



Bitahochee Trading Post

Design for Adaptive Reuse



BITAHOCHEE TRADING POST

Mission

“...To rekindle the interest of traditional and contemporary fine arts in Diné (Navajo) heritage and culture.”

“The renovated site will serve as a non-profit artistic and cultural center where young and old can come together to teach and learn from one another.”

[From: <http://bitahochee.blogspot.com>]

BITAHOCHEE TRADING POST

CAN PRESERVING OLD BUILDINGS PRESERVE A COMMUNITY?

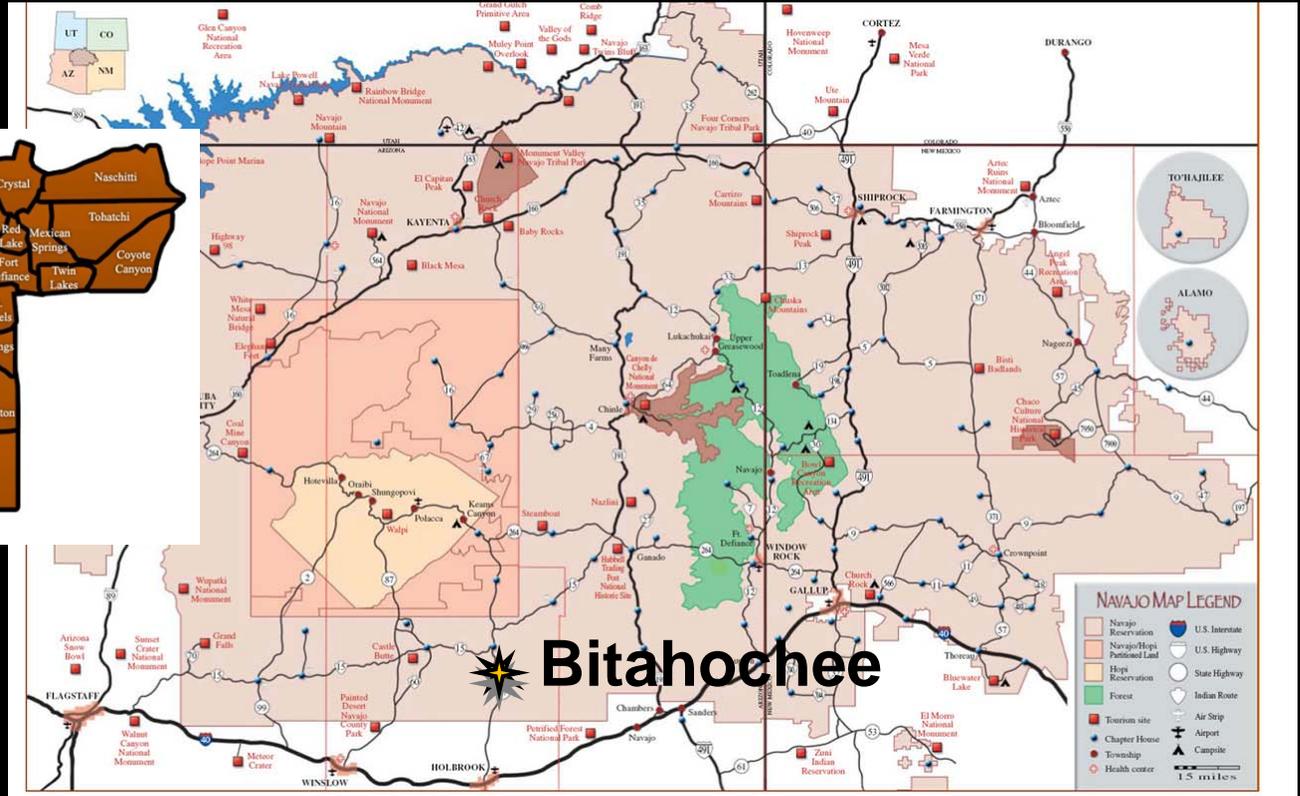
Vision

To establish a center for the creation, exchange, and learning of fine art by native and visiting artists.

To create a center for the preservation and teaching of traditional Navajo arts and culture.

To revive the historic trading post, drawing on valued memories of what it once was to transform the future of the surrounding community.

LOCATION



The Bitahochee Trading Post is the oldest remaining landmark in the Indian Wells Chapter of the Navajo Nation. It is located in the community of Indian Wells approximately 30 miles north of Holbrook, Arizona.

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History

- Established in 1870 along a stage coach supply route as an important tribal meeting place
- Became a trading post in 1880
- Trading of wool and woven goods became a primary activity at Bitahochee



Grave of U.S. cavalry man stationed at the Bitahochee Trading Post, late 1800s.

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History

- During World War II, the trading post served as an enlistment post for men going off to war, including some of the famed Diné Code Talkers.
- During this time and for many years after, Bitahochee was the central meeting place for people from this part of the Navajo Nation... a general store, bus station, post office, bank, and community center.

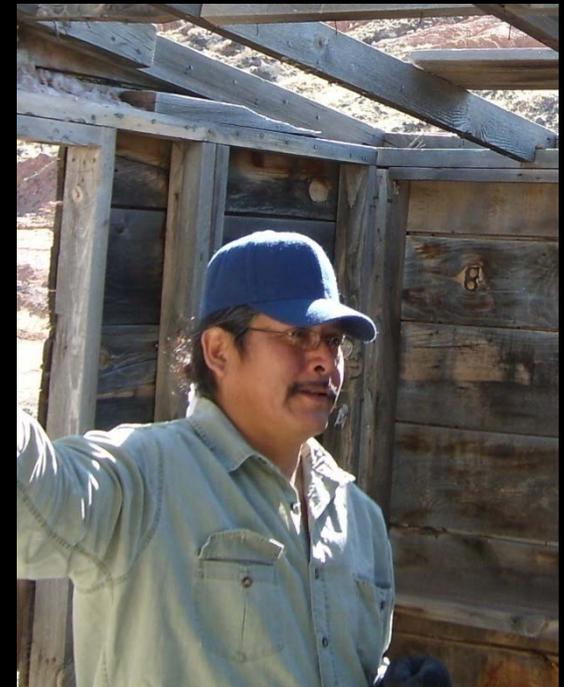


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History

- The trading post fell into decline in the 1980s, and was closed in 1994.
- Redwing Ted Nez, an established Diné artist, envisioned the old trading post in a new way – as a place where Navajo fine arts and traditional arts could be exchanged.
- Since the year 2000, Redwing ardently pursued the restoration of the Bitahochee Trading Post.
- In 2008, the Historic Bitahochee Trading Post, Inc. (HBTP) received 501(c)(3) status as a non-profit organization.



Redwing describing the historic buildings at Bitahochee to UA architecture students.

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Work preceding restoration

Along with obtaining a long-term lease for the trading post, a number of necessary environmental and engineering studies have been completed, including:

- Approval from the Navajo Nation Division of Economic Development
- Removal of underground storage tanks from old gas pumps
- Completion of a Cultural Resources Inventory and notice of compliance from the Navajo Nation Historic Preservation Department
- Archaeological Approval for Reissuance of a Business Site Lease
- Completion of an asbestos inspection



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Work with the Drachman Institute

In the spring of 2008, members of HBTP, Inc. requested technical assistance from the Drachman Institute, University of Arizona, to create a plan for adaptive reuse of the historic trading post.

As opposed to restoration, which implies returning a building or site to its original condition and use, ADAPTIVE REUSE focuses on renovating historic structures so that they can be brought back into use, often in ways that differ from the original uses or conditions.



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Work with the Drachman Institute

The Drachman Institute, with students from the College of Architecture and Landscape Architecture, undertook a design process to develop a plan for the HBTP that included:

- Writing an Historic Statement of Significance (R. Brooks Jeffery)
- Conducting a survey of existing buildings and site features
- Developing an initial program for the site
- Performing a site analysis, which included investigation of cultural relationships to the landscape
- Performing a design charrette to generate new ideas for site layout
- Developing a conceptual design for renovation



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CAN PRESERVING OLD BUILDINGS PRESERVE A COMMUNITY?

Starting Design Work

Work by the Drachman Institute began in late 2008 with an initial evaluation of the historic significance of Bitahochee Trading Post, followed by a survey of the existing buildings in early 2009.

Analysis of site conditions followed. This information was used to devise a program for the reuse plan.



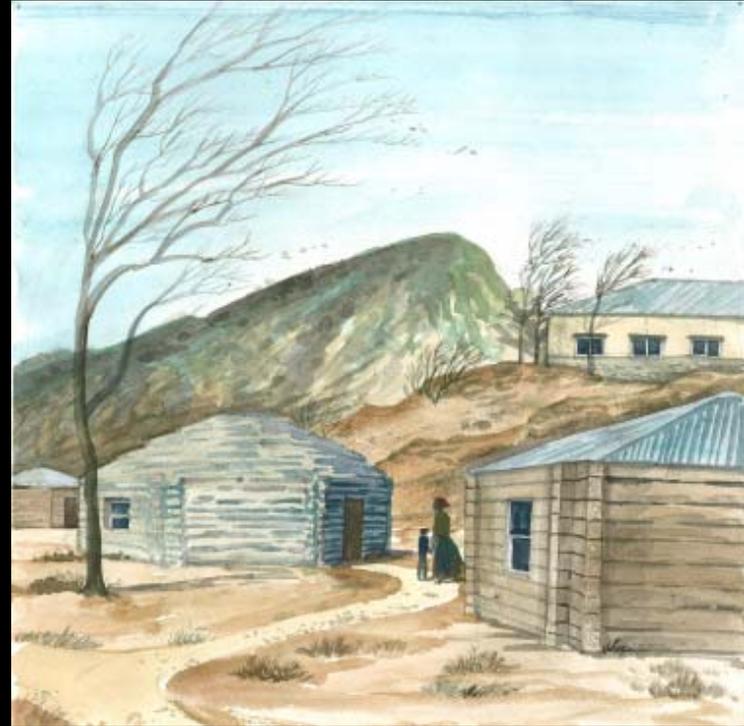
BITAHOCHEE TRADING POST

CAN PRESERVING OLD BUILDINGS PRESERVE A COMMUNITY?

Refining the Designs

The program was refined after discussions with members of the HBTP. A design charrette involving members of the Indian Wells Chapter and others interested in the project was held to generate ideas.

These ideas were refined into the conceptual designs shown in this presentation.



HISTORIC SIGNIFICANCE

STATEMENT OF HISTORIC SIGNIFICANCE

Highlights of the Statement of Significance:

- The significance of the Bitahochee Trading Post is inextricably linked to the landscape and cultural expression of place.
- The name 'Bitahochee' means "red in between," referring to the butte, which is known by Navajo Medicine Men as a pillar of healing.
- There are many layers of cultural expression that represent the values of each generation occupying this site. The material features of these expressions are as varied as:
 - Transportation networks
 - Dwelling and communal spaces
 - Food distribution and wool production

HISTORIC SIGNIFICANCE

STATEMENT OF HISTORIC SIGNIFICANCE

Continued Highlights of the Statement of Significance:

- The prominent landscape feature created an important gathering place for Navajo peoples. Later, the location became a stop along military supply routes, becoming a cultural intersection.
- The post embodies hybrid acculturation of Native- and Euro-American building forms, emphasizing its role as both a gathering place for Navajo people, and place of cultural exchange with the outside world.
 - Local materials used for the original buildings (sandstone, timber)
 - Hybrid architectural forms and craftsmanship

HISTORIC SIGNIFICANCE

STATEMENT OF HISTORIC SIGNIFICANCE

Continued Highlights of the Statement of Significance:

- The second trading post structure was built around 1948.
- During that same time period, 6 additional buildings incorporating imported materials were constructed: the wool shed, living quarters, a storage room, butcher's shed, employee quarters, and the log hogan which was built for one of the first Navajo rangers.
- This post-WW II era of use is the one best remembered by people today.



HISTORIC SIGNIFICANCE

STATEMENT OF HISTORIC SIGNIFICANCE

Continued Highlights of the Statement of Significance:

- At present, many of the buildings are in severe disrepair, designated as life-safety liabilities. The cost of restoring these buildings varies.
- Preservation should identify tangible touchstones for memories representing all eras of its history. These can be incorporated into the site's new uses and continue to tell that layer of the site's history.



HISTORIC SIGNIFICANCE

STATEMENT OF HISTORIC SIGNIFICANCE

Conclusion:

“It is essential to understand Bitahochee as a place, not a building, whose layers of cultural intervention on the equally significant natural landscape must be interpreted with appropriate priority given to each.”

- R. Brooks Jeffery

HISTORIC SIGNIFICANCE

SURVEY OF EXISTING STRUCTURES



HISTORIC SIGNIFICANCE SURVEY OF EXISTING STRUCTURES



HISTORIC SIGNIFICANCE SURVEY OF EXISTING STRUCTURES



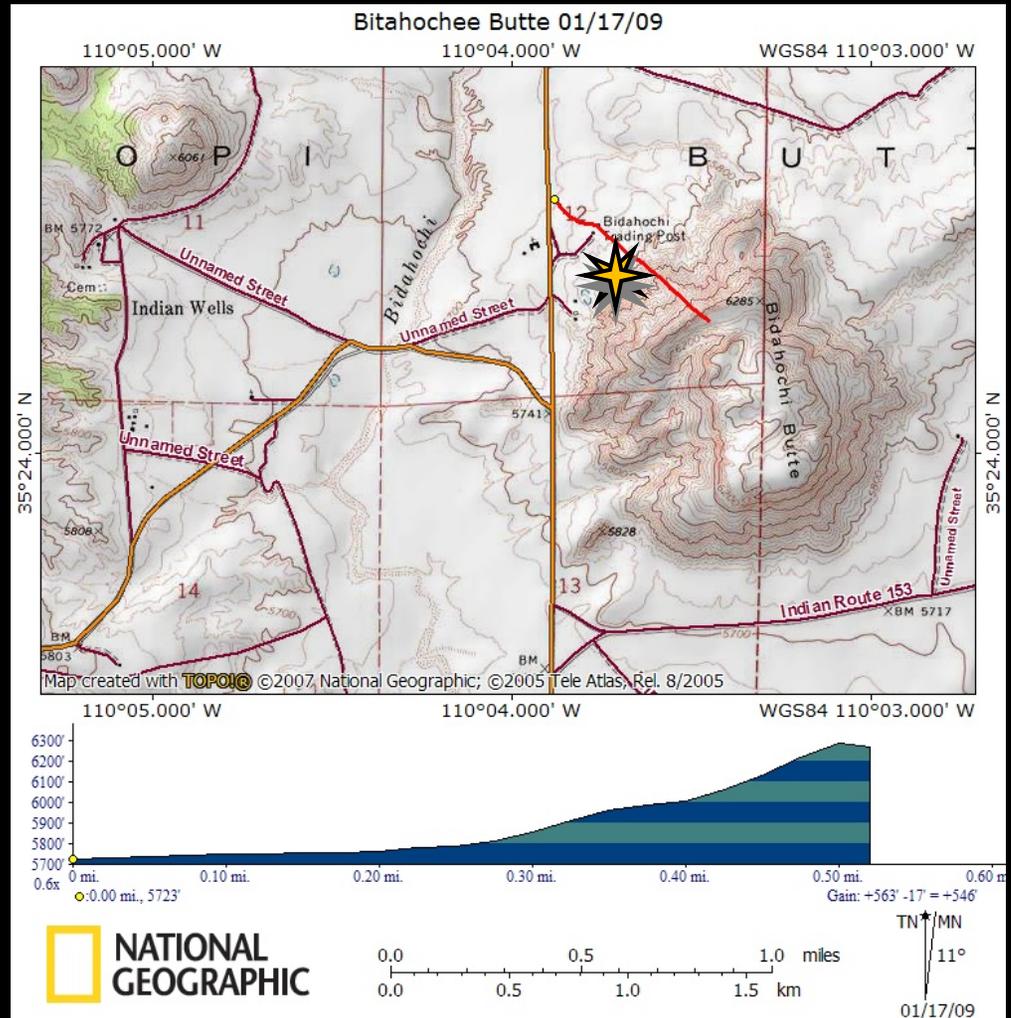
HISTORIC SIGNIFICANCE SURVEY OF EXISTING STRUCTURES



SITE ANALYSIS

PHYSIOGRAPHY

The rugged topography of Bitahochee Butte not only provides an inspirational background for artists' work, it is a spiritual center for people of this region.



SITE ANALYSIS

PHYSIOGRAPHY

Aerial Photo

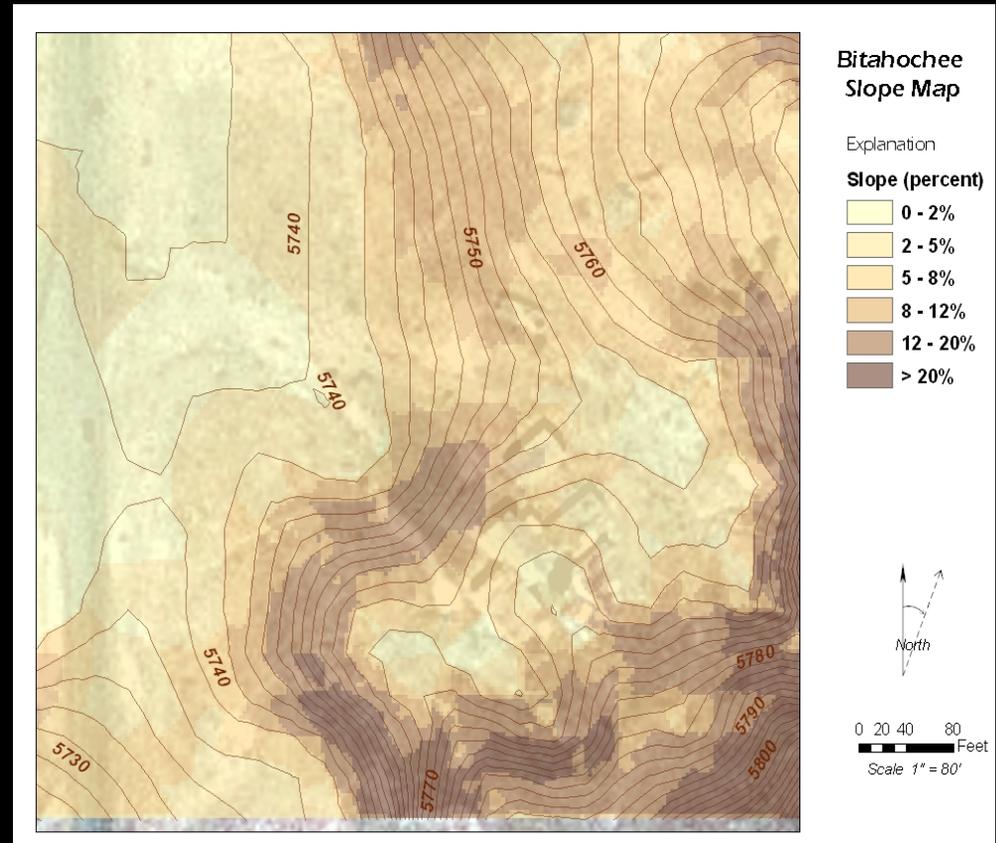


SITE ANALYSIS

SLOPE

Slopes at the Bitahochee Trading Post are gentle to moderate in the areas surrounding the buildings, but quickly become steep on the sides of the butte.

Storm water coming off the butte during seasonally heavy rains can cause erosion on the lower elevation areas.

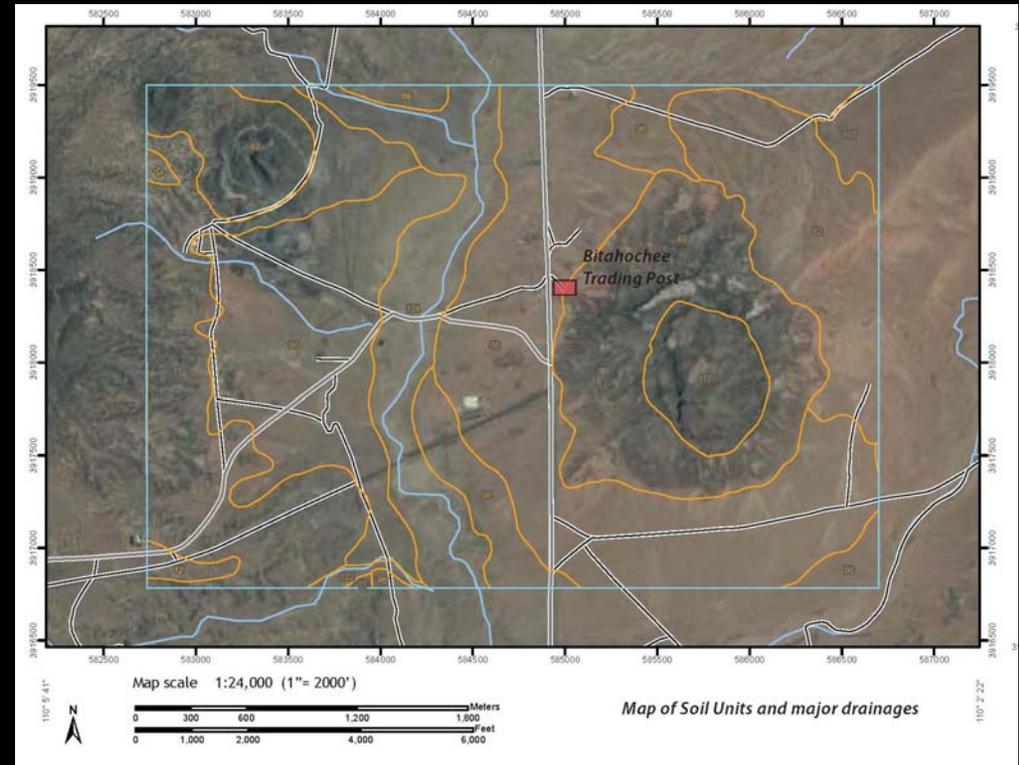


SITE ANALYSIS

SOILS

Soils on the site are sandy to sandy clay loam that locally are very cobbly. They are very well drained, not prone to flooding or ponding during storms.

Aside from being prone to erosion, the soils present few constraints to building or site development.



SITE ANALYSIS

CLIMATE

Average annual precipitation 6”-10.”

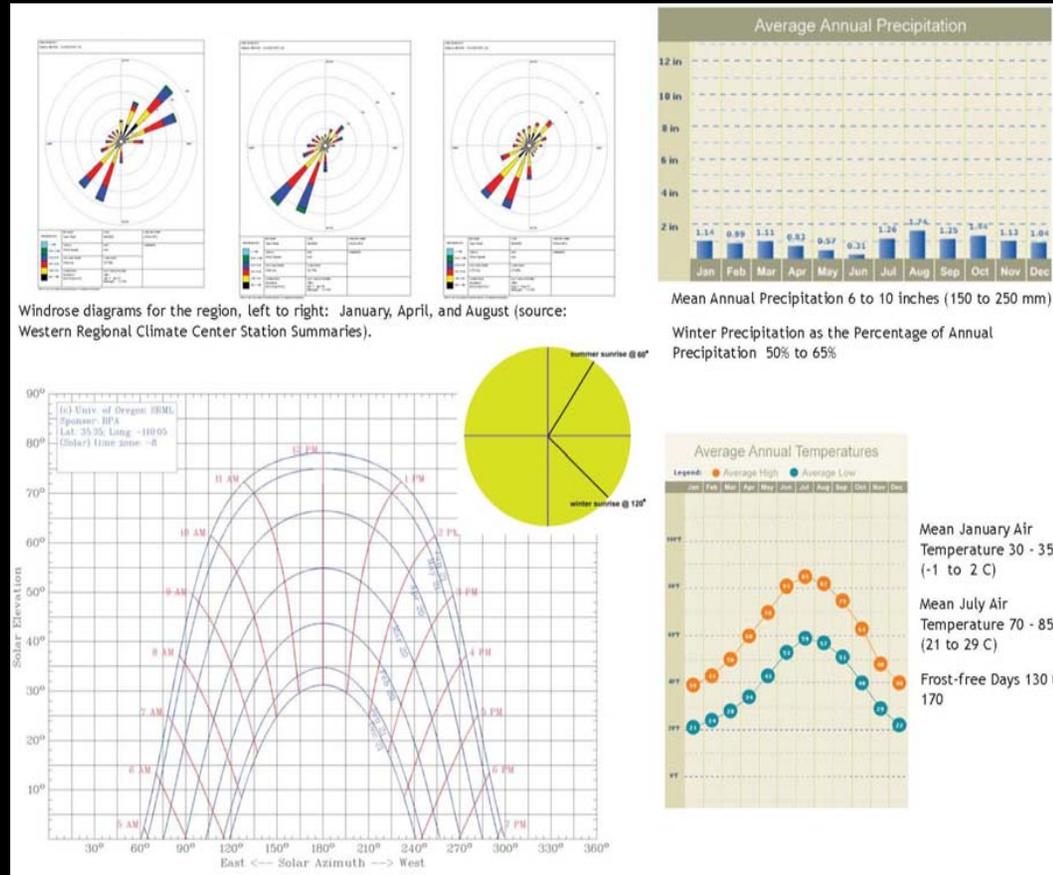
Average high/low temperatures are:

January 39 / 21
July 85 / 59

Winds are mainly from the southwest, except during winter when they can also be from the northeast.

Winds can be extreme any time of year, commonly reaching peak gusts of over 60 mph.

Solar angles range from 32° at noon in winter to 87° at noon in summer.



SITE ANALYSIS

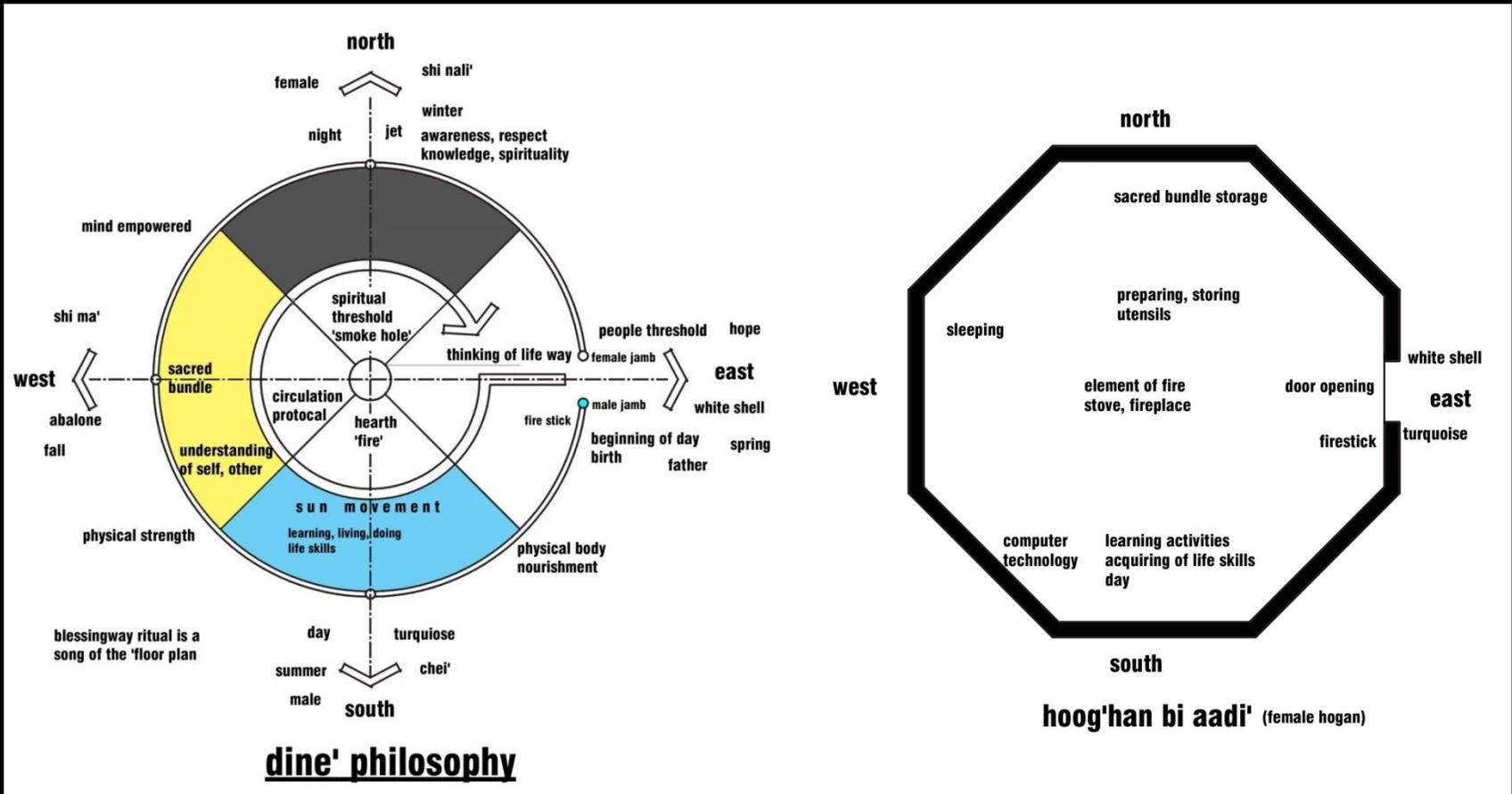
DEMOGRAPHICS

Summary (from 2000 U.S. Census):

•Male	48.5 %	•Median Income (1999)	\$19,512
•Female	51.5 %	Families below poverty level	42.8 %
•Age: over 65	10.7 %	Individuals below poverty level	49.2 %
18 – 65	60.4 %	•Avg. household size	3.86
under 5	9.5 %	•Avg. family size	4.49
•Race: Native American	98.9 %	•Total housing units	1,067
African American	0.1 %	•Occupied housing units	633
White	1.3 %	•Owner occupied units	558
Hispanic	0.9 %	•Single family owner	
•Speak language other than		occupied homes	465
English at home	78.2 %	•Renter occupied units	75
•Male, married	46.6 %		
•Female, married	45.0 %		
•Disabled	33.0 %		
•Veterans	7.8 %		

SITE ANALYSIS

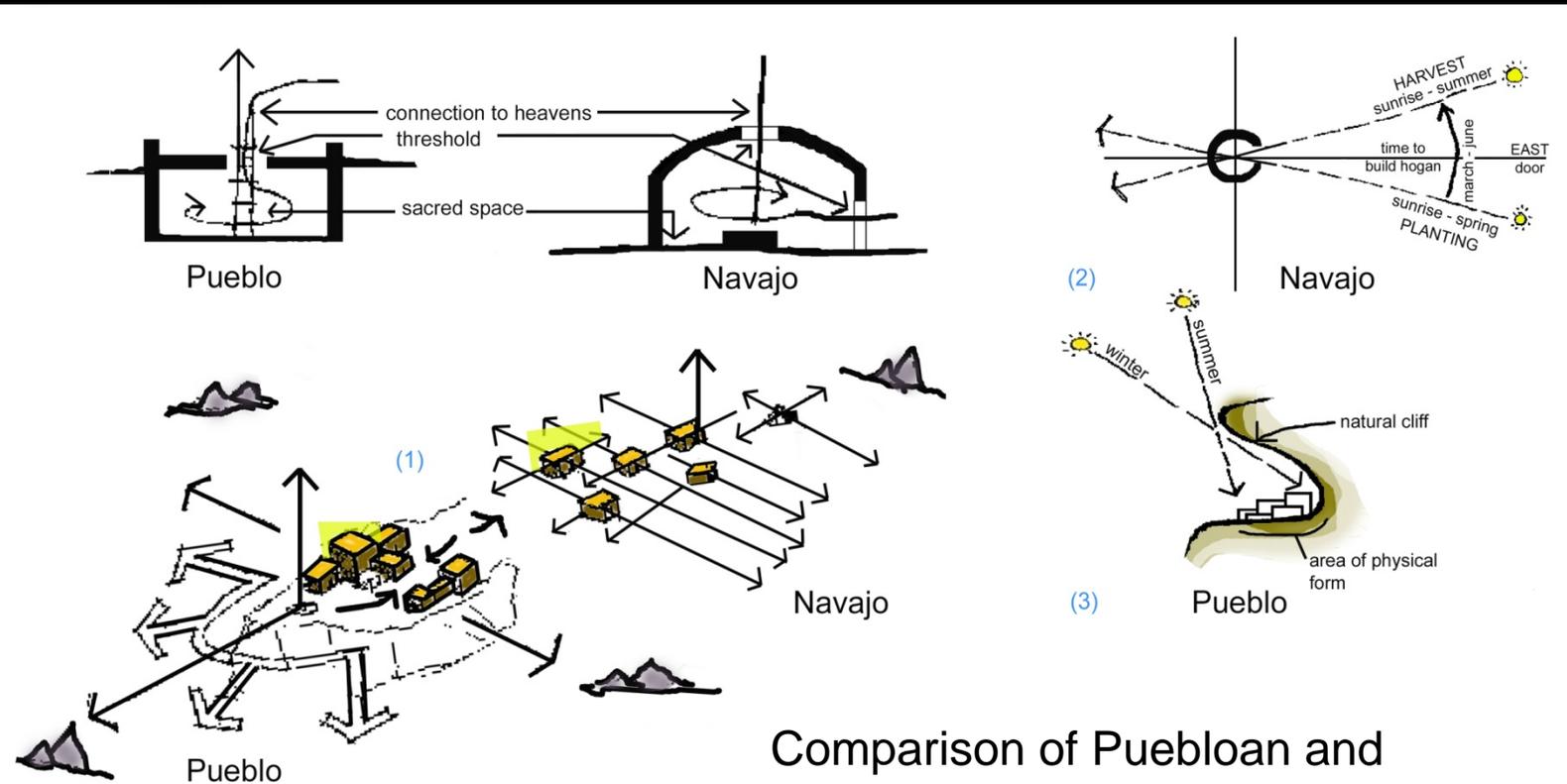
CULTURAL PATTERNS IN THE LANDSCAPE



Dine philosophy applied to hogan design (Begay, 2003)

SITE ANALYSIS

CULTURAL PATTERNS IN THE LANDSCAPE



Comparison of Puebloan and Navajo settlement patterns and ritual space (Begay, 2003)

DESIGN PROGRAM

Community Center: Stimulate interest of the youth in traditional culture and arts and make learning relevant to today; focus on inter-generational teaching. Educational center will also include modern technology for all learners.

International Artists and Visitors: Introduce non-Navajo visitors to traditional arts and culture; sharing of histories, skills, techniques, ideas, and inspiration.

DESIGN PROGRAM

Major elements for main buildings:

- Gallery and Sales area for artwork of various types
- Studio space
- Museum display space
- Gathering, community event area(s)
- Traditional arts learning areas/classrooms
- Visitor/artist residences (limited number, longer term)
- Visitor hogans (shorter term)



DESIGN PROGRAM

Site elements:

- Traditional herbalist garden
- Diabetes Trail (consider extending over the butte)
- Parking – low visual impact
- Manage storm water from Butte
- Potable water system / storage
- Wastewater system

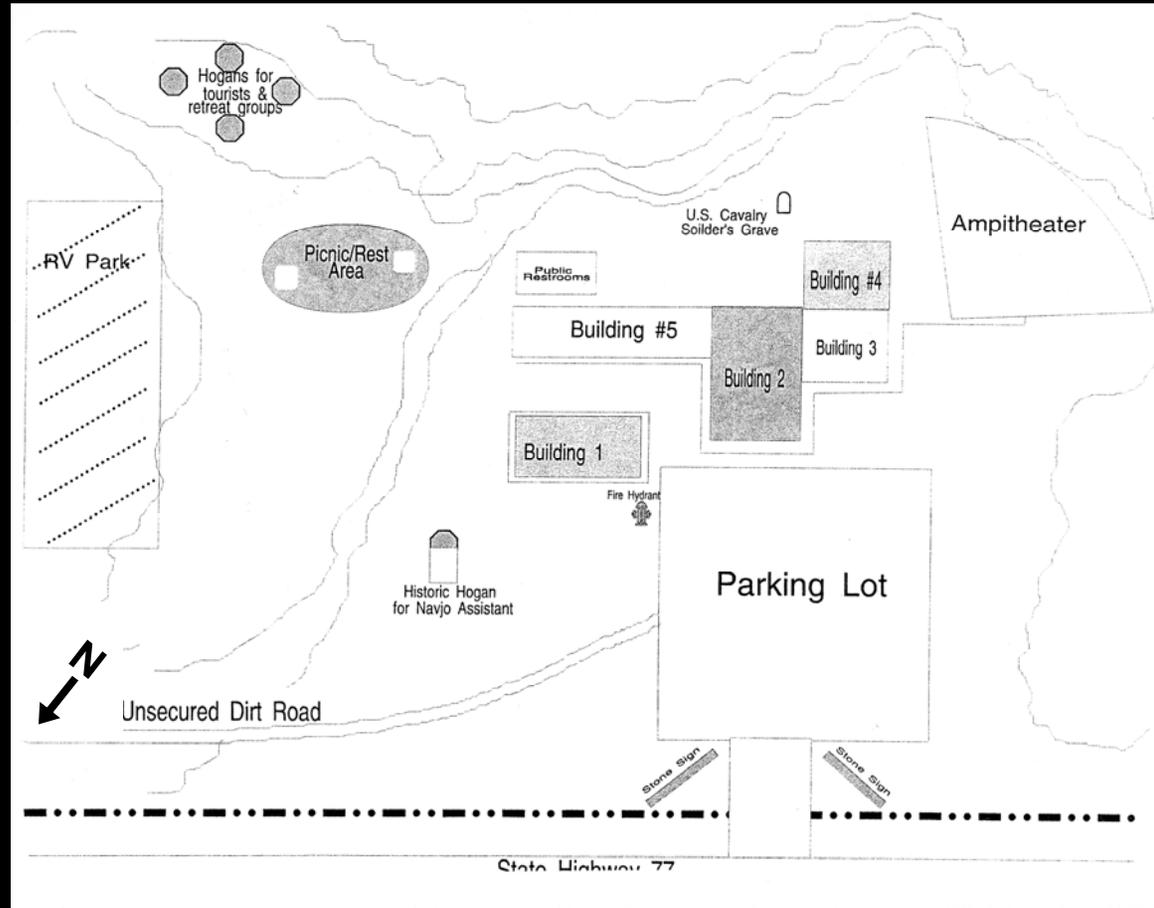


DESIGN CONCEPTS

EARLY DESIGN IDEAS

Proposed site plan ca.
2004

The plan on this page was drawn to help obtain the Chapter's support on a resolution for the business site lease and approval for the proposed renovations. It does not accurately reflect current ideas for the HBTP but can be used to get an understanding of the overall site layout.

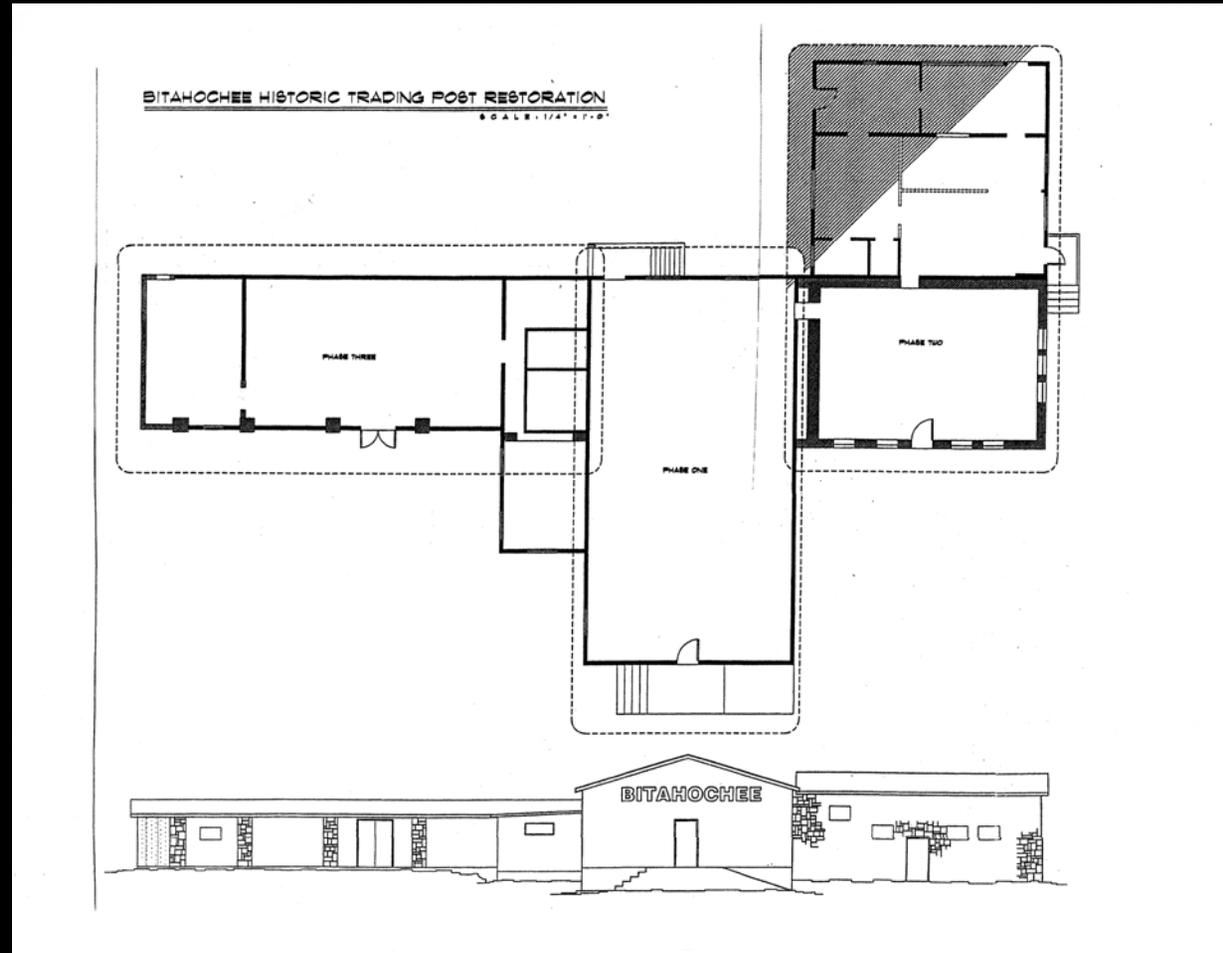


DESIGN CONCEPTS

EARLY DESIGN IDEAS

Building Renovation
Plan, ca. 2004, TANF

As with the site plan, this drawing shows how the Bitahochee Trading Post might look if restored to its original configuration.



DESIGN CONCEPTS

4TH YEAR UA ARCHITECTURE STUDENT WORK



DESIGN CONCEPTS

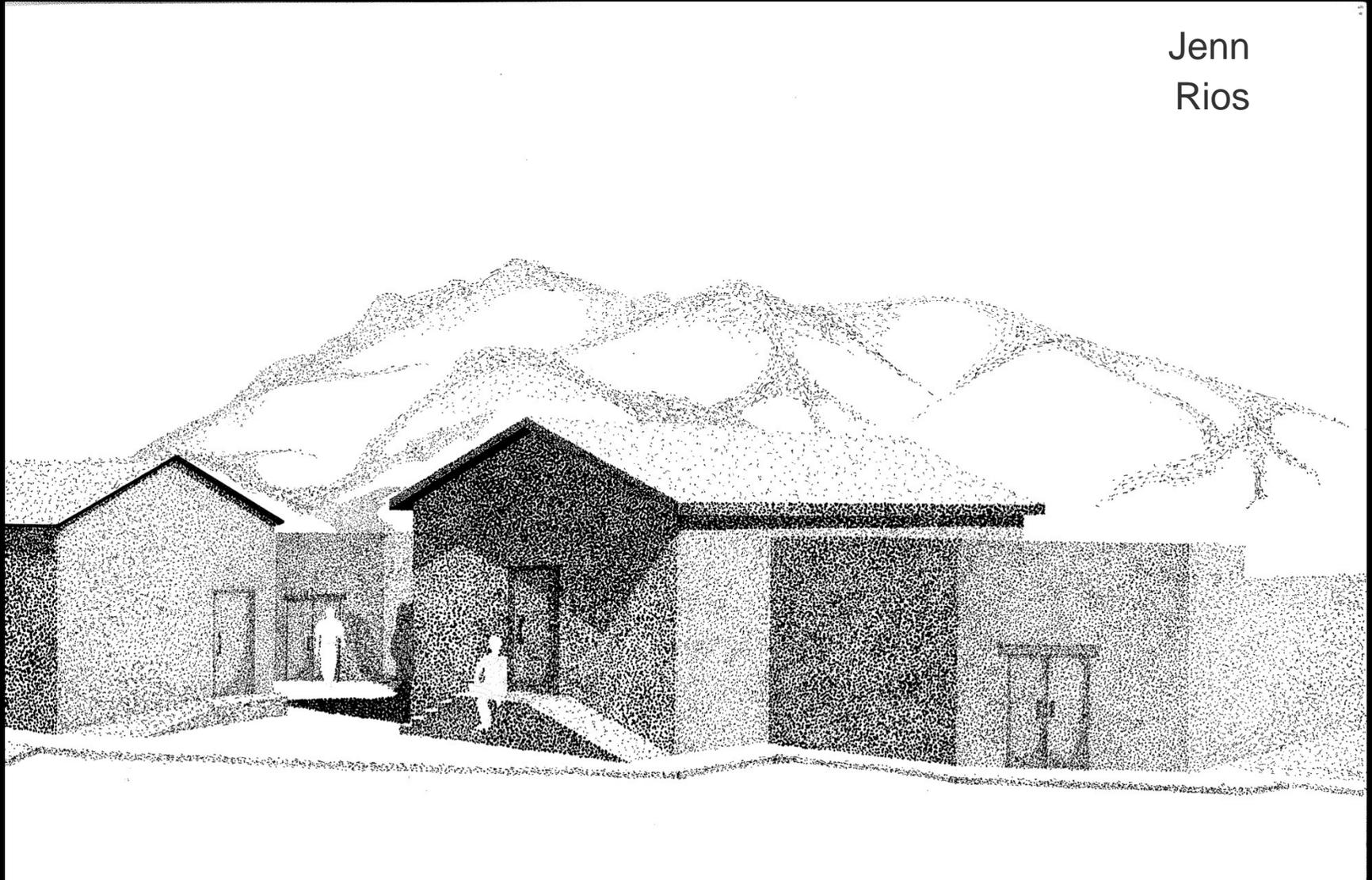
4TH YEAR UA ARCHITECTURE STUDENT WORK



DESIGN CONCEPTS

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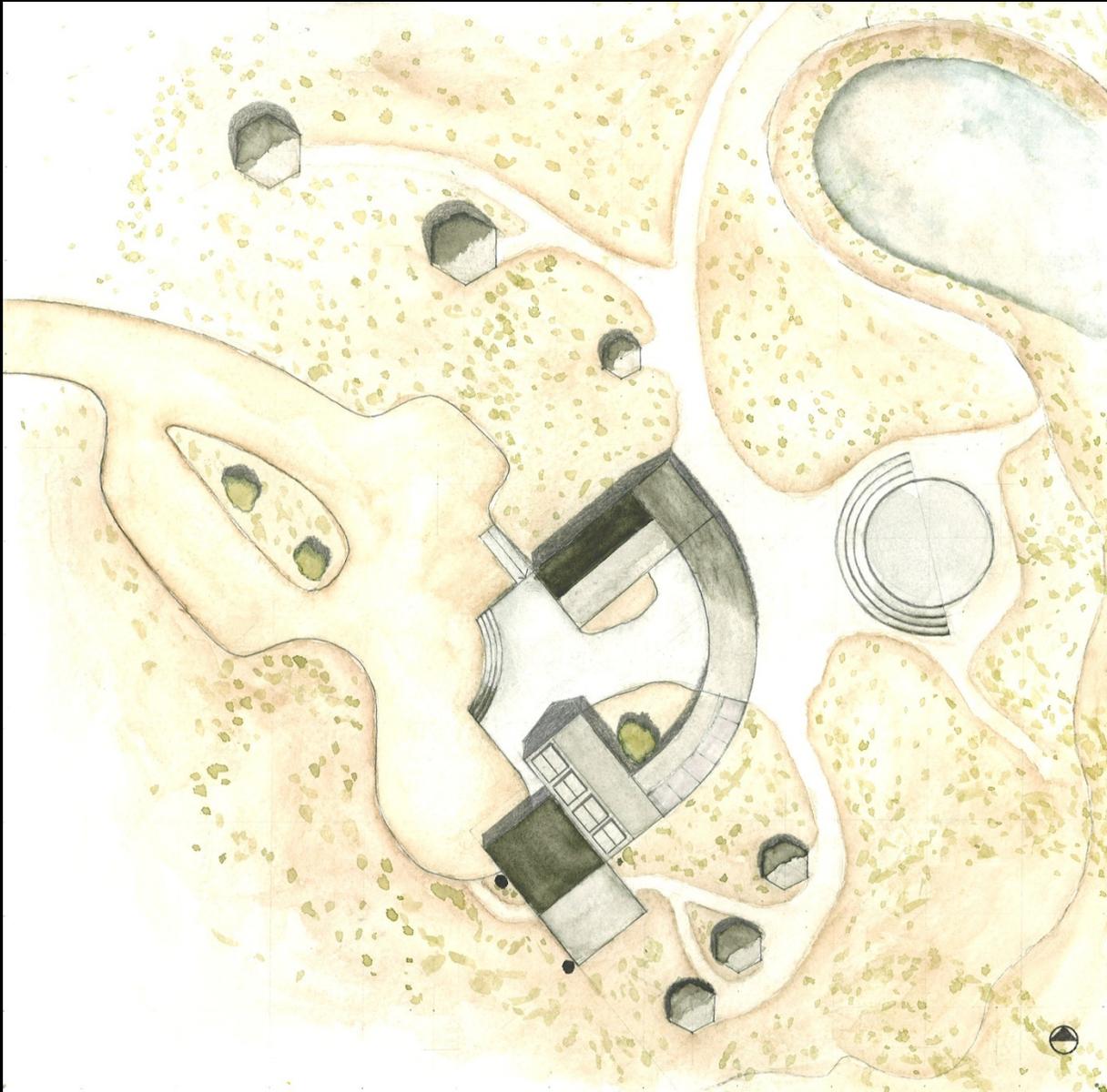
Jenn
Rios



DESIGN CONCEPTS

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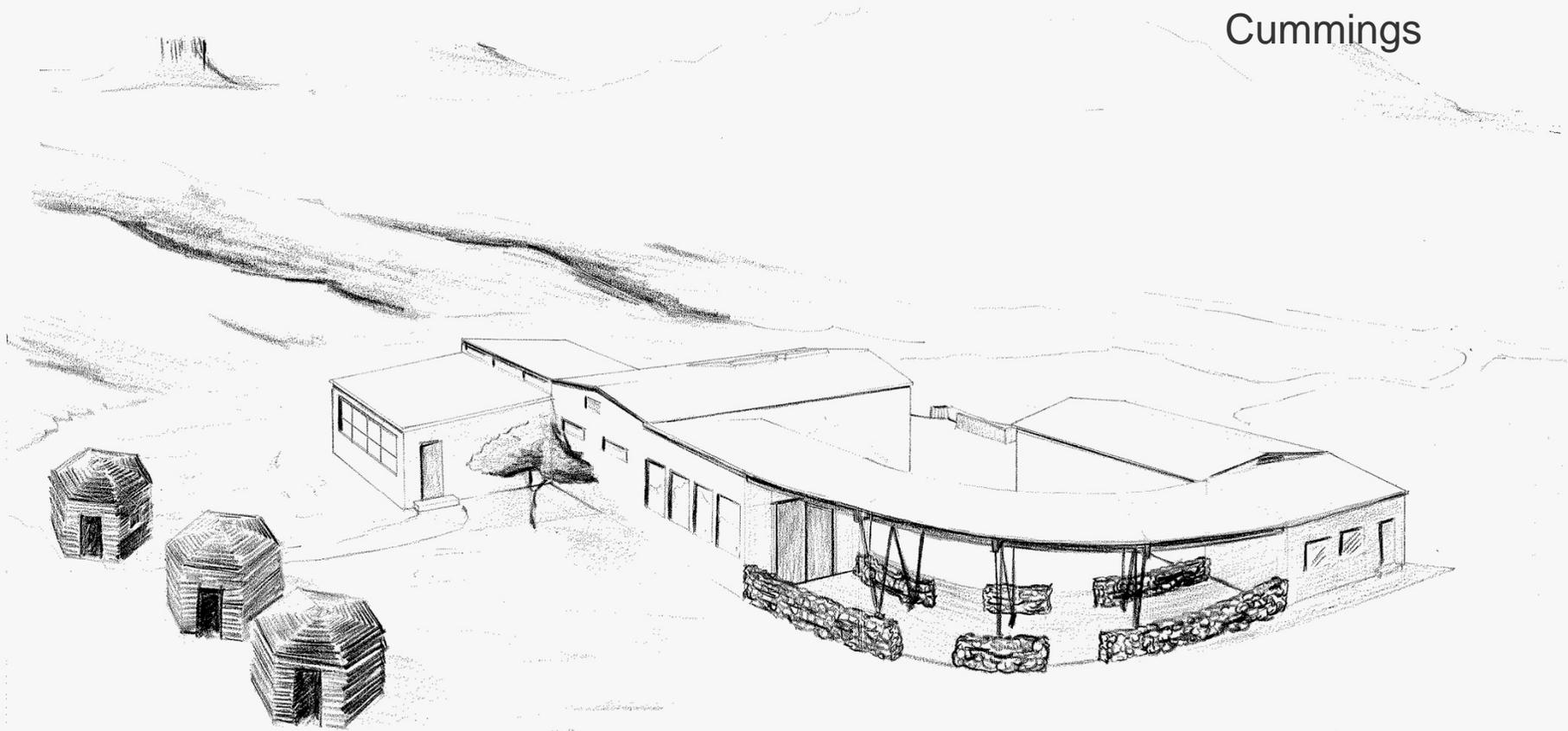
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DESIGN CONCEPTS

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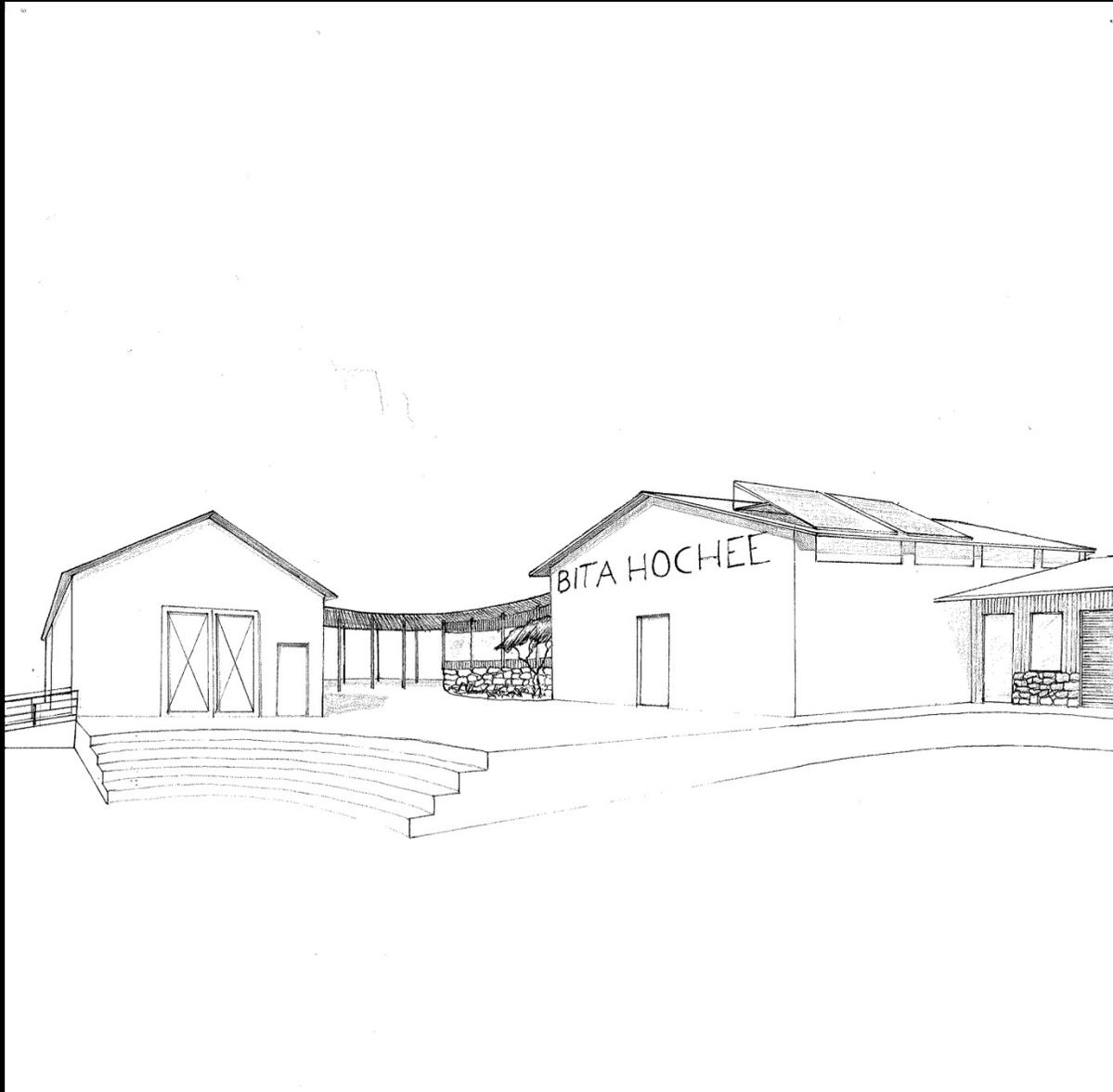
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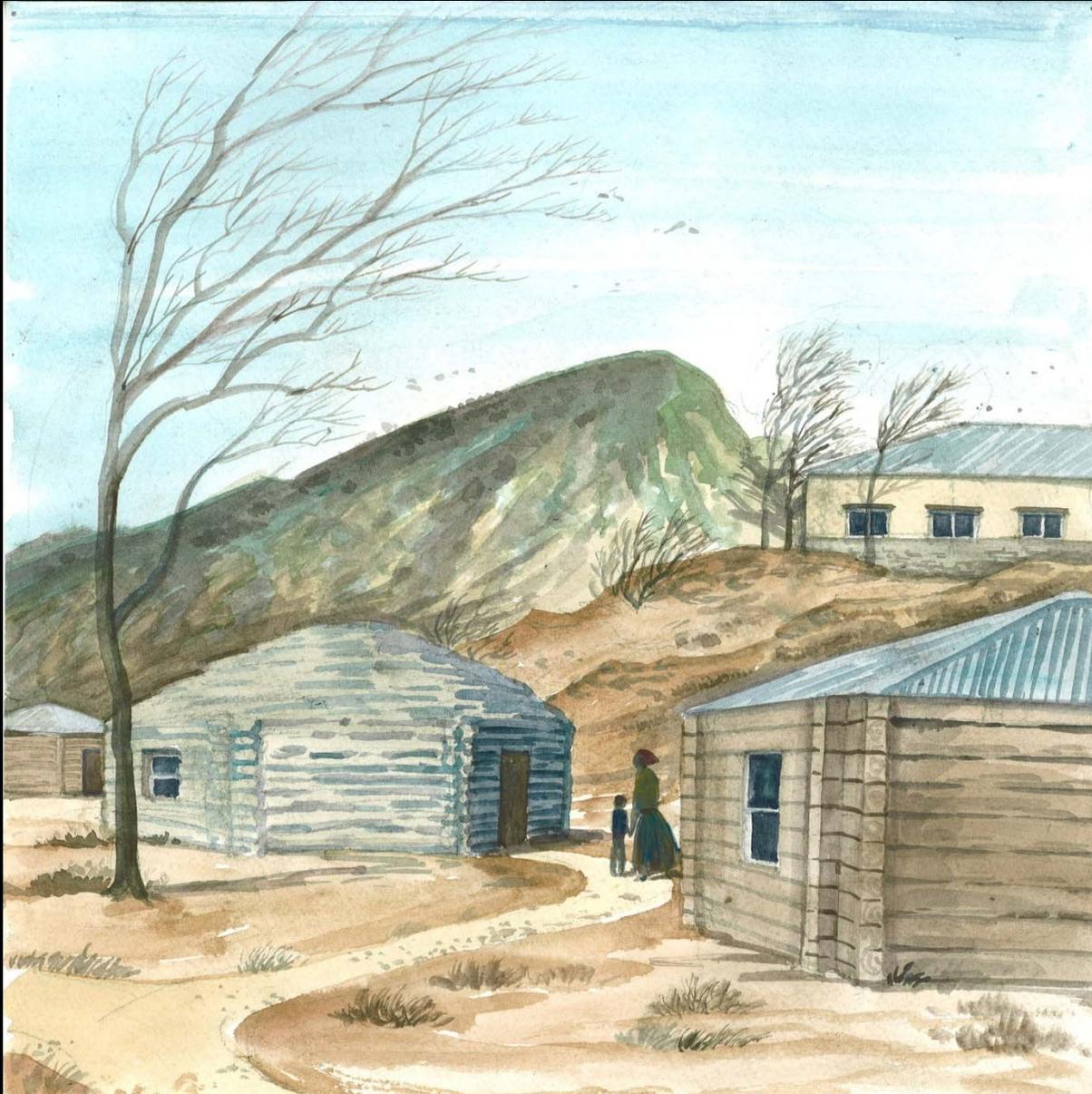
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Cummings



DESIGN CONCEPTS

4TH YEAR UA ARCHITECTURE STUDENT WORK

Glenn
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DESIGN CONCEPTS

4TH YEAR UA ARCHITECTURE STUDENT WORK

Glenn

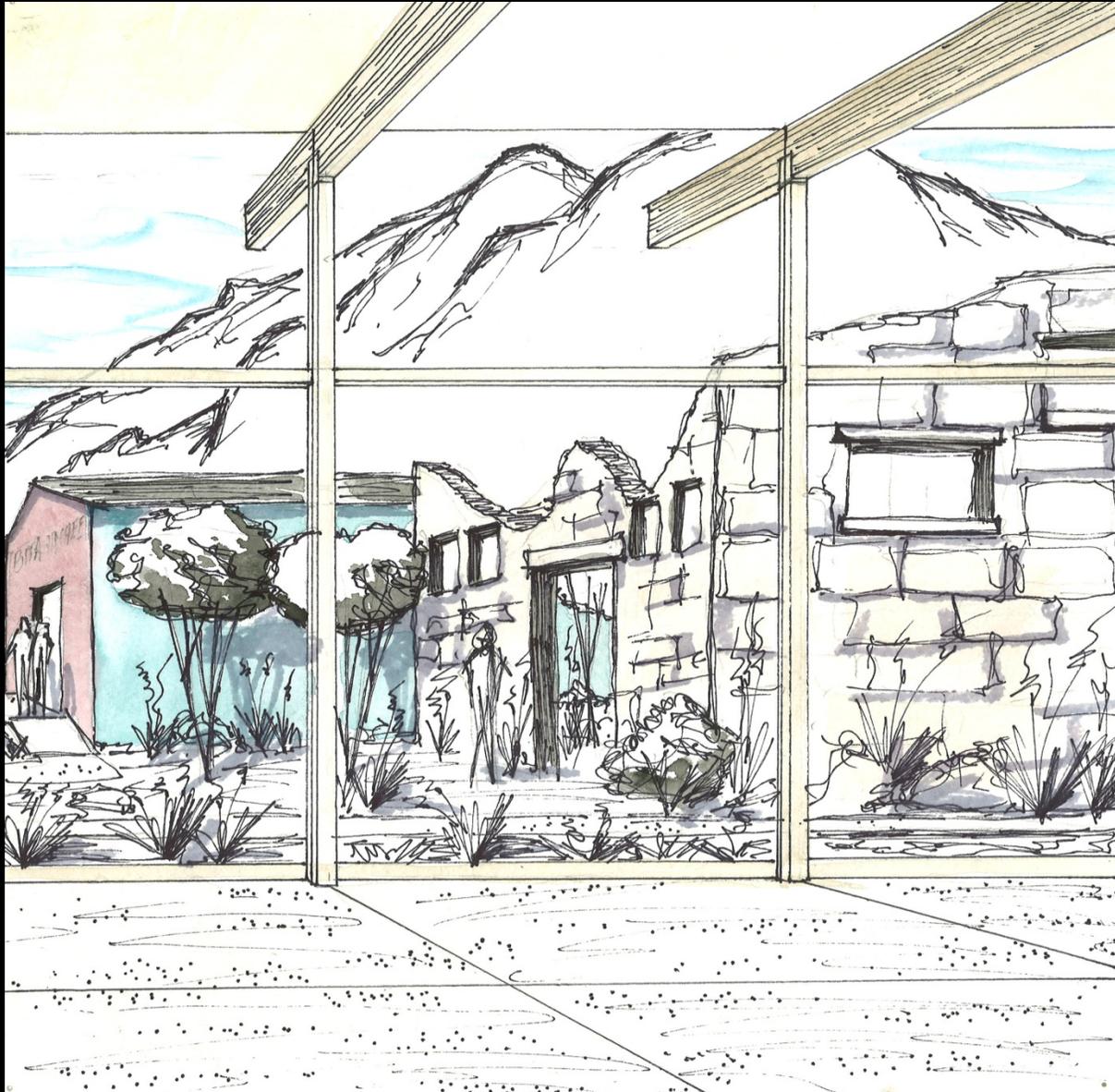
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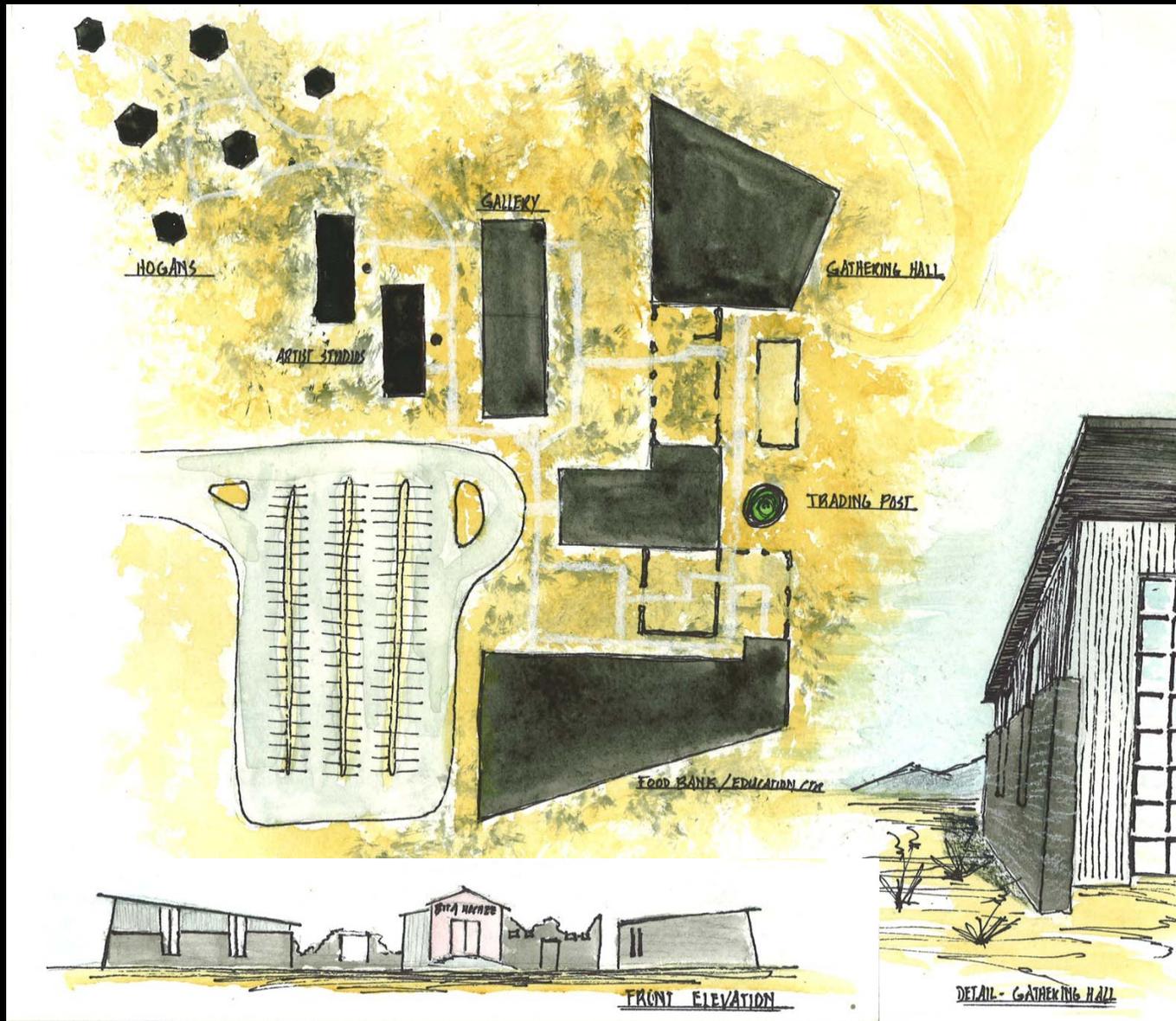
Charles
Mueller



DESIGN CONCEPTS

4TH YEAR UA ARCHITECTURE STUDENT WORK

Charles
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DESIGN CONCEPTS

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Amanda
Spear



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Amanda
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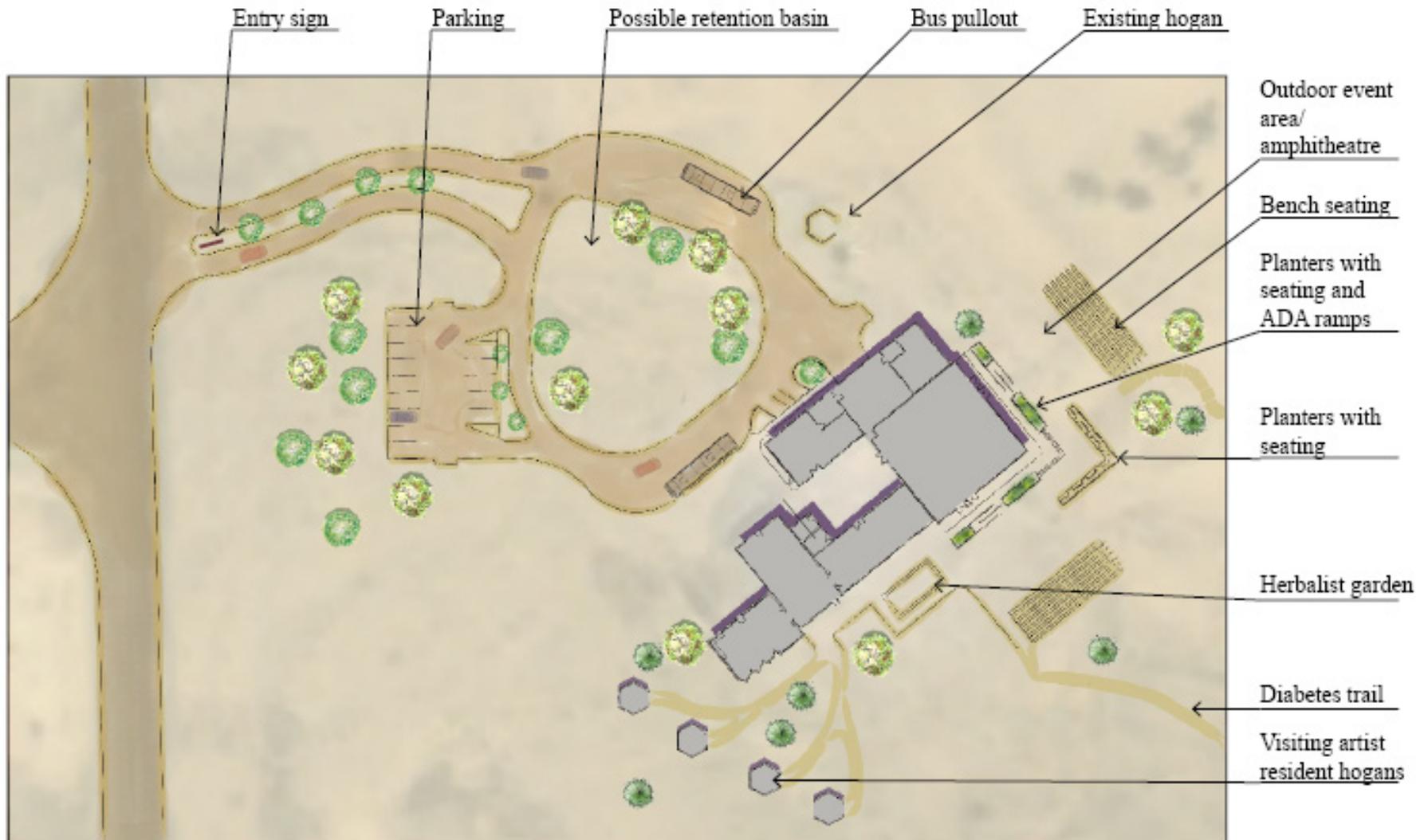
DESIGN CONCEPTS

DRACHMAN INSTITUTE SITE PLAN: COURTYARD



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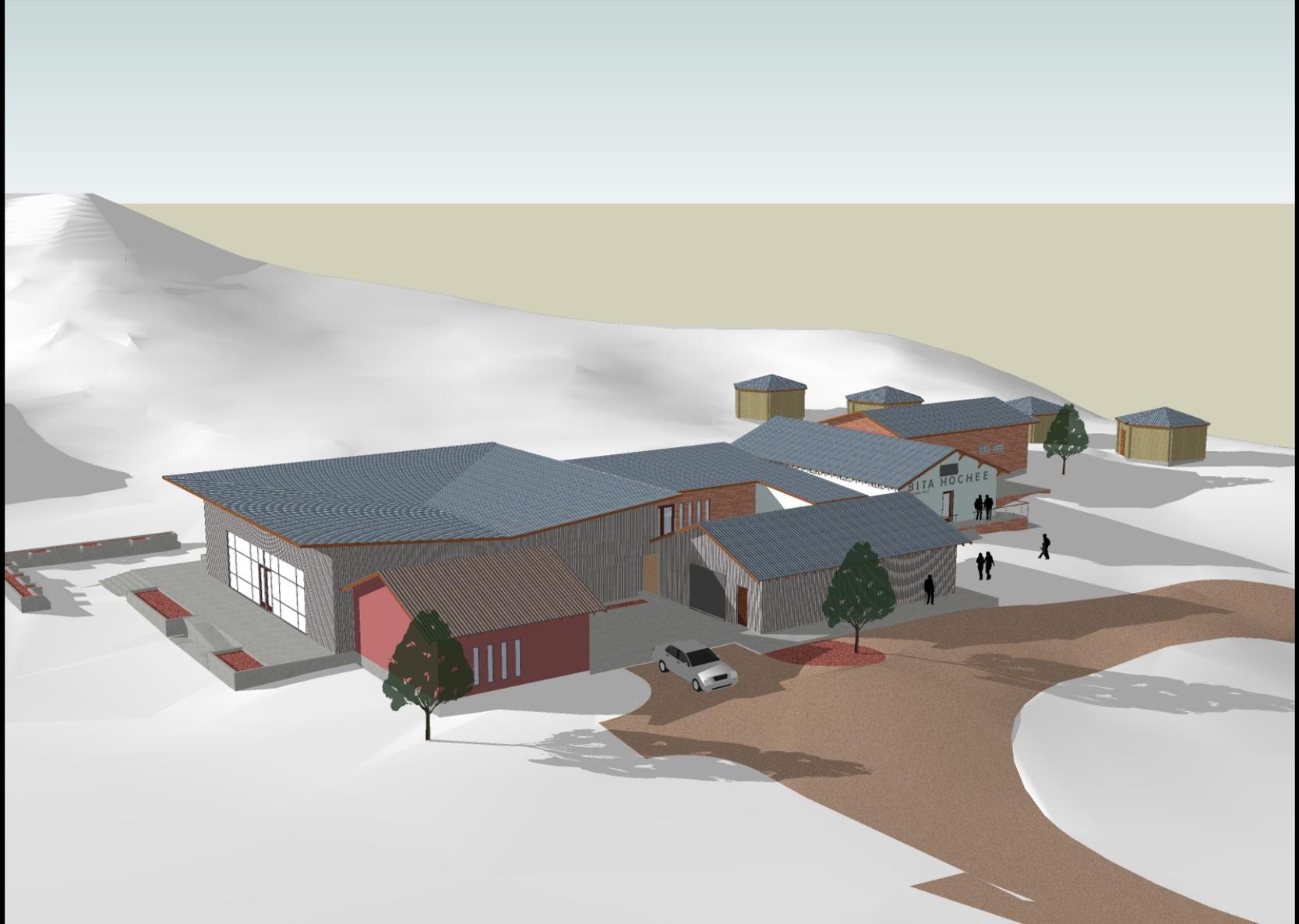
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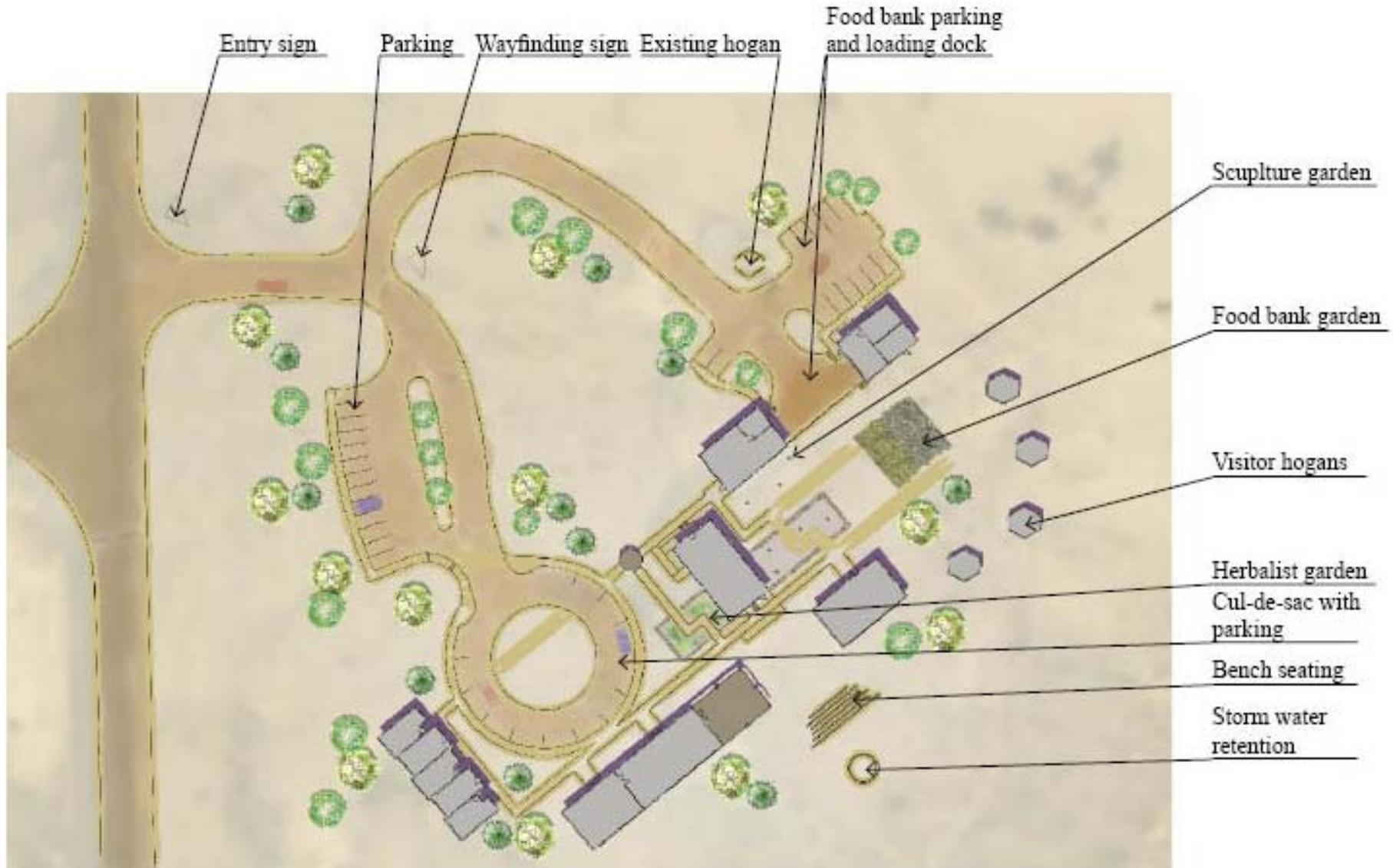
DESIGN CONCEPTS

DRACHMAN INSTITUTE SITE PLAN: LINEAR



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DESIGN CONCEPTS

DRACHMAN INSTITUTE SITE PLANS

COURTYARD



LINEAR

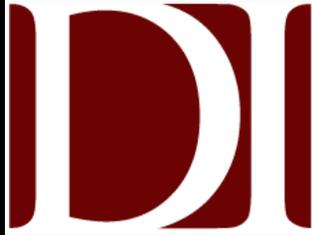


FUTURE WORK

DESIGN DEVELOPMENT

FUND RAISING INITIATIVES

ETC.



THE DRACHMAN INSTITUTE

COLLEGE OF ARCHITECTURE AND LANDSCAPE ARCHITECTURE
THE UNIVERSITY OF ARIZONA TUCSON, ARIZONA

The Drachman Institute is a research and public service unit of the College of Architecture and Landscape Architecture at the University of Arizona dedicated to the environmentally sensitive and resource-conscious development of neighborhoods and communities. We engage our students, our staff, our faculty and our citizens in a research-based outreach enterprise to make our communities healthier, safer, more equitable and beautiful places to live.

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Prepared for:

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