

THE TIMBERLAKE RANCH HOUSE

A REVELATION OF RENOVATION AND RESTORATION

2009 - 2011

In 2004/2005 there was a recurring conversation by Board members to raze the Ranch House due to its deteriorating state. Rumors were that it had been condemned, the foundation was crumbling, the plumbing was inadequate and wiring dangerous. Ideas were presented to replace the structure with a metal building for use as a “Community Center”. Research later showed that an inspection had been done in the 90s and the building was structurally sound. The cost to raze it could actually be more than trying to restore it. Of course, this all depended on an active volunteer labor pool.

Many times Board members would walk through the rooms filled with boxes, old paint cans, discarded materials, old TRLA records and library books. They would talk about “what if we took out this wall” or “what if we could put a bathroom here” or “what if we could restore the floors”; could we create more library space? Ideas and thoughts started to form a plan. The rusting metal roof was the top priority and one Board member knew exactly who to contact – his neighbor. Herb Gray, a commercial painter, stepped forward with expertise on how he could save the Association money and a willingness to volunteer his time. The genie was out of the bottle and the rest is history.

Prioritizing the work with various phases were set. These priorities sometimes were not chronologically possible due to weather and volunteers, but in the end all was accomplished and with surprises along the way.

Phase 1: Repair and repaint metal roof.

Phase 2: Restore exterior walls, repair and repaint windows.

Phase 3: Rough demolition and removal of interior partition walls.

Phase 4: Replace and update interior bathroom, kitchen plumbing and fixtures.

Phase 5: Update septic system.

Phase 6: Rewire entire Ranch House.

Phase 7: Create two interior archways and remove wall lath.

Phase 8: Finishing work – dry wall, texturing, tiling and painting.

PHASE 1



6.1.09 Landowner George Dobbs does repair work on roof .
June 5th and 6th commercial painter Herb Gray power washes entire roof, applies rust inhibitor primer to bad areas, primes entire roof and then applies direct to metal paint.

Phase 2



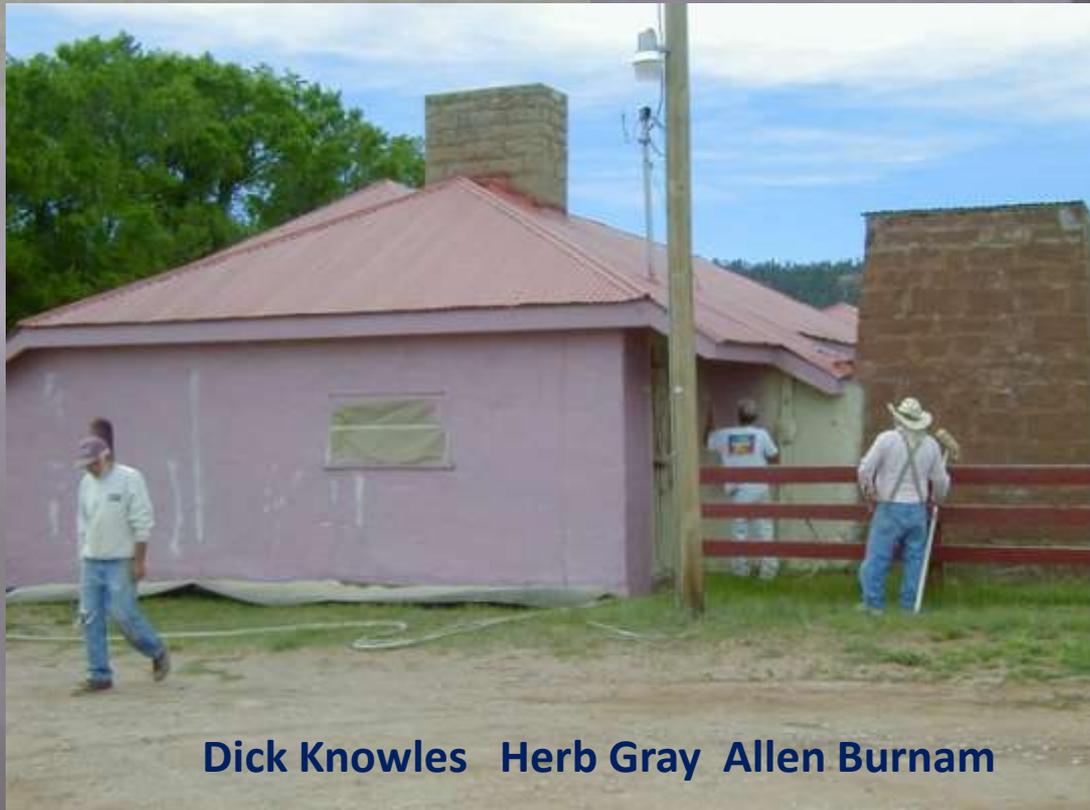
Phase 2 continued through June, July, and August of 2009. Volunteers provided over 400 hours of dedicated labor. The following slides contain a multitude of pictures capturing this special time.



During removal of rotting Ranch House rafter coverings, an aged pale yellow paper floated to the ground. It appears to have been attached to hidden rafter(exposed with the work in progress) for a very long time. It was for a lumber order and dated May of 1918 signed by D.V. Hamblin. (See history of Timberlake Ranch)



Pat Burnam Perry Cole Eileen Domer Linda Pedersen Herb Gray



Dick Knowles Herb Gray Allen Burnam



Pat Burnam Linda Pedersen Nancy Wills Allen Burnam Herb Gray Dick Knowles Duane Barbano



Landowner Dick Knowles adds a finishing touch and applied the ZIA symbol to the north wall of Ranch House. This symbol is found on the New Mexico state flag and is the Pueblo Sun Symbol representing perfect friendship.



The rear sheds had to go through a similar process, but required more intensive work to shore up walls, inhibit the further crumbling of adobe, adding roofing tin, and repair/replace rotting wood. These small buildings are probably the oldest in the Timberlake area and that Mr. Hamblin probably lived in them during the building of the ranch house.

Phase 3



**Rough demolition/removal of interior partition walls. Project completed on 10.7.09.
84 hours of donated volunteer labor.**

Phase 4



Paul Chavez was contracted to replumb the Ranch House.



Landowners Allen Burnam and Danny Montoya put their carpentry skills together and rough-in bathroom walls.



New water lines routed from Well Room.

Phase 5



**New septic system installation
Dec.12, 2009**







One month later

Phase 6 & 7



Phase 6 and 7 continued through the winter. Mansperger Electric was contracted to rewire the entire Ranch House including back shed along with the Rock Room, what is now the Craft Room and Well Room.

Elton White was contracted to reinforce ceiling joists, remove more lath, create new archways and install and mud sheet rock.





Phase 8







Prepping and caulking. Priming baseboards. Herb Gray, Danny Montoya and Linda Pedersen.



Herb Gray applying brick red paint to the walls of proposed Historic Room in Ranch House.





4.15.10 and 4.16.10

Rock Room painted and tapestries added. New ceiling fans installed.



4.27.10 and 4.28.10 Holiday Nursery trims overgrown and splitting Elm trees.



2011



May 2010

Timberlake Neighborhood Volunteers donate telescoping flagpole. Jerry Toellner and Tom Merritt find rock to attach Old Glory sign donated by Don Parry.





5.27.10 Jack Mansperger and Danny Montoya remove old halogen light fixture from power pole and install Dark Sky lighting donated by Roger Irwin. Three additional lights were placed on the Ranch House.



7.6.10 Gorgeous TRLA Community Center sign installed. Donated by Don and Joleen Parry.



On June 6, 2011 Joty Baca donated three old pieces of his antique ranch equipment to TRLA for placement by the Ranch House. This “yard art” remains today as a reminder of the history of the ranch. Tom Merritt, Mike Henderson, Don Parry and Danny Montoya carefully transferred equipment to trailer using the Zetor tractor.







In November of 2008 Tom Merritt, Danny Montoya , Dick Knowles and Linda Pedersen removed an old downed fence line east of the Ranch House. The barbed wire was rolled up and the cedar posts were placed in a pile by the back of the Ranch House. Elton White's friend "Bam Bam" was able to create a new rustic fence in the spring utilizing the old cedar posts and donated wire from Jim Zwerg.

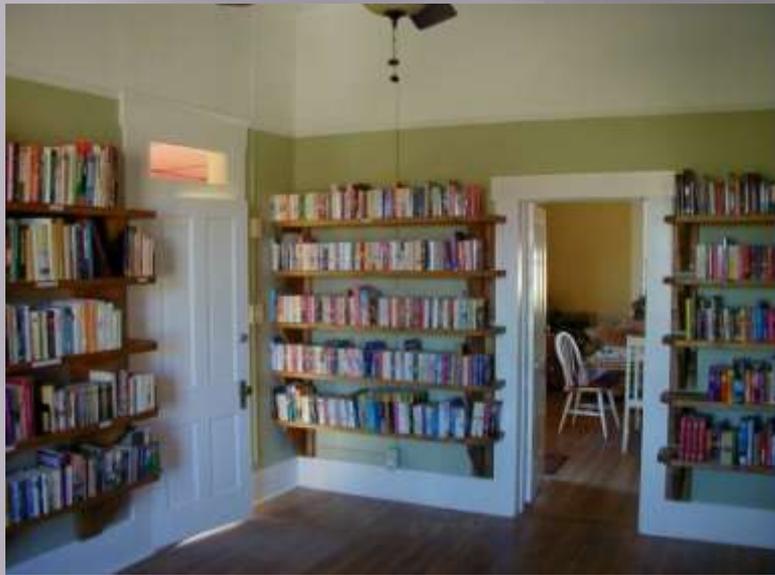


6.11.10 Volunteers meet with Andy Wilson to plan kitchen remodeling so that it meets regulatory county and state standards. Killarney Martinez locates commercial grade stainless steel sink on Craig's List for \$275. Danny Montoya transports sink from Albuquerque to Ranch House and later replumbs and installs it.



Throughout the renovation process, the library books were constantly being relocated from one room to the next and were even on the porch for a period of time. In Sept. 2010, the Timberlake Neighborhood Volunteers joined with the TRLA Board of Directors and funded materials and labor costs to put in place permanent shelving for library books.







Sept. 2010

**New Ranch House stove arrives donated by the Timberlake
Neighborhood Volunteers.**

Pat Burnam, Eileen Domer, Danny Montoya and Don Parry.



Don Parry and Danny Montoya setting fixtures in bathroom. Picture on wall donated by Tim and Lucia Amsden and framed by Duane Barbano.

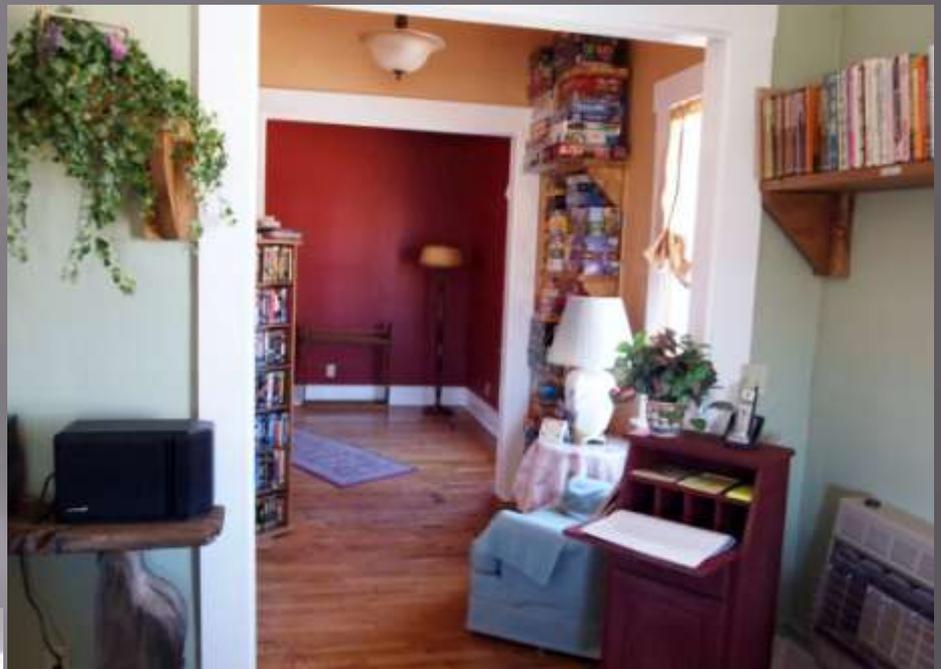


June 2011

Board contracts with Cornelius Redhouse to install tile in the bathroom & on kitchen wall behind sink, flooring in kitchen and refurbish wood floors throughout Ranch House. Pictures show the rough condition of flooring and where wall partitions had been removed.

July 2011 Duke Insulation from Albuquerque updates Ranch House with R30 in the ceiling. This included the Well Room, Craft Room, TRLA Office, main Ranch House and Rock Room.





July 2011

Shiny new refurbished oak flooring.



**New cabinets installed.
Tile being placed behind
commercial sink**



The original kitchen oak flooring was beyond repair and an aesthetically compatible substitute was installed.

Hand washing sink plumbed along with the commercial sink.



7.18.11 Don Parry constructs and paints rear landing with steps to kitchen entrance.



During the renovation of the Ranch House, the Bath House was also updated. All water lines were replaced with pex. Propane gas lines were upgraded to meet current code. Quarter turn valves were installed to three toilets and two sinks. Outside main shutoff valve replaced. A new furnace installed and a new rear door. Exterior was painted to match the Ranch House. Dark Sky light fixture with light sensor placed above entrance.

Approximately \$50,000 was spent over 3½ years. That included all construction materials, paint, fixtures, heating units, electrical rewiring, tree trimming, labor and interior decorative finishes. Timberlake Neighborhood Volunteers have added window treatments and carpet runners. This 100 year old Ranch House has been restored with the goal of trying to insure and maintain its unique history and incorporating it as a Community Center for Landowners and guests.

The Board tried to keep as accurate records as possible. Hopefully there were no names left off the list that follows. Appreciation also to paid contractors for their expertise and a job well done.

Contractors: Elton White, “Bam Bam”, Cornelius Redhouse, Mike Begay, Holiday Nursery, Mansperger Electric, Paul Chavez, and Duke Insulation.

From 2009 to 2011 there were over 1400 hours of volunteer labor donated to this project.

Herb Gray

Eileen Domer

Pat Burnam & Allen Burnam

Danny Montoya & Linda Pedersen

Dick Knowles

Perry Cole & Betty Cole

Tom Merritt & Darlene Merritt

Nancy Wills & Steve Wills

Luanne Burgin

Dan Boller & Kathy Boller

Don Parry & Joleen Parry

Laura Dufresne

Dorn Crowe

Mary Jo Wallen

Duane Barbano

Jerry Toellner & Judy Toellner

Killarney Martinez & Joe Martinez

Bill Wolford

Jack Mansperger

Carren Kangas

Barb Duncan

Tim Amsden & Lucia Amsden



**To remember simpler times - days of
gift and grace. When heaven
shimmered softly around the old home
place...**

**When people knew that the very best,
most blessed things were the nearest ...
family, friends and faith in God...
the joys the heart holds dearest.**