

HILLSBORO
(Cedarvale)

HSR PART III ARCT DATA

Bighorn Canyon National Recreation Area

BY
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1975

I. ADMINISTRATIVE DATA - HILLSBORO (CEDARVALE)

II. HISTORICAL DATA - HILLSBORO (CEDARVALE)

Sections I and II are published in the Historic Structure Report and Historic Resource Study, Historical Data Section, prepared by Edwin C. Bearss, March 1974.

III. ARCHITECTURAL DATA - HILLSBORO

A. Architectural Significance

1. Evidence

Five log structures, one frame structure and two log and stone storage buildings survive at the Hillsboro Site. These all date from the decade between 1905-1915 and were constructed as part of Dr. Grosvener W. Barry's Dude Ranch, Cedarvale. Evidence of approximately ten other structures remains on the ground surface as foundations and depressions. Fence lines and roadways dating from the 1900's to 1940's still can be traced. Photographs of the Barry House (destroyed by fire the winter of 1947-48) and of the log barn and garage (both destroyed) have been published in the Historical Data Section of this Historic Structure Report and represent the only known evidence of these structures' appearance and surroundings.

B. Existing Conditions

1. Terrain

The site chosen by Dr. Grosvener W. Barry in 1903 from which to launch his various mining, ranching and tourist enterprises looks today much as it did then, except for the loss of some surrounding timber. This well-watered glen with the South Fork Trail Creek is still a cool green refuge from the harsh Bighorn Canyon lands. Fence lines and roadways survive from all periods of the ranch site development.

The site was abandoned in 1958 when flooding destroyed the last habitable structures. It was owned speculatively for ten years until the site was condemned pursuant to purchase for the Yellowtail Dam Project.

2. Structures No Longer Standing

Interviews conducted by Historian Edwin C. Bearss in the Historic Structure Report, Historical Data Section and Historic Resource Study, Bighorn Canyon National Recreation Area, published March 1974, give the only historical account of vanished structures. Photographs published in the report show several of these structures and thus supplement this text. Plate 1, Historical Base Map, Hillsboro, is adapted from that report and names all structures known to have ever been on the site. The Barry House was destroyed in 1948 and replaced by the St. John House (destroyed in the late 1950's) of which we have no photographic evidence. From the early 1920's the site probably retained most of the structures drawn with log and pole structures beginning to fall into disrepair by the early 1940's and eventually being swept away by fire or flood.

3. Building No. 4 - Stud Barn

Approximately 300 yards east of Hillsboro Post Office and 20 yards south of the Hillsboro trace, the Stud Barn is built on the south side of a low cliff. The structure is a frame of cedar and cottonwood poles that support a flat roof of smaller poles. These were covered with hay in the winter. The roof and the interior structure with feed racks are gradually deteriorating as nails and wire which hold the structure together rust away.

4. Building No. 5 - Hillsboro Post Office

Built into the hillside north of Hillsboro trace, at the gate to the ranch, the Post Office is a two-story log building with a second story door once reached by an exterior stair on the west (see plates 2 and 3). The roof and gables have probably always been protected with tar paper. The east gable has one glazed opening, and the south elevation has its original door and a pair of double hung sash. The sturdy plank door was made on site. All trim, interior and exterior, retains traces of original green paint. There is a single room on each floor.

Overall, dimensions for the building are 18' x 12'10". The roof leaks, no glazing remains and the building is open to vandalism. While not in danger of collapse, the structure has shifted to the south, a condition which would have to be corrected before any restoration.

5. Building No. 6 - Dude Cabin and Hulbert's Blacksmith Shop

The principal remaining structure is a dual purpose log structure of which the western portion was built first. Probably begun around 1903, exceptionally large logs were available for its construction. The south elevation has a pair of double hung sash, and the west has a single doorway (see plates 4 and 5). Exterior and interior trim was painted brown. The cabin measures 16' x 20' on the exterior. The interior room has a board floor and once had walls hung with muslin on which a wallpaper was glued. Nails anchoring the muslin to the wall had "washers" of folded newsprint to prevent the nails from pulling through. Newsprint dates from 1909 (Alaska Pacific Train Schedule, October 6, 1909).

The eastern portion of this building may not have always been a blacksmith shop, however, other uses could not be discerned. At present the single dirt-floored interior room contains work benches and many tools and artifacts left by the blacksmith (plates 6 and 7).

Beside the large southern door is a ring used for hitching horses while they were being shod. Large windows on all three sides were cut or enlarged at different times to provide light by which to work. The remaining sash slide on a horizontal track. The interior is blackened by the forge, while the exterior had the same brown trim as the western portion. The blacksmith shop measures 18'4" x 16'5" on the exterior.

The roof of the two cabins is continuous and is carried on center beams of vastly different sizes. Pole ceilings and butting poles at the eaves cradle what remains of the sod roof.

6. Building No. 7 - Big Chicken House

Built into a hillside at the northeast corner of the ranch site, the Big Chicken House is a sod-roofed log structure. It measures 14' x 15' and has a single door facing south. The sod roof is collapsing (see plates 8 and 9). It appears to have always been a chicken coop and could serve that purpose again with roof repair and a rescreened door.

7. Building No. 8 - Milk House

This stone storage room is constructed three fourths below grade. The roof is sod carried on a pole beam and ceiling poles. The masonry has now lost most of its mortar but was laid very well initially. Some early (though not original) doors and shelving remain. Digging out of the interior and reconstruction of the roof will be necessary to preserve the structure. Some masonry repair has occurred which is inappropriate and possible harmful to the structure, having much less flexibility than the original mud and lime mortar (see plate 10).

8. Building No. 9 - Hulbert's Cabin

This one room cabin, measuring 18½' x 14' is fairly watertight and has been supplied with a few period furnishings. The interior was once partitioned, but wallpapering from the 1920's disguised changes. Some of the original single pane sash has been replaced by six pane sash.

The stud frame walls are covered with coarse canvas and clapboard on the exterior and tongue and groove sheathing, muslin and wallpaper on the interior. All except the wallpaper is in good condition.

Exterior trim has always been dark brown, the clapboards white. Floor joists and crawl space supports in contact with the earth have begun to rot. However, very little work is necessary to stabilize the structure (see plate 11).

9. Building No. 10 - Small Chicken Coop

Tilting but sound, the small chicken coop may have originally been a dude cabin. It measures 9' square and retains no original sash, hardware or door. Rotting occurred in logs in contact with the ground, and the roof needs repair or replacement (see plate 12).

10. Building No. 11 - Root Cellar

This well-preserved log and stone storage room is built into the south side of the "draw", on the slope opposite all other extant structures. It measures 14'6" across the north elevation which has a single door. A particularly handsome piece of workmanship, the door and surrounding trim are painted green, but were originally gray (see plate 13).

Repair of the mortar for stonework and chinking is all that is necessary to preserve the structure. Its sod roof which blends into the hillside appears strong and stable.

11. Artifacts

Blacksmith tools, hardware of ranch manufacture and abandoned farm equipment at Hillsboro are vulnerable and in danger of being "collected". These artifacts are part of the park's historic resource and deserve consideration for protection (see plate 14).

C. Management Considerations

All buildings at the Hillsboro Site present some hazards to the visiting public, particularly those with heavy sod roofs carried on 60-year old timbers and those with scattered broken glass. No locked structure can really keep out a vandal. Therefore, a continued effort to clearly label these buildings as National Park Properties and as potentially dangerous areas seems important. (See Alternative Proposal IV.)

D. Alternative Proposals for Preservation and Restorations at Hillsboro Ranch Site

This site has been listed on the National Register of Historic Places as of August 1975. Projects affecting this site are subject to the requirements of the Advisory Council on Historic Preservation's "Procedures for the Protection of Historic and Cultural Environment" (36 CFR 800). Before any of these recommendations that cause an effect are implemented, the Regional Director, in consultation with the State Historic Preservation Officer of Montana, shall apply the Advisory Council's "Criteria of Effect" (Sec. 800.8) and "Criteria for Adverse Effect" (Sec. 800.9), and afford the Advisory Council the opportunity to review and/or comment.

1. Alternative I - Preservation and Stabilization with Partial Exterior Restoration

A. Site. Restore planting with fruit trees and cottonwoods where lost. Indicate missing structures and their size, if known. Restore existing fences where standing. Record and recover artifacts to prevent loss in accordance with expected visitation.

B. Building No. 4, Stud Barn and Corral. Anchor poles and boards in place with nails. No further treatment is recommended for preservation.

C. Building No. 5, Post Office. Repair and secure sash with new non-breakable acrylic glazing. Reroof with tar-paper roofing secured by metal strips. Restore board flooring. Paint existing wood trim and windows with preservative. No structural work appears necessary at this time. The second story door should remain locked.

D. Building No. 6, Hulbert's Blacksmith Shop and Dude Cabin. Restore board floors only. Install sod roof, but do not remove fabric, etc. from ceiling poles when dirt is removed to accommodate waterproof metal roof. Use 6 inch maximum thickness sod. Repair and secure sash with new glazing as in Part C.

E. Building No. 7, Big Chicken House. Install sod roof supplementing pole ceiling where necessary. Securely nail in place loose building elements. No structural work or further restoration is recommended.

F. Building No. 8, Milk House. Remove loose or cracked cement mortar and repoint with chinking mortar mixture. Reattach butting poles. Secure interior support in place and supplement present ceiling poles. Supplement present sod.

G. Building No. 9, Eddie Hulbert's Cabin. Mortar supporting piers to provide level bearing for the floor structure and supplement all sagging members with new lumber. Add roofing material as needed, protecting eaves and barge boards. Paint unprotected exterior sash, trim and unpainted siding with wood preservative.

H. Building No. 10, Little Chicken House. Securely nail in place loose building elements. No further restoration or structural work is recommended.

I. Building No. 11, Root Cellar. Removing small sections of the footing wall at a time, remortar into original position. Supplement pole ceiling and install new sod. Insert new interior supporting post.

2. Alternative II - Minimum Preservation Measures

To protect the resource at Hillsboro from physically deteriorating, an abbreviated program similar to Alternative I could be begun. The shoring up of roofs, other structural reinforcing, new roofing material and repointing would constitute the primary activities. There would be more protection for the site if visitation could be eliminated and the area fenced and posted with access roads blocked.

3. Alternative III - Restoration to Historic Period

Structures at this site, if restored to approximately 1916, could in no way convey to visitors what the site was like; this is because the main structures, the ranch house and barns, are missing. Reconstruction at a Third Order of Significance site is difficult to justify.

4. Alternative IV - No Action

No action by the park would allow the gradual collapse of all structures at the site with the loss of most artifacts. This alternative leaves the park with considerable liability both for visitor safety and for provisions listed in Executive Order 11593. However, it may not be inappropriate to allow for the eventual disintegration of the resource if appropriate mitigating measures are enacted. Not easily recognized hazards to visitors should in any case either be labeled, repaired or removed. This would include rotted roof structures, unstable walls and loose flooring. A careful inspection of the site could identify these hazards. Since some actions would adversely affect the site, Advisory Council clearance for the work must be obtained, see fifth Criteria of Adverse Effect as set forth in Advisory Council Procedures (36 CFR 800).

5. Alternative V - Removal

Either in terms of demolition or relocation, removal of a structure listed on the National Register of Historic Places usually disqualifies that structure from inclusion on the listing. Some buildings at the Hillsboro Site may be impossible to maintain short of full restoration. In this

case appropriate mitigating activities might include measured drawings prepared to HABS standards pursuant to abandoning the site in a safe condition and allowing the structures to decay. It might be considered advisable to remove the Hillsboro Post Office Building to another appropriate site (near the Mason Lovell Ranch) for its own protection and interpretation to the public. This type of removal would also require similar mitigating measures listed under the topic, Relocating Properties Listed in the National Register, Advisory Council Procedures Changes and Revisions to 36 CFR 800.

E. Recommendations

The use of the Hillsboro Site is very much an open question architecturally and must eventually be an administrative decision. It is only unfortunate if neglect or vandalism make the decision for us.

1) Since dude ranching is the site's primary interpretive story, I strongly recommend that it be compared to other dude ranches in the National Park System (notably the John Holzwarth Ranch at Rocky Mountain National Park). How we spend preservation dollars and what we present of American culture to the public should be carefully studied - especially within a single region.

National Register criteria of level of significance and integrity of site, structures and associated collection should be helpful in a comparative study.

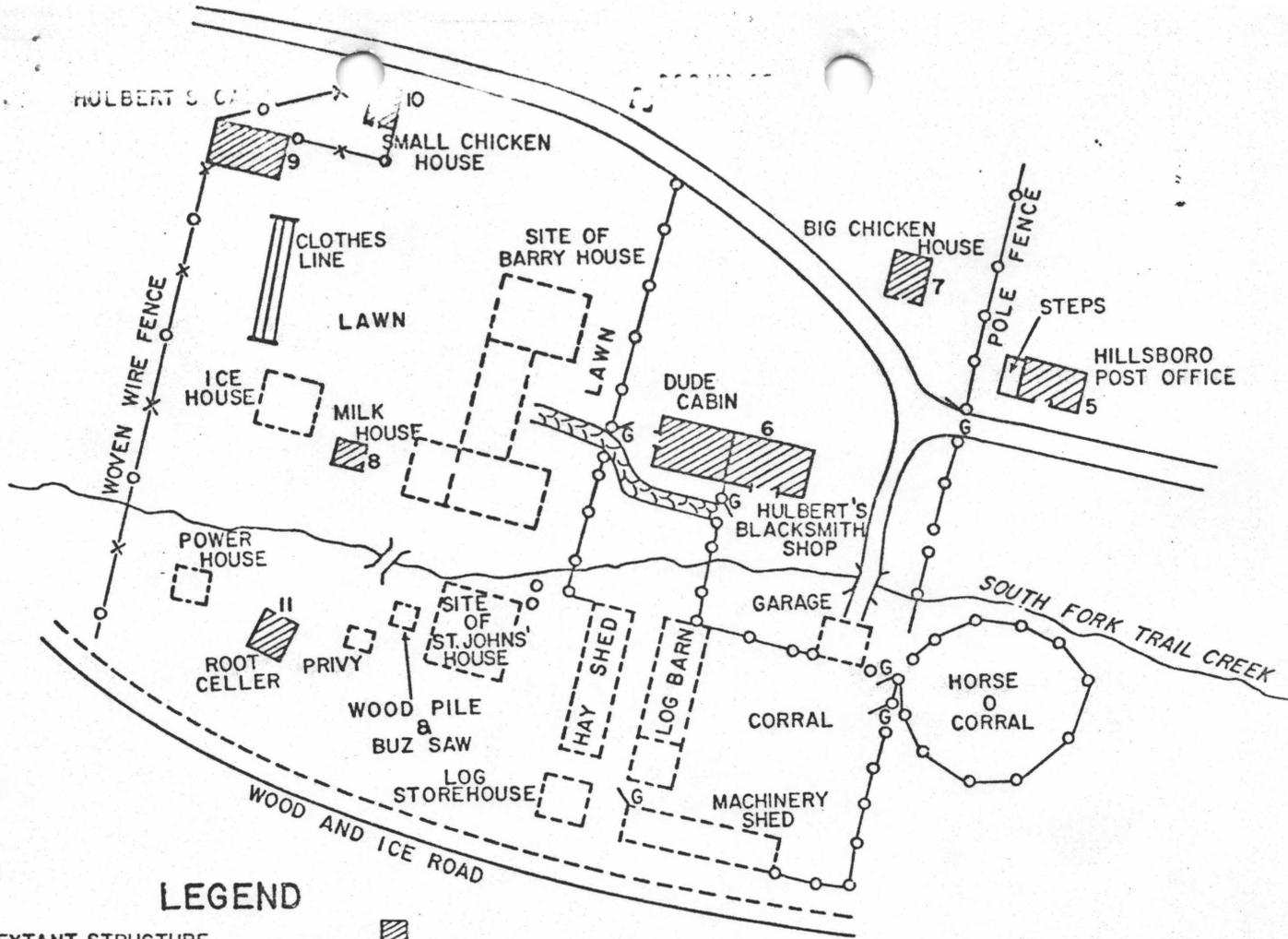
2) Alternative I represents the maximum work I could recommend at the site, and its cost was therefore itemized (see Addendum I). A more extensive program including refurnishing or reconstruction is not commensurate with the NPS management standards.

3) I recommend that Alternative V be given strong consideration and feel that within the guidelines set forth an appropriate, economic and responsible solution can be found for the management of this historic resource.

4) I cannot recommend demolition of structures at a site listed on the National Register. Neglect or the realization that restoration funds will not be forthcoming should be understood to have nearly the same effect. The park and region therefore should anticipate what Advisory Council procedures to initiate.

5) I cannot recommend an interpretative program at the site, because many significant structures are lost. However, as a preservation activity, interpretation of the site in some passive way might deter the would-be destructive visitor.

6) Adaptive use of the site would seem appropriate if the park can identify a need which the site could satisfy.



LEGEND

EXTANT STRUCTURE

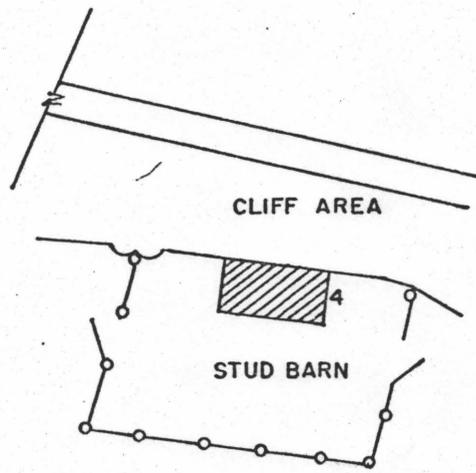
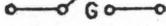
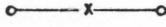
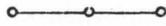
SITE OF STRUCTURE

POLE FENCE AND CORRAL

WOVEN WIRE FENCE

GATE

BRIDGE



SCALE: 1" = 50'

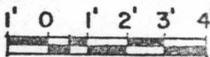


PLATE I
HISTORICAL BASE MAP
HILLSBORO
PLAN OF CORE-AREA
BIGHORN CANYON NATIONAL RECREATION AREA

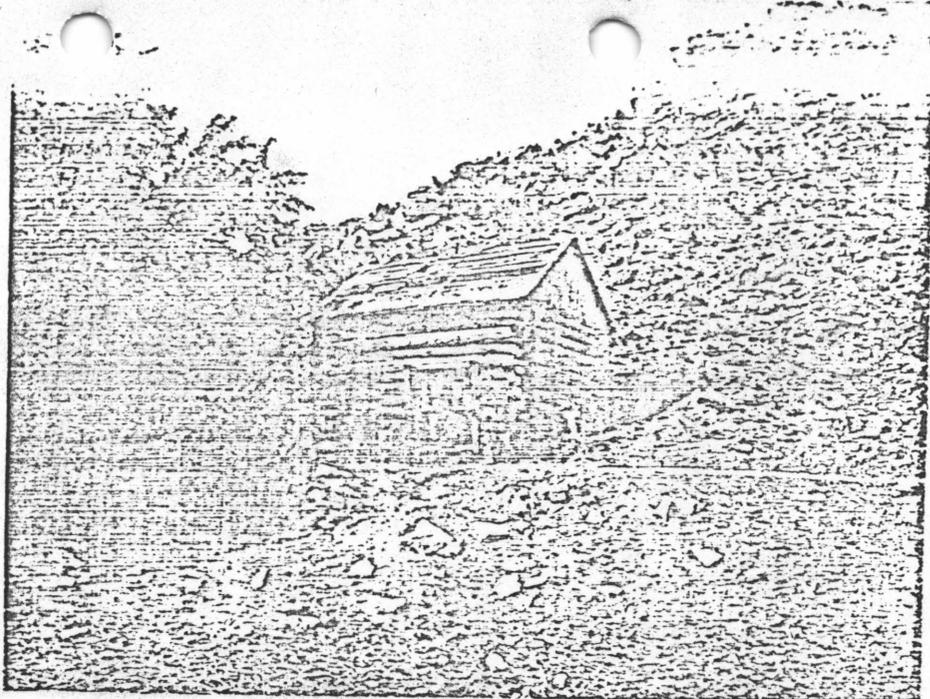


Plate 2 - Building No. 5, Hillsboro Post Office,
South Elevation

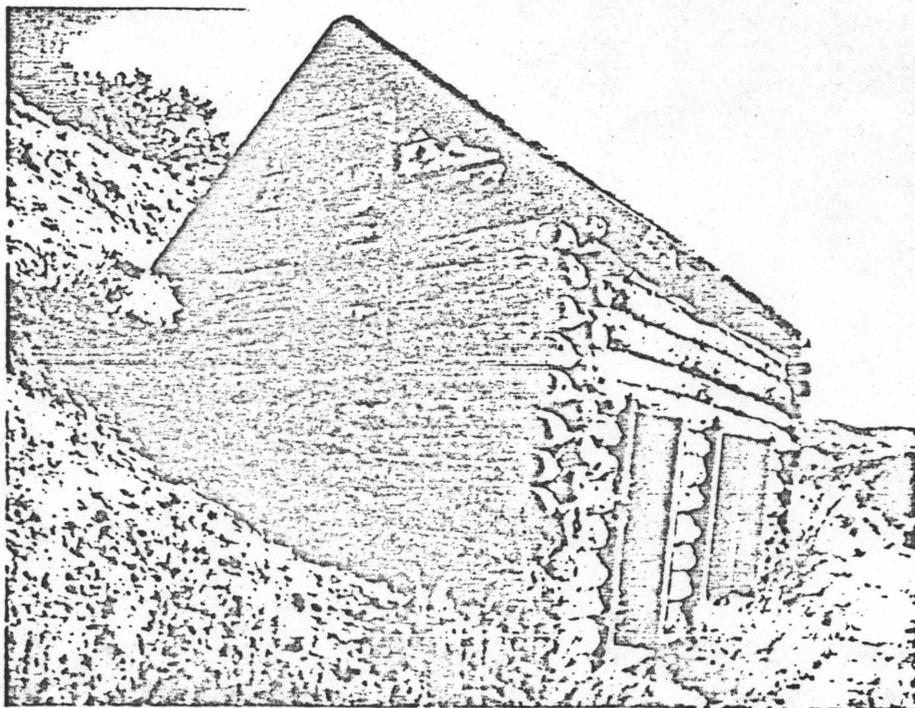


Plate 3 - Building No. 5, Hillsboro Post Office,
Southwest Corner

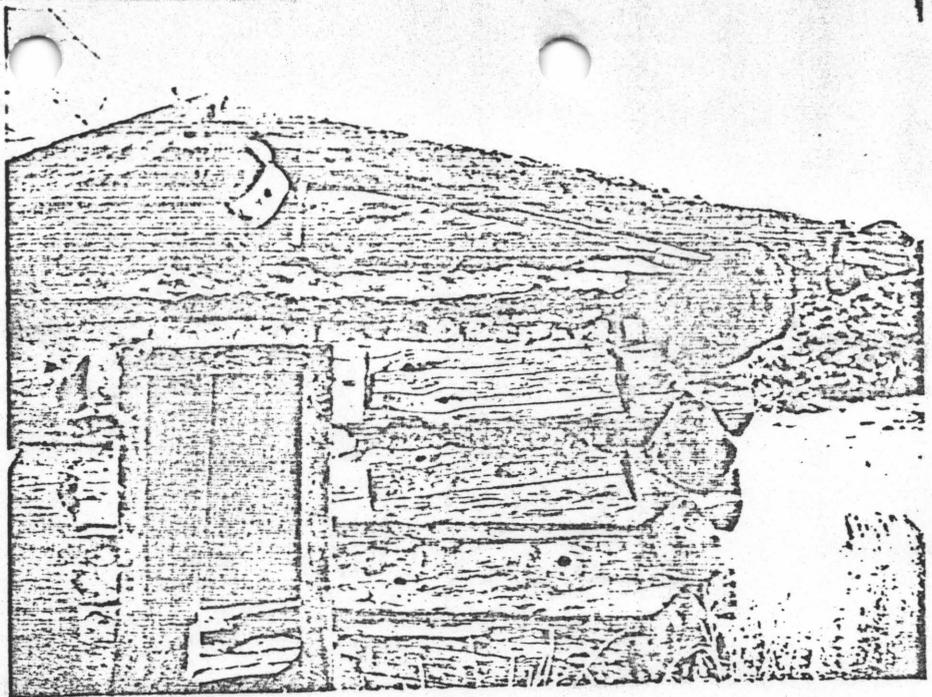


Plate 4 - Building No. 6, Dude Cabin, West Elevation

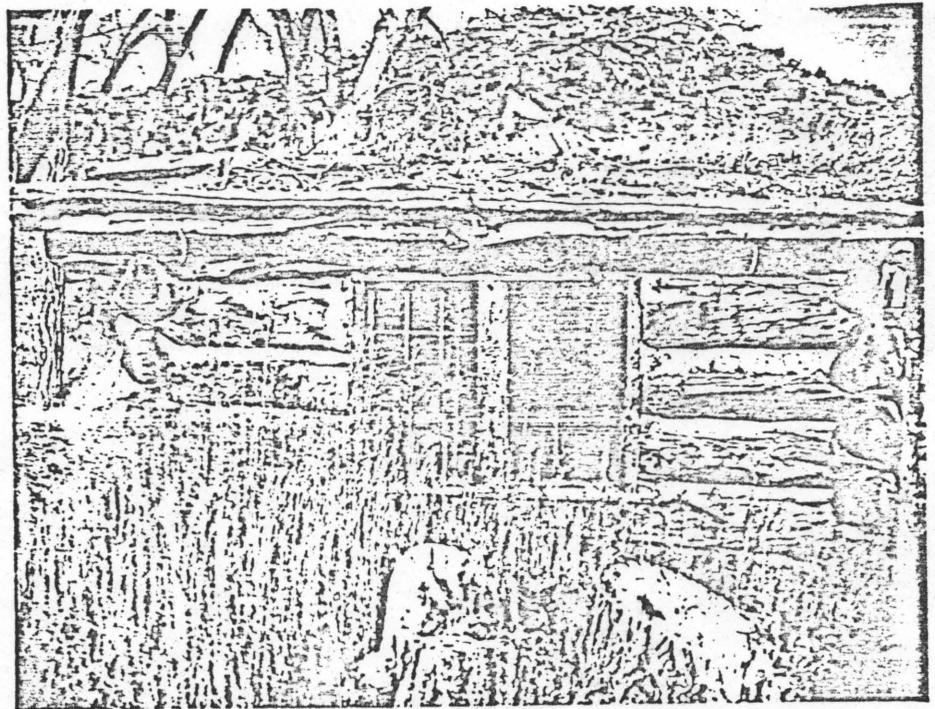


Plate 5 - Building No. 6, South Elevation of Western Cabin

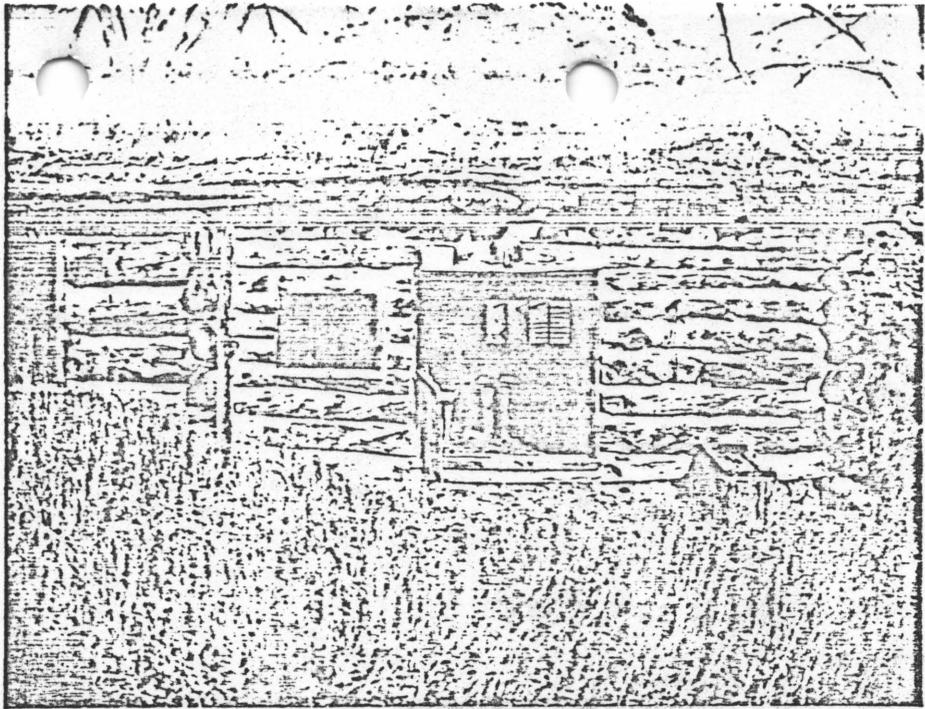


Plate 6 - Building No. 6, Hulbert's Blacksmith Shop,
Eastern Cabin, South Elevation

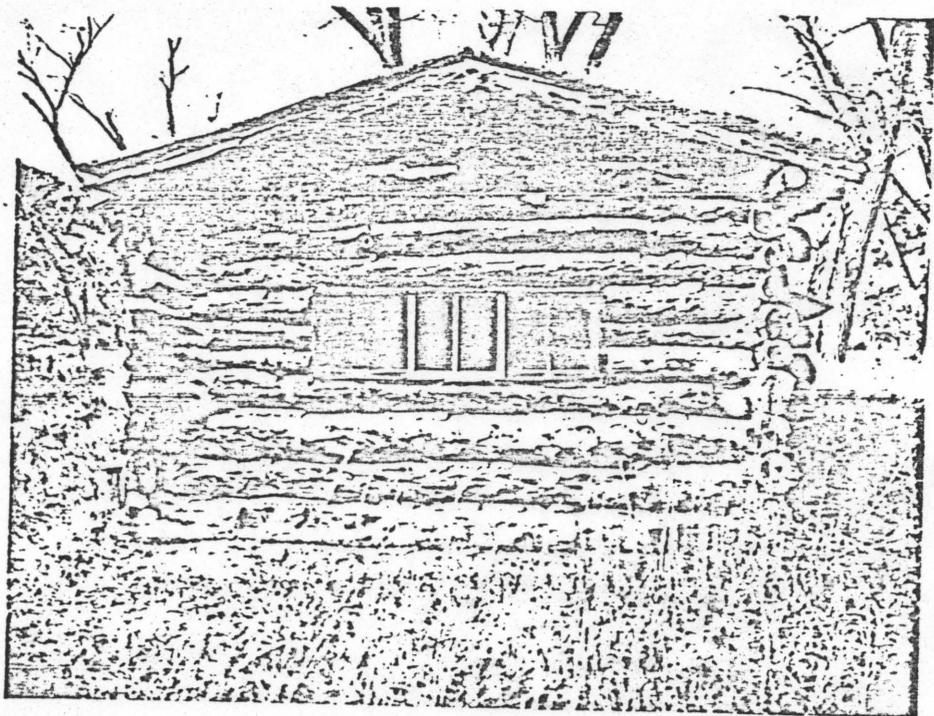


Plate 7 - Building No. 6, East Elevation

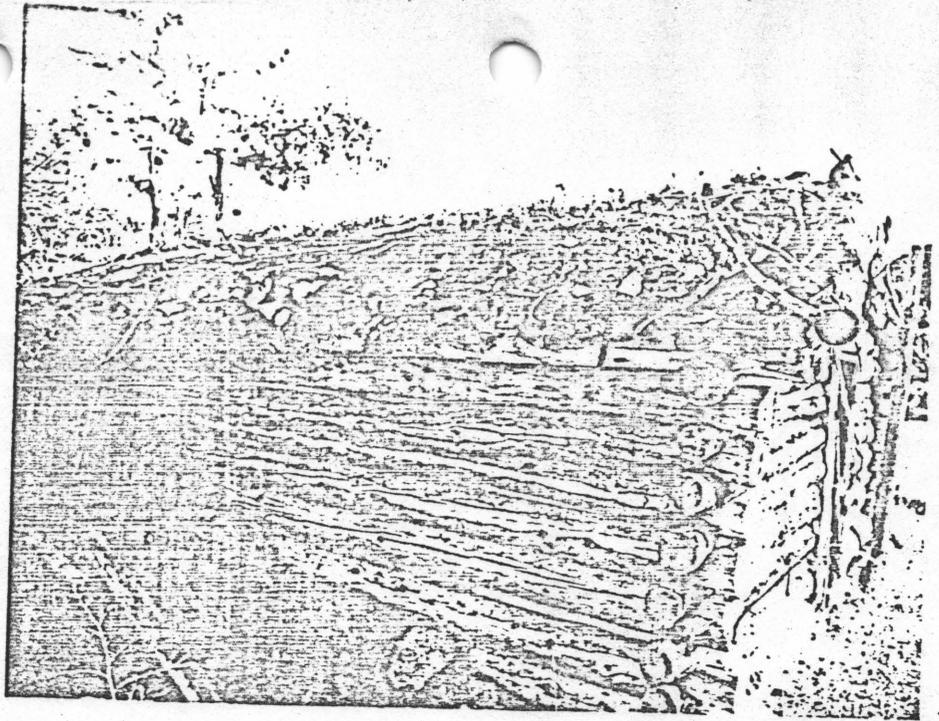


Plate 8 - Building No. 7, Big Chicken House,
Southwest Corner

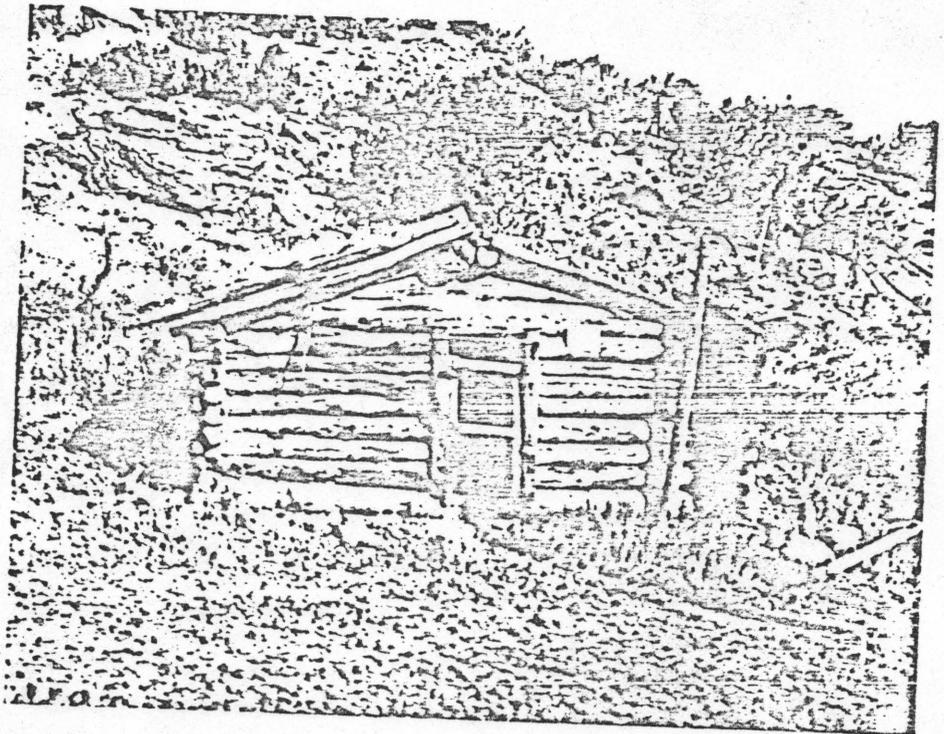


Plate 9 - Building No. 7, South Elevation

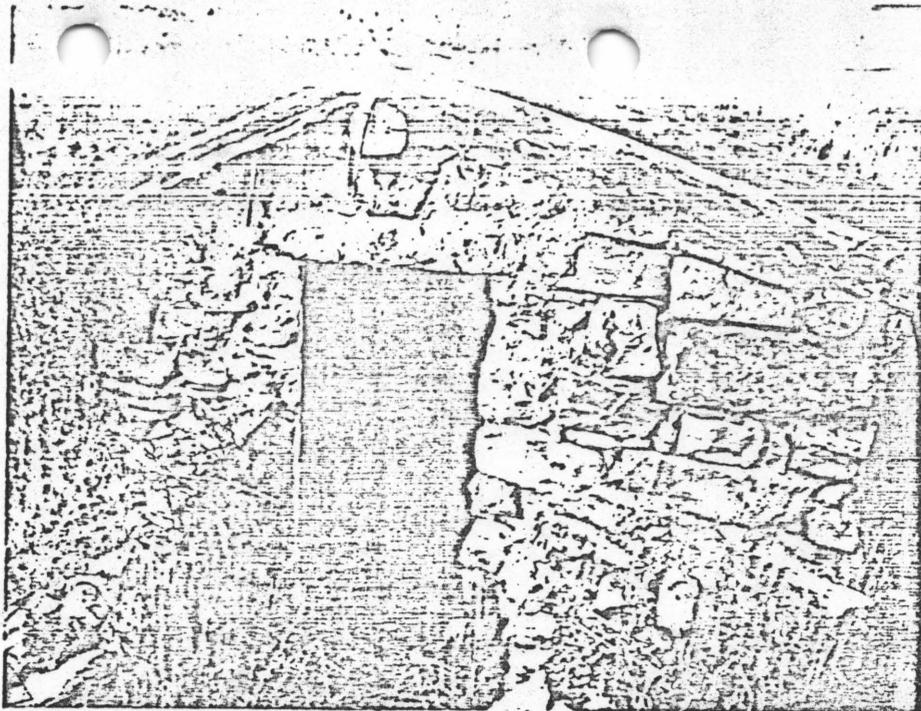


Plate 10 - Building No. 8, Milk House, East Elevation

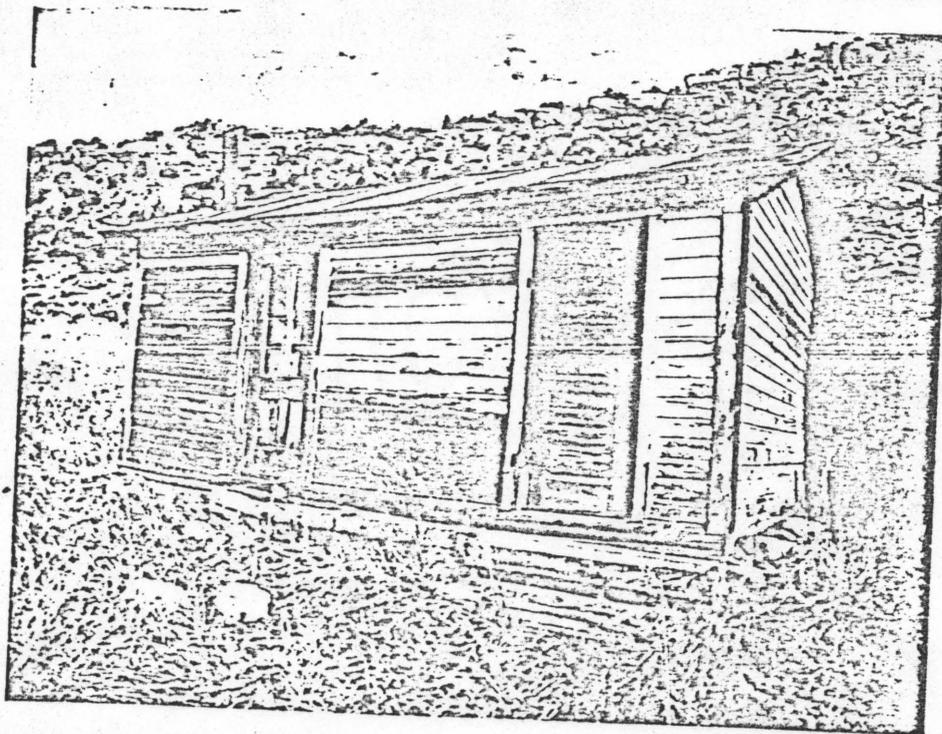


Plate 11 - Building No. 9, Hulbert's Cabin,
South Elevation

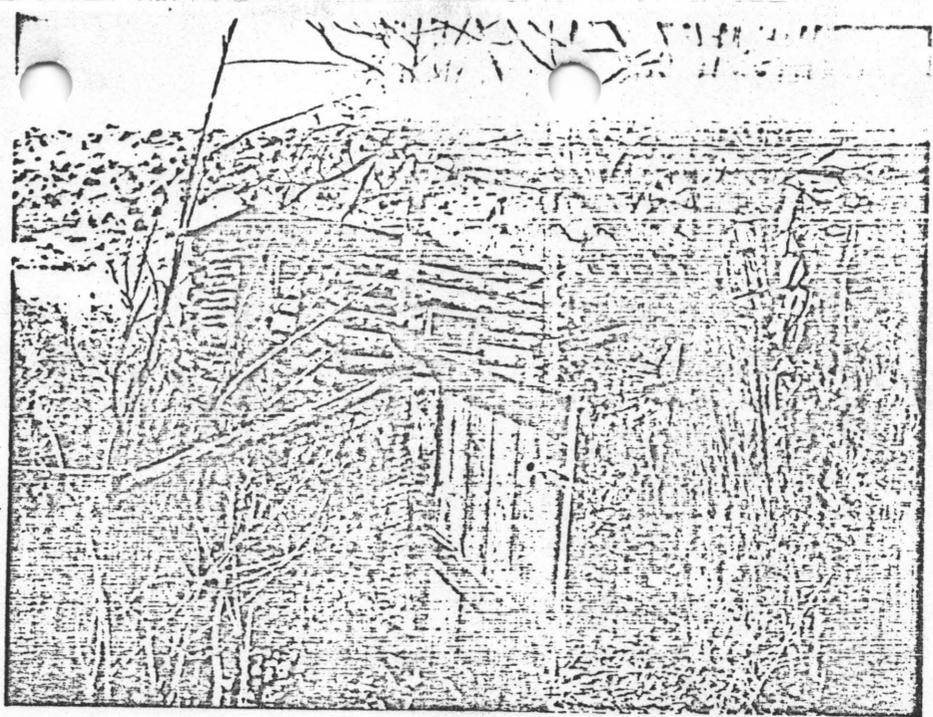


Plate 12 - Building No. 10, Small Chicken House,
Southeast Corner and Woven Wire Fence

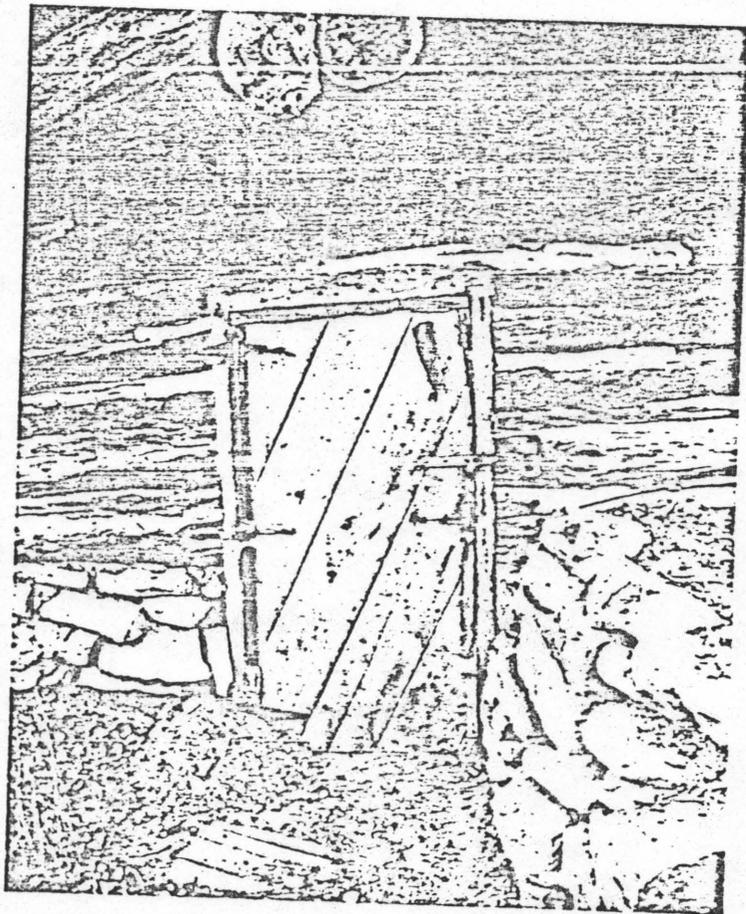


Plate 13 - Building No. 11, Root Cellar, North Elevation

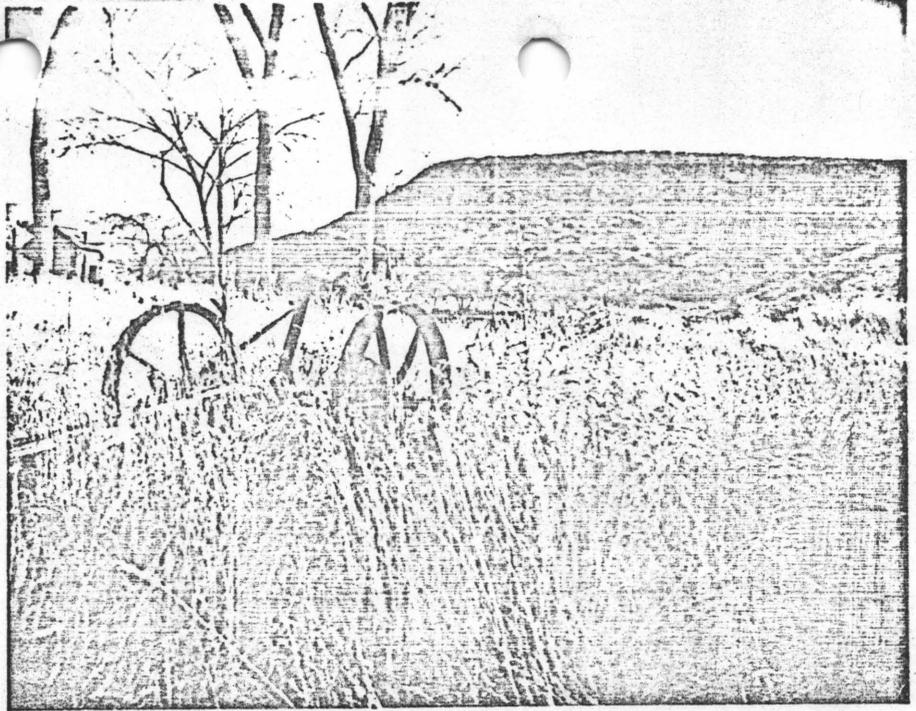
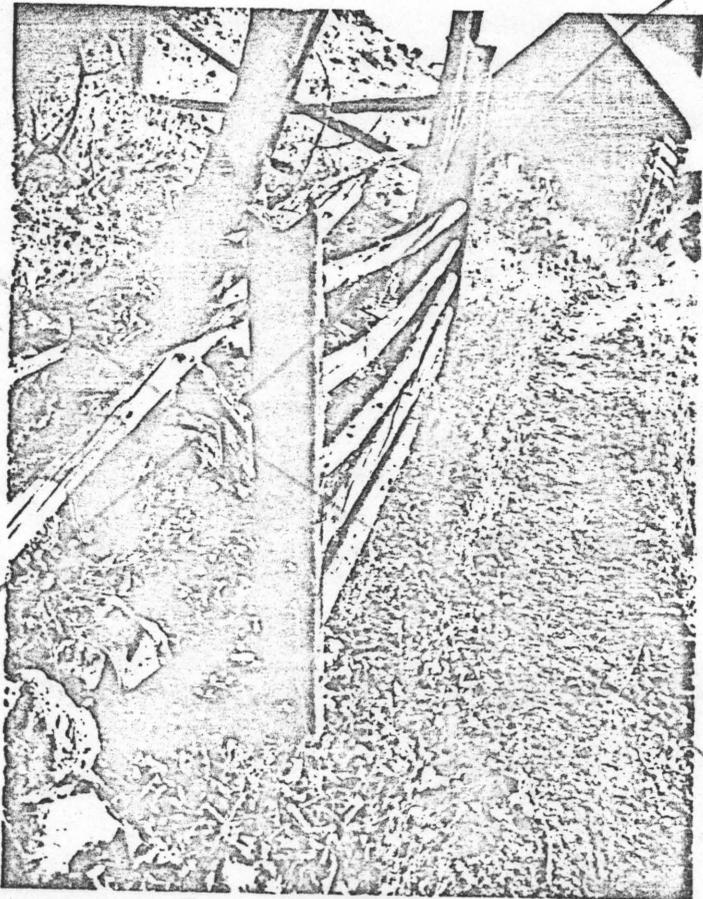


Plate 14 - Artifacts remain scattered in the fields and abandoned in the cabins. Pictured are a mowing machine and hay rake.



Addendum I

Preliminary Lump Sum Cost Estimates*

Hillsboro Ranch Site

<u>Alternative I</u>	\$31,000
A. <u>Site</u>	
1. Signs and markers	\$3,000
2. Landscaping, tree care and replacement	\$2,000
3. Recording and recovering artifacts	<u>By Park</u>
Subtotal	\$5,000
B. <u>Building No. 4</u>	
1. Miscellaneous materials and services	\$500
C. <u>Building No. 5</u>	
1. Window repair	\$1,000
2. Floor repair	\$1,000
3. Roof work	\$1,000
4. Leveling and foundation work	<u>\$2,000</u>
Subtotal	\$5,000
D. <u>Building No. 6</u>	
1. Interior excavation	\$1,000
2. Window repair and carpentry	\$2,000
3. Floor rehabilitation	\$1,000
4. Roof cleaning and repair	\$3,000
5. New roof decking	\$2,000
6. New roof dry sheet	\$ 500
7. Roof sodding	\$2,000
8. Metal work	<u>\$ 500</u>
Subtotal	\$12,000

* This is a class C estimate and assumes workmen can be found who will do exacting restoration type work.

Cost figures are rough, 1975 prices; add 12% per year to the cost of doing this work.

E. Building No. 7

1. Roof cleaning and repair	\$1,500
2. New roof decking	\$ 500
3. Roof dry sheet	\$ 300
4. Roof sod	\$ 500
5. Metal work	\$ 200
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Subtotal	\$3,000

F. Building No. 8

1. Stone work and repointing	\$1,500
2. Roof repair	\$ 500
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Subtotal	\$2,000

G. Building No. 9

1. Stone foundation work	\$1,000
2. Structural wood work	\$1,000
3. Preservative painting	\$ 500
4. Miscellaneous materials and services	\$ 500
5. Roofing	\$ 500
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Subtotal	\$3,500

H. Building No. 10

1. Miscellaneous materials and services	\$500
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I. Building No. 11

1. Exterior excavation	\$ 500
2. Roof cleaning and repair	\$1,000
3. New roof decking	\$1,000
4. New roof dry sheet	\$ 500
5. Roof sodding	\$ 500
6. Metal work	\$ 500
7. Carpentry	\$ 500
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Subtotal	\$4,500

REFERENCES

Bearss, Edwin C., Historic Structure Report and Historic Resource Study, Historical Data Section, March 1974.

Hutslav, Donald A., Log Cabin Restoration, Guidelines for the Historical Society. Technical Leaflet 74, American Association for State and Local History, Vol. 29, No. 5, May 1974.

Interpretive Prospectus - BICA, Approved April 1974.