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# A Master Plan and Prototype Condominium for Taos Ski Valley

John Michael Coyne

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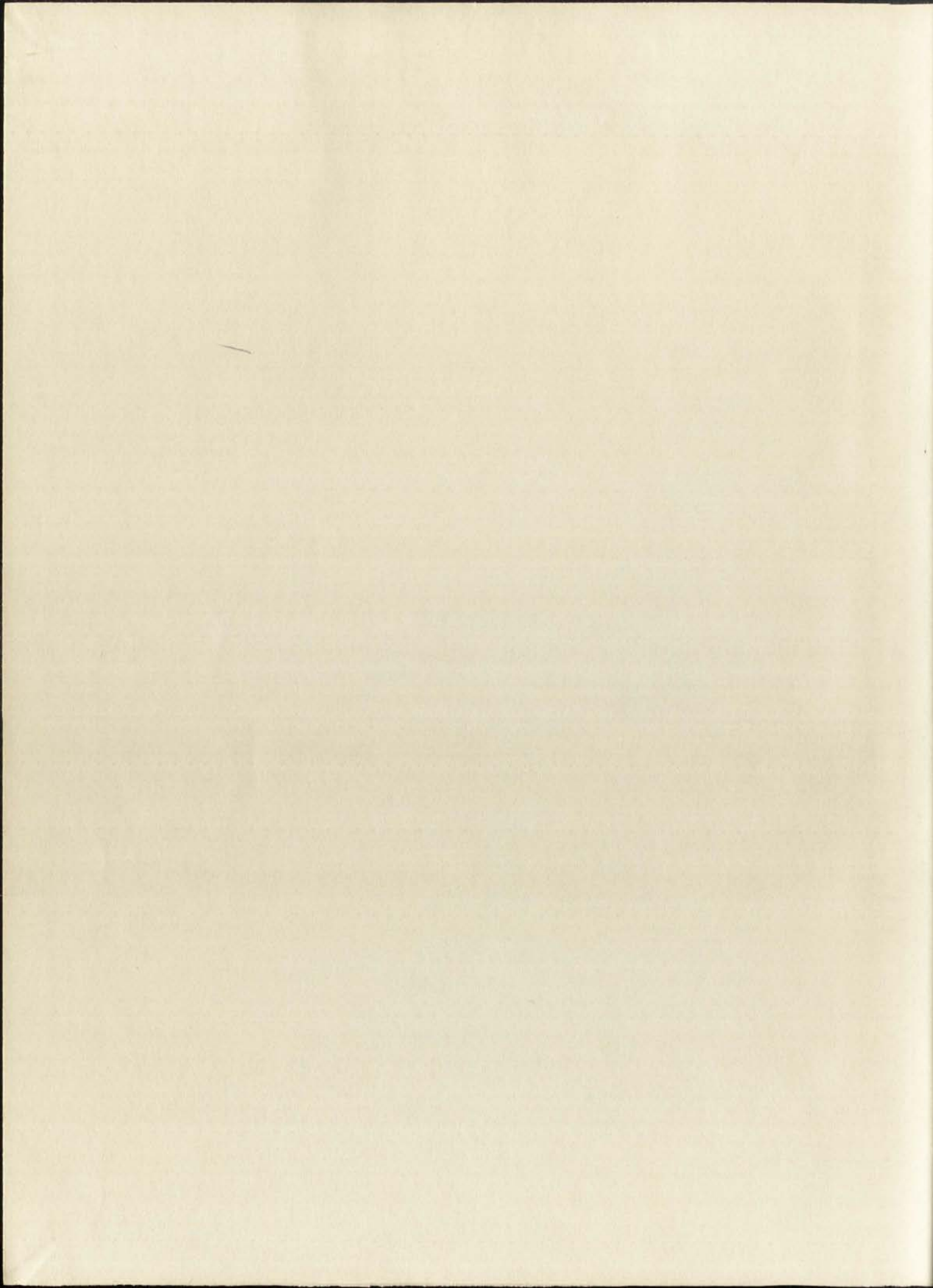
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**SKI CONDOMINIUM**  
**TAOS SKI VALLEY**

**j. m. coyne**

**1968**

**Albuquerque, N.M.**

**UNM**





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A MASTER PLAN AND PROTOTYPE  
CONDOMINIUM FOR TAOS SKI VALLEY

By

John Michael Coyne

Bachelor's Thesis

Presented to the faculty of the Department of  
Architecture, University of New Mexico, in  
partial fulfillment of the requirements for  
the degree of Bachelor of Architecture. -

The University of New Mexico

May 25, 1968

THESIS COMMITTEE:

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Thomas R. Vreeland, Jr., Chairman  
Department of Architecture

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Geoffrey Holroyd, Visiting Lecturer  
Department of Architecture

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Don P. Schlegal, Professor  
Department of Architecture

ANNUAL REPORT AND PROGRESS  
OF THE BOARD OF AGRICULTURE

John H. Brown, Secy.  
George A. Davis, Asst. Secy.

Presented to the Senate of the State of New York  
at the Session of 1901, January 1st, 1902.  
By the Board of Agriculture, at New York, N. Y.

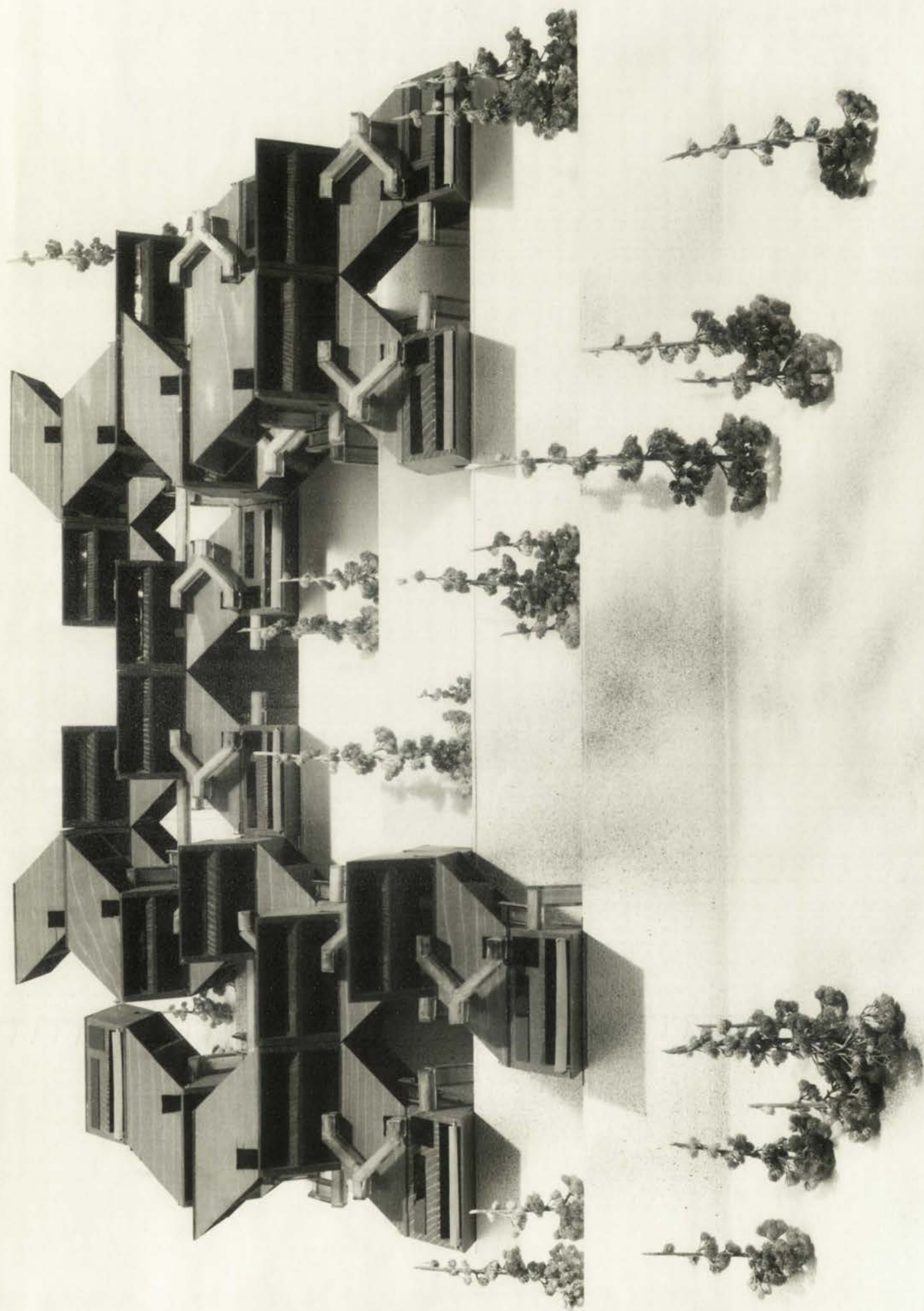
The Board of Agriculture of New York  
May 22, 1902.

MEMBER COMMITTEE:

Thomas H. Ireland, Jr., Chairman  
Department of Agriculture

Charles H. Brown, Secretary  
Department of Agriculture

John F. Ireland, Treasurer  
Department of Agriculture







TITLE :        Nouveauté, A Prototype Condominium For Taos  
                 Ski Valley

INTRODUCTION:

PURPOSE OF THESIS

With the tremendous technological advances we have experienced in recent years, and shall continue to experience, one will find the working individual's week shortened to thirty, even twenty, hours. Machines will be responsible for a vast amount of labor currently conducted by men. Accompanying this decrease in working hours will be a high correlation of leisure time, much of which will be spent in recreation. At present, facilities in all areas of recreation are highly limited. In the future, a large portion of man's energy will be directed toward provision of adequate facilities in keeping with his role of leisure and toward directing his excess hours to a healthy outlet.

Moreover, one sport which can act as an outlet for man's leisure hours is that of skiing. Although well over one hundred years old, skiing is still in its infancy. It has progressed more in the last five years, in terms of popularity and commercial promotion than it has in the past one hundred years. One will find that one out of every ten families in the U.S. are avid ski enthusiasts today. It is now a

Page 1

INTRODUCTION

THE FOLLOWING IS A SUMMARY OF THE

information contained in the report. It is intended to provide a general overview of the subject matter and to highlight the key findings of the investigation. The report is organized into several sections, each of which deals with a specific aspect of the problem. The first section discusses the background of the problem and the objectives of the investigation. The second section describes the methods used to collect and analyze the data. The third section presents the results of the investigation, and the fourth section discusses the conclusions and recommendations. The report is written in a clear and concise manner, and it is intended to be useful to all those who are interested in the subject matter.

multimillion dollar business in the U.S. alone, and will be a multibillion dollar business in the near future.

Skiing is growing so rapidly that present facilities are completely overcrowded, both on the East and West coasts, more especially the former. Midwestern skiing experiences similar problems.

In terms of the ski resort, one will find that, with very few exceptions, it caters to the beginning and intermediate skier. Ski technology has, moreover, resulted in more people learning how to ski better in a shorter span of time than ever before.

In previous years, nearly 90% of the skiers never went beyond the intermediate stages of skill. Today, it is not uncommon for a novice skier to be close to expert in two years. The foregoing produces the fact that now that we are able to create such accomplished skiers, we are not providing them with facilities and areas sufficiently challenging to test their abilities. We have left them high and dry. Slopes are overcrowded, too gentle, and lacking variety in terrain.

#### NEED:

When we consider the fact of multiplied leisure time to produce skills and allow for aesthetic enjoyment, we can see the need for a place where skiers can test their skills. Not only must we provide more challenging areas; accommodations

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which are within easy access (walking distance when possible) are a must. In addition, adequate facilities can go a long way toward making leisure time spent in skiing activities a stimulus to growth and business.

With the above thoughts in mind, I have selected a Master Plan for one such ski area for future expansion; and, more especially, a prototype for the accommodation required by these people in their leisure hours known as the condominium (\*see PROGRAM for further details).

The popularity of the condominium at a ski resort is not too hard to understand, for the following reasons:

- (1) Cost - despite the fact that individual condominium apartments of the luxury class might cost up to \$50,000, they are usually less expensive than a private home of comparable size and with comparable facilities (i.e., Aspen).
- (2) Security - these high density dwellings are communal units.
- (3) Location - these can be built within easy reach of the ski area.
- (4) Services - aside from costs, these are convenient by the fact of a complete maintenance service.
- (5) Individualism - a condominium owner is legally only responsible for his own dwelling.

Therefore, a further look at this unique conception of resort living is in order for this paper.

which are within easy access (within 10 minutes) of the  
 city center. In addition, adequate facilities are to be  
 provided for the use of the hotel as a place of  
 residence for the guests. The hotel is to be a  
 modern building with the latest facilities. I have selected a  
 site for the hotel on the east side of the city.  
 The hotel is to be a modern building with the latest  
 facilities. I have selected a site for the hotel on the  
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- The popularity of the hotel is a fact which is not  
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 than a private home of comparable size and  
 with comparable facilities (i.e., Japan).
  - (2) Security - these high density dwellings are  
 usually in a secure area.
  - (3) Location - these can be built within easy reach of  
 the city center.
  - (4) Services - aside from food, these are convenient for  
 the fact of a complete maintenance service.
  - (5) Investigation - a considerable amount is being spent  
 on the hotel for the use of the hotel.
- Therefore, a further look at this unique conception of  
 hotel living is in order for this paper.

LOCATION:

Taos Ski Valley is found at the base of Mount Wheeler (alt. 13,168), the highest mountain in New Mexico. It is located in Hondo Canyon, at the old site of the Twining Mining Camp which dates to the late 1800's, approximately 19 miles north of Taos, New Mexico.

SITE - MASTER PLAN:

The above site for the Master Plan was selected for the following reasons:

- (1) Snow conditions - there is more snow at this site than surrounding areas, which is abundant from Thanksgiving to Easter. It is located in a valley with a bowl effect which protects it from the wind and provides proper exposure from the sun. There are other advantages apparent only to the skier, involving the fact that it is located in such a position that snow is shielded from direct sunlight by its north exposure on the slope. In many areas, however, this north exposure gives what is known as "flat light," in which the skier cannot distinguish terrain (moguls) due to the light condition late in the day. At Taos, this particular condition is virtually eliminated because directly across the valley there is another mountain slope which reflects sunlight onto the northern exposure, producing a secondary light source.





of inexpensive electricity.

SITE - CONDOMINIUM:

Selection of the site for the condominium was made on the following basis:

- (1) Location - the structure will command a prominent position on axis with the main road to the area, so that it is one of the first man-made facilities that one sees. In addition, it commands views up and down the valley, as well as the slopes directly across. The slope on which the condominium rests is a uniform  $35^{\circ}$ .
- (2) Exposure - buildings will have a southern exposure directly across from the chair lift. They will be placed in a desirable position in that the exposure to sunshine will eliminate snow problems like shoveling and clearing.
- (3) Accessibility - the condominium will rest only 800 feet from the present chair lift at Taos Ski Valley. and shall provide easy access to the slopes.

DESIGN CONSIDERATIONS

My design produces a collection of residences arranged in spirals, and introduces into this collection social and communal elements.

The area which is of first demand is the living area which is both functionally outstanding and rich with a range of human contact.

DESIGN CONSIDERATIONS

My design produces a collection of residences arranged in spirals, and introduces into this collection modern and traditional elements.

The area which is at first known as the living area which is both functionally outstanding and also with a touch of human warmth.

(2) Exposure - buildings will have a southern exposure almostly down from the north side. They will be placed in a strategic position so that the sun comes in windows will eliminate snow problems like melting and clearing.

(3) Accessibility - the neighborhood will have only 500 feet from the present main lift at Lake Hill and will provide easy access to the airport.

DESIGN CONSIDERATIONS

My design produces a collection of residences arranged in spirals, and introduces into this collection modern and traditional elements.

The area which is at first known as the living area which is both functionally outstanding and also with a touch of human warmth.

By initially establishing the basic unit, I approached the concept of the condominium complex. For the purpose of connecting these living units into a condominium complex, I introduce a passageway that serves as an area for natural and customary human relations.

Moreover, to add three-dimensionality to the units, using the vertical passageway as a mediator, I arrange the units in a vertically directional spiral. One living unit occupies one quarter turn of the spiral, with four units completing the system.

It is possible to create two kinds of spiral bodies contingent on the direction of the spiral. Moreover, by joining these, and letting them develop to create forms, a variety of interior spaces can be made. Though functionally the spaces formed by the unifying of the residences and the passageways are natural passages for light, rain, wind and snow; beyond this, they also include important possibilities for a group of residential spaces. The next step is to develop a complex that will be an even larger social unit.

In the use of a grouping method of this nature, regardless of how greatly they increase in volume, I am always able to create something on a human scale, something with a personality linked to daily experience. Through connecting two spirals with a bridge, I can, in addition, introduce a plaza in the air, an area for social contacts. However, the total complex is, in a sense, overscaled -- so as not to be swallowed up

the concept of the conventional complex. The two purposes of  
narrating these living units into a conventional complex. I  
therefore a passage that serves as an end for certain  
and completely human relations.

Moreover, to add these characteristics to the whole, being  
the vertical passage as a matter. I suppose the units in  
a vertically directed spiral. One living unit occupies  
one certain form of the spiral, with some units occupying the  
spiral.

It is possible to create two kinds of spiral design  
evolution in the direction of the spiral. Moreover, by follow-  
ing these, and finding them developed to create forms in variety  
of interior spaces can be made. Through functionally the  
spaces formed by the uniting of the resistance and the passage-  
ways are natural passages for light, wind, and sound; the  
fact that they also include important considerations for a  
group of residential spaces. The next step is to develop a  
complex that will be an even larger social unit.

In the way of a grouping method of this nature, toward  
less of how exactly they increase in value, I am always able  
to create something as a human scale, something with a personality  
linked to daily experience. Through connecting two spirals  
with a bridge, I can, in addition, introduce a plane in the  
air, as seen for social contact. However, the total complex  
is, in a sense, oversteered -- as it has to be worked up



by its surroundings.

Therefore, when considering ski area development, this condominium complex, possessing at once great possibilities for growth change and the ability as a completed entity, is a most effective solution to high density, resort styled, residential living.

#### BACKGROUND STUDY

A condominium is a multiple-unit building in which an apartment is owned individually by an individual owner. The apartment owners, collectively, share responsibility for common areas like grounds, pool, or recreation rooms.

Although this type of set-up has been popular in Europe for centuries, fewer than one half of the states within the United States have passed laws related to condominium ownership. Legally, they appeal to bankers and loan offices due to the fact that they are an unusual type of "home ownership." In addition, they are popular with skiers, a fact born out by the following figures:

- (1) Within the last five years in Aspen, Colorado, 2,000 beds have been added to the community with the addition of fifteen condominium apartment buildings.
- (2) In the winter of 1967-68, there were twelve new condominium buildings opened at Snowmass, Colorado.
- (3) Both of the above are popular winter sports areas.
- (4) The 124 studio apartments in the Willows at Snowmass



of the apartment.  
Therefore, when considering the apartment, this  
apartment is usually considered as one of the possibilities  
for study design and the ability to a complete study, is  
a new study - a study to high density, recent study, is  
a new study.

APARTMENT DESIGN

A comparison is a multiple-unit building in which an  
apartment is owned individually by an individual owner.  
The apartment owner, collectively, owns responsibility for  
common areas like grounds, pool, or recreation room.  
Although this type of set-up has been popular in Europe  
for centuries, later years saw all of the great within the  
United States have passed laws related to apartment owner-  
ship. Basically, they expect to transfer and hold rights due  
to the fact that they are an unusual type of home owner-  
ship. In addition, they are popular with renters, a fact  
seen out by the following figures:

- (1) Within the last five years in Japan, California,  
2,000 beds have been added to the community with  
the addition of 11,000 one-bedroom apartments.  
buildings.  
(2) In the winter of 1967-68, there were twelve new  
apartment buildings opened at Eisenhower, California.  
(3) One of the above was popular with apartment owner.  
(4) The 124 mobile apartments in the Willow at Eisenhower

were sold out long before construction began.

- (5) From the day Sun Valley opened for the 1966-67 season through the end of the past summer, all 128 of the studio apartment condominiums built for the summer of 1967 had been sold for \$12,750 to \$24,000 each.

Most condominiums are sold by the developer of the individual condominium. Since there is the normal profit motive involved, the brochures are often rather overstated. For example, the display pictures are often highly exotic. Financing of the apartments has become easier. Currently, many purchases are arranged on a basis of thirty per cent down, and the balance carried at  $7\frac{1}{2}\%$  interest for fifteen years. In addition, there is also a possibility that certain corporations (i.e., Janss Corp.) will carry back a second mortgage for a period of five years, allowing the buyer to purchase a unit for as little as 15% down.

Buzz Bainbridge, marketing director for Aspen Skiing Corporation, notes, "After the initial one-third down, most well run condominiums can get their mortgage and maintenance costs out of their income."

In the current market, it is unlikely that the condominium will lose much of its market value. At Crystal Mountain, Washington, the average price of condominium units has almost doubled since the first were built five years ago. Apartments that originally sold for \$9,000 are being resold for \$17,000.



The \$13,000 are selling for \$24,000. Crystal Mountain's Silver Skis Chalet, a 61-unit condominium, opened five years ago as the first condominium to be built on U.S. Forest Service land. In the next two years, thirty-six other apartments in three other buildings were opened at Crystal.

Moreover, smaller areas are also taking advantage of this relatively new concept in second living quarters. For example, the new Alpental ski area near Seattle includes a 34-unit apartment condominium in its first year plans. Other smaller areas which are utilizing this include: Mount Werner at Steamboat Springs, Colorado; White Pass, Washington; and Park City, Utah.

One comparison which can be made is that which indicates the costs of staying at a ski area, as opposed to the expense incurred in purchase of a condominium. The chart which follows will give an indication of the cost for room and board in major resorts around the U.S. and in Europe:

NORTH AMERICA

Resort	Room, board (per person, per day)	*Description (per week)
Aspen, Colorado	\$11.50 to \$24.50	6 nights, 7 breakfasts, 6 dinners
Squaw Valley, California	\$10.50 to \$24.00	5 nights, 5 breakfasts, 5 dinners
Stowe, Vermont	\$ 9.25 to \$40.00	No nights, no meals lifts only

The \$1,000,000 building for \$25,000. Special features of the building include a 25-unit condensation, opened last year and as the first condensation to be built on U.S. Forest Service land. In the past few years, thirty-six other operations in these other buildings were opened at Olympic.

Moreover, another reason for the rising popularity of this relatively new concept in second living quarters, for example, the new Alameda ski area near Seattle includes a 30-unit apartment condensation in the first year plans. Other similar areas which are utilizing this include: Mount Rainier at Steamboat Springs, Colorado; White River, Washington; and Park City, Utah.

The comparison which can be made in that which indicates the costs of staying at a ski area, as opposed to the expense involved in purchase of a condensation. The chart which follows will give an indication of the cost for food and board in major resorts around the U.S. and in Europe:

NORTH AMERICA

Resort	Room, board (per person, per day)	Description (per week)
Aspen, Colorado	\$11.50 to \$25.50	5 nights, 7 breakfasts, 5 dinners
Big Lake, California	\$10.50 to \$24.00	5 nights, 5 breakfasts, 5 dinners
Steam, Vermont	\$9.50 to \$40.00	No nights, no meals, little only



Sun Valley, Idaho	\$ 9.00 to \$74.50	6 nights, no meals
Vail, Colorado	\$ 8.75 to \$27.25	6 nights, no meals
Lake Placid, New York	\$ 8.25 to \$27.25	5 nights, 5 breakfasts, 5 dinners

\* Normally, resorts take reservations on the basis of a minimum of at least a week.

### EUROPE

Resort	Room, board (per person, per day)	* Description (per week)
Chamonix, France	\$ 4.00 to \$22.00	6 nights, 19 meals
Davos, Switzerland	\$ 4.00 to \$24.00	6 nights, 19 meals
Kitzbuhel, Austria	\$ 3.50 to \$21.00	6 nights, 19 meals
St. Moritz, Switzerland	\$ 5.00 to \$60.00	6 nights, 19 meals, tips

When comparisons are made from the above figures, three things become apparent:

(1) Based on the large, well-known resorts above, it is somewhat less expensive to stay at a resort in Europe.

(2) European resorts seem to provide "more for your money."

(3) Resorts in the U.S. are considerably more expensive than one would expect.

As has already been stated above, there are numerous reasons for the above problem in America -- ranging from the

The following table shows the results of the investigation of the basis of the estimates of the cost of the project. The results are given in the table in the form of a range of estimates. The results are given in the table in the form of a range of estimates.

TABLE

Category	Cost, (per unit)	Description (per unit)
Construction, France	\$ 4.00 to \$22.00	Construction, 12
Construction, Switzerland	\$ 4.00 to \$24.00	Construction, 12
Construction, Austria	\$ 5.50 to \$21.00	Construction, 12
Construction, Germany	\$ 5.00 to \$20.00	Construction, 12
Construction, Switzerland		Construction, 12

When construction was made from the above figures, the results were as follows:

(1) Based on the large, well-known results above, it is estimated that the cost of the project is approximately \$100 million.

(2) European results seem to provide "more for your money."

(3) Results in the U.S. are considerably more expensive than in Europe.

It has already been stated above, that the results of the investigation of the basis of the estimates of the cost of the project are given in the table in the form of a range of estimates.

popularity of the sport of skiing to the lack of facilities. However, one interesting observation involves the fact of the popularity of the condominium in Europe, an area where expenses are relatively light. When one considers that the average American family is comprised of about four people, one can begin to realize the feasibility of the purchase of a condominium. Though the units designed for this thesis are somewhat in the upper monetary bracket (about \$30,000 to \$40,000), the demand for them indicates that there is a buyer's market. Furthermore, if we compare what a family of four avid and relatively expert skiers might spend during a winter vacation, we can understand what the comfort of real home living would bring. Ski resort owners are more than willing to admit that there are problems with plumbing and of other natures which can more than inconvenience the guest. When one looks at the chart, he can see that most of the expenses for a ski holiday go into a room itself. With all of the advantages of a complex that can provide recreation facilities, sauna, with high density, resort styled, residential living, it is not an unusual fact that the condominium is experiencing growing popularity.

Two final ideas which relate to the occupation of the condominium are of interest:

- (1) Rental vs. Purchase of a condominium
- (2) Studio vs. Bedroom developed condominiums

With regard to the former of these ideas, two propositions present themselves -- total ownership of a condominium

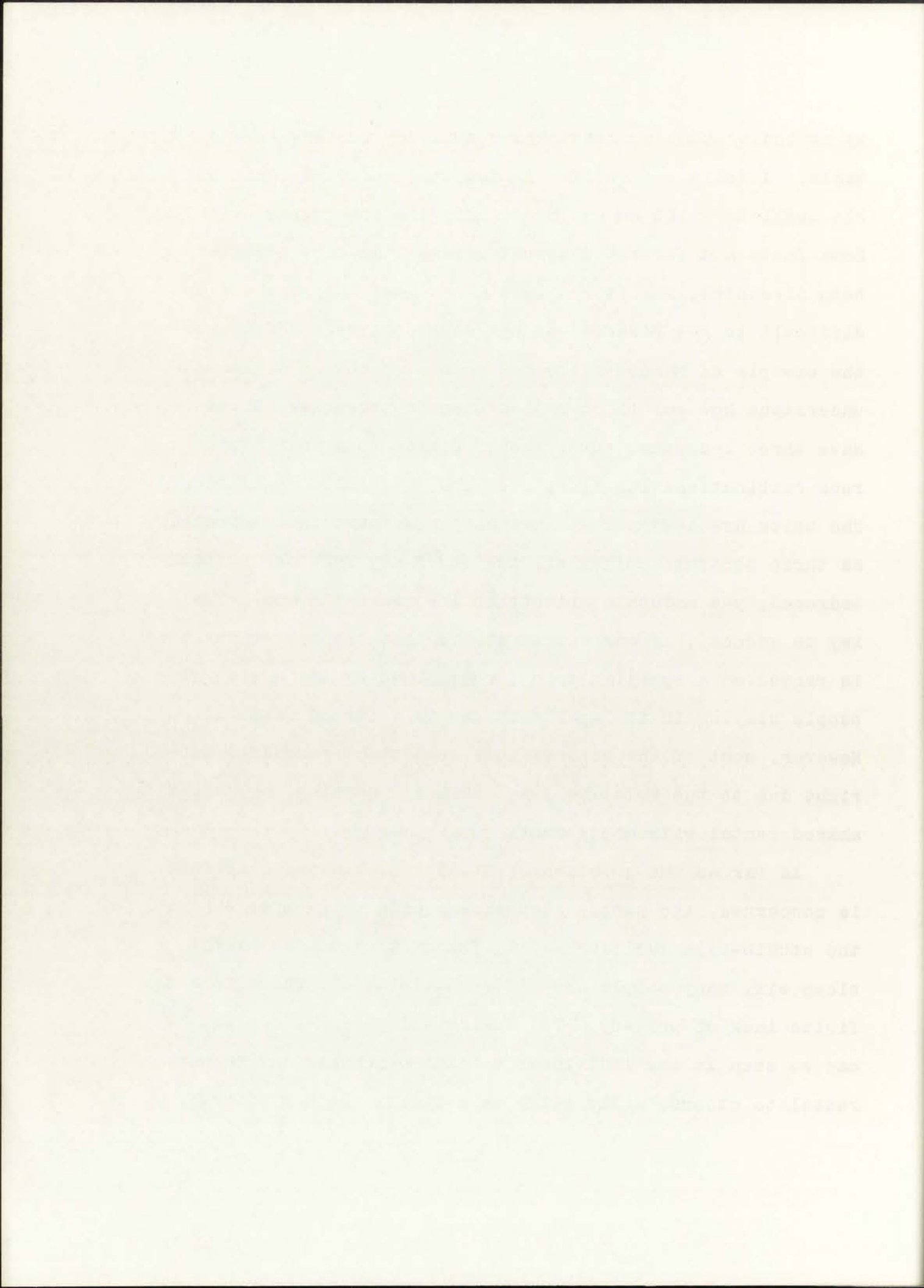




by an individual, or letting the dwelling out on a rental basis. A third possibility is that the owner may rent out his dwelling while he and his family are not occupying it. Some facts and figures concerning ownership have already been presented, and it has been noted that they are not as difficult to get financed as one might believe. If we use the example of Manor Vail class condominiums, we might understand how our third proposition is possible. These have three bedrooms, three baths, dining room and living room combination with fireplace, and, of course, a kitchen. The units are designed so that each apartment can be rented as three separate units, or, the owner may rent one or both bedrooms, yet maintain privacy in the remaining one. The key to economy, if one wishes it, is that the entire dwelling is rented at a specific price, regardless of the number of people staying in the apartment (up to a listed maximum). However, most of the condominiums seem to be purchased outright due to the relatively accessible financing, or utilizing shared rental with management.

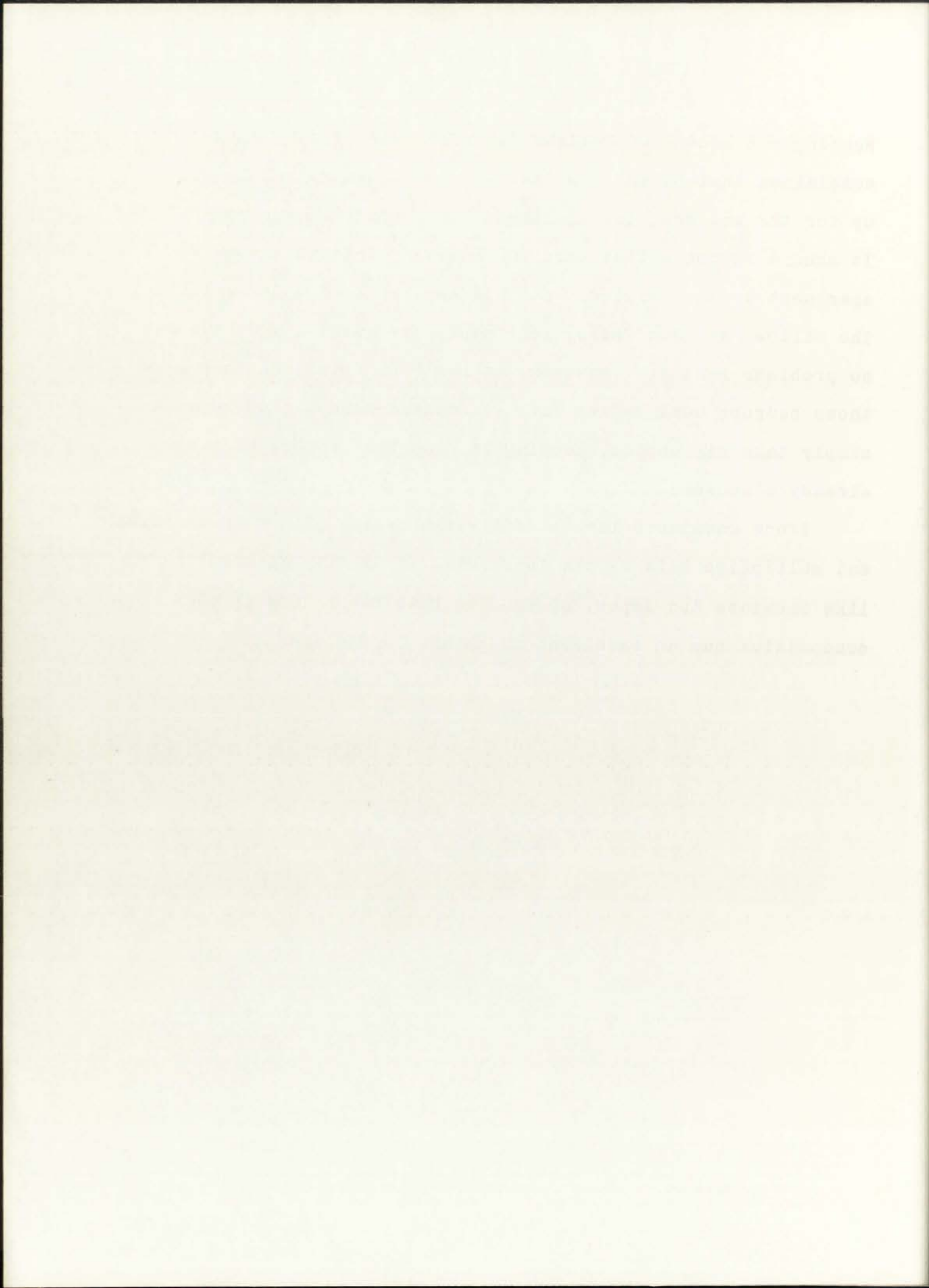
As far as the question of studio vs. bedroom complexes is concerned, the people at Snowmass have noted problems with the studio-type dwelling -- (1) Though they can actually sleep six, many people are not compatible; (2) There is a definite lack of privacy. The desirability of the bedroom design can be seen in the individual's total ownership and economy rental to others, while still maintaining his own privacy.





Renting can become a problem. A Vail condominium owner complained that by the time she and her husband finally got up for the weekend, the apartment had already been rented. It should be noted that this is, however, what the average apartment dweller will do with his ownership of a condominium. The Willows and Sun Valley apartments are studios and have had no problems renting. However, as has been noted, neither have those bedrooms designed at Vail or Crystal Mountain. One must simply take his choice, keeping in mind the factors we have already discussed.

If one considers the current market value of the condominium and multiplies this by its increasing popularity at resorts like Snowmass and Aspen, he can see that the future of the condominium has an excellent prognosis for success.



## MASTER PLAN BUILDINGS

Central Heating Plant

Sewage Plant and System

Electricity (Underground)

Water (Storage res.) and Purification Plant

2 Service Stations with Repair Garage

500 Car Parking lot (with attendant)

Bus and Taxi turn around

Drug Store

Laundromat

Ski Shop

Church

Bank

7 to 11

Post Office

Cinema

Night Clubs

Small complex: barber shop, beauty shop, massage and sauna

Nursery

Swimming Pool (outdoor, heated)

Skating Rink

Tennis Courts

Miscl. Shop space (for rent)

4 Hotels

4 Condominiums

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the company's financial health and for providing reliable information to stakeholders. The document then outlines the specific procedures for recording transactions, including the use of standardized forms and the requirement for double-checking entries. It also mentions the importance of regular audits to ensure the accuracy of the records.

The second part of the document focuses on the company's internal controls. It describes the various checks and balances in place to prevent fraud and errors. This includes the separation of duties, the requirement for approvals, and the use of secure systems for handling sensitive information. The document also discusses the company's policies regarding the use of company assets and the handling of confidential information.

The third part of the document provides a detailed overview of the company's financial statements. It explains the different types of statements, such as the balance sheet, income statement, and cash flow statement, and how they are prepared. It also discusses the company's financial ratios and how they are used to assess its financial performance. The document concludes with a summary of the company's financial goals and a commitment to transparency and accountability.



CONDOMINIUM AREA REQUIREMENTS:

1st Floor

Kitchen	-	130 square feet
Utility Room	-	160 square feet
Dining Room	-	140 square feet
Living	-	250 square feet
Study and Listening Room	-	100 square feet
Entry	-	40 square feet

2nd Floor

Master Bedroom	-	380 square feet
Dressing Room	-	60 square feet
2 Bedrooms	-	200 square feet each (incl. storage and closet)
2 Baths	-	50 square feet each
Sauna	-	50 square feet

OUTSIDE

Sundeck	-	300 square feet
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MISCL:

Cloak Room	-	20 square feet
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ANNUAL REPORT

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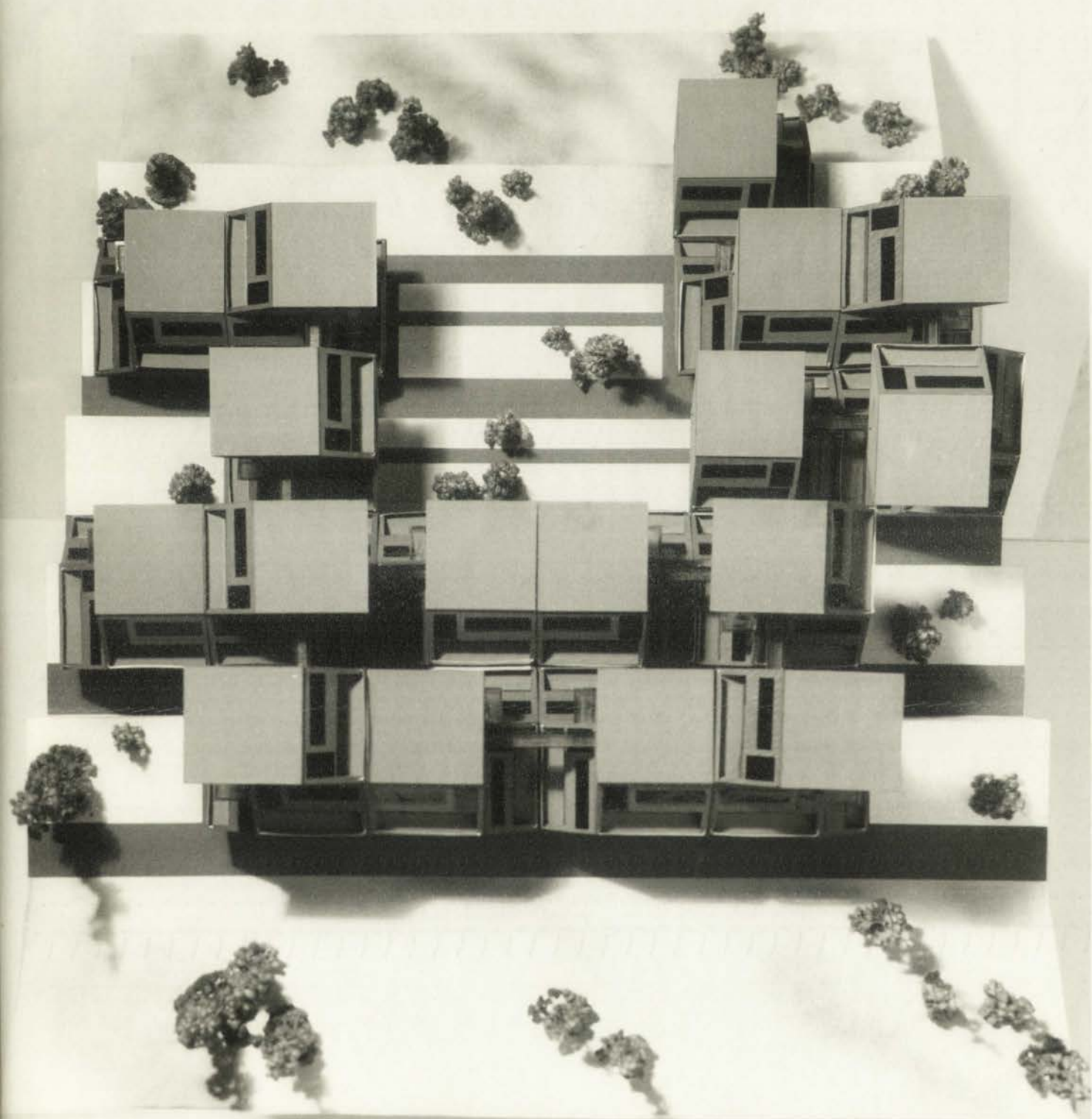
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2. AA, "Winter Resort for Italian Alps," Dec. '66, p. 16
3. AR, "Ski Resort," March '66, p. 32
4. AR, "Ski Town," April '66, p. 180
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7. HH, May '64, p. 102
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11. PA, July '67, pp. 144-147
12. PA, Oct. '64, pp. 184-191
13. PA, April '67, pp. 160-161
14. Personal Interviews - Ernest Blake, Operator, Taos Ski Valley  
Jean Meyer, Chalet owner, Taos  
Ed Pratt, Lodge owner, Taos  
Arthur Jones, Condominium architect  
Buzz Bainbridge, Gen. Mgr., Aspen Ski Corp.
15. Engineers consulted - Roy Hanson  
Roy Johnson, C.E. Dept., U.N.M.  
William Gafford, C.E. Dept., U.N.M.

KEY - AIA - American Institute of Architects Journal  
AA - Art and Architecture; PA - Progressive Architecture  
HH - House and Home; AR - Architectural Record

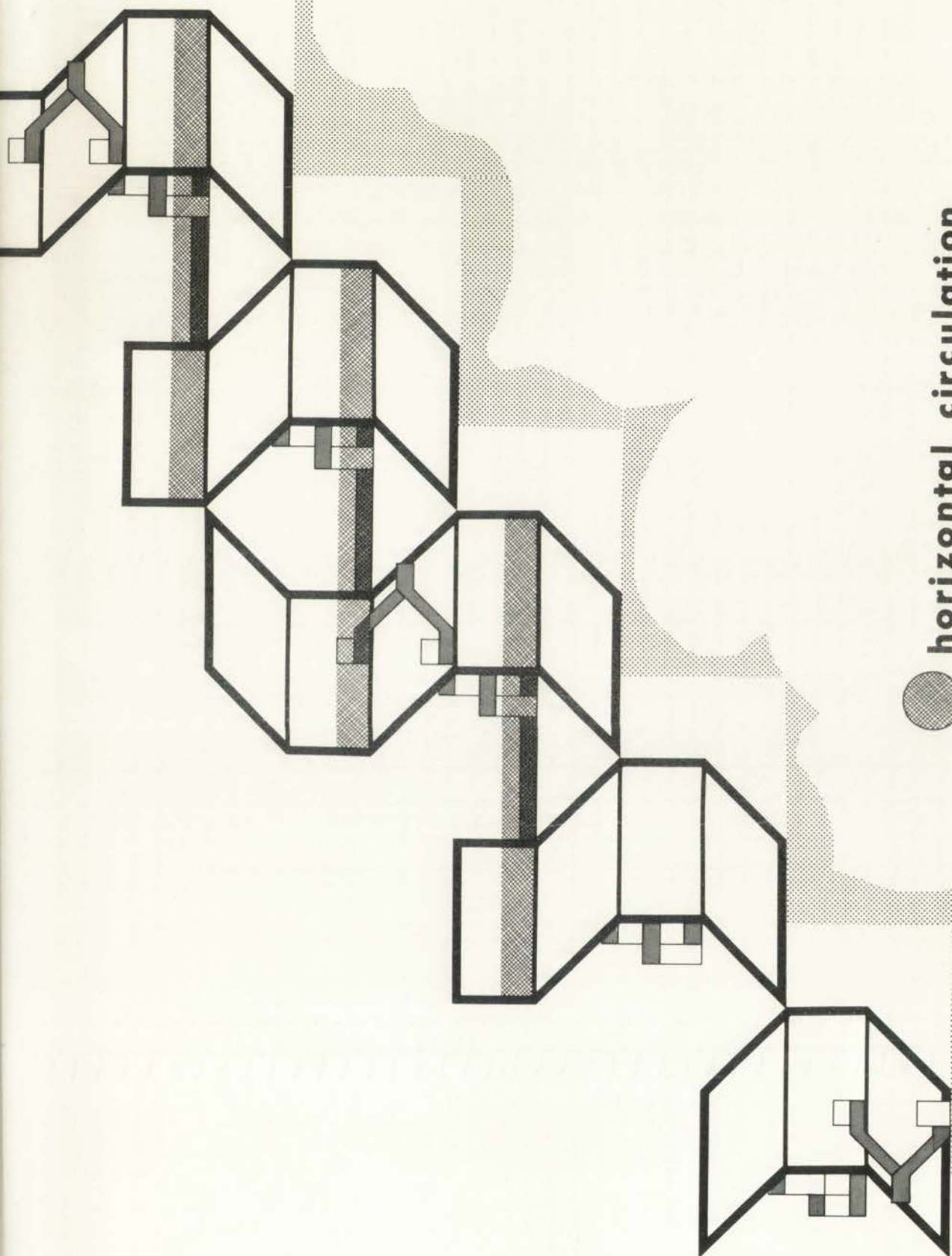
\*Though not in proper form, this bibliography is only intended to indicate where information may be obtained.









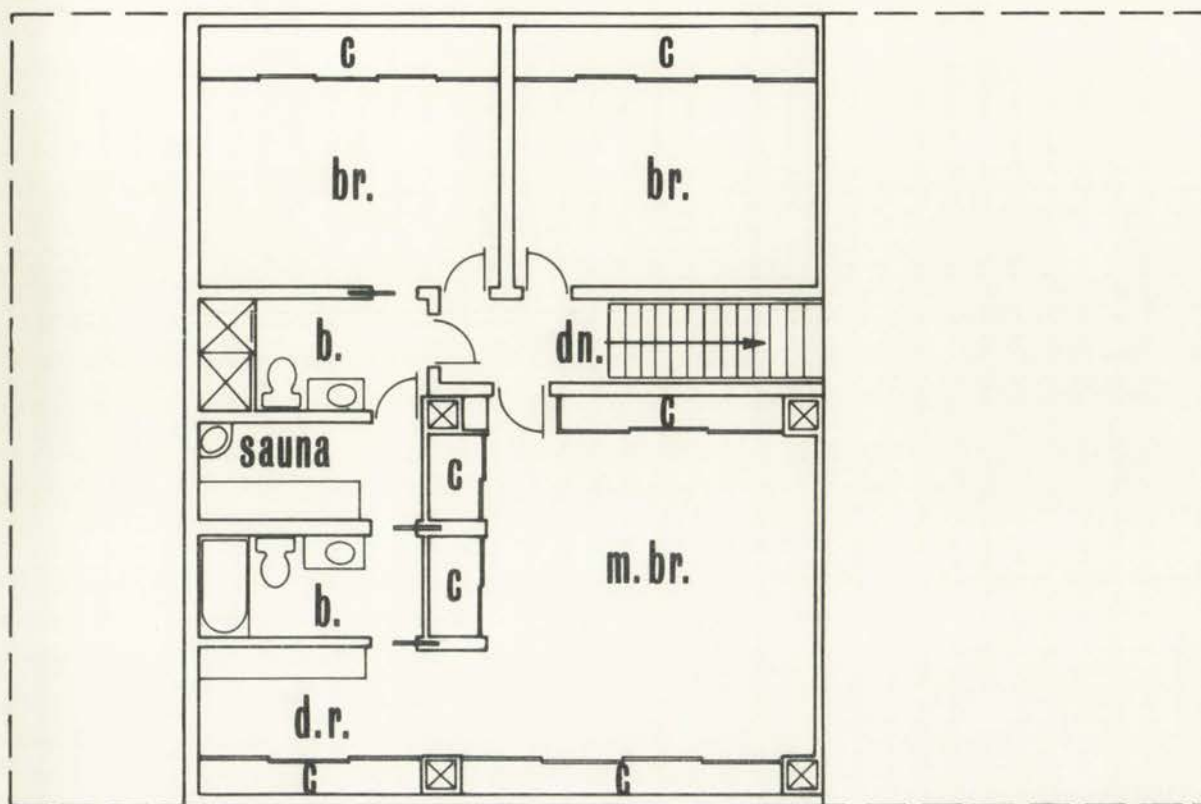


● horizontal circulation

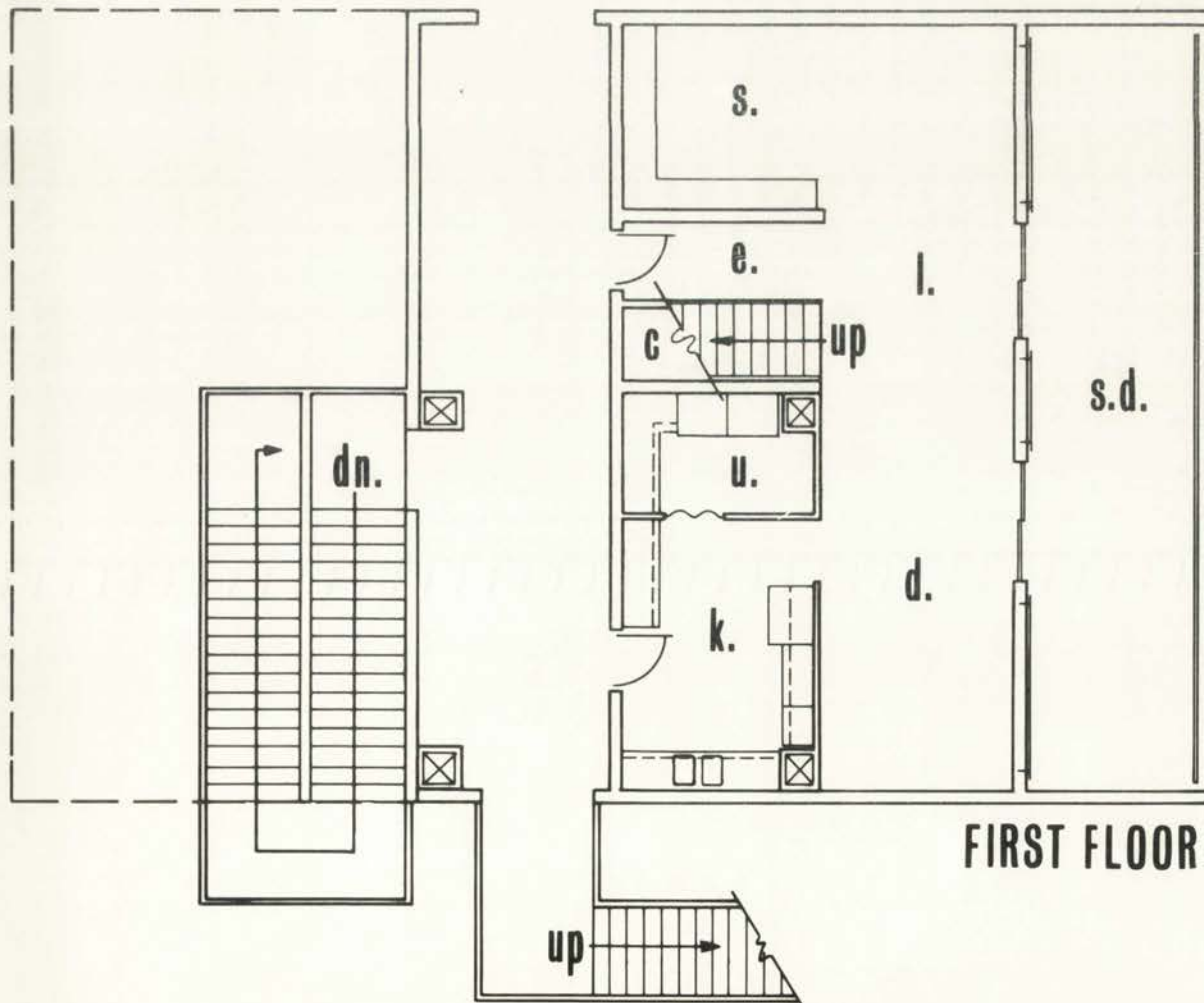
● vertical circulation



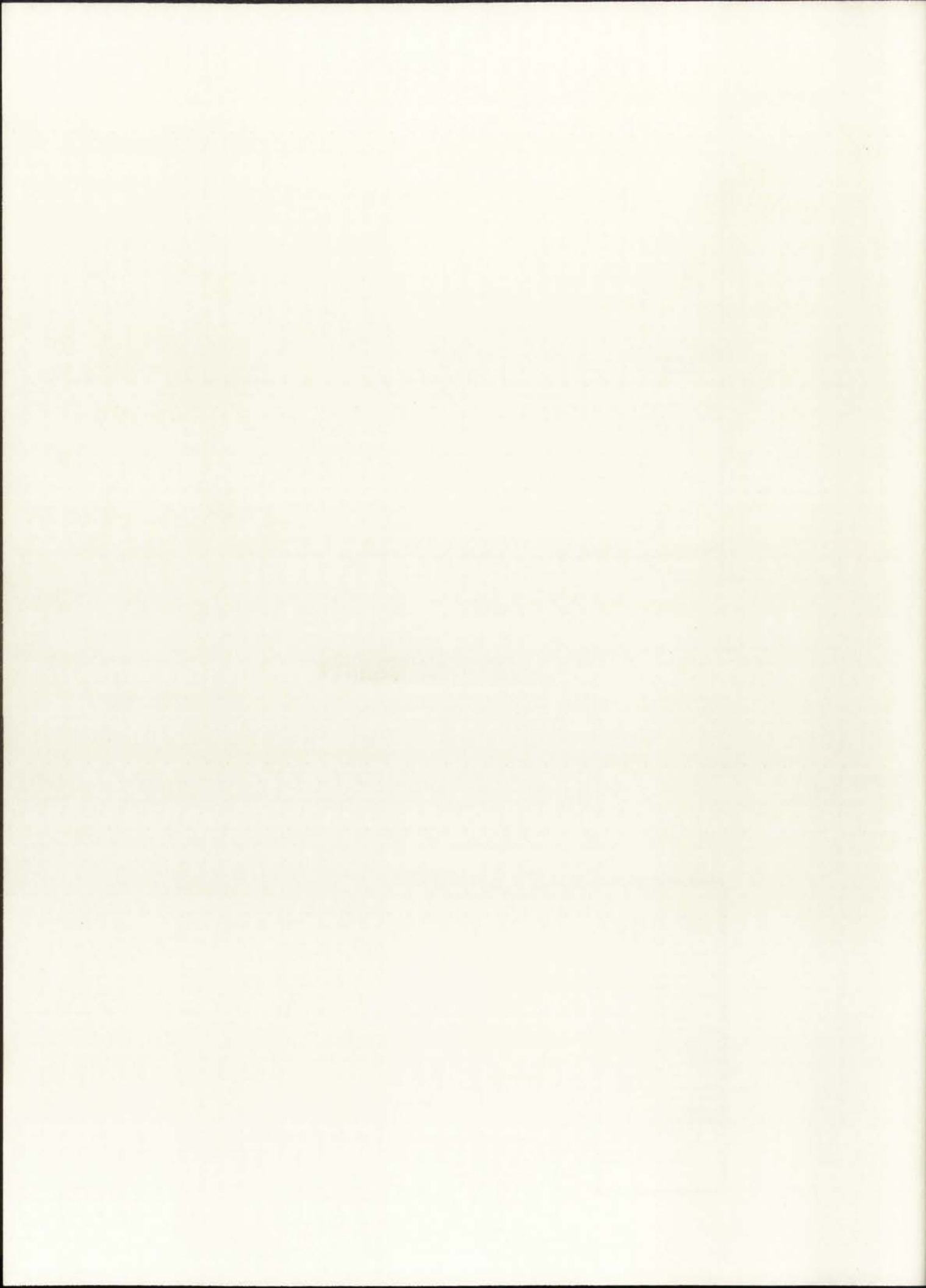


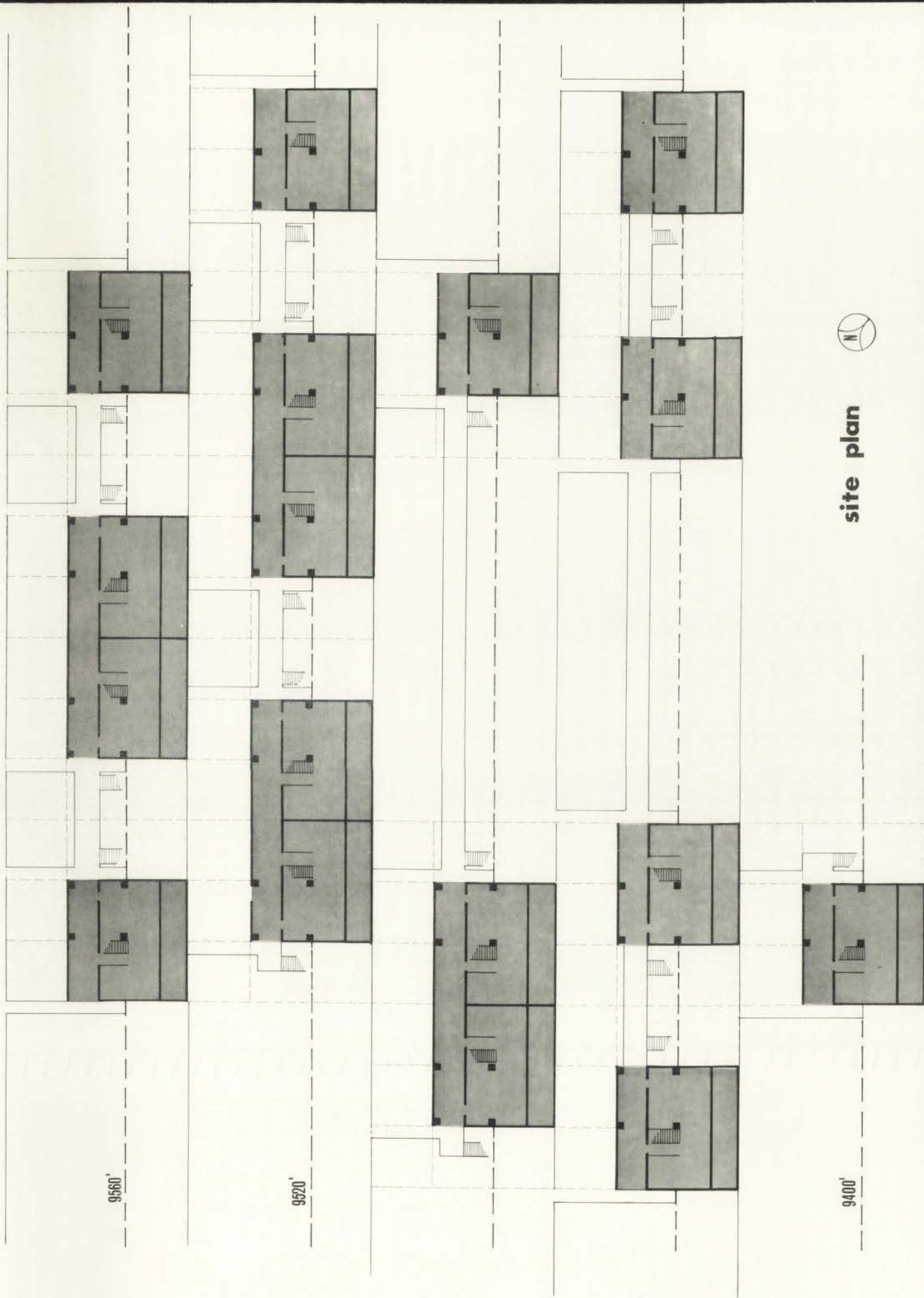


**SECOND FLOOR**



**FIRST FLOOR**

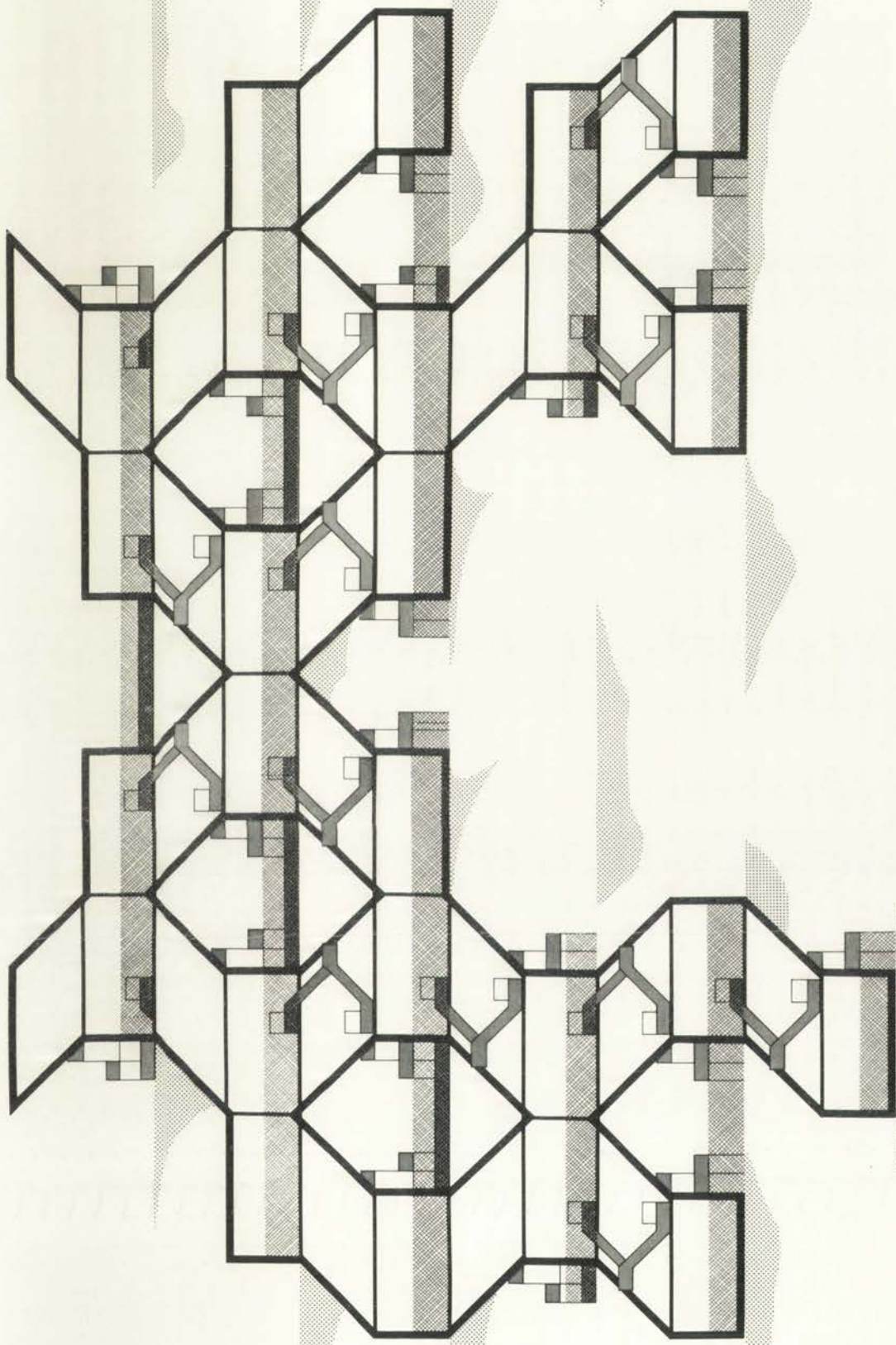




site plan







horizontal circulation

vertical circulation

