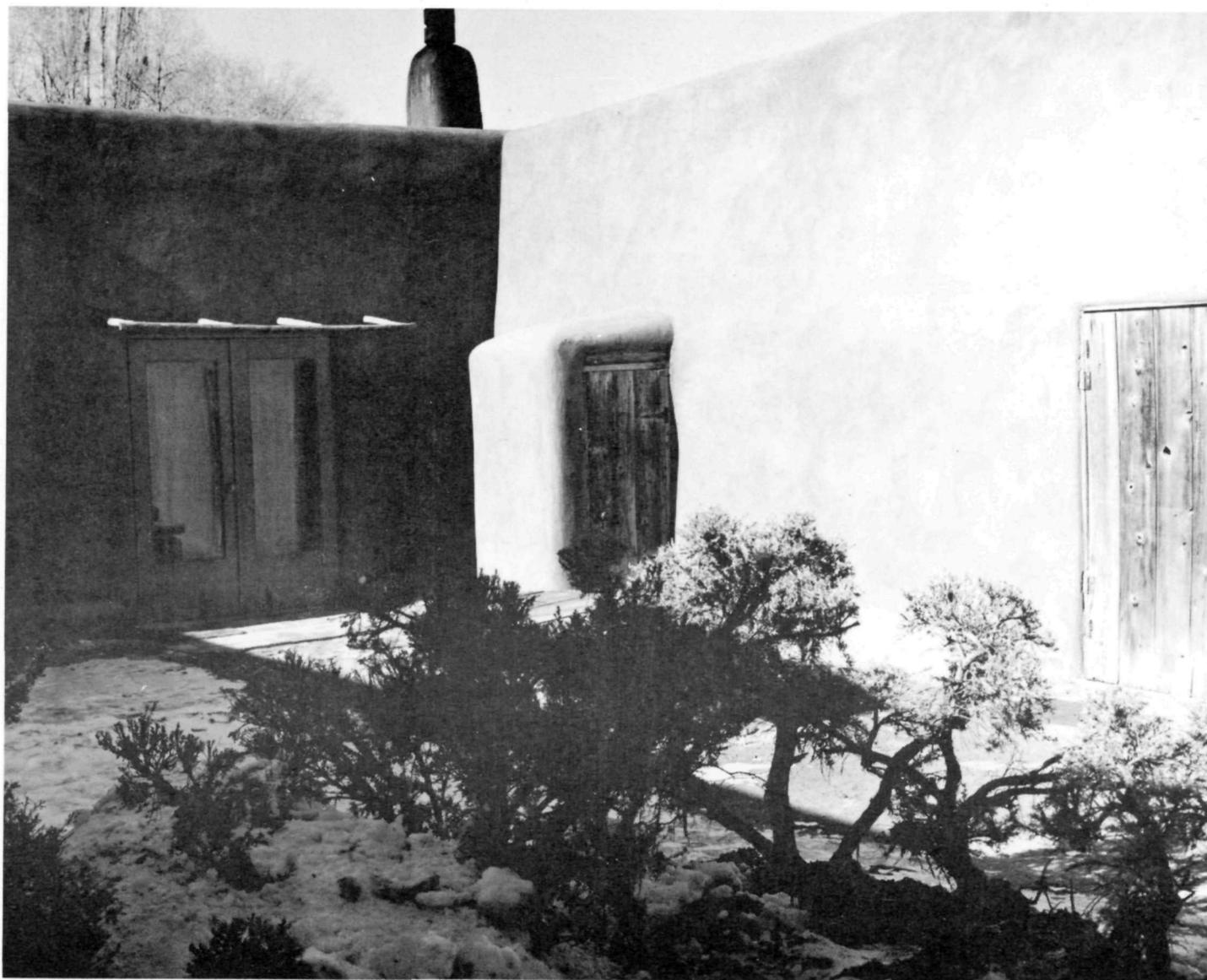
COST ESTIMATES

The following estimates are based on 1982 costs.
Future costs may vary depending on economic conditions.



DEVELOPMENT COST ESTIMATES

	Proposal	
	Phase I	
Signs (1 directional, 1 informational)		375
Portable workshop/storage	360 sq.ft. @ \$20/sq.ft.	7,200
Space heater		600
Stabilization repair of O'Keeffe house		<u>10,000</u>
	Phase I Total	<u>18,172</u>
	Phase II	
Roads and Parking		
	20 car spaces @ \$2,000/space	40,000
	2 bus spaces @ \$4,000/space	8,000
	400 ft. curb @ \$12/ft.	4,800
	250 ft. roadway @ \$100/ft.	25,000
Service Yard	280 sq. yd. @ \$28/sq.yd.	7,840
Signs (1 directional, 1 informational, 1 entrance)		2,425
Sitework	walkways 150 sq.yd.@ \$40/sq.yd.	4,800
	fences 100 ft. @ \$15/ft.	1,500
	gate	500
Buildings		
	visitor contact 2000 sq.ft. @ \$150/sq.ft.	300,000
	shuttle shelter 600 sq.ft. @ \$25/sq.ft.	15,000
	maintenance storage and workshop 875 sq.ft. @ \$100/sq.ft.	87,500
Landscaping		60,000
Flagpole		2,500
Utility Connections (100 ft.)	electric	1,500
	sewer (including hook-up fee)	4,000
	gas	1,000
Interpretive Media		<u>120,000</u>
	Phase II total	<u>686,365</u>
	Total for Proposal	<u>704,540</u>
*Purchase or lease costs for acquisition of land for offsite development cannot be estimated at this time.	46% design, construction supervision, and contingencies	324,088
	GRAND TOTAL	<u><u>1,028,628*</u></u>



LEGAL COMPLIANCE
CONSULTATION AND COORDINATION

LEGAL COMPLIANCE

Pursuant to Section 7 of the Endangered Species Act, the U.S. Fish and Wildlife Service has been contacted for a list of endangered and threatened species in the area. Although endangered species and critical habitats are found in the Abiquiu vicinity, none occur on the 3-acre O'Keeffe site or on the 1-acre proposed development site (U.S. Fish and Wildlife Service 1981).

In accordance with Section 106 of the National Historic Preservation Act and with the Programmatic Memorandum of Agreement and Amendments, the State Historic Preservation Officer and the Advisory Council on Historic Preservation are being consulted throughout the preparation of the plan.

Consultation with the U.S. Soil Conservation Service has shown that neither the O'Keeffe site nor the proposed development area are included under the classification of prime and unique farmlands.

In accordance with Executive Orders 11988 and 11990, no long or short term modification or occupation of floodplains or wetlands is planned. Proposed developments will occur outside of the 100-year floodplain (U.S. Department of Housing and Urban Development 1977). Although no specific studies have been conducted, the visitor center site under the proposal appears to be above the flash flood high hazard zone but could be within the 500-year floodplain. In keeping with National Park Service policy (Federal Register, May 28, 1980), no "critical actions," including the storage of irreplaceable objects or records, will occur at the proposed visitor center site unless a specific study shows the site to be above the 500-year floodplain.

Pursuant to the Architectural Barriers Act of 1968, all new or modified facilities will be designed to accommodate the handicapped where practicable.

CONSULTATION AND COORDINATION

During the preparation of a feasibility study in 1978 and 1979 (USDI, NPS 1979) and following the authorization of the Georgia O'Keeffe National Historic Site by Congress, the National Park Service has maintained liaison with members of the Abiquiu community, representatives of the Abiquiu Land Grant Association, and with Georgia O'Keeffe and Juan Hamilton.

Public involvement to date has included two public scoping meetings held in Abiquiu on September 25 and October 2, 1981. Additional public input was requested through a mail-back response form.

Copies of this document will be sent to the following agencies and individuals:

Federal:

Advisory Council on Historic Preservation
Department of Agriculture
Soil Conservation Service

Forest Service
Department of the Army
Corps of Engineers
Department of the Interior
Bureau of Indian Affairs
Bureau of Land Management
Fish and Wildlife Service
U.S. Geological Survey
Department of Transportation
Federal Highway Administration
Environmental Protection Agency
Federal Energy Regulatory Agency

State:

New Mexico State Clearinghouse
New Mexico State Historic Preservation
Officer

State Highway Department
Office of the Governor

Local:

North Central New Mexico Economic
Development District (area-wide
clearinghouse)

In addition, this document will be sent to other appropriate organizations and individuals, particularly those who have requested inclusion on the mailing list for the project.



LIST OF REFERENCES
LIST OF PREPARERS
AUTHORIZING LEGISLATION

LIST OF REFERENCES

- KOTZ, M.L. (ed.)
1977 "Georgia O'Keeffe at 90."
Interview in Art News 76 (December): 36-45
- LISLE, LAURIE
1980 Portrait of an Artist: A Biography of Georgia O'Keeffe.
New York: Seaview Books.
- METROPOLITAN MUSEUM OF ART
1978 Georgia O'Keeffe: A Portrait by Alfred Stieglitz with an introduction by Georgia O'Keeffe. New York: Viking Press.
- O'KEEFFE, GEORGIA
1978 Georgia O'Keeffe.
New York: Viking Press.
- ROSE, BARBARA
1967 American Art since 1900: A Critical History.
New York: Praeger, division of Holt, Rhinehart, and Winston.
- RUBENSTEIN, MERIDEL.
1977 "The Circles and the Symmetry: The Reciprocal Influence of Georgia O'Keeffe and Alfred Stieglitz." Unpublished MFA dissertation. University of New Mexico, Albuquerque.
- U.S. DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS, SOUTHWESTERN DIVISION
1977 "Area Economic Study, Rio Chama in the Vicinity of Abiquiu Dam."
- U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION
1977 "Flood Hazard Boundary Map for Rio Arriba County, New Mexico, Unincorporated Area, Panel 350049 0042A."
- U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, SOUTHWEST REGION
1979 Georgia O'Keeffe: Study of Alternatives, New Area.
Santa Fe, New Mexico.
- UNIVERSITY OF NEW MEXICO, BUREAU OF BUSINESS AND ECONOMIC RESEARCH
1981 "The Abiquiu Dam Area: A Statement of Possible Socioeconomic Impact" by Jean Hess for the U.S. Army Corps of Engineers. Albuquerque.

LIST OF PREPARERS

PLANNING TEAM

Marilyn Hof, Planner/Interpretive Specialist (Team Captain), Southwest Regional Office
Joan Hughey, Writer/Editor, Southwest Regional Office
John D. Hunter, Superintendent, Bandelier National Monument
Laura E. Soulliere, Historian/Cultural Resource Specialist, Southwest Regional Office
Laura E. Wilson, Landscape Architect, Southwest Regional Office
Berta S. Ulibarri, Secretary to the Regional Director/Community Liaison Specialist, Southwest Regional Office
Joyce Fox, Visual Information Specialist, Southwest Regional Office

CONSULTANTS

David G. Battle, Regional Preservation Architect, Southwest Regional Office
Douglas D. Faris, Chief, Division of Planning and Design, Southwest Regional Office
Ernest Garcia, Community Liaison Specialist, Southwest Regional Office
Garland Moore, Hydraulic Engineer, Southwest Regional Office
Joseph P. Sanchez, Historian, Southwest Regional Office
Barry Sulam, Historical Architect, Southwest Regional Office

Special thanks to Kirk Hughey for the cover and title page illustrations.

Public Law 96-344 96th Congress

An Act

To improve the administration of the Historic Sites, Buildings and Antiquities Act of 1935 (49 Stat. 666).

Sept. 8, 1980
[S. 2680]

SEC. 3. (a) In order to preserve for the benefit and enjoyment of present and future generations significant properties associated with the life and cultural achievements of Georgia O'Keeffe, the Secretary may acquire—

Donation of land.
16 USC 461 note.

(1) by donation, the site and structures comprising the home and studio situated in Abiquiu, New Mexico, and

(2) by purchase, donation, or exchange not to exceed one acre of detached land for off-site support facilities which the Secretary of the Interior deems necessary for the purposes of this section.

The Secretary may also accept the donation of furnishings and other personal property in connection with the site.

(b) When the site, structures, and other properties authorized for acquisition under subsection (a) have been transferred to the United States, the Secretary shall establish the Georgia O'Keeffe National Historic Site by publication of notice to that effect in the Federal Register. The national historic site established pursuant to this section shall be administered by the Secretary in accordance with this section and the provisions of law generally applicable to the administration of units of the national park system, including the Act of August 25, 1916 (39 Stat. 535; 16 U.S.C. 1, 2-4), and the Act of August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-7).

Georgia
O'Keeffe
National
Historic Site.
Publication in
Federal
Register.

(c) There are hereby authorized to be appropriated such sums as may be necessary to carry out the purposes of this section, not to exceed \$40,000 for acquisition and \$100,000 for development.

16 USC 461-467.
Appropriation
authorization.

(d) Within three complete fiscal years from the effective date of this Act, the Secretary shall submit to the Committee on Interior and Insular Affairs of the United States House of Representatives and the Committee on Energy and Natural Resources of the United States Senate, a comprehensive general management plan for the historic site, pursuant to the provisions of section 12(b) of the Act of August 18, 1970 (84 Stat. 825; 16 U.S.C. 1a-1 et seq.).

Plan.
transmittal
to congressional
committees.

