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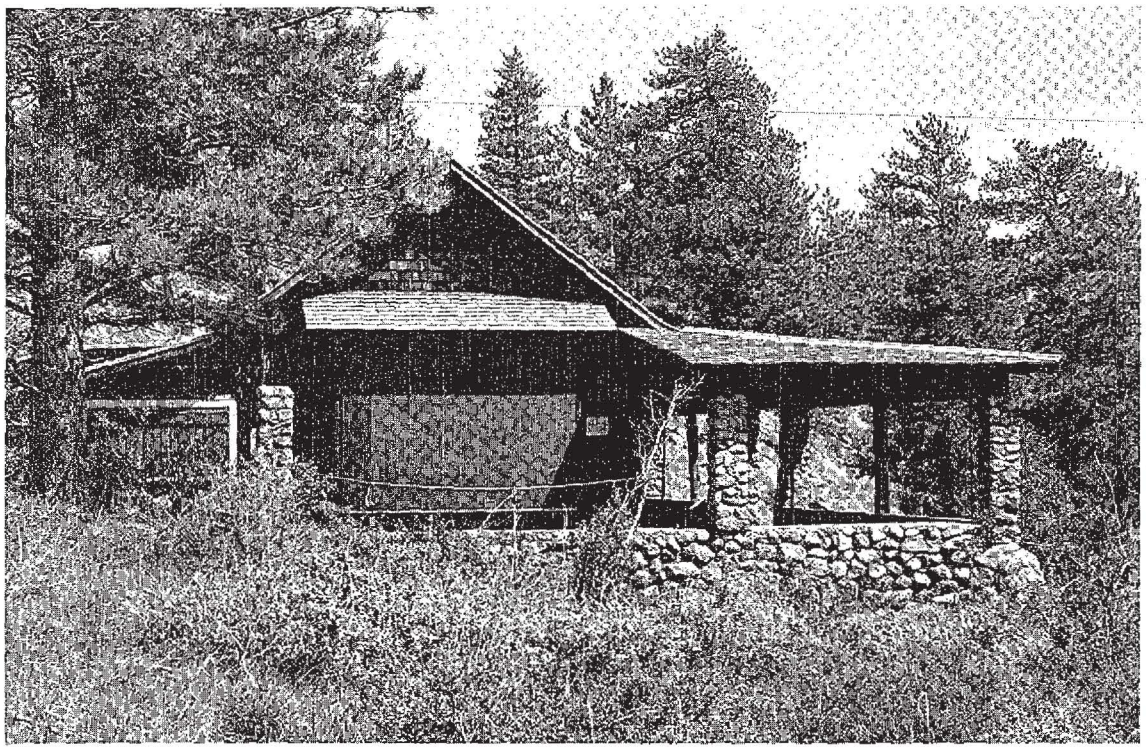

WILLIAM A. WHITE CABINS

ROCKY MOUNTAIN NATIONAL PARK

HISTORIC STRUCTURES REPORT

ARCHITECTURAL SECTION

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WILLIAM ALLEN WHITE CABINS
ROCKY MOUNTAIN NATIONAL PARK

HISTORIC STRUCTURES REPORT

ARCHITECTURAL SECTION

OCTOBER 1976

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REGIONAL HISTORIC PRESERVATION TEAM
OFFICE

prepared by: THOMAS B. MUTHS, AIA & ASSOCIATES
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I. INTRODUCTION

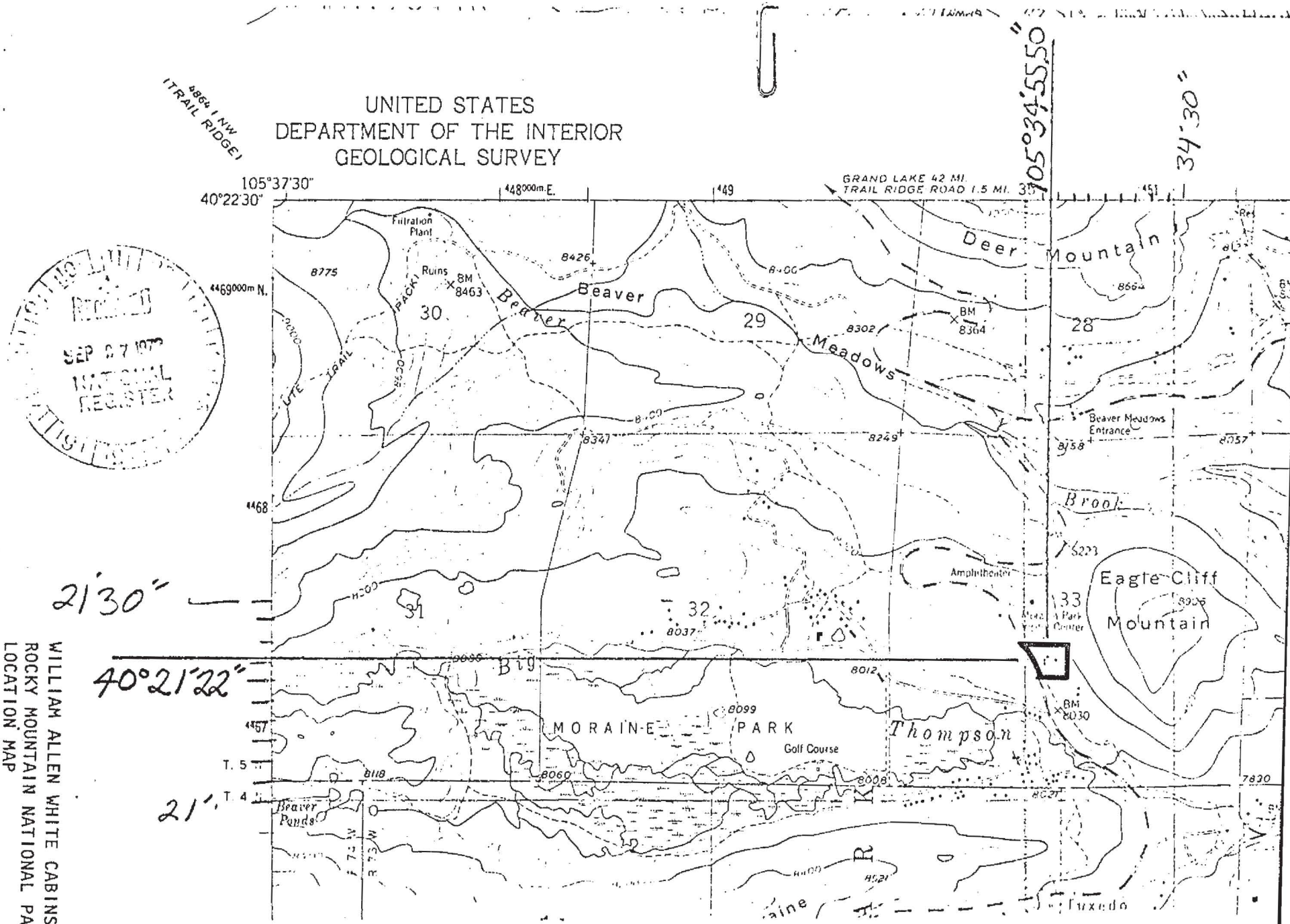
The William Allen White Cabins are located in the Moraine Park area of what is now Rocky Mountain National Park. Situated on a slight rise of land just off of one of the main roads of the Park, they command a dramatic view of the valley through which the Big Thompson River winds its way with a background of the snow capped Rocky Mountains.

This complex of cabins consists of five structures - the Main Cabin (HS-1), two Sleeping Cabins (HS-2 & HS-3), one Privy (HS-5) and a Work (Study) Cabin (HS-4). The exact construction dates of these cabins are not positively known. Although both County records and White's own papers and autobiography have been searched, the construction dates remain somewhat conjectural as do dates for modifications and improvements apparently made by White.

The Main Cabin (HS-1) was acquired by White in 1912[1] and at that time, it was an "unpretentious cabin".[2] According to County records, this cabin had been built in 1887.[3] By 1913 White had enlarged this cabin by adding a "fourteen foot porch on three sides of it".[4] Other additions were made to the cabin as noted in County records - however, these records are coded and undated and their meaning lost.[5]

The two Sleeping Cabins (HS-2&3), the Privy (HS-5) and the Work (Study) Cabin (HS-4) were apparently also built in 1913.

[1] Charles J. Bayard, "The William Allen White Cabins in Rocky Mountain National Park, 1976, page 8.
[2] Ibid., page 8.
[3] Ibid., page 9.
[4] Ibid., page 12.
[5] Ibid., page 10.



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WILLIAM ALLEN WHITE CABINS
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LOCATION MAP

III. ARCHITECTURAL DESCRIPTION

Of the five subject structures, one is of log construction with the remaining four of frame construction. One is hard pressed to identify any particular architectural "style" of the structures - hence it is probably best to think of them simply as being rustic, indigenous architecture, although certain possible influences are notable and discussed further in this review.

Construction details are simple, if not crude, obviously making use of those materials readily available - and giving the impression of the builder using whatever was immediately at hand rather than even cutting a board to a particular dimension. There is native ingenuity shown throughout but, with the exception of the Living Room of the Main Cabin and the Work (Study) Cabin, there is little or no "craftsmanship" evidenced. These cabins were either built by someone who knew little of construction practices/engineering or were maintained over the years by someone with a similar lack of construction knowledge - or accomplished his goal with the least amount of physical effort or financial expenditure possible. There are remarkable differences in type and designs of hardware such as hinges, doorknobs, etc. throughout the complex - whether such differences are original or have come about over the years as part of maintenance, is not known.

Although not readily identifiable as to an architectural style, the structures each have notable points which are discussed below.

M A I N C A B I N (H S - 1)

A. MAIN CABIN (HS-1)

1. FOUNDATION:

The foundation of both the cabin and the added porch can best be described as "haphazard". That which can be seen consists of various sized wood members which act as posts supporting the wood joist floor system. These posts bear on rocks in some cases and in other cases apparently bear directly on the earth. These posts, in some cases, have been diagonally braced to the floor system with various, odd-sized pieces of lumber.

Although not all of the foundation system was accessible, considering the slope of the site, it is felt that much of the floor system is essentially in direct contact with the earth.

2. EXTERIOR:

The original portion of this structure, according to research by others[1], was built in 1887. The present porch on the east, south and west sides was added by White in approximately 1913 - the east portion being enclosed at some later unknown date.

The cabin is of frame construction, with vertical board and batten siding - boards of approximately 6'-8" exposure with battens of approximately 3-5/8" actual width, with wood shingle gable ends and cedar shingle roofing (which was replaced in 1975). The roof has formed galvanized sheet metal ridge caps with ball ends. The siding

[1] Charles J. Bayard, "The William Allen White Cabins in Rocky Mountain National Park", 1976, page 9.

is unfinished with window and door casings having been painted white. Along much of the perimeter of the cabin, the siding extends below the ground line. There are, however, various places where corrugated sheet metal and pressed metal, in the shape of an ashlar, rough stone face pattern, have been installed apparently to close off access to a crawlspace beneath the cabin floor. It is not known whether or not this can be considered original construction.

It is this author's opinion that the bay window in the west wall was added at some time after the south porch addition.

Immediately south of the south porch main entry stairs there are indications of what might have been foot-paths and/or planting areas outlined with native rock. Considering the existing rock retaining wall at the northeast corner of the cabin and the rock bordered concrete steps leading up to the Work (Study) Cabin, it seems logical that similar work would exist here at the main entry.

a. South and West Porches:

The most distinguishing feature of this structure is the stonework of the main un-enclosed porch along the south and west sides. The stonework forms the south wall of the porch which has both stone buttresses at various locations at its base and stone columns extending upwards to carry the structure of the roof. There are also stone walls extending to the south which

step-down as sidewalls of the wood main entry stairs. Portions of these walls have apparently been re-built at some unknown time and were done in a very poor manner. There is no regular pattern to the stonework which might be best described as a "cobble" stonework.

It should be noted that the south wall of this stonework has in a sense, "failed" in that it has bowed out away from the porch flooring. Apparently there was an attempt made at some unknown time to remedy this failure by the placement of several inches of cement on the inside of the stonework, extending from the wood flooring of the porch up the face and over the top of the stone. There are noticeable differences in texture and color of mortar throughout this stonework on its south face indicating various attempts at re-pointing.

Another interesting point in this porch construction is the beam which spans between the stone columns and supports the roof structure. This beam is actually built-up from a number of 1x12 boards of relatively short lengths, with possibly some steel or iron stiffening plates between the boards, and then boxed-in with finish lumber. There is noticeable deflection in the spans of this beam.

The roof structure consists of 2x4 rafters (toe-nailed to the

finish siding of the cabin) at 24" spacing with 7/16" diameter iron tie-rods bolted to the 4" face of the rafter, extending on the diagonal and bolted into the inside face of the built-up beam. These tie-rods occur in three locations along this south porch. There are also four 7/16" diameter tie-rods extending from the roof structure to the floor structure below. These tie-rods were placed prior to, or at the time of, the pouring of the cement back-up on the stone wall of the porch. It is evident that there has been a displacement of this stone wall to the south since that time as two of the vertical tie-rods have broken out of their original encasement in the cement.

Four, approximetely 2", iron pipes have been added as supports to this roof structure and occur at approximately mid-span of the rafters. The pipe is threaded at each end and screwed into iron flanges which are nailed to both a rafter and the porch flooring - in some cases with the nail clinched over the flange.

The roofing is cedar shingles nailed to 1" thick boards varying in width from 6" to 8", with a gap of approximately 1" between the boards.

As the south porch extends to the west along the west side of the cabin, the roof structure stops, leaving the porch flooring uncovered. The stone wall continues along with the flooring

and terminates with a stone column the same as those supporting the roof structure on the south porch. In all probability, the roof structure originally extended over this portion of the porch also, and was removed at the time when the bay window in the west wall of the cabin was added.

The flooring of the south and west porches and the stairs to the south porch were replaced in 1976.

b. East Porch:

This porch was built at the same time as the south porch and was probably closed-in at a later unknown date. The existing pine finish, random length, flooring was laid over the original porch flooring.

The walls and ceiling (exposed roof sheathing boards) of this area were left unfinished, that is, exposed studs and framing, which were simply painted - except for the west wall, which is board and batten siding. This west wall apparently originally (at the time the board and batten siding was installed) had two rectangular openings some six feet above the floor and on each side of the fireplace (exposed rock). These openings were apparently closed off with board and battens at the time the porch was enclosed.

c. North Porch:

The north porch is enclosed with both board and batten siding and wire screening and in general is in extremely poor condition -

due largely to rot, neglect and extremely poorly done repairs. This porch seems to have served as a utility type porch with one corner boarded-off to contain a toilet, whose wood plank door is hung on surface mounted strap hinges and has no door knob. There are shelves and a sink along the outside walls. The upper portion of the south wall has been covered over with pressed sheet metal in an ashlar stone pattern.

There remains exposed knob and tube wiring on the exposed ceiling rafters serving a single porcelain lamp holder suspended by standard twist-cord.

Although not definitely extablished during this review, it is most likely that this porch was added to the original cabin - or at least remodeled in some way from the original. Judging from the roof lines, it is possible that it was remodeled at the time White added the east, south and west porches. The addition of these porches would have affected whatever roof (if any) existed over this porch. This seems logical also in that when White added the east porch, it would also have affected the then existing roof over the Kitchen which has been raised to form almost a flat roof at such height as to accommodate the added east porch roof.

3. INTERIOR:

Of the five structures making up this complex, the Main Cabin, perhaps as befitting its use as the owner's living and probably entertainment center, is the most "finished" - and the most sophisticated in its level of finish. Each of the rooms varies considerably in its finish and level of sophistication - from a rather high level in the Living Room to the level of simply "make-do" in the Kitchen.

The date of electrical service originally being brought to the cabin is not known. It was originally wired in the "knob and tube" type of wiring but has had additions made in more contemporary Romex type cable in a surface type installation. The Living Room does have flush mount convenience outlets and switches.

a. Living Room:

This room is one of stark contrast to not only the other rooms in this structure, but to the rest of the complex as well. As will be pointed out, it has the highest level of finish and sophistication.

The main entry from the south porch consists of a 31-3/4"x6'-7½" door with four glazed sections, each 3-3/4" wide x 55½" high and separated by 1½" wide shaped muntins. This door is flanked

on each side by sidelites constructed of 1-5/8" wide side rails, 5-3/4" top rail and 17¼" bottom rail framing eight glass lites which are separated by muntins matching those in the door. These sidelites are built as units and are stopped-in-place. It is interesting to note that the eastern-most sidelite was mounted reversed from the door and western-most sidelite prior to finishing. The lockset is a mortise type with 2¼" wide x 7" high escutcheon plates of metal having a stamped egg and dart motif bordering the flat plain metal face - with a matching door knob of similar design. Door and sidelites are painted white on the exterior side and stained on the interior side to match the interior woodwork.

All walls are paneled to a height of 6'-0" with a board and batten wood wainscoting complete with a plate rail - there is a built-in cupboard with a pair of glazed upper doors (three tall, narrow lites in each door) and wood doors below matching the wainscoting adjacent to the fireplace - and a similarly constructed corner cupboard (nine lites in each of the two upper doors) in the northeast corner of the room. Both the plate rail and cupboards are detailed with a number of curvilinear mouldings. Walls above the wainscoting are a painted plasterboard material, terminating at the ceiling with a flat wood cornice.

The west end of the room contains a built-in window seat within the projecting bay window - and beneath each south window are built-in shelving units, each with a pair of doors matching the wainscoting.

Hardware on the built-in units are mortised hinges and surface mount thumb-turn cabinet latches.

The two doors which lead from this room to the Bedroom and to the Kitchen are both five panel (horizontal) units with mortise locks and hinges.

All woodwork is consistent in its detailing and presents a unified design concept and execution. All woodwork is of Douglas Fir, including the doors, and stained a dark color which, although dark, permits the wood grain to remain visible.

The ceiling, of painted plasterboard, follows the line of the rafters and has six exposed truss-like members plus one engaged to the wall at each end of the room, and an exposed ridge beam running the long dimension of the room. The gable ends, of plasterboard, have similar truss-like members engaged to the wall and in addition, have a number of vertical battens.

The fireplace is of rather massive, flat (though rough faced) stones, laid in more or less of an ashlar pattern and with a plain cement hearth. The fireplace mass terminates six feet above the finish floor with wood trim which matches and aligns with the plate rail of the wall paneling. Noteworthy items are the apparently "home-made", three-dimensional, iron andirons made in the shape of tree branches.

The overall character of this room is almost formal in nature. The dark stained woodwork, the board and batten paneling, the plate rail and built-in cabinets with shaped mouldings are relatively sophisticated in their concept and execution - and offer a sharp contrast not only to the other structures on the site, but to the remaining rooms in this structure as well. With the exposed truss-like members, the cathederal-like ceiling and end wall battens, there is almost a Japanese "tea-house" character to this space. This conclusion perhaps was influenced by the existence of a Japanese lantern hanging from the ceiling - however, when viewing this room and realizing the roof shapes of the adjacent Sleeping Cabins, one can not help but think that Mr. White was greatly impressed by architecture observed in his travels.

Other than the built-in items previously described, there were no furnishings in place at time of this review.

b. Bedroom:

Although small (approximately 10'-0" x 11'-9"), this room served as the one and only bedroom for the cabin. Paneled on all walls and the ceiling with sheets of 3/8" thick Douglas Fir plywood, all having a natural finish (perhaps a clear sealer), the room is of a marked difference in character to that in the Living Room. Apparently, an attempt was made to fully utilize the four foot x eight foot plywood sheets with as little cutting as possible - the sheets being placed first in each corner then the remaining space between the two sheets filled in with an appropriate width sheet cut to fit. Joints between sheets, on both walls and ceiling, are covered with 3/4" x 2½" fir battens. The junction of walls to ceiling are covered with quarter-round moulding except for the south wall where a cove moulding was utilized. It should be noted that this ceiling slopes from the low point on the north wall (5'-4" above the finish floor) to the high point along the south wall (approximately 8'-7") apparently following the slope of the roof joists.

There is a rectangular wood base (approximately 3/4" x 3-5/8") with a quarter-round shoe moulding. Flooring is random-length, tongue and groove fir in 3¼" widths and is ½" lower than the Living Room flooring. The Living Room flooring extends under the wood threshold to the Bedroom side of the wall.

There are two windows in this room - both of the sliding type. The unit in the west wall is made up of two sash, each with six lites, and slide one over the other. The unit in the north wall is a single sash, with six lites, but slides into a pocket built into the wall thickness. All sash are a paint finish.

The southeast corner of this room is occupied by a built-in closet approximately 3'-0" in width x 1'-6" deep x 6'-11" in height. The top is covered by $\frac{1}{2}$"x3-$\frac{1}{4}$" beaded siding. There is one wood shelf and a wood hanging rod, however, there is, and was, no door.

c. Bathroom:

The Bathroom contains a wall hung enameled cast-iron lavatory on the north wall, a footed enameled cast-iron bath tub and a vitreous china water closet with attached tank. There is also a surface mounted, metal medicine cabinet with mirror door, mounted on the north wall. Galvanized pipe carries both hot and cold water to the fixtures. This piping enters the room at approximately the ceiling on the east wall, running exposed down the east wall to feed the bath tub and across the east and north walls to the lavatory and across the south wall to the water closet. The waste line for the water closet extends down through the floor while its related vent stack runs up, exposed

within the room through the ceiling to its termination some twelve inches above the roof. The bath tub waste apparently ties into the water closet waste below the floor. The lavatory waste line runs horizontally through the north wall where it connects to a surface mounted waste line and vent stack mounted on the exterior siding.

The interior finish of this room is the same as the Bedroom.

The one window, in the north wall, is hinged at the bottom, in-swinging, with a surface mounted thumb latch at the top and consists of six lites.

Artificial lighting was accomplished by a single bare bulb with a pull-chain socket suspended from the ceiling by standard twist cord. There has been a more contemporary convenience outlet, surface mounted on the south wall (52" above the finish floor) with surface run Romex cable.

d. Kitchen:

Based on on-site observations, this space at one time had no wall or ceiling finish material - framing members were exposed and painted a gray color. At some point in time, the studs and rafters were covered with a $\frac{1}{4}$" thick cardboard-like material

which was painted. The joints in this material were left exposed and the material was face nailed leaving the nail heads exposed. Quarter-round wood moundings were used in corners and at junctions of walls to ceiling and painted. A 3/4"x4¼" wood base (without the quarter-round shoe moulding) was used at the floor.

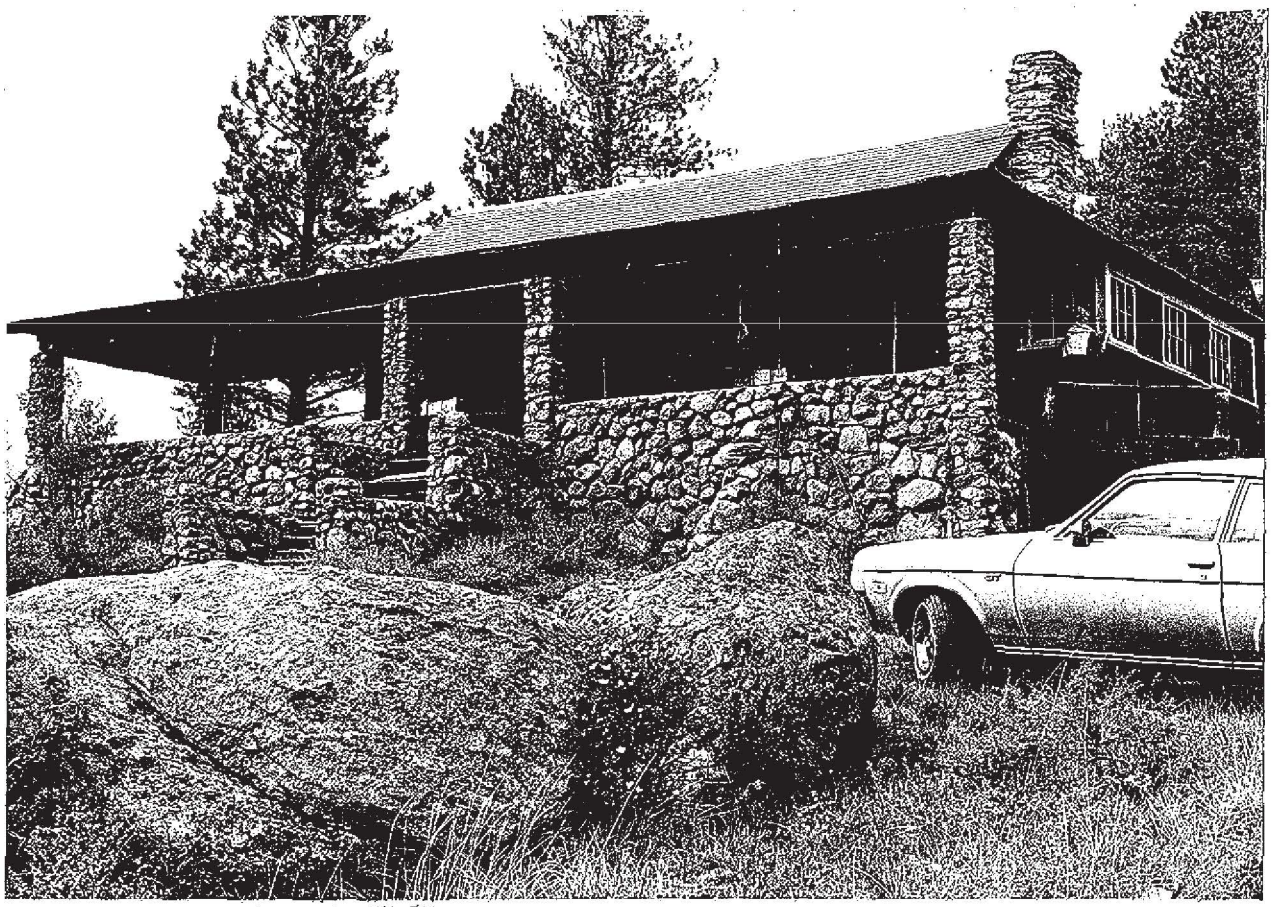
Door and window frames, sash and casings are painted a gray color apparently the same as the color of the original framing members. The window in the east wall is made up of two sliding sash, each with four lites. The window in the north wall is similar to that in the east.

Kitchen equipment consists of a free-standing metal sink/cupboard unit along the east wall, a free-standing four-burner range/oven (gas fired) on the south wall, a gas-fired hot water tank in the south-east corner, and an electric refigerator (with top mounted coil) on the south wall. There is also a built-in counter with open shelves below, along the north wall.

Contrary to other doors in the cabin, the door in this room, leading to the North Porch, is of the four vertical panel type (with the upper two panel areas glazed) and with a surface mount rim latch.

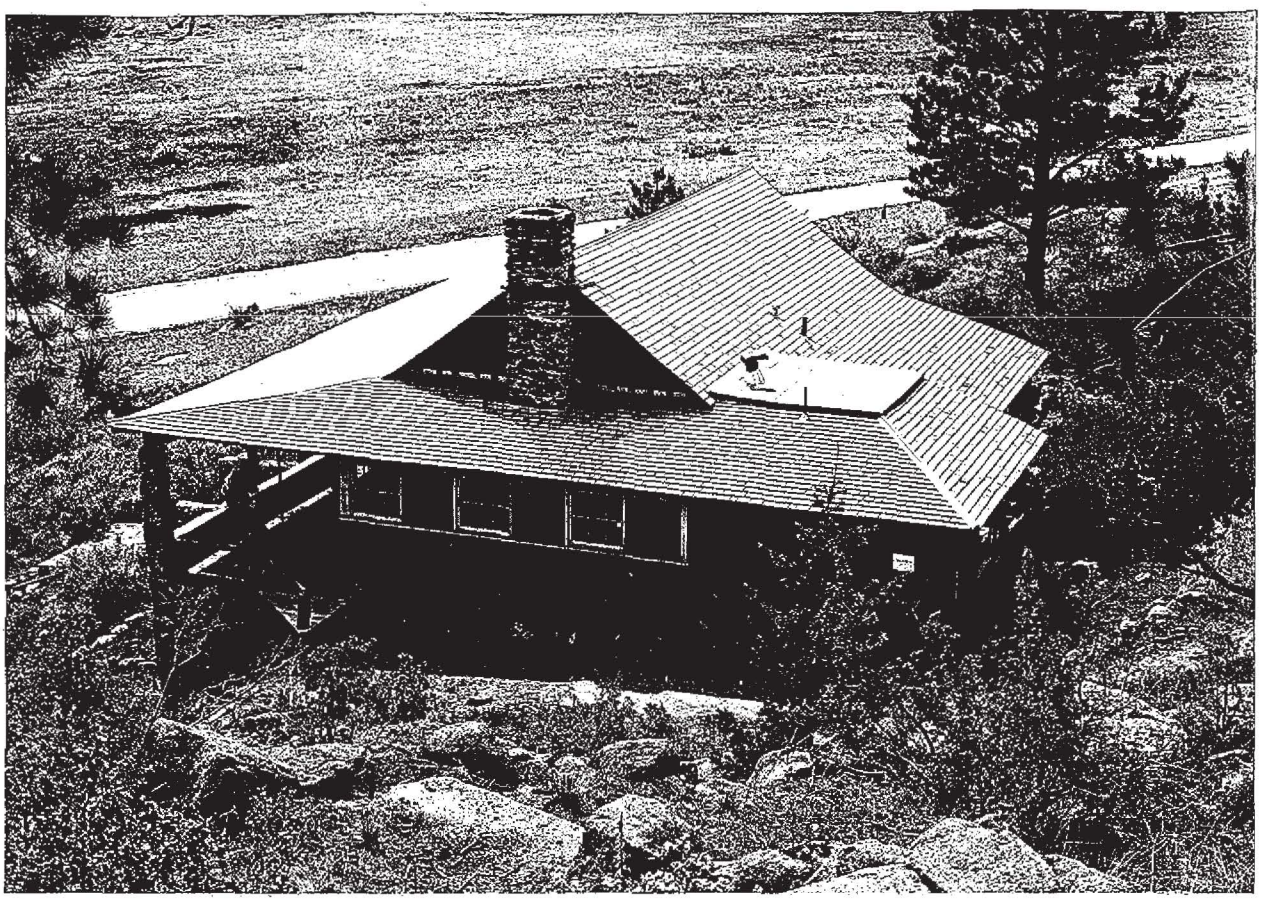
There are two electrical convenience outlets, one on the north wall and one on the south wall - both surface mounted with surface run Romex cable. General illumination was provided by a ceiling mounted single bulb in a porcelain base operated by a pull-chain.

- END: MAIN CABIN -



Main Cabin - from Southeast

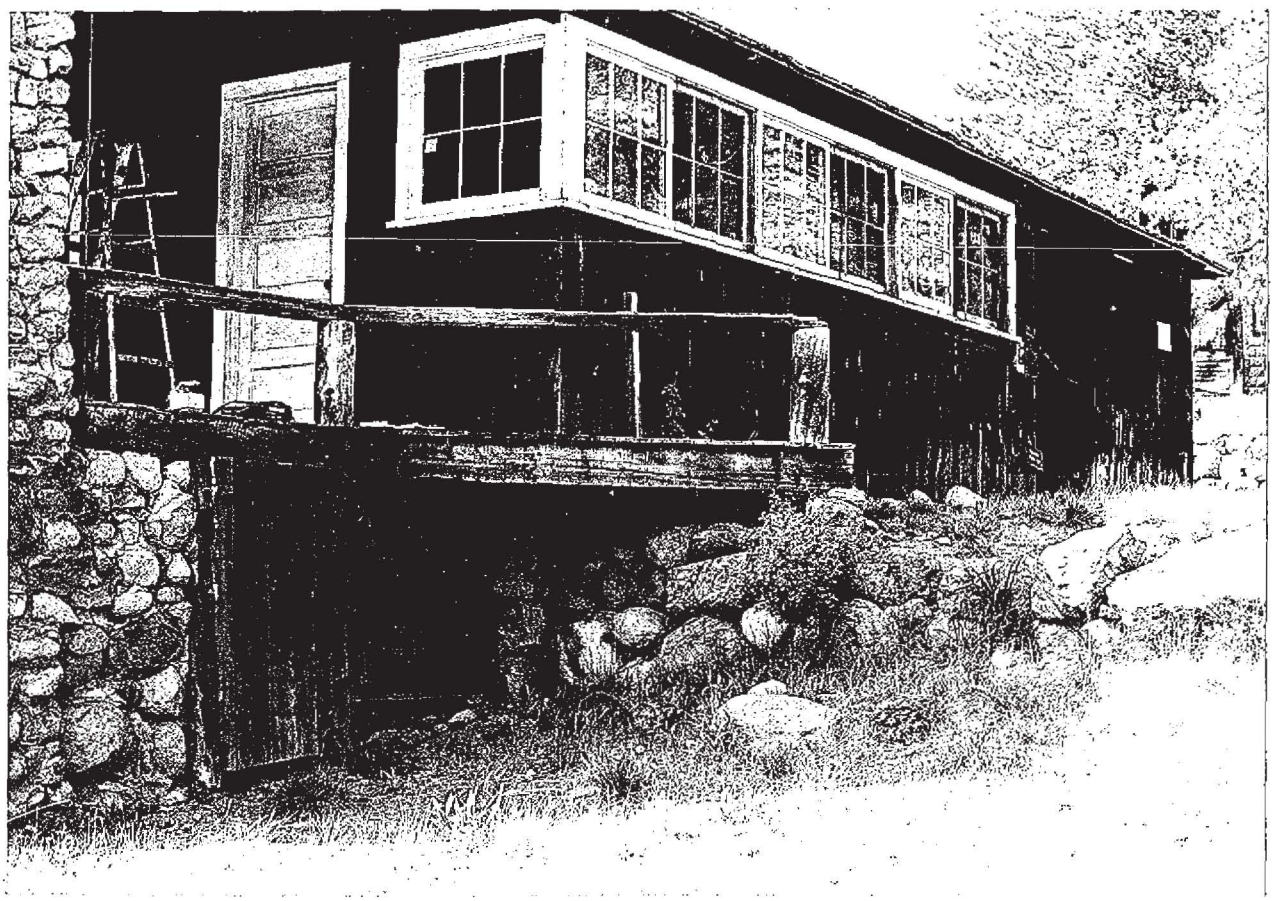
Main Cabin - from West



Main Cabin - from Northeast

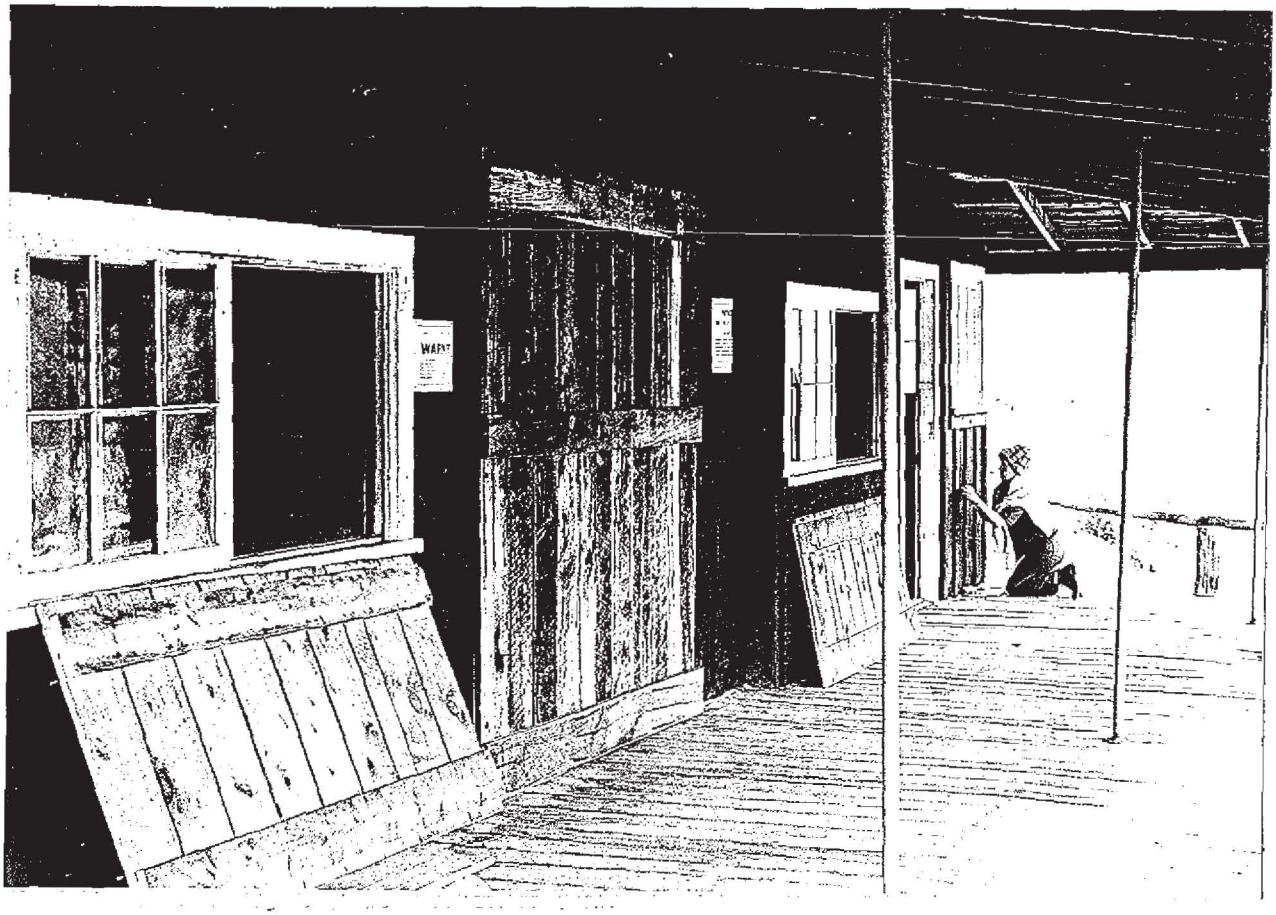
Main Cabin - from Northwest

Main Cabin - from Northwest



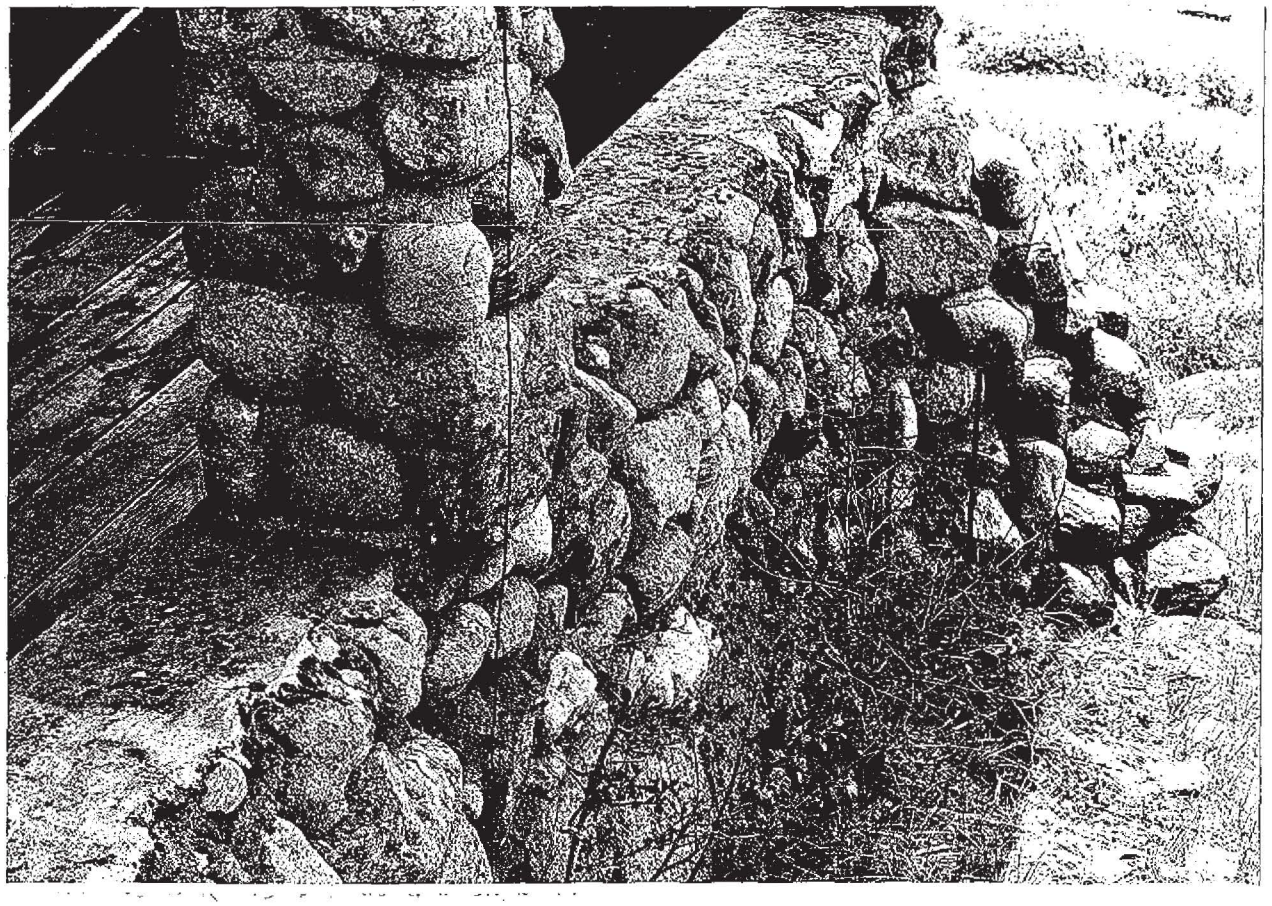
Main Cabin - from Southeast

Main Cabin - South Porch crawlspace

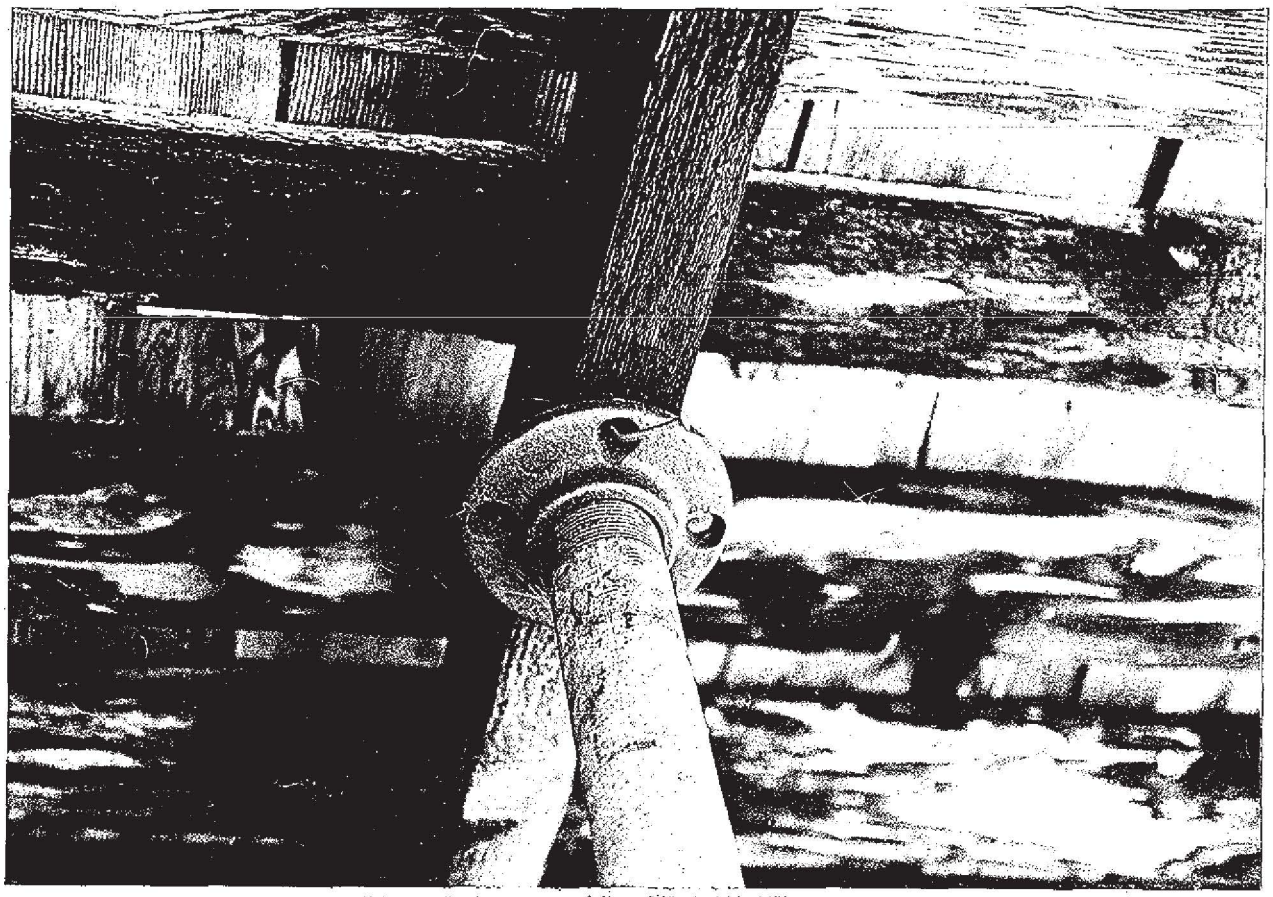


Main Cabin - South Porch looking East

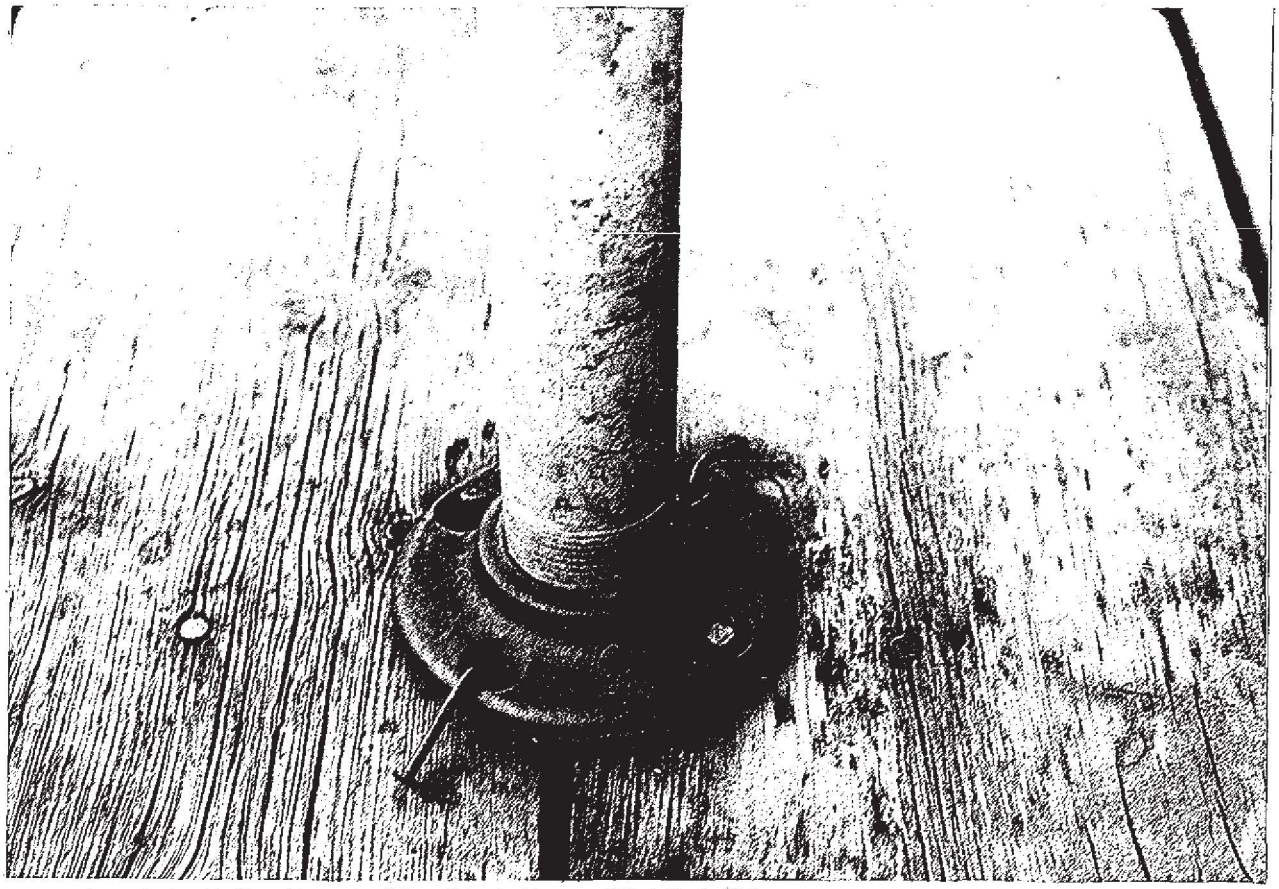
Main Cabin - South Porch, Southeast corner



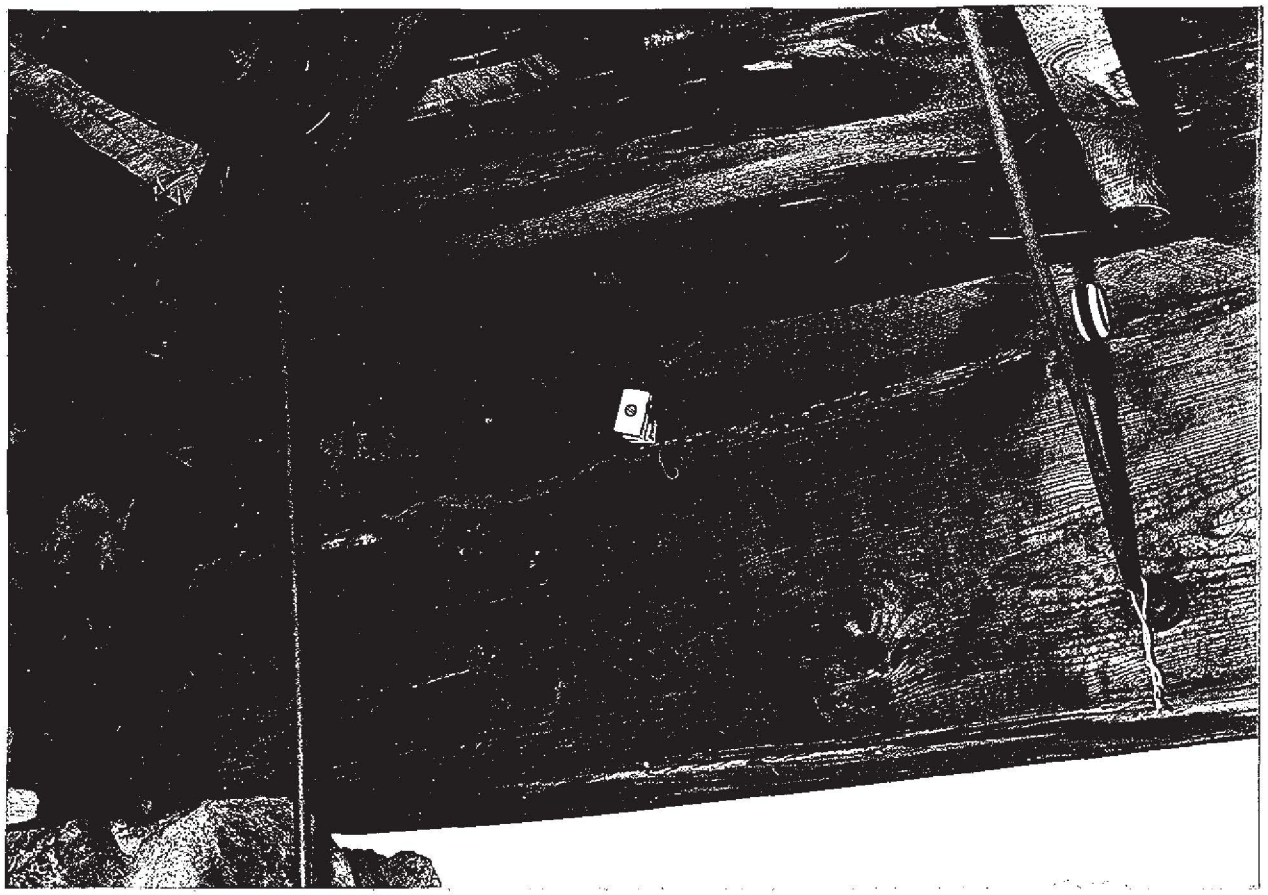
Main Cabin - South Porch, west wall



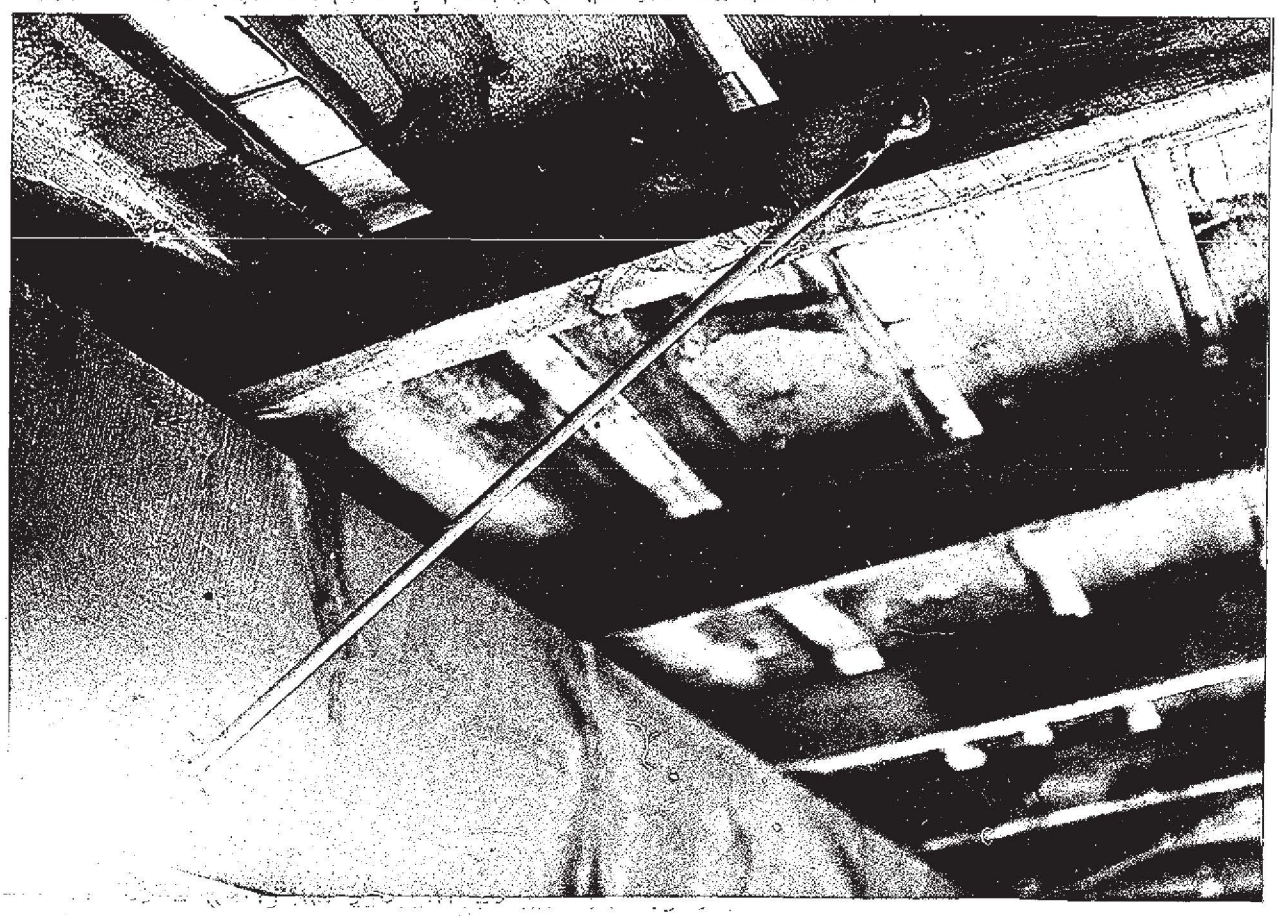
Main Cabin - South Porch, roof support at ceiling



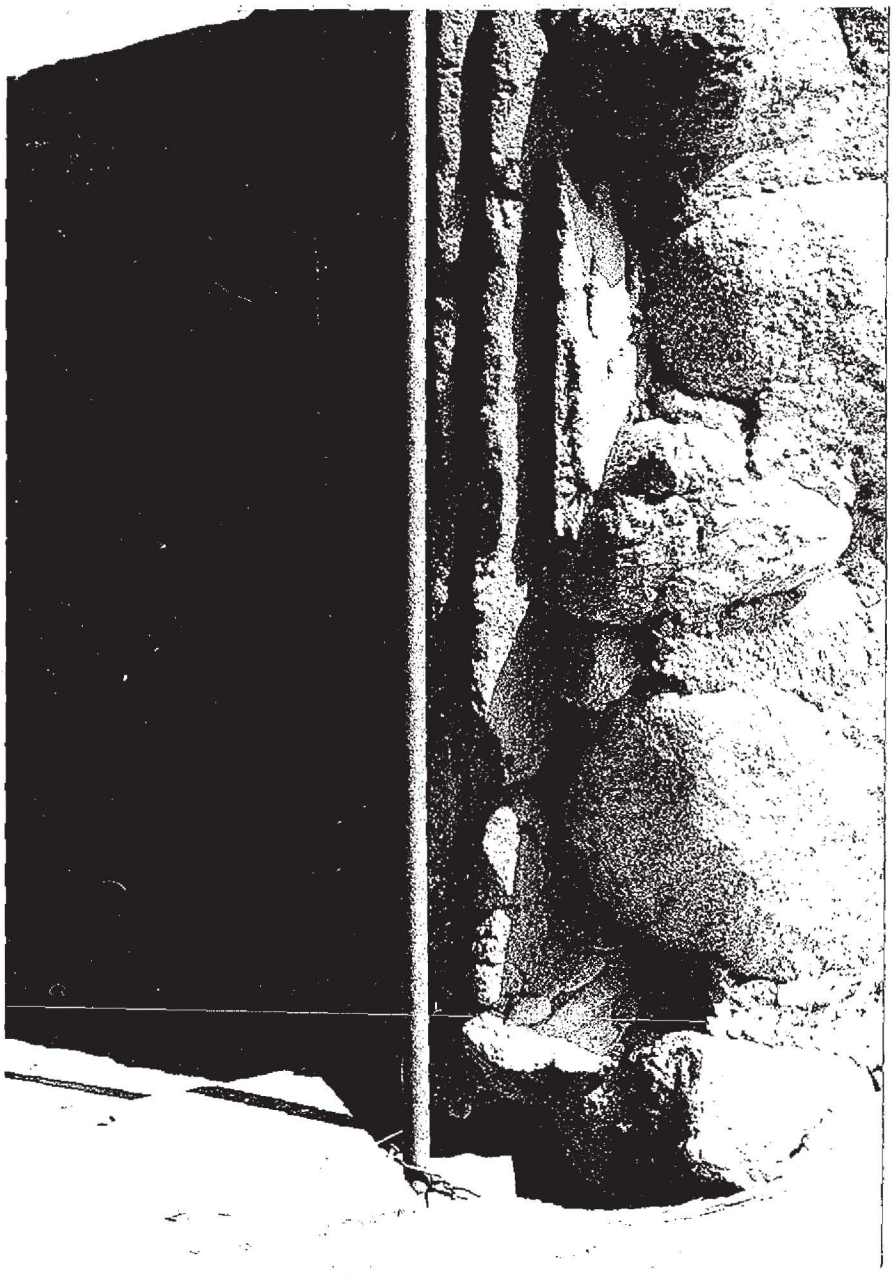
Main Cabin - South Porch, roof support at floor



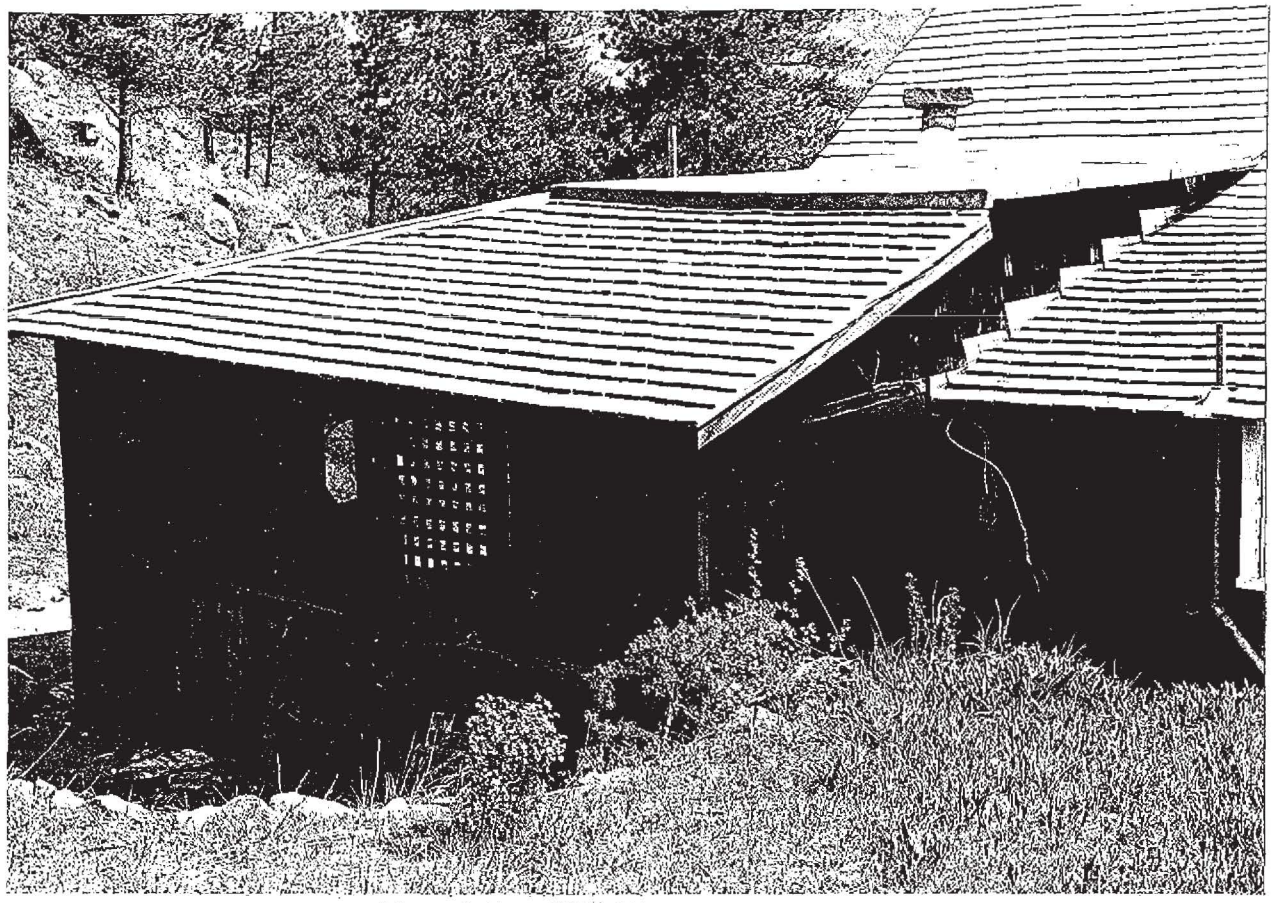
Main Cabin - South Porch, roof tie at Southwest corner



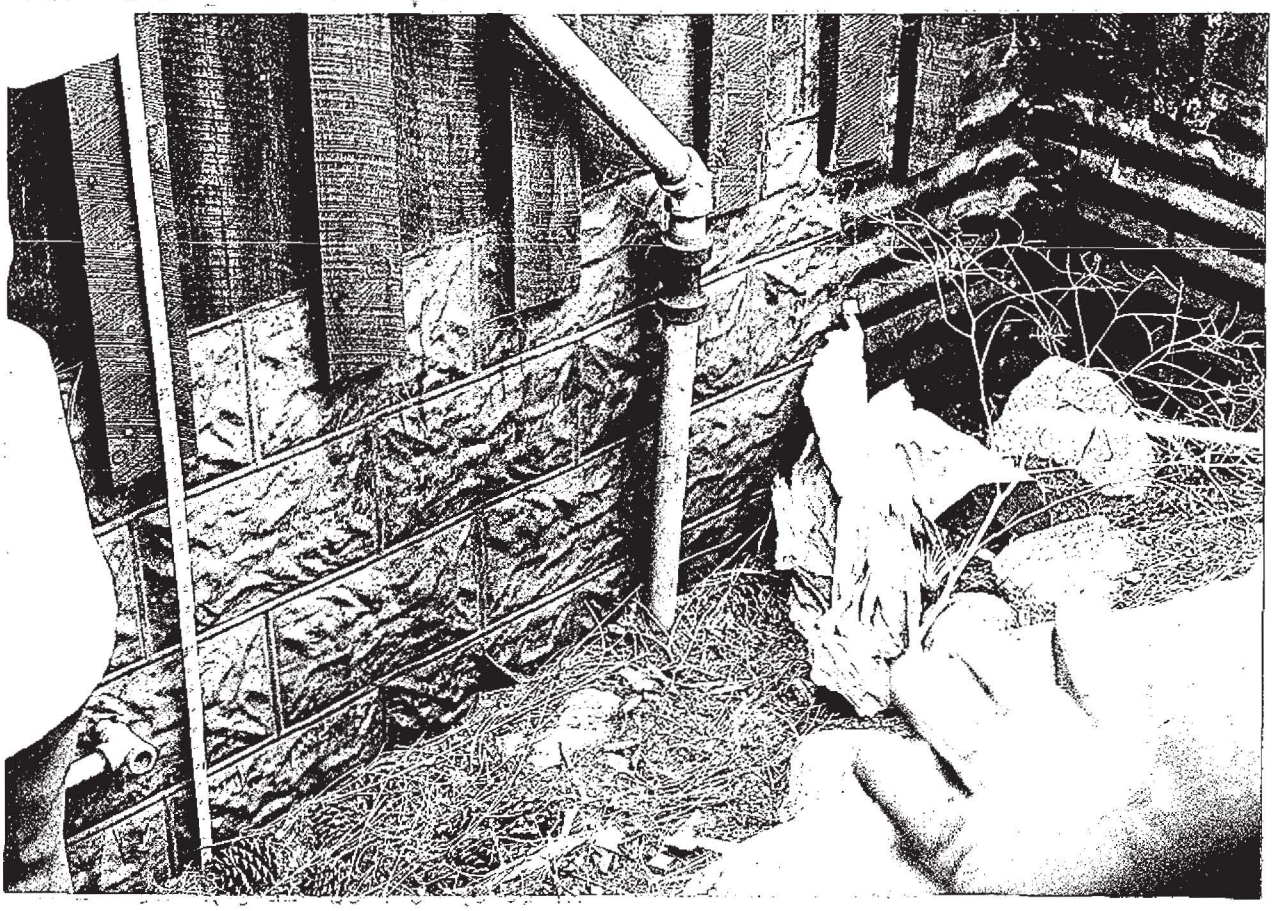
Main Cabin - South Porch, roof-tie at South



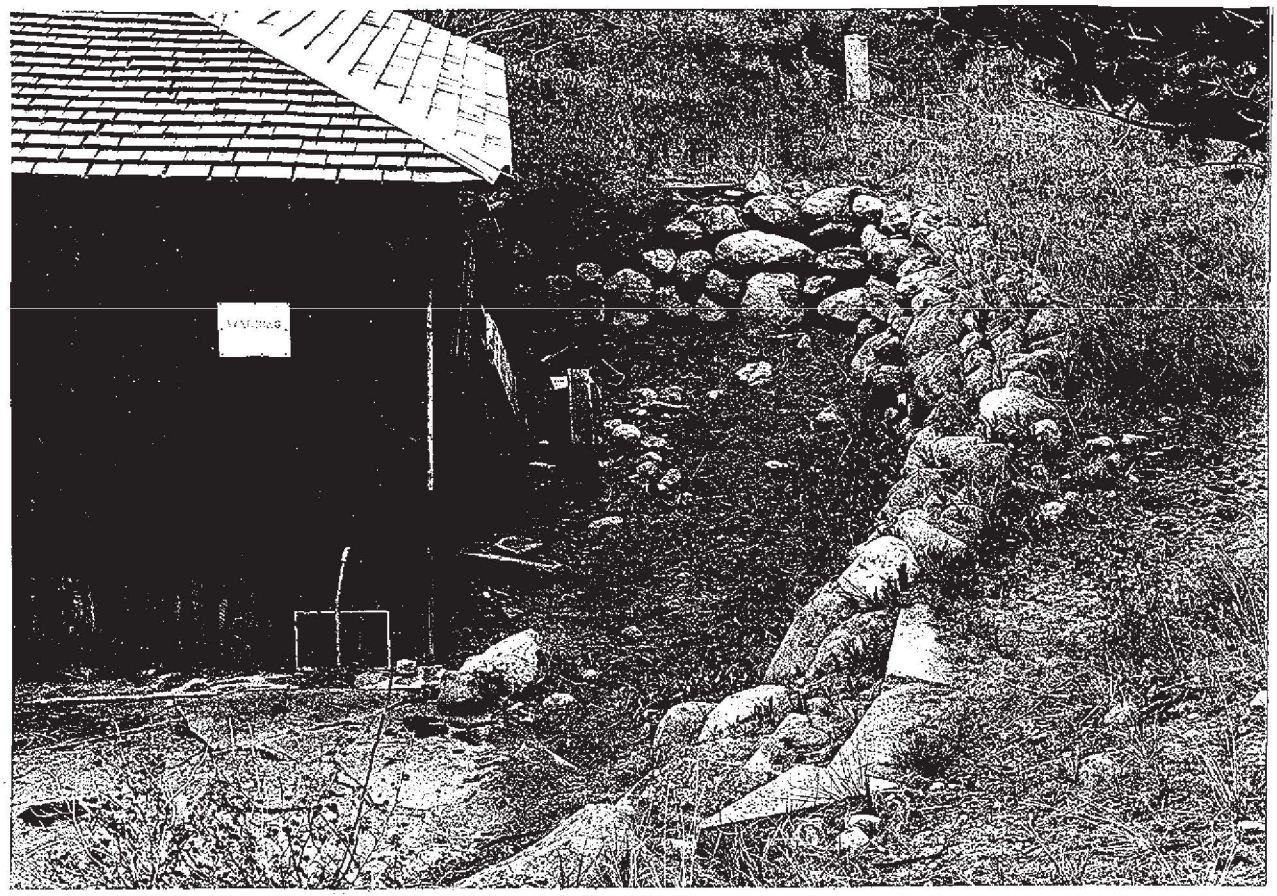
Main Cabin - South Porch, tie-rod at stairs



Main Cabin - North Porch, from Northwest

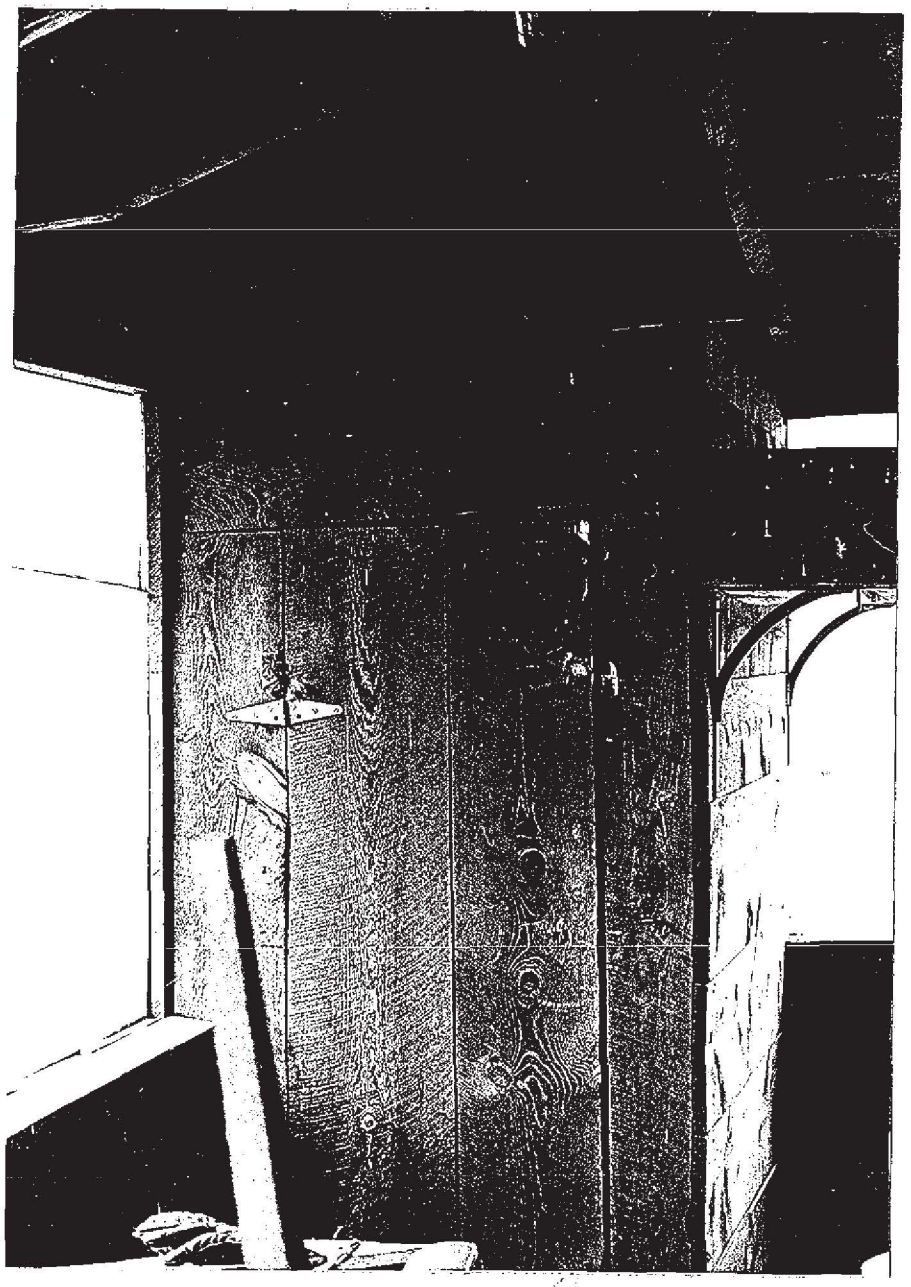


Main Cabin - North wall at Bathroom

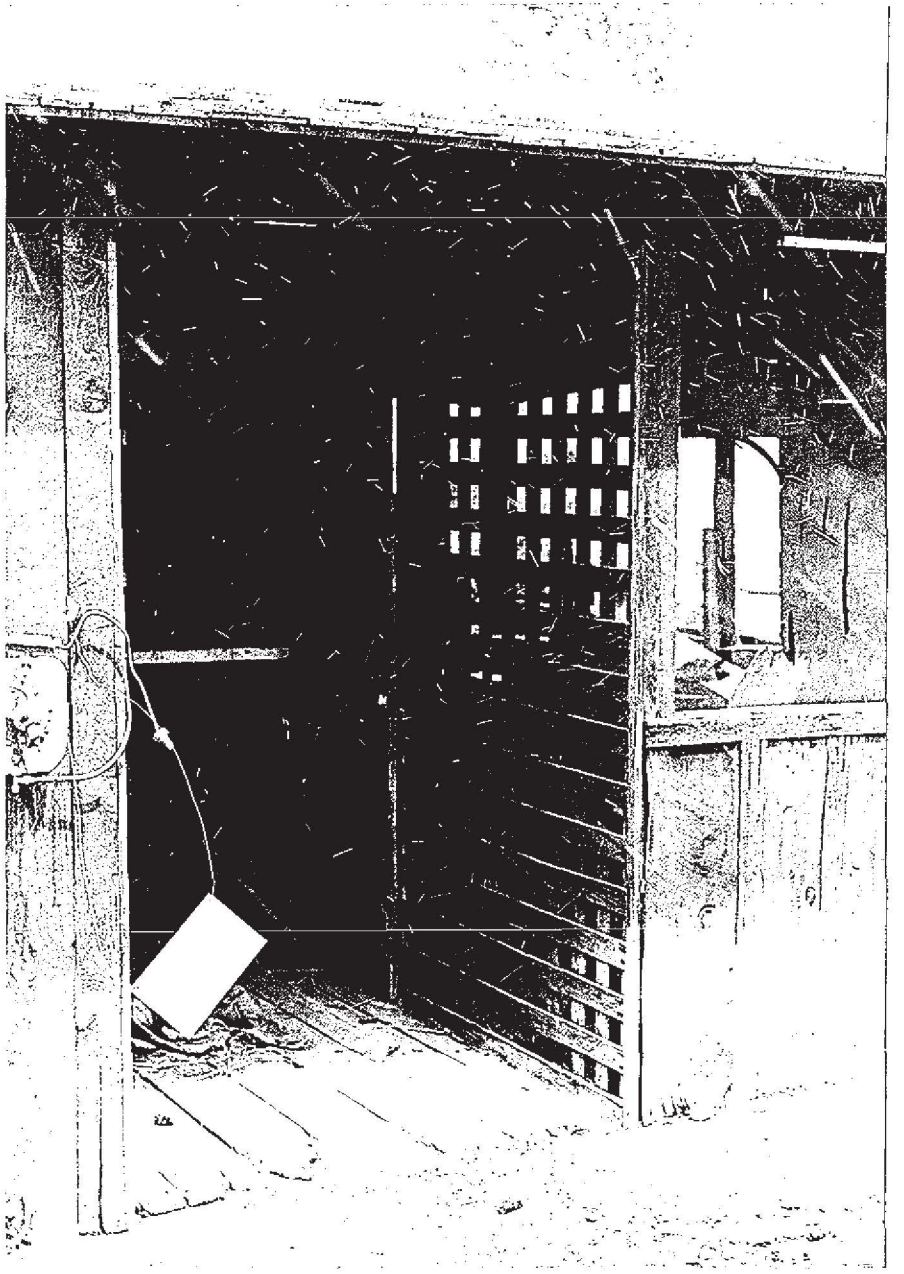


Main Cabin - North Porch, from Northeast

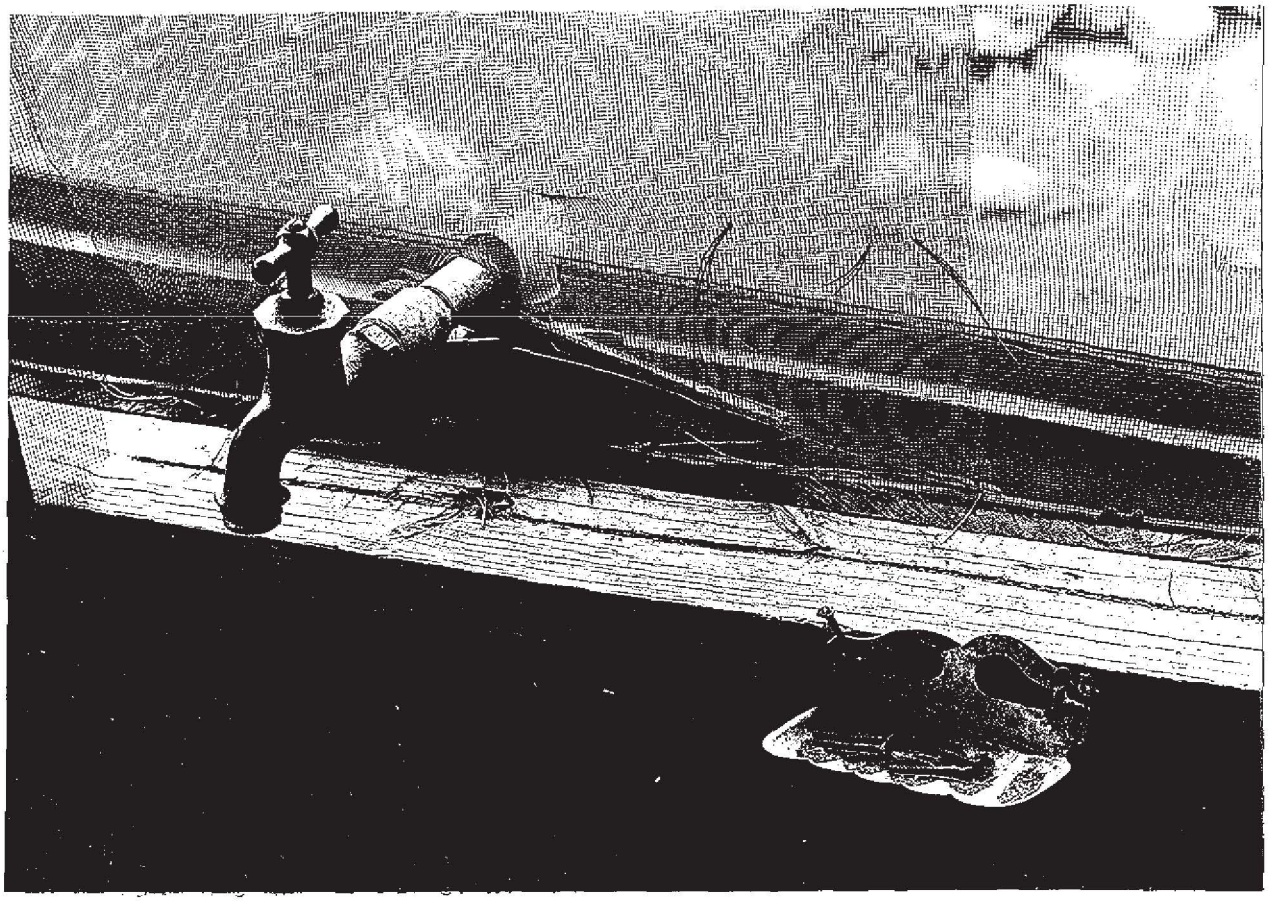
Main Cabin - East wall, at North Porch entry



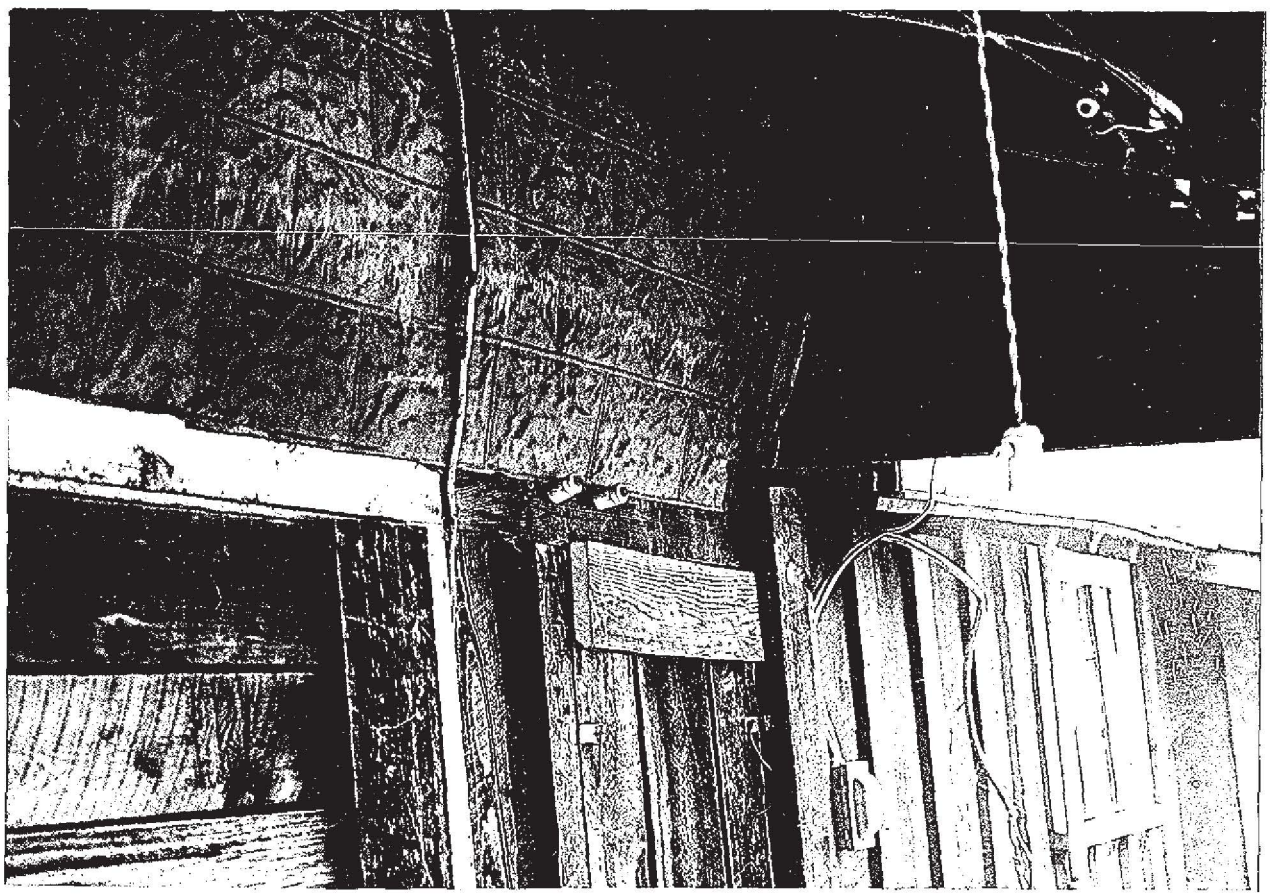
Main Cabin - North Porch, interior Northeast corner



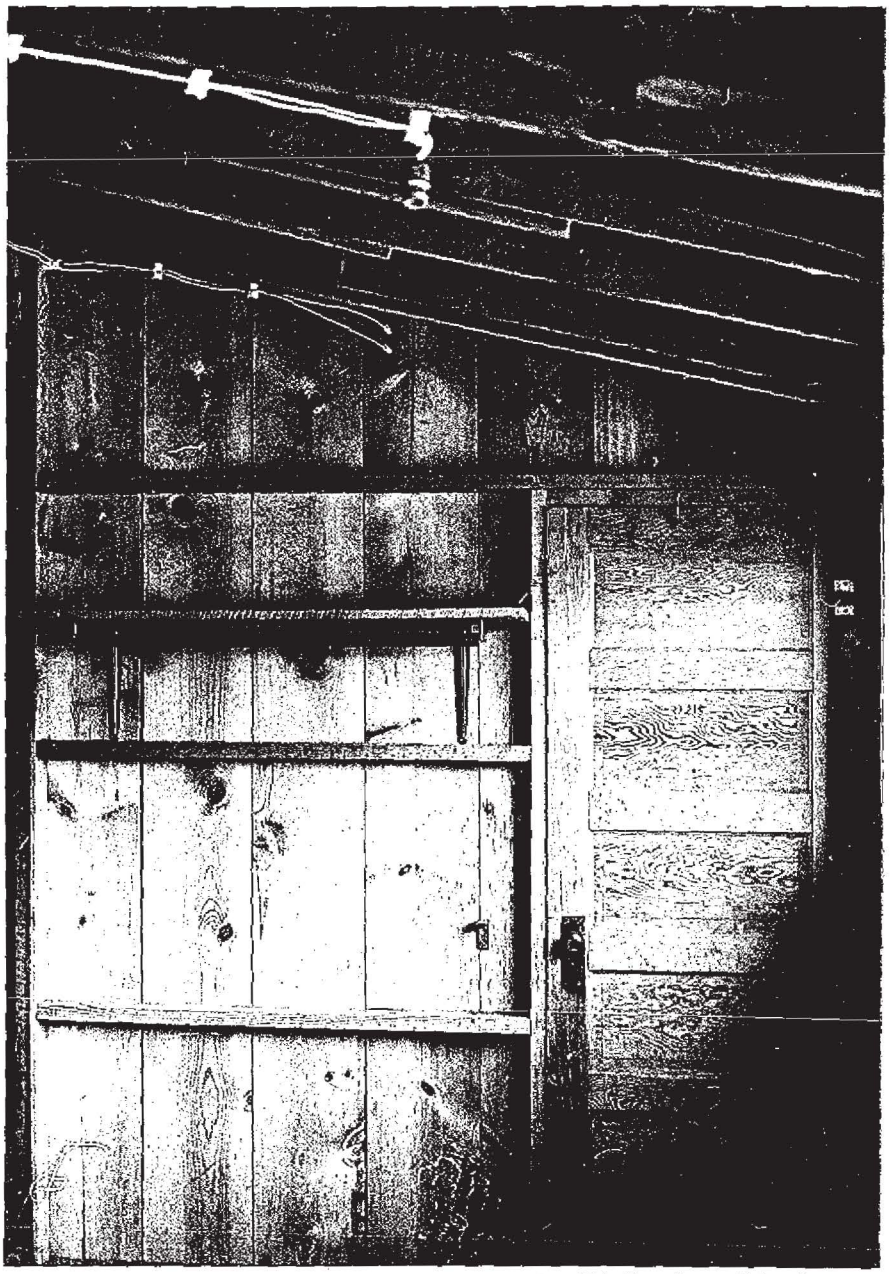
Main Cabin - Entry to North Porch



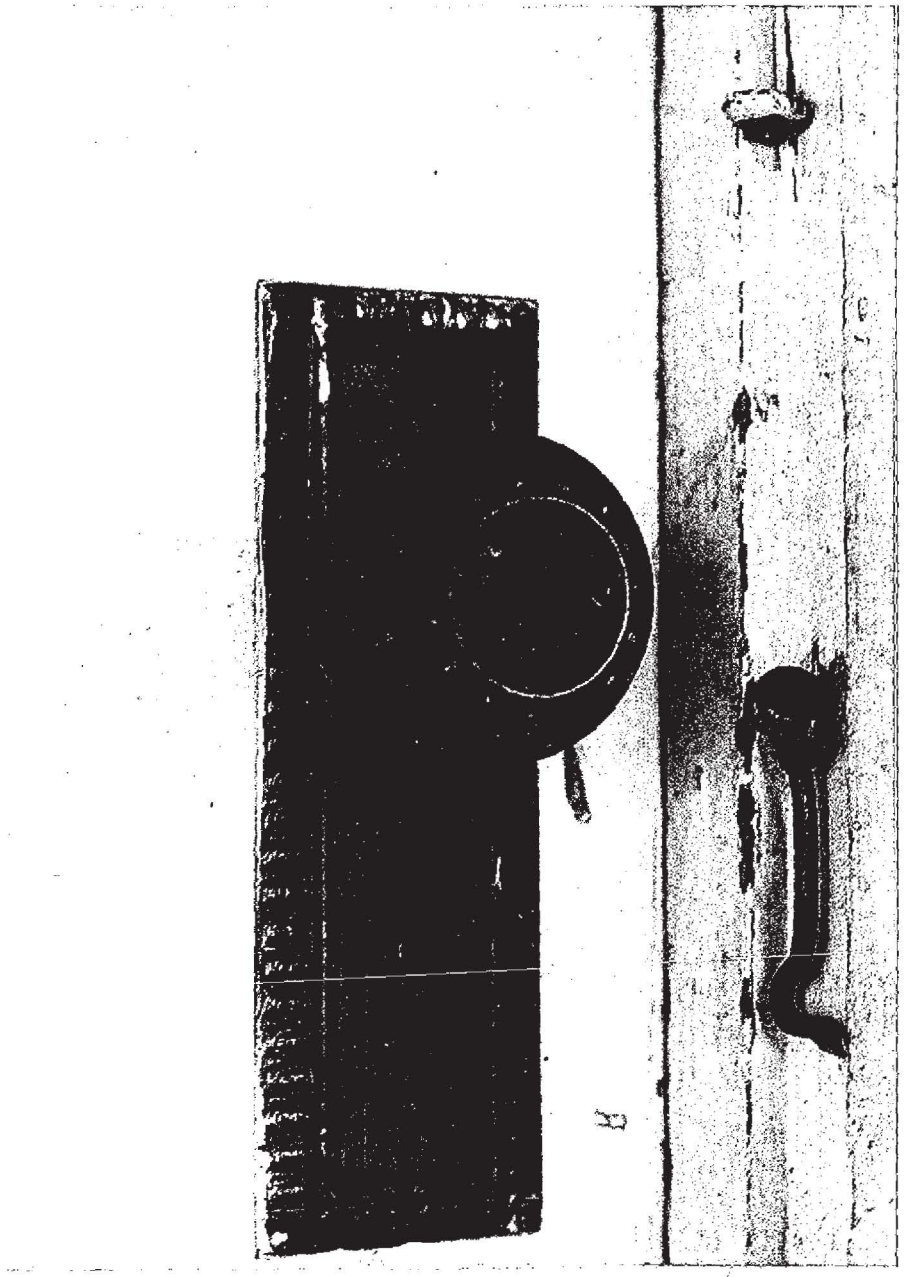
Main Cabin - North Porch, North wall



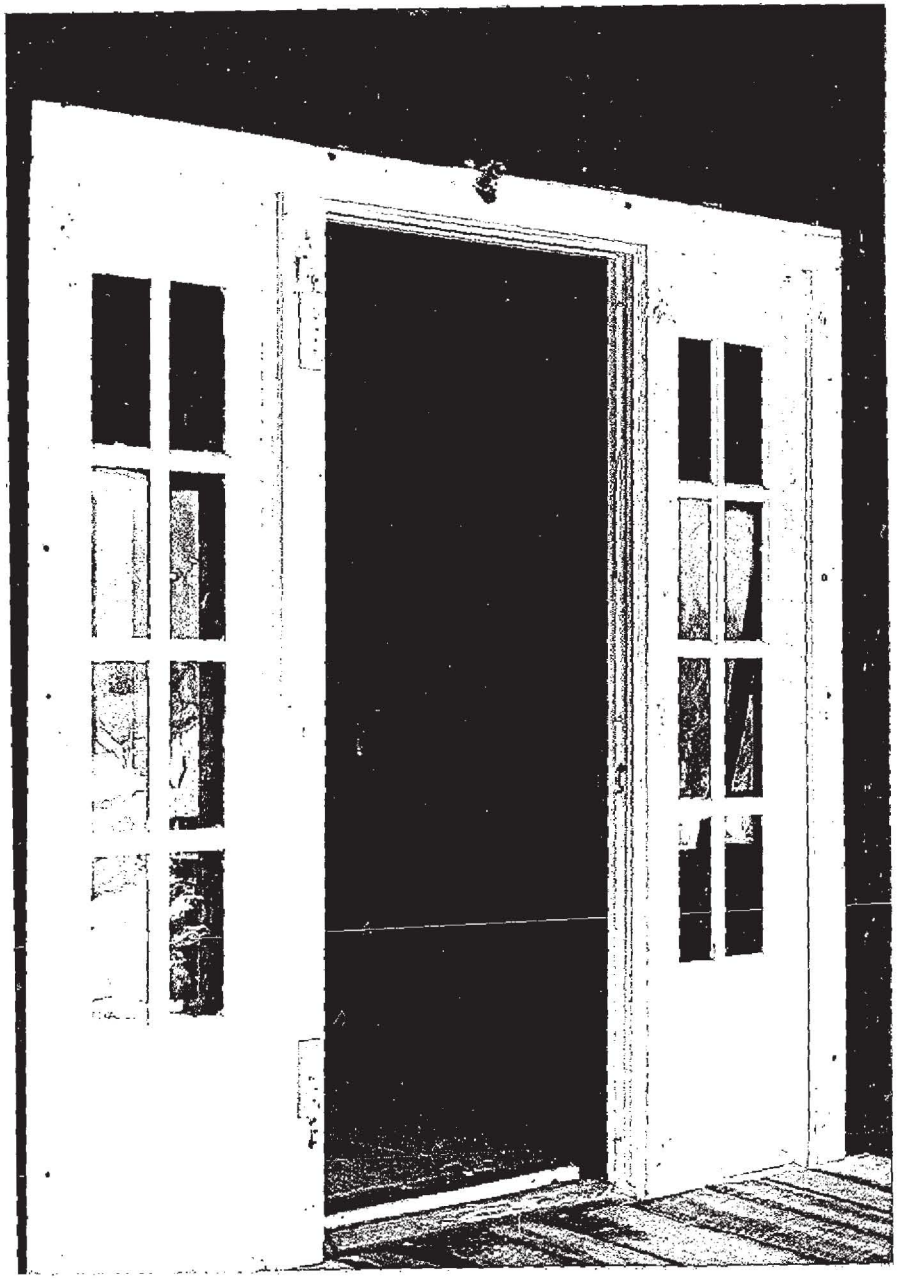
Main Cabin - North Porch, South wall



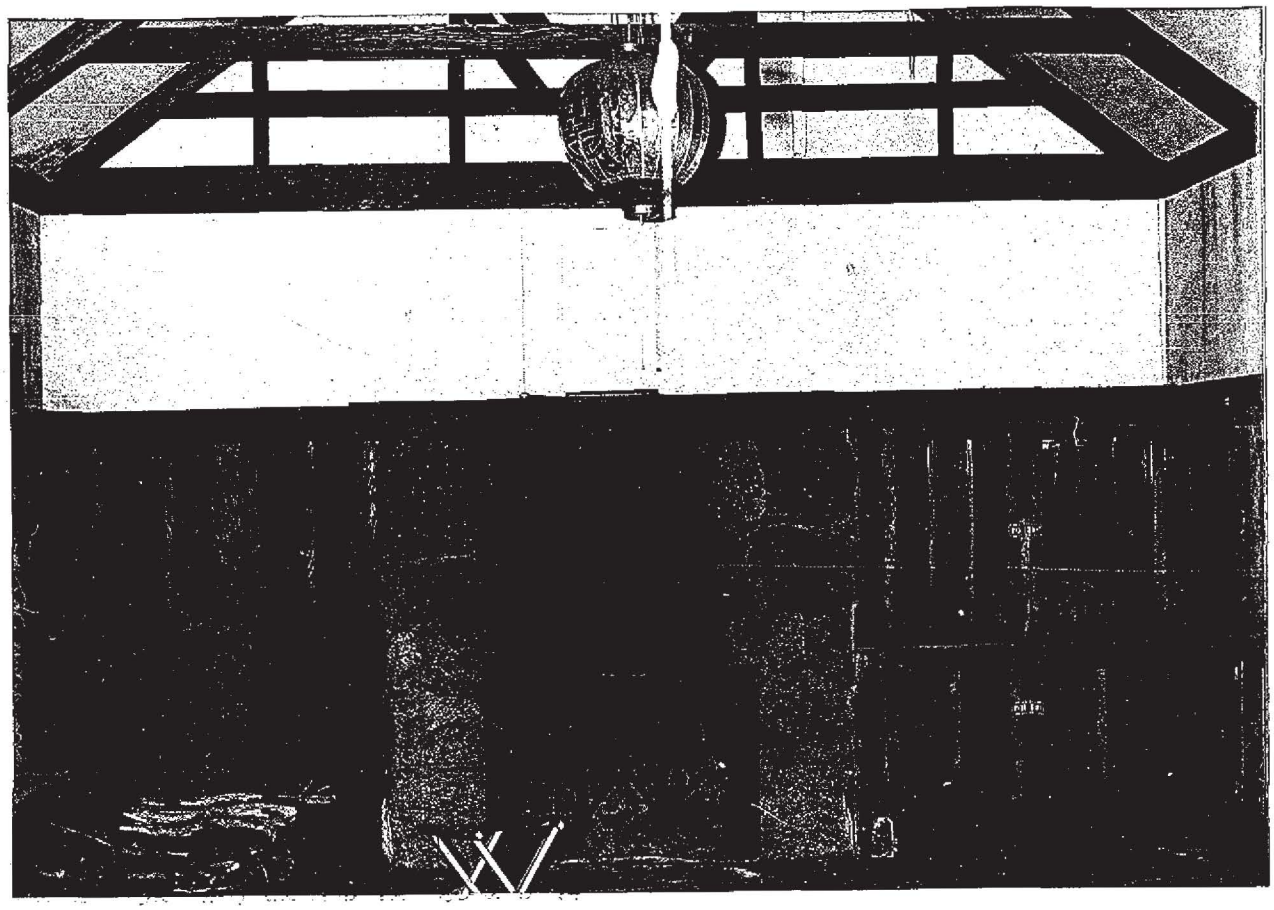
Main Cabin - East enclosed porch, interior North wall



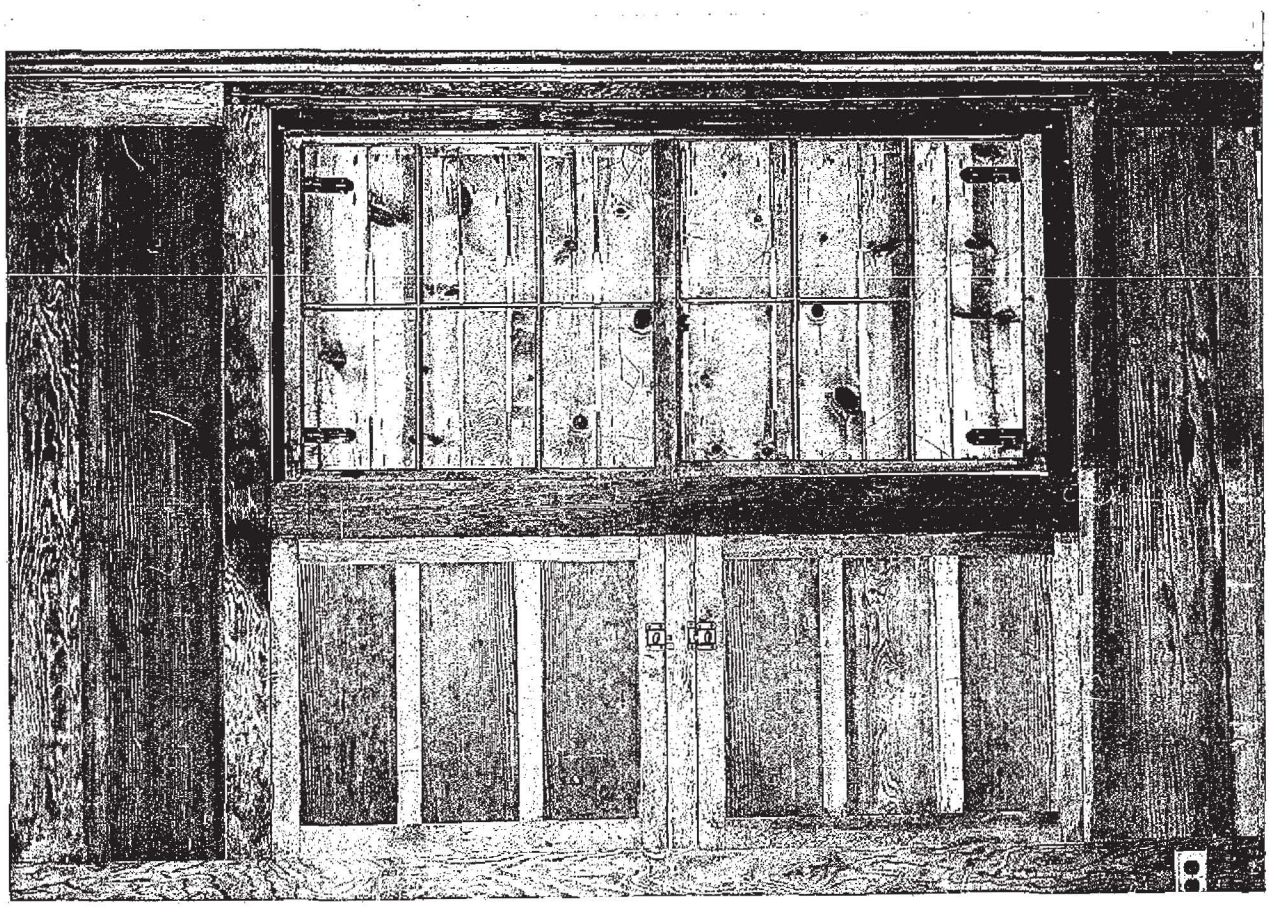
Main Cabin - Living Room entry door, door knob



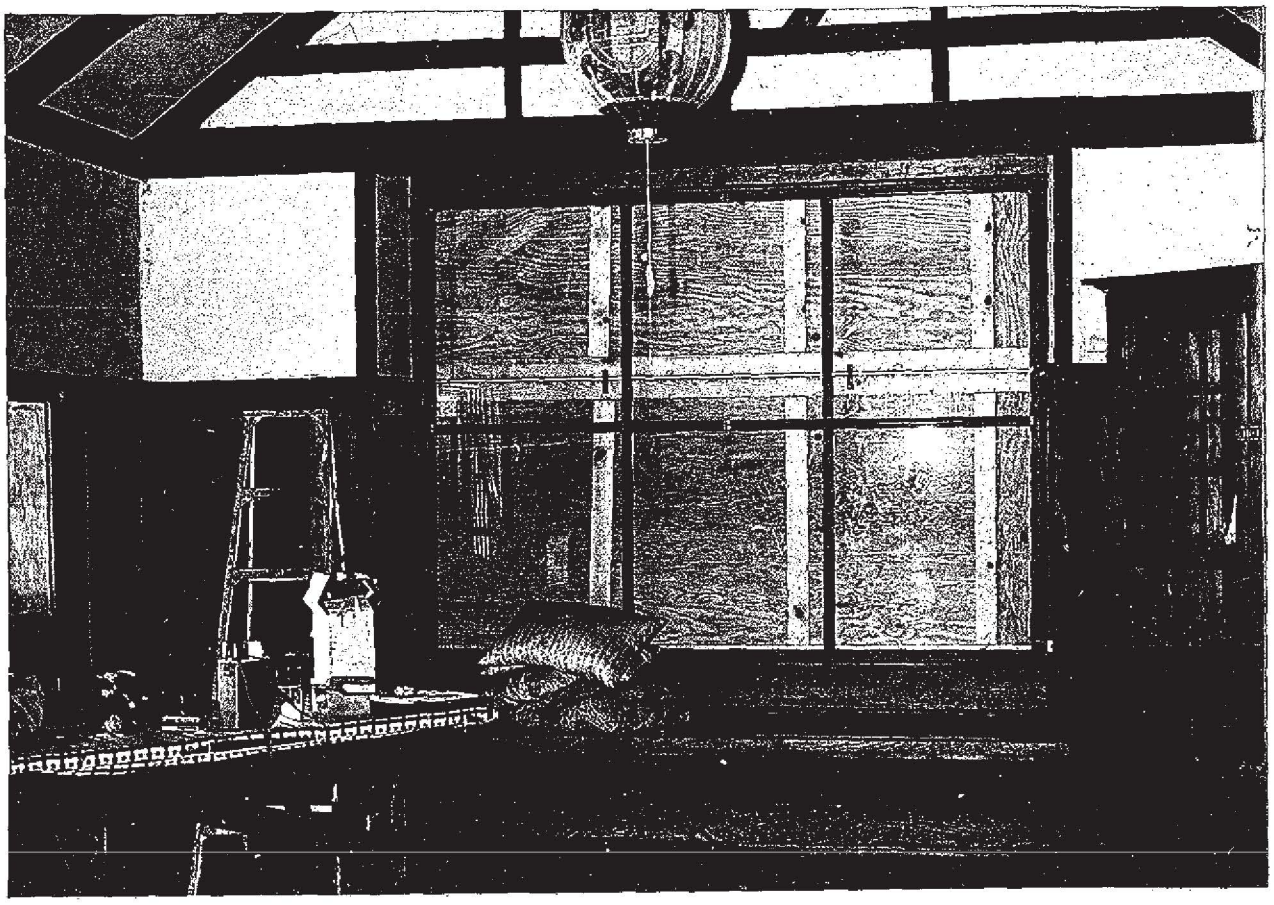
Main Cabin - Living Room entryway from South Porch



Main Cabin - Living Room, East wall

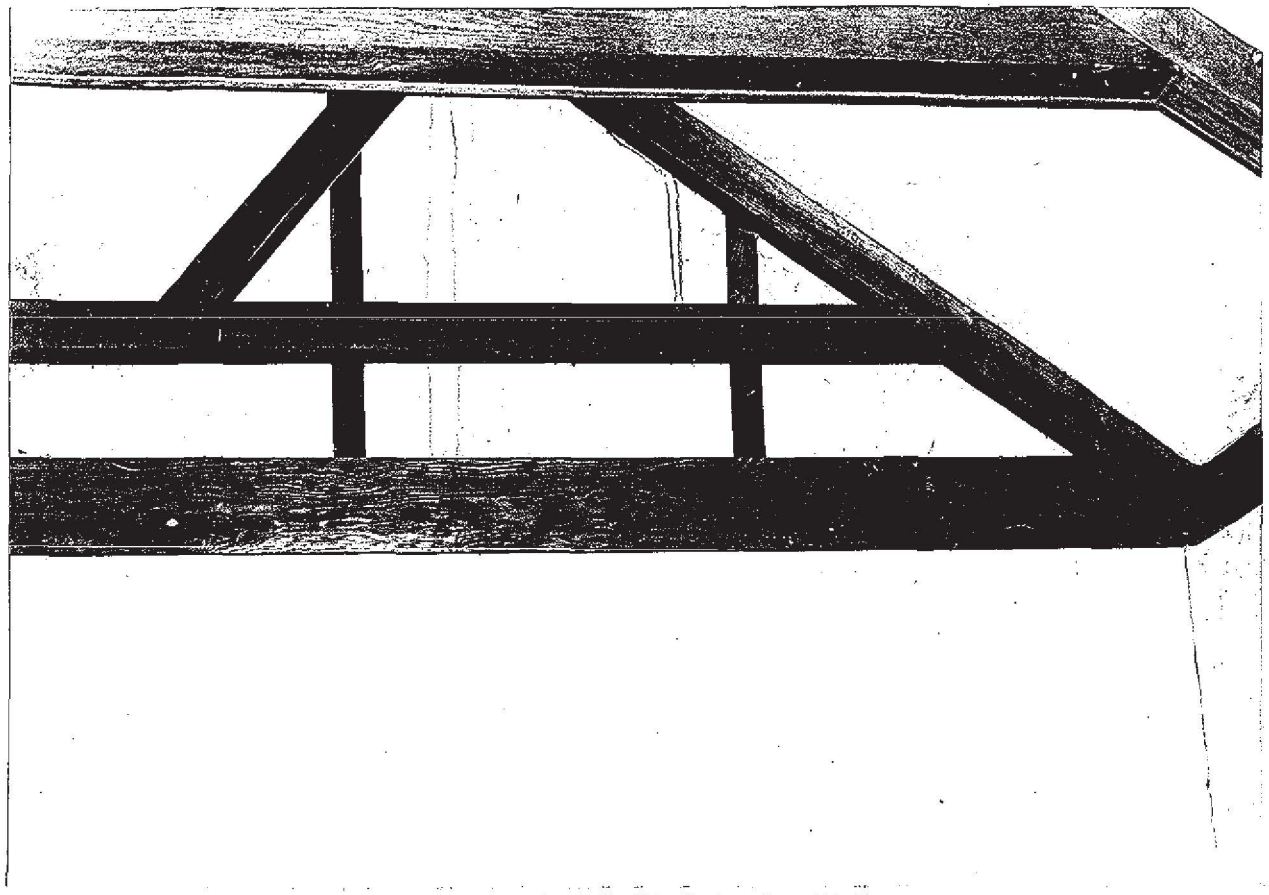


Main Cabin - Living Room, South wall

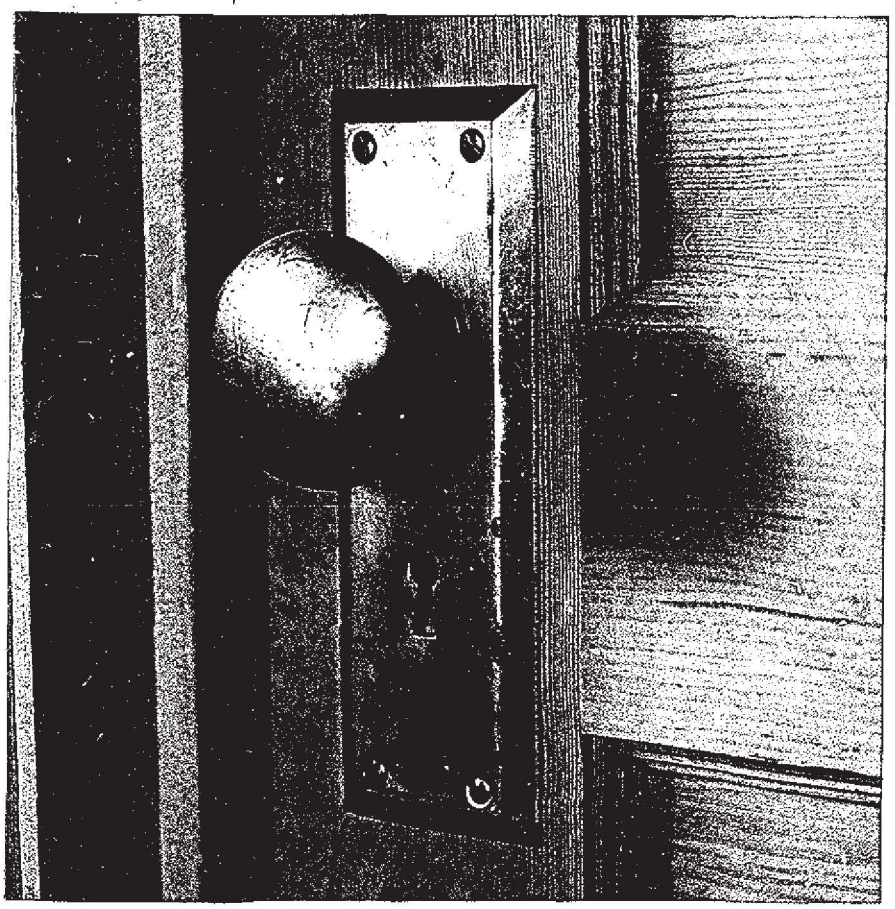


Main Cabin - Living Room, East wall

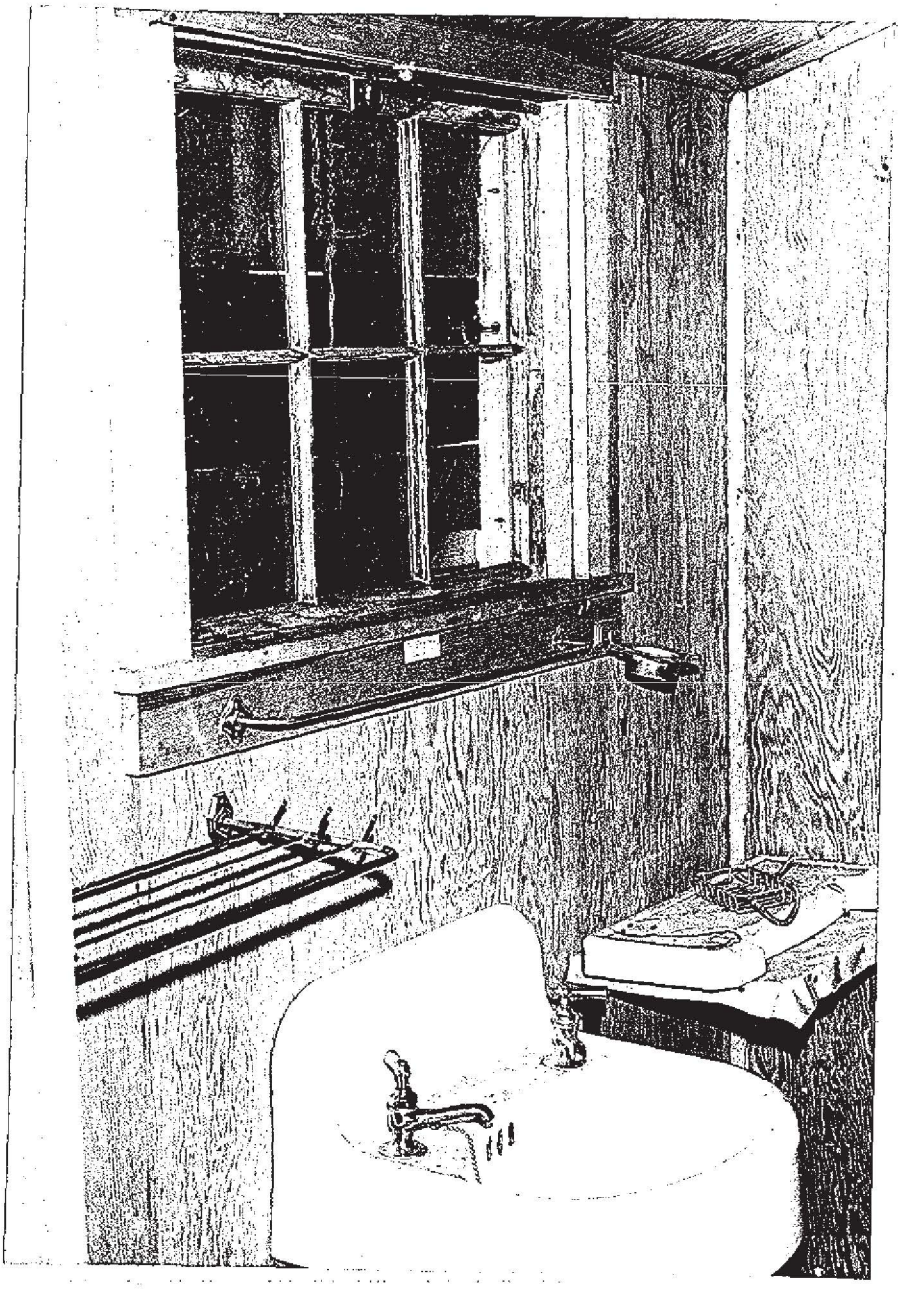
Main Cabin - Living Room, Northeast corner



Main Cabin - Living Room, Southeast corner at ceiling

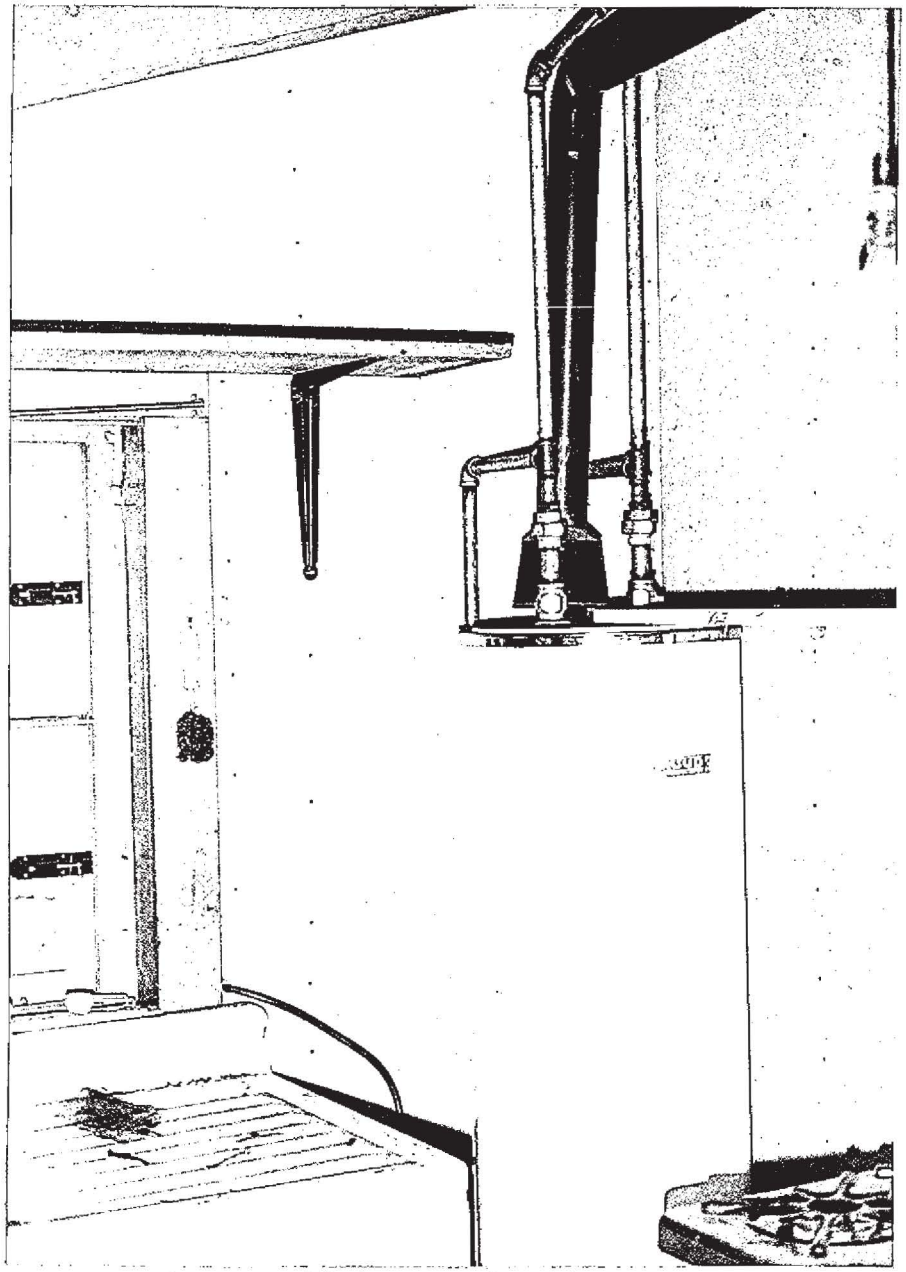


Main Cabin - Bedroom, door and knob to Living Room

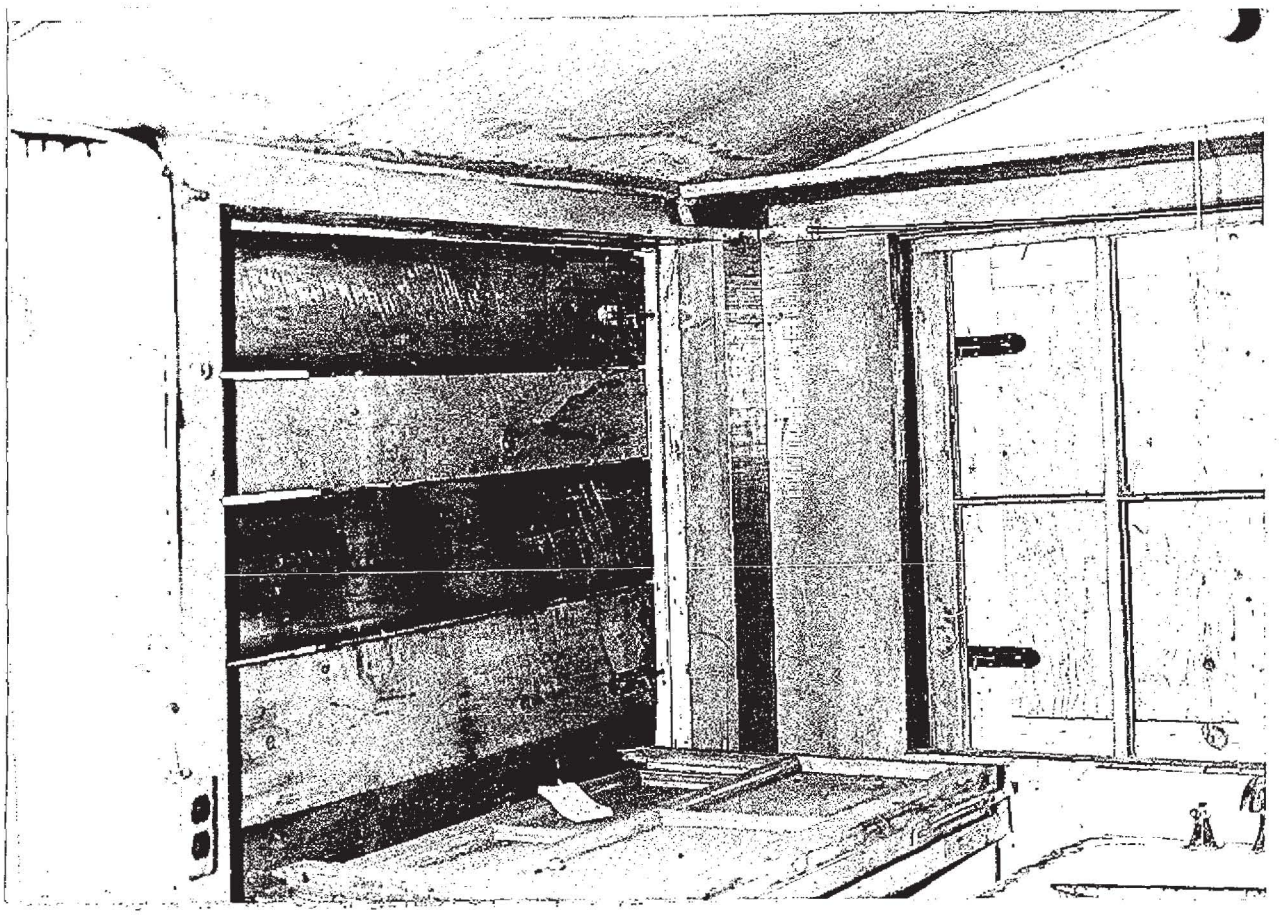


Main Cabin - Bathroom, North wall

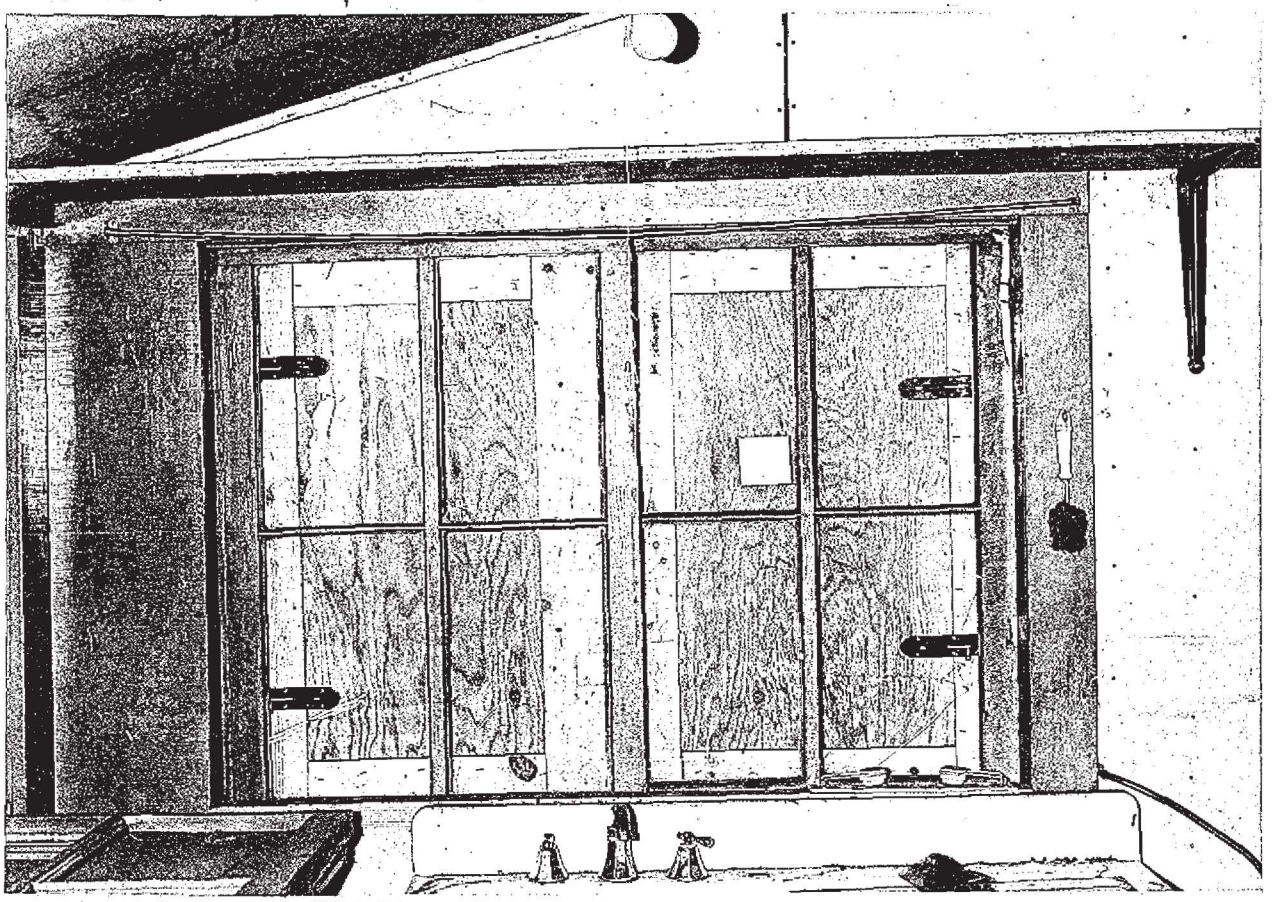
Main Cabin - Kitchen, North wall



Main Cabin - Kitchen, Southeast corner



Main Cabin - Kitchen, Northwall to left



Main Cabin - Kitchen, East wall

S L E E P I N G C A B I N (H S - 2)

B. SLEEPING CABIN (HS-2)

1. FOUNDATION:

The foundation of this structure was neither accessible nor visible due to existence of wall finish materials. Based on observations of the adjacent structures, this foundation is in all likelihood nothing more than wood framing members bearing on occasional rocks more or less strategically placed.

2. EXTERIOR:

This cabin is a two-story structure built into a steeply sloping site whereby the west end is a full two story height and the east end is only one story. Only a portion of the lower level is utilized as living space, the remaining portion being an unaccessible crawl space.

a. Walls:

Although it was not possible to determine positively, it is believed that the entire structure is of frame construction. On the north, west and south walls, up to the floor line of the second floor, the finish wall material is pressed sheet metal representing a uniformly sized (6-3/8"x11¼") rough faced stone with 3/8" wide convex, tooled mortar joints. This metal is nailed over a board sheathing and apparently had been painted white at one time but which has mostly weathered away. Also, the metal has been run down to and is now somewhat covered by the finish grade. The east wall currently is covered with

plywood and visqueen which seems to be some form of temporary protection from earth which is sliding down against this wall.

The second floor walls are finished with a vertical board and batten siding with boards of some eight to eleven inch exposure and battens of 2-3/4"-2-7/8" widths. This siding was perhaps originally stained but now is simply a weathered wood with no visible finish.

b. Windows (Lower Level):

There are two windows in the lower level - one is made up of two sliding sash, each having six lites, and one is a single, inswinging sash with six lites and hinged on the bottom with surface mounted stamped metal hinges. Sash of both of these windows are painted white. Exterior casings of these windows were, at one time, painted a greenish color although weathered away to such a point that it is difficult to see that they were in fact painted.

c. Windows (Upper Level):

There are two windows in the upper level - both made up of two sliding sash, with six lites each, and painted white. Exterior casings of these windows are painted white.

d. Doors (Lower Level):

The entry door to the lower level has both a screen door

(outswinging) and a wood door (inswinging). The exterior casings apparently were painted a greenish color which has now weathered virtually totally off.

The screen door is mounted with two hinges. The lower hinge being a flat steel pin hinge mounted with both nails and screws to the face of the casing. The upper hinge is also surface mounted to the casing face and is a spring loaded, self-closing type hinge. This door shows no indication of ever having been painted. Screening was tacked to the outside face of the frame and covered with a half-round moulding. Over the top of this door, nailed to the casing is a rectangular piece of flat sheet metal with the word "Solitaire" painted on it. The door pull is a small faceted glass knob.

The entry door itself is of vertical wood plank construction of the "dutch" type - i.e., the upper one-third of the door opens independently from the lower two-thirds. The lockset is an interior surface mounted rim latch with only a keyhole and brown porcelain knob visible on the exterior. There is also a more contemporary strap/hasp and padlock. Apparently, the door has never been painted on the exterior. The interior of this door is painted white. Apparently, the door was originally a single door unit and later modified into the "dutch" type. Original hinges are half-mortise type of stamped metal

and painted when the door was painted. The added hinges (steel pin half-mortise) and wood bracing, presumably done at the time of the door modification all remain unpainted.

There is a concrete and rock stoop in front of this doorway.

e. Doors (Upper Level):

The entry door to the upper level has both a screen door (outswinging) and a wood door (inswinging).

The screen door is larger than the main wood door and is mounted on top of the main door casings. It apparently was added after the door had been in use since it was installed over the painted door casings. It is mounted with two hinges - the lower being a surface mounted spring-loaded self-closing type, nailed and screwed in place. The upper hinge is also surface mounted, flat steel pin also screwed and nailed in place. The screening is tacked in place and tacking covered by a flat mounding having four rounded grooves in its face. Neither the screen door nor its applied casing were painted.

The main wood door is a four vertical panel type with a natural finish. Apparently, there have been different types of locksets used on this door in the past. The existing is an interior surface mounted rim latch. The exterior door knob is of brown

porcelain whose round escutcheon plate is mounted with a clinched-over nail. There is also a cast key-hole plate mounted with flat head wood screws. The door casings are painted white and were so painted prior to the time of the installation of the screen door.

f. Roof Structure/Roofing:

One of the more interesting points of this structure is the pagoda-like shape to the roof. The rafters extend in straight lines from the ridge to the sidewalls but have curved splice plates extending back up the slope of the rafter and out beyond the sidewalls to form the overhang. This detail provides somewhat of a concave curve from the ridge to the eave - thus imparting a distinctive character to the cabin which is not typical of the region.

Both overhangs and porch have exposed rafters - none of which apparently have ever been painted.

Roofing is cedar shingles applied over board sheathing. There is a metal ridge cap with balls at each end which is not painted.

g. Porch:

The one porch on this structure is covered by the extension of the main roof structure. The railing, which occurs on two sides of the porch is of board and batten siding which matches

the siding of the cabin. The third side of the porch is open to the flight of wood steps leading down to the ground. These steps have no railing. All sides of the porch are open - i.e. there is no screening. The gable end is framed-in and also covered with the board and batten siding.

3. INTERIOR:

a. Lower Level:

The lower level consists of one room, apparently used as a bedroom. It does have a wood shelf built into the southeast corner which appears to have held a removable basin which apparently served as a lavatory. There is a surface run cold water supply to this shelf from the ceiling above - however, there is no waste line or vent stack.

Walls and ceiling are apparently the same material as on the upper level ($\frac{1}{4}$" thick gypsum wallboard) only have a painted (light gray?) finish. There are wood battens, probably covering wallboard joints, which are 3/4"x2$\frac{1}{2}$" wide and occur almost randomly on both walls and ceiling. At the bottom of the wall, battens butt to a wood base of 3/4"x5$\frac{1}{2}$" dimension which has a 3/4" quarter-round shoe moulding. At the top of the walls there are quarter-round mouldings and flat rectangular mouldings into which both wall and ceiling battens butt. All battens are painted the wall color.

On the west wall, the window jamb casings butt to both the sill member and head casings, both of which extend some eight inches beyond the jamb casings. These casings are painted the wall color.

On the south wall, the head and sill casing are continuous pieces serving also as battens and are painted the wall color.

Flooring is wood boards laid in a north-south direction.

Electrical service to this room consists of a duplex convenience outlet on the north wall and a porcelain base ceiling mounted lamp holder.

b. Upper Level:

The upper level consists of one room, apparently used as a bedroom. Wall finish material is a $\frac{1}{4}$" thick gypsum wallboard which has an "orange peel" finish texture apparently factory applied. This material was face nailed on to the walls - panel joints (except for the east wall) and nail heads left exposed and not painted.

The ceiling, which follows the slope of the roof rafters, is of the same material and finish as the walls.

The wood trim in this room is worthy of note in that the usual members such as window and door casings, battens and base, are with the exception of the partially exposed ridge board, made up of half-round and quarter-round sections of small willow trees or saplings - complete with bark and left unfinished.

The partially exposed ridge board is rough sawn lumber, some 2" in width. Smooth surface quarter-round wood members conceal the joints where the ceiling material butts to the ridge board.

There is a low built-in corner "cabinet" with shelf and open front in the southwest corner. This "cabinet" is constructed of the same willow sapling material as the general interior trim. There is also closet-like frame in the northwest corner built to the side wall height, with open front, and built of the same material.

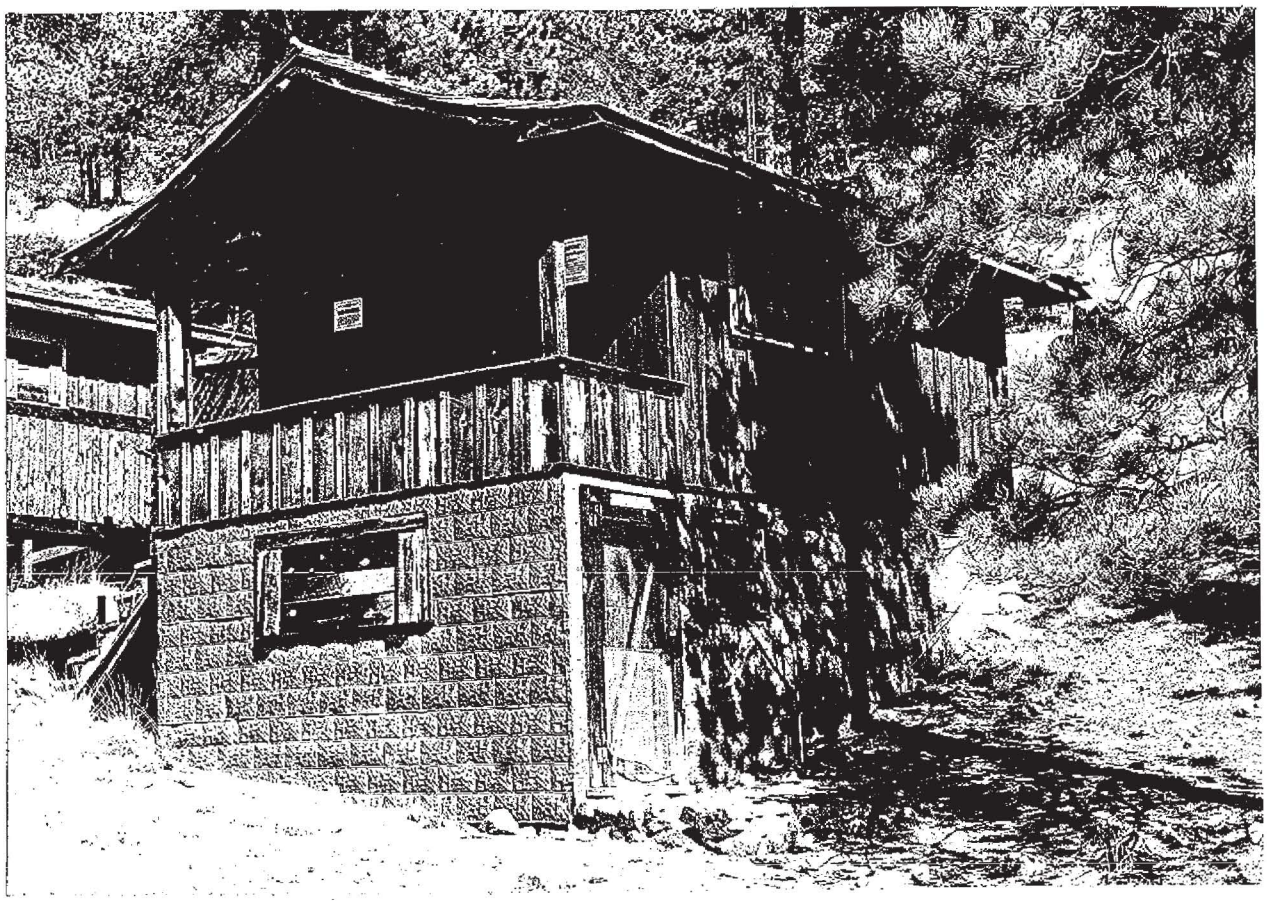
There is also a wall hung enameled lavatory mounted on the south wall. This lavatory is supported by elegant cast iron brackets in a floral motif. The lavatory is supplied with cold water only from the room below and does have a waste line. This waste line disappears into the floor and is thought to exit on the north side of the cabin where it then disappears into the ground. There is no vent stack for this lavatory.

Flooring consists of approximately 3/4"x3-1/8" tongue and groove pine boards running in a north-south direction.

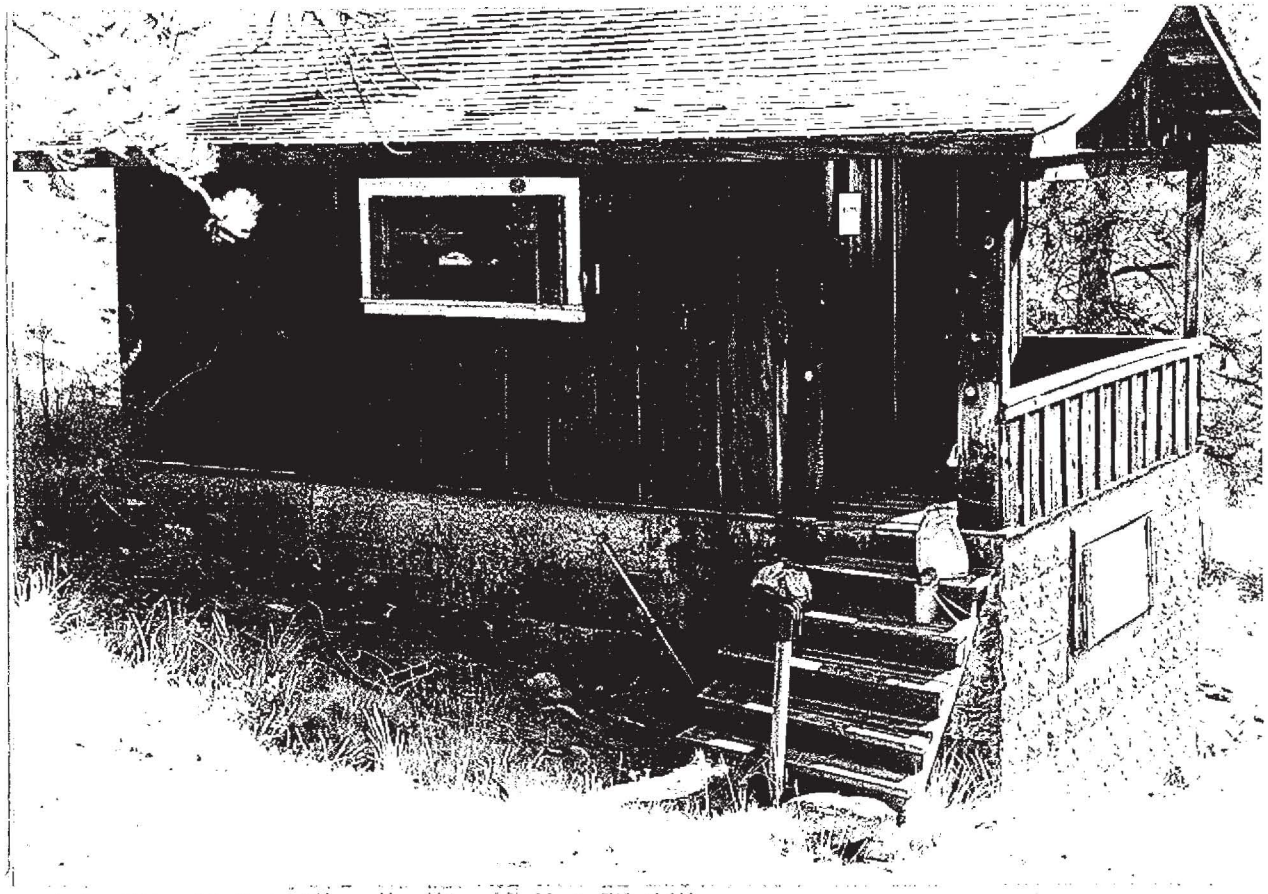
The cabin was wired for electricity with knob and tube type wiring, entering the structure from the east roof fascia. Wiring enters through the east wall to a porcelain fuse block, surface mounted high on the east wall. From this fuse block, surface run wiring extends along the ridge board to two twist cord drops for single lamp holders with pull chains.

It should be noted that at the time of this review, this room contained a bed constructed of willow saplings which matches the willow sapling trim members.

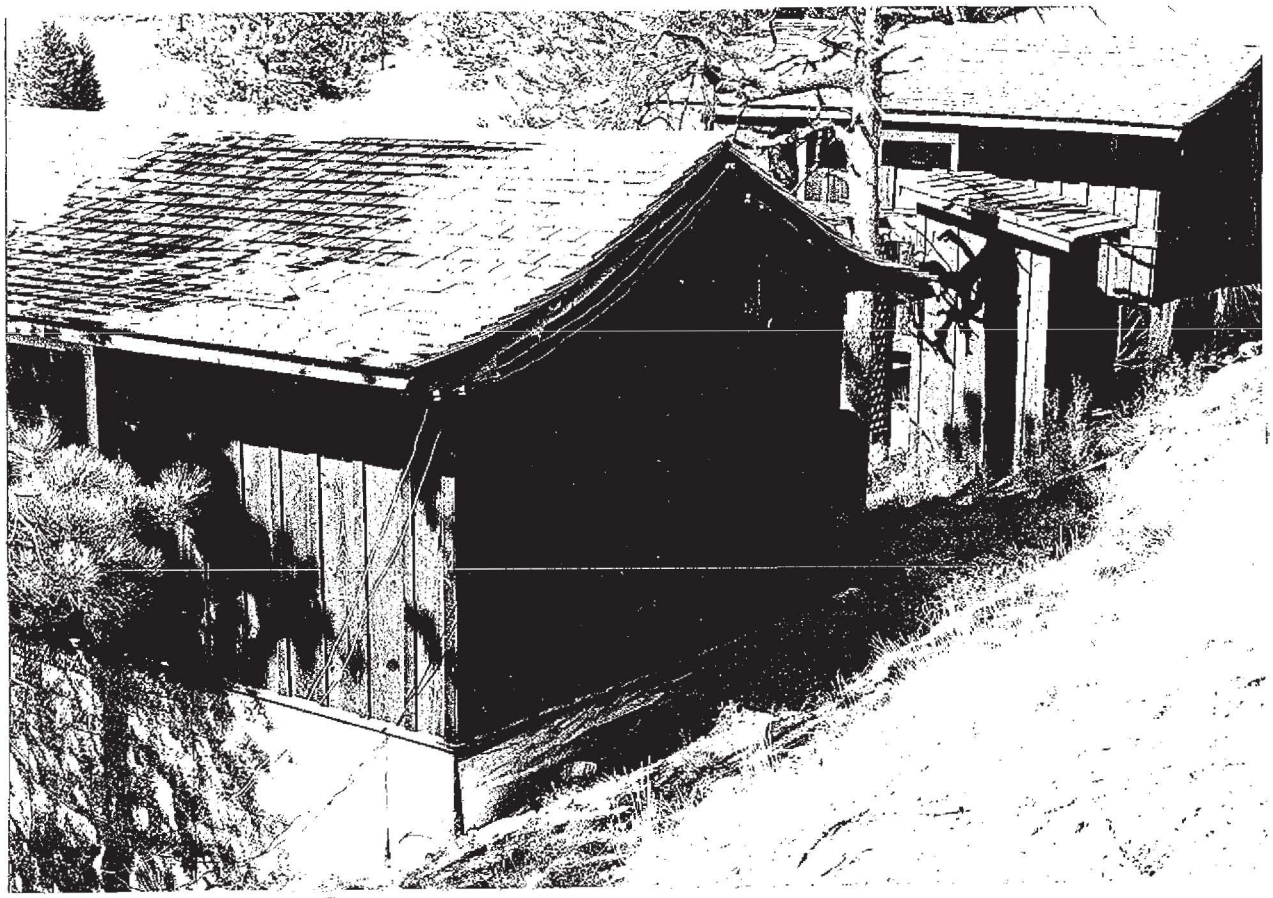
- END: SLEEPING CABIN HS-2 -



Sleeping Cabin (HS-2) - View from Southwest



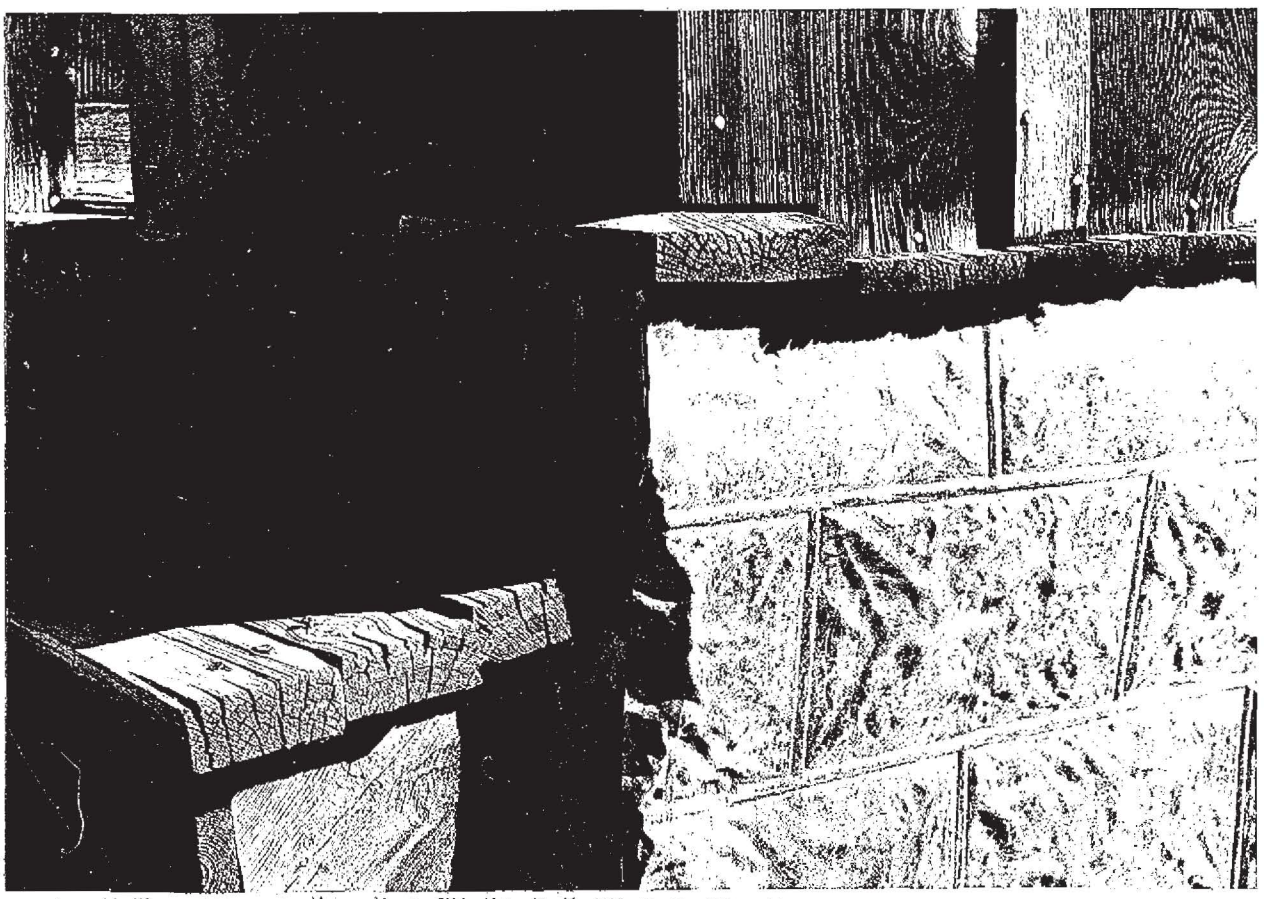
Sleeping Cabin (HS-2) - View from Northwest



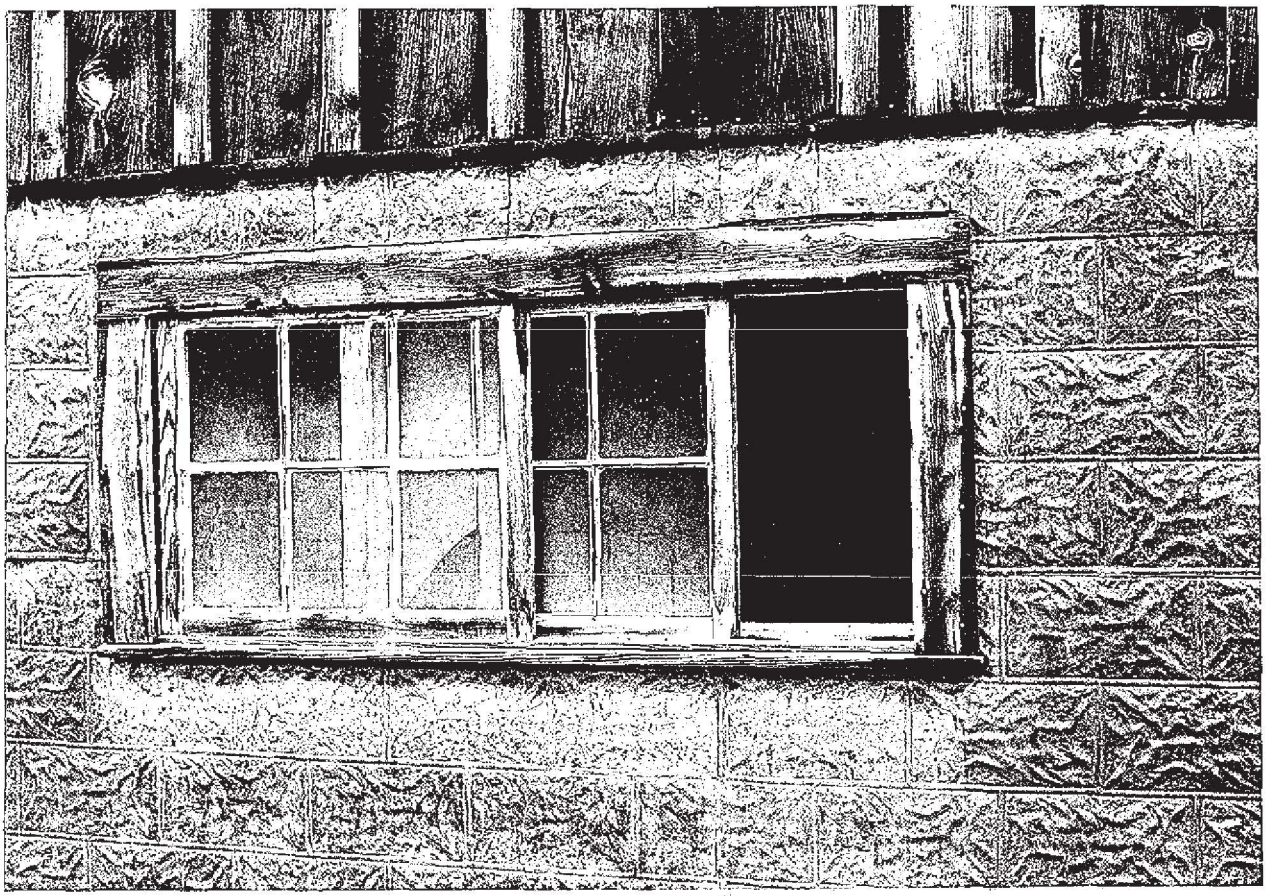
Sleeping Cabin (HS-2) - View from Southeast

Sleeping Cabin (HS-2) - Southwest corner of eave

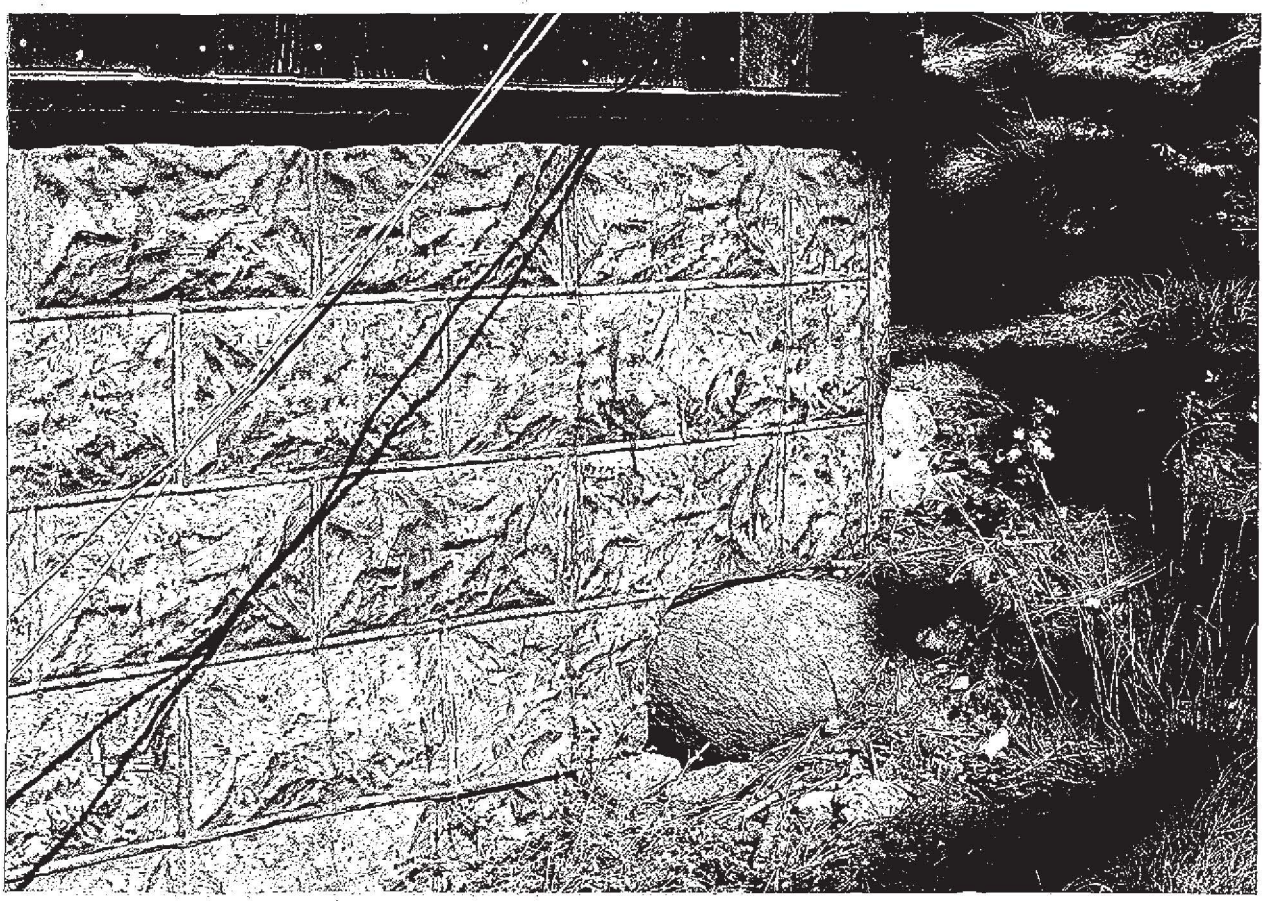
Sleeping Cabin (HS-2) - Overhang on West side



Sleeping Cabin (HS-2) - Northwest corner with steps



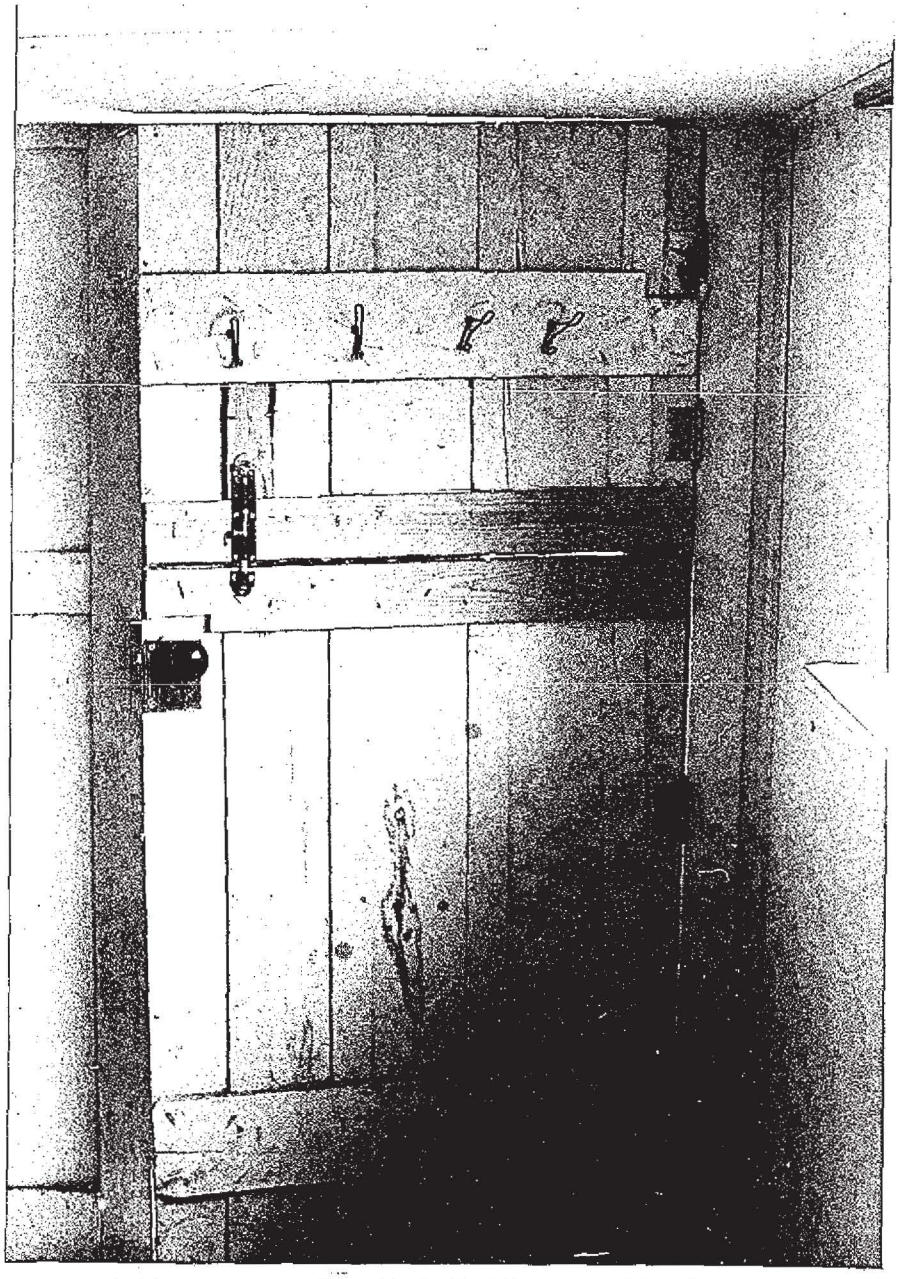
Sleeping Cabin (HS-2) - Window in West wall (Lower Level)



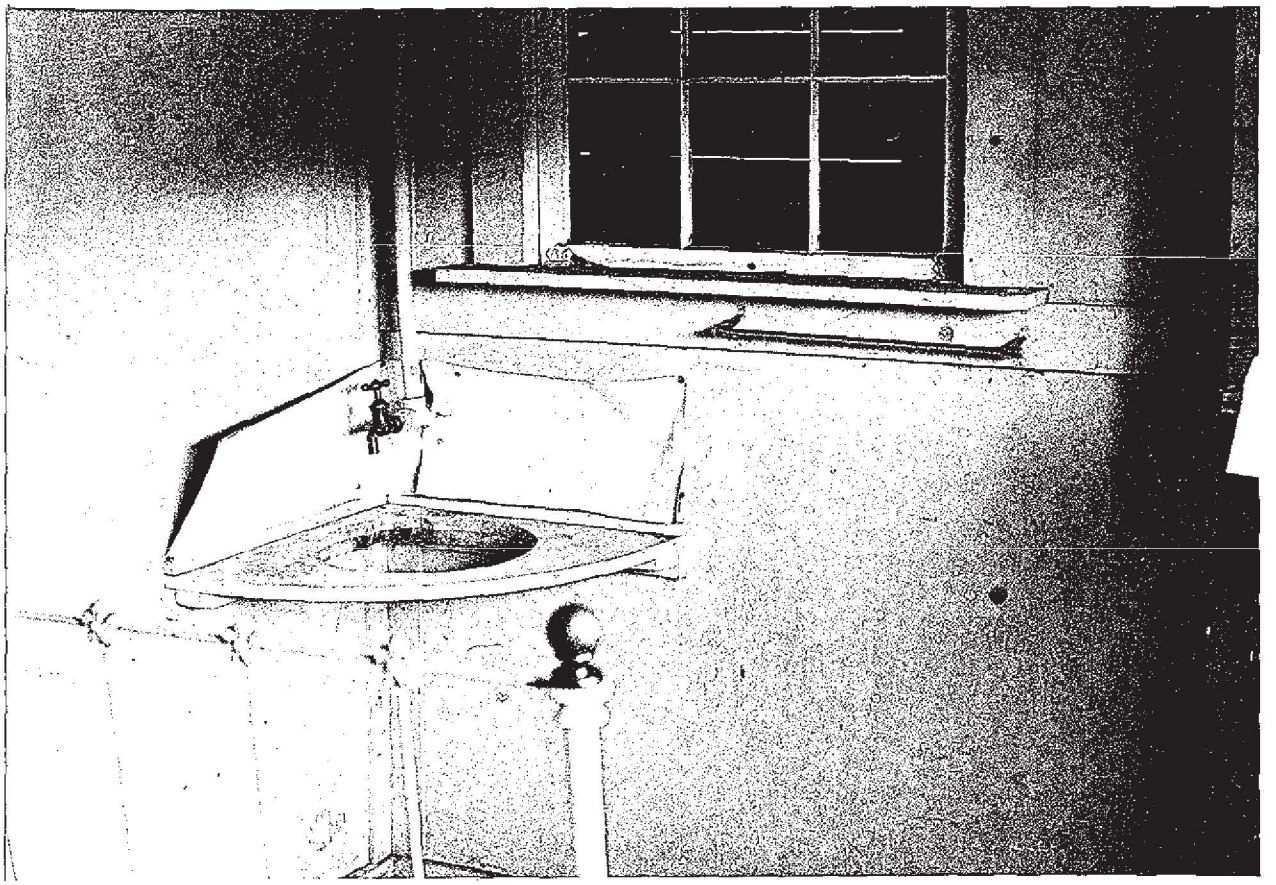
Sleeping Cabin (HS-2) - Southeast corner at grade

Sleeping Cabin (HS-2) - Door at Southwest corner

Sleeping Cabin (HS-2) - Screen door at Southwest corner

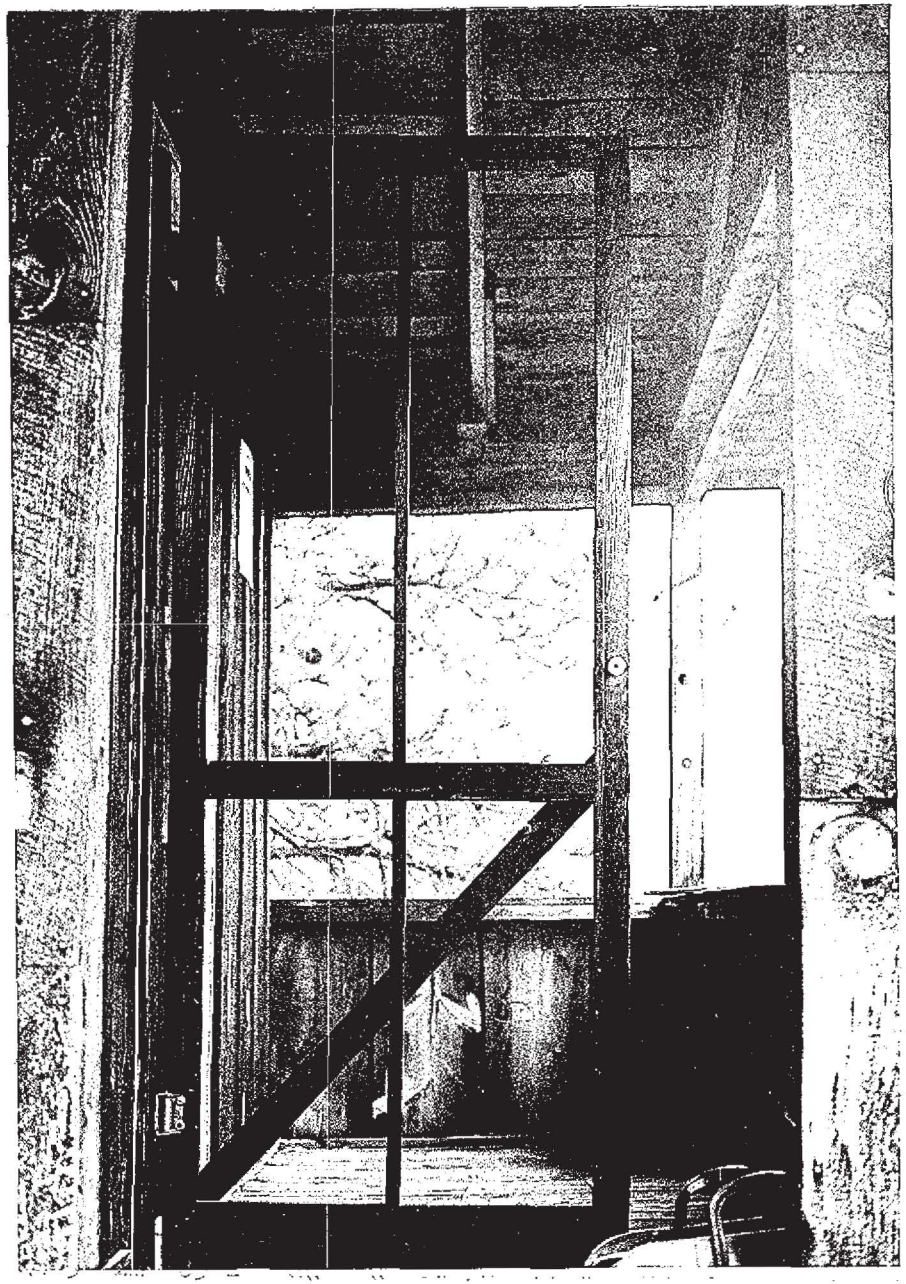


Sleeping Cabin (HS-2) - Interior of door at Southwest corner (Lower Level)



Sleeping Cabin (HS- 2) - Bedroom, Lower Level, South east corner

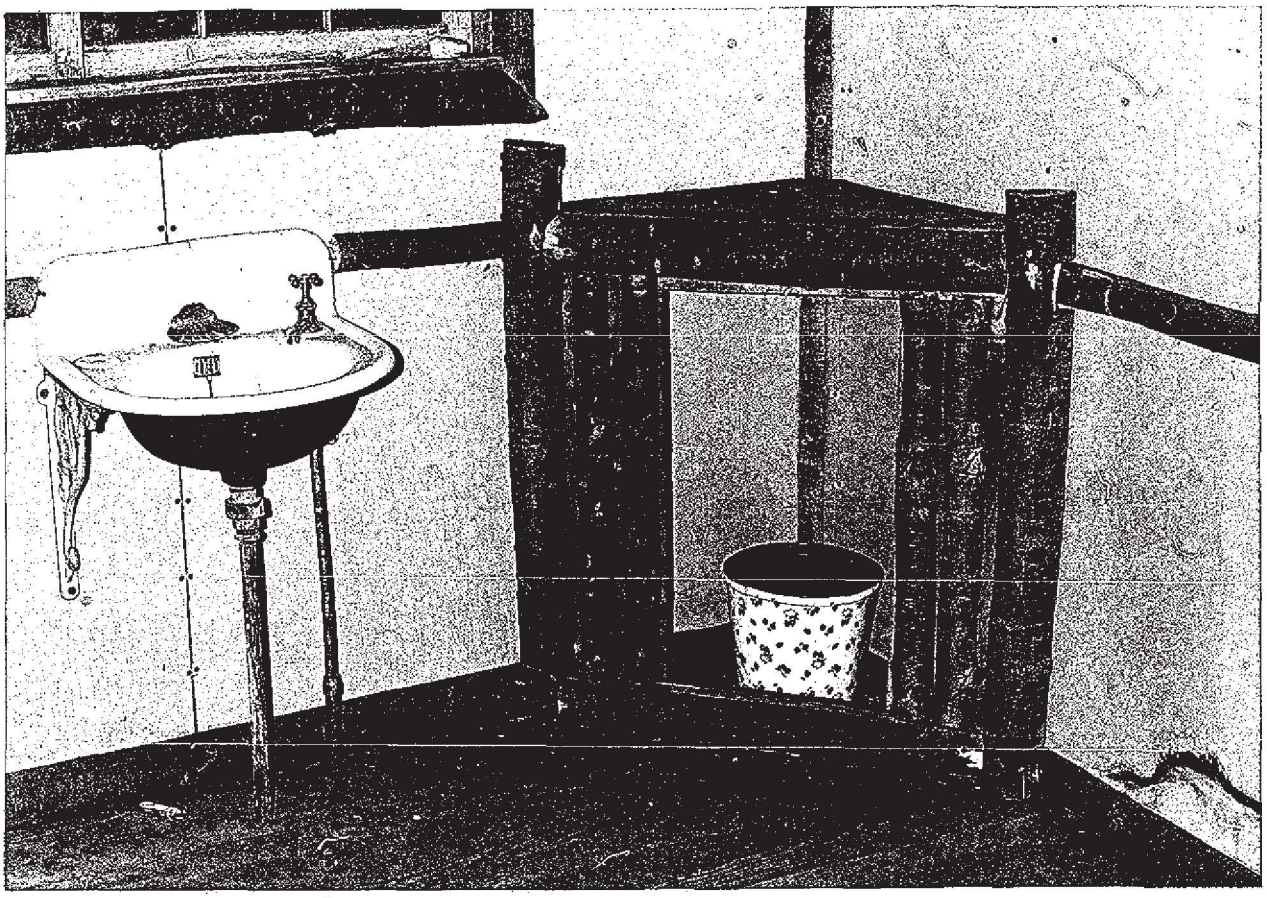
Sleeping Cabin (HS-2) - Door, West wall (Upper Level)



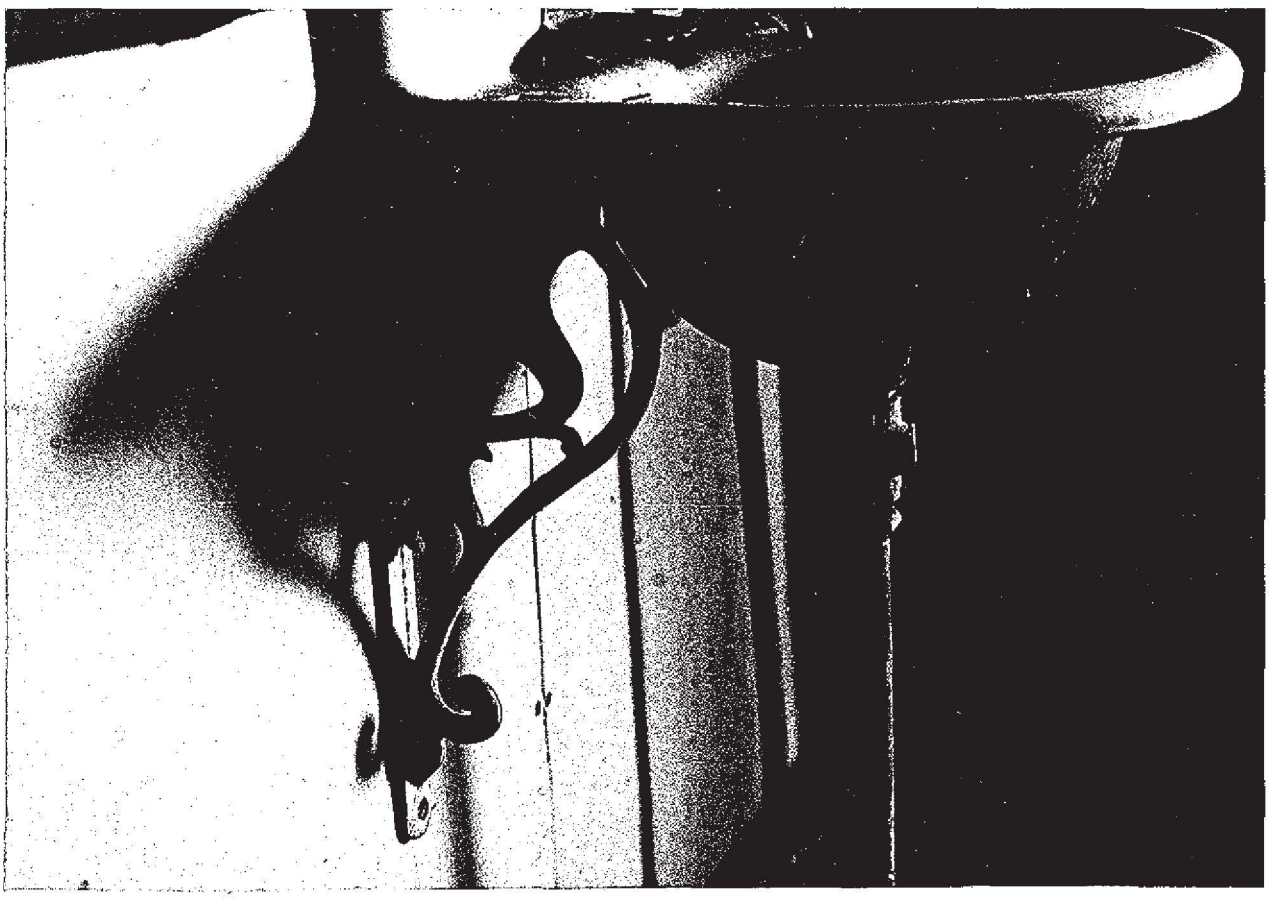
Sleeping Cabin (HS-2) - Screen Door, West wall (Upper Level)

Sleeping Cabin (HS-2) - Door knob, Door in West wall (Upper Level)

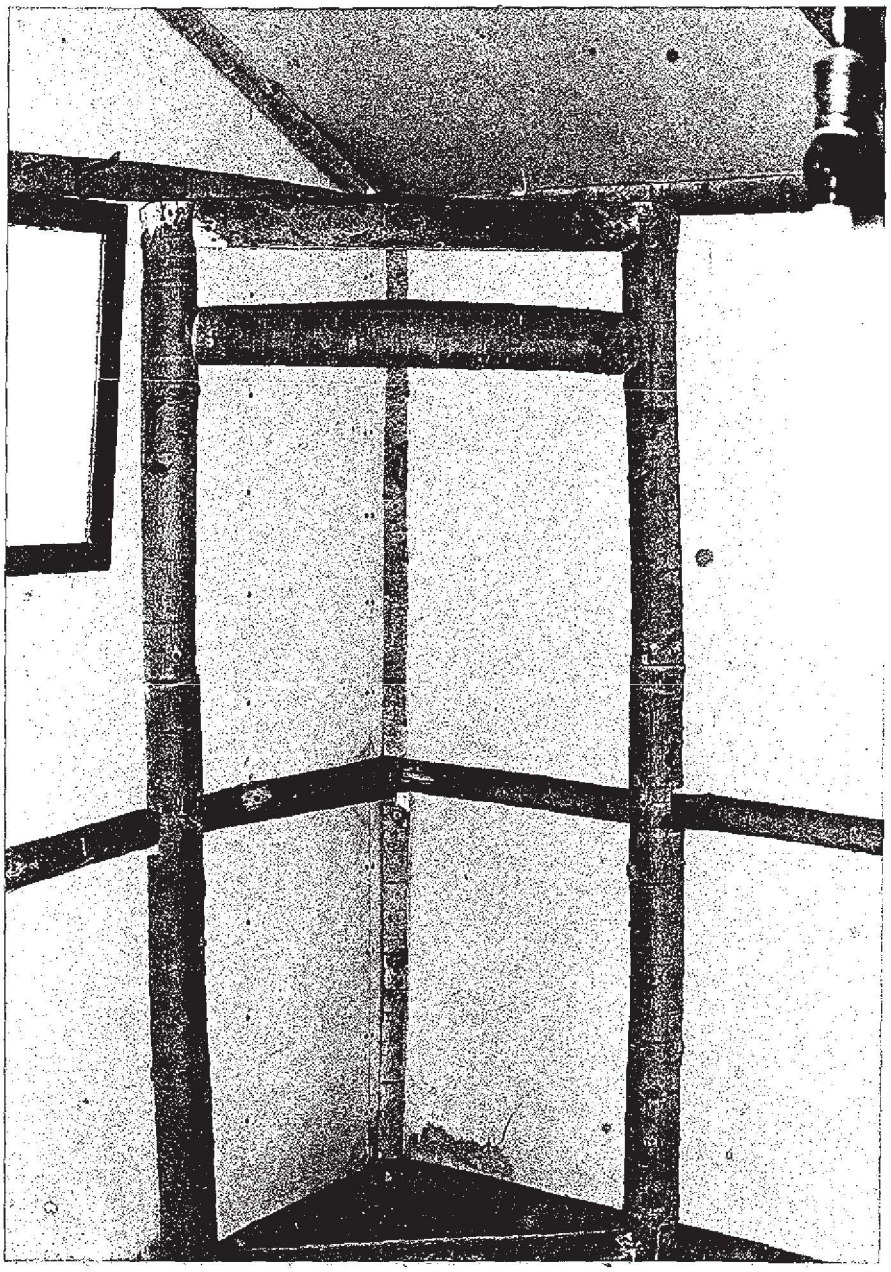
Sleeping Cabin (HS-2) - East wall and ceiling, Bedroom (Upper Level)



Sleeping Cabin (HS-2) - Bedroom, Southwest corner (Upper Level)



Sleeping Cabin (HS-2) - Lavatory support brackets, Bedroom (Upper Level)



Sleeping Cabin (HS-2) - Closet, Northwest corner
Bedroom (Upper Level)

P R I V Y (H S - 5)

C. PRIVY (OUTHOUSE) (HS-5)

The privy is a small, simple shed roof structure strategically located between the two sleeping cabins. Set in a stone base mortared in place, it is of frame construction with board and batten siding (unfinished) and a cedar shingle roof. Interior flooring is of tongue and groove boards running in an east-west direction.

The single-hole seat has a deeply eased/rounded edge around the all-important cut-out area, contributing greatly to the comfort of the user. The seat and its trim members are of unfinished wood and contrast nicely with the dark finish on the box car siding of the seat front.

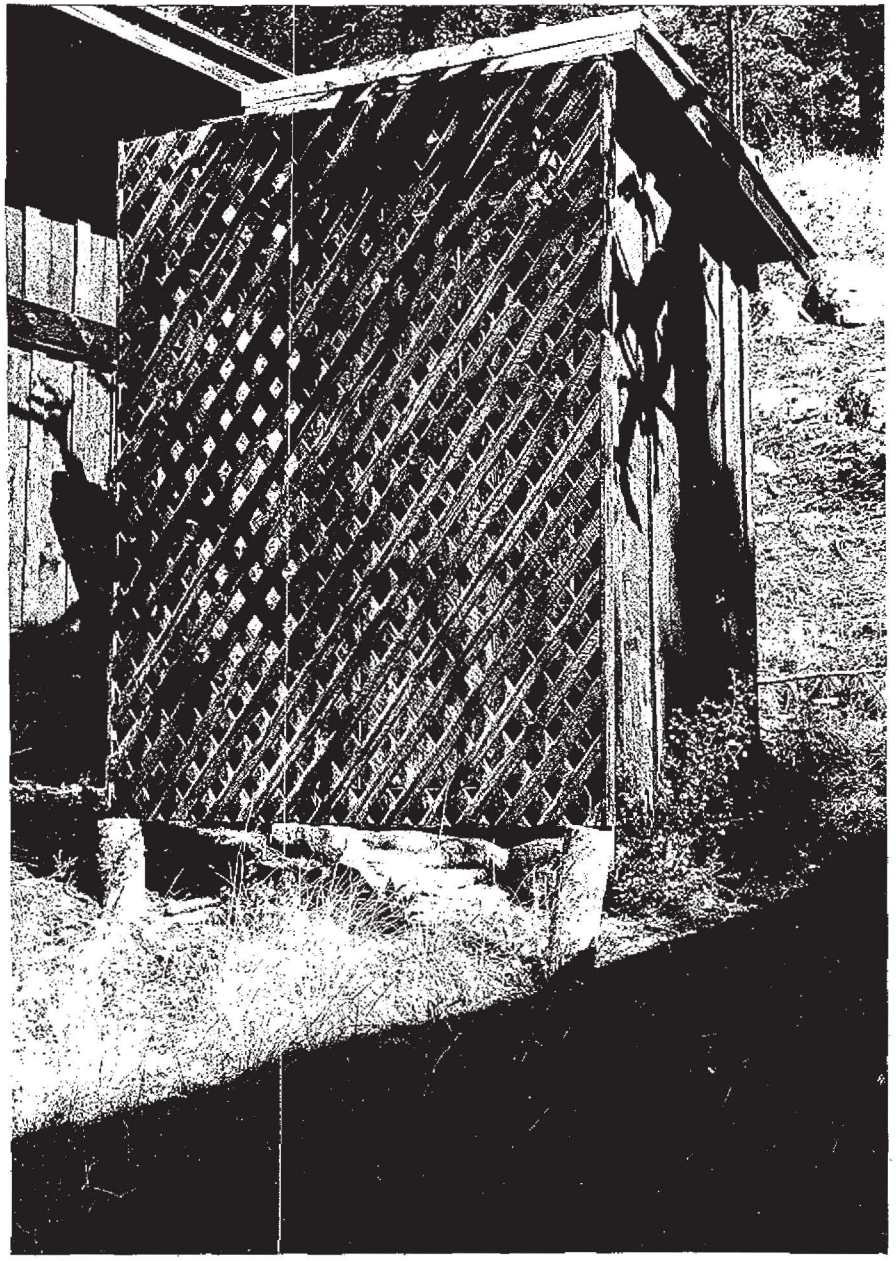
The interior walls are unfinished - i.e., the wall studs and rafters are left exposed with the exterior siding visible. Ventilation is achieved by an opening left in the west wall above the door and the spaces between the rafters in the east wall also being left open.

The entry door is of vertical board construction with surface mounted wood bracing members on the inside face forming a "z" and nailed from the outside face.

Door hardware consists of surface mounted strap hinges screwed in place (not nailed as in other doors in the complex). The door pull is made of tree branch or root whose natural shape forms the pull and is nailed in place. There is also shaped wood piece mounted with a single screw which swivels to hold the door closed.

Approximately two feet in front of the structure is a lattice-work wall mounted on two logs and braced back to the privy proper at door height. The lattice-work is made up of 1-5/8" x ½" wood members unfinished, run diagonally, and serves as an effective privacy screen for users of the facility.

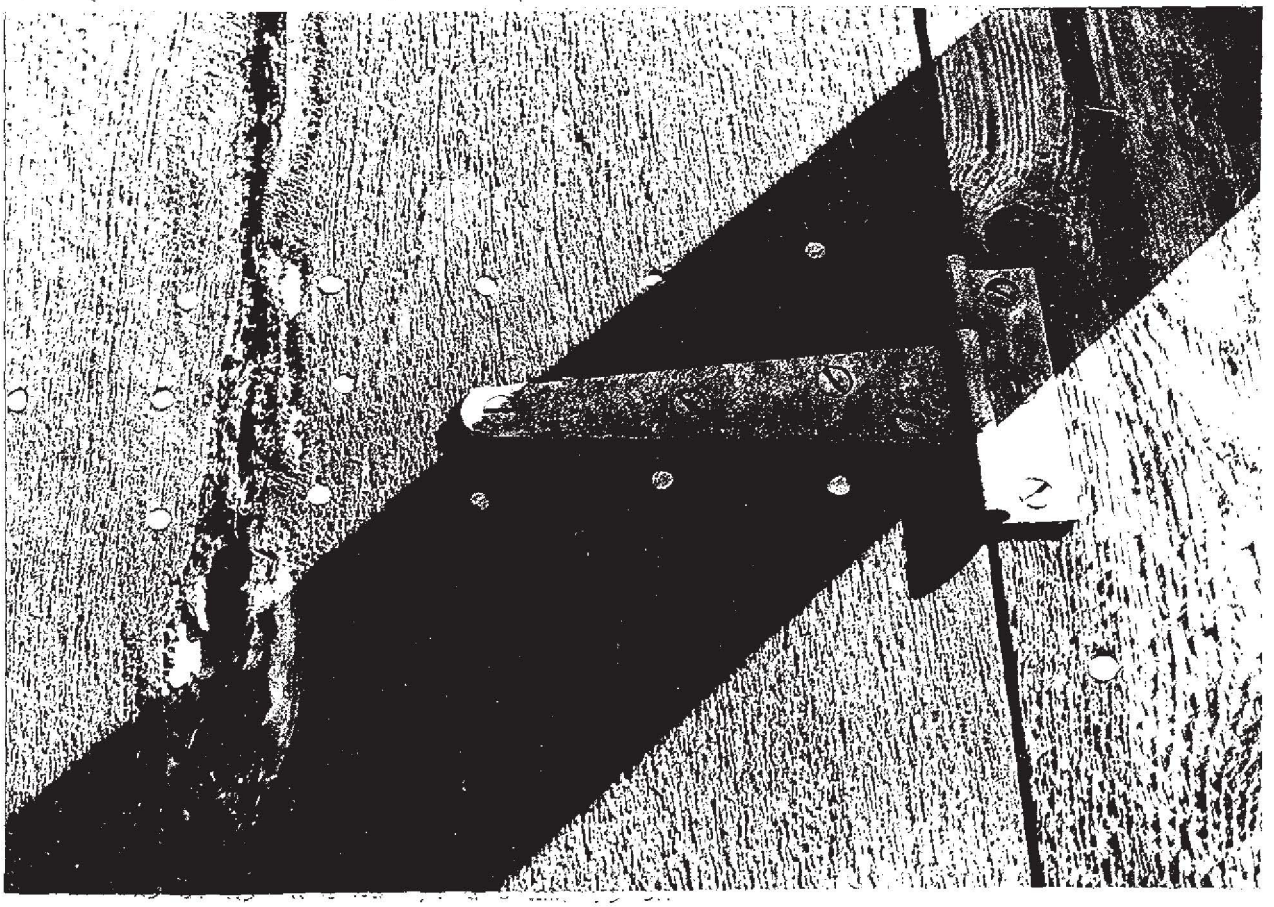
- END: PRIVY -



Privy (Outhouse) - View from Southwest

Privy (Outhouse) - View from Southeast

Privy (Outhouse) - Entry detail, view from Southwest



Privy (Outhouse) - Entry door hinge detail

Privy (Outhouse) - Ventilation Opening

Privy (Outhouse) - Door sill detail

Privy (Outhouse) - Entry door pull

Privy (Outhouse) - Seat detail

SLEEPING CABIN (HS-3)

D. SLEEPING CABIN (HS-3)

1. FOUNDATION:

The foundation of this structure is for all practical purposes non-existent. Built on sloping ground, the floor structural system of wood framing is supported by various lengths and sizes of wood posts which bear on rocks sitting on the ground and is unenclosed, thereby permitting a fully accessible crawlspace beneath the building. Many of these posts, which are randomly spaced, have been shimmed-up with scrap wood blocks. There is no mechanical connection of the posts to the rocks. The posts have been diagonally braced back to the floor structure in various locations and in various directions. This foundation system seems to be an excellent example of native construction techniques and making do with whatever happens to be available. Apparently the wood was never painted.

2. EXTERIOR:

a. Walls:

Of frame construction, the cabin is sided with vertically placed boards and battens. Exposed board faces vary in width from six to eleven inches and battens vary from 2¼" to 2-3/4". There is a horizonatal wood band of 7/8"x5½" material running continuously around the perimeter of the cabin in the plane of the floor joists behind which the board siding terminates and into which the battens butt. There is a similar horizontal member, again running continuously around the perimeter of the structure which occurs

approximately 3'-3" above the finish floor. Apparently, this serves to cover horizontal joints in the board siding. This siding might possibly have been stained but now is simply weathered. No signs of previous painting were observed.

There have been a number of tin patches applied to the siding - probably as covers to holes drilled into the siding by woodpeckers.

The east wall has been partially covered with polyethelene to protect it from earth which has moved down and is covering the siding.

b. Windows:

There are two windows in the structure, one in each of the north and south walls. Both windows are made up of single sliding sash of six lites and both slide to the west into pockets within the wall. Sash are painted white as are the casings.

c. Doors:

There is one entry into the cabin from the porch to the west. The door is a four panel (vertical) type and is painted white as are its jambs and casings. Its two hinges are half-mortise steel with button-end pins and screwed to the jambs and unpainted. The door has an interior, surface mounted rim latch with only a brown porcelain knob and keyhole visible on the exterior. A contemporary hasp and padlock have been added.

A screen door, both wider and taller than the main door, has been surface mounted over the original door casings. Miscellaneous scraps of wood were used as blocking to permit attachment of the hinges. Hinges are surface mounted, spring loaded, self-closing type. The door pull is shaped stamped steel secured with two screws.

d. Roof Structure/Roofing:

This cabin has a roof structure much like the "pagoda" shape reviewed previously under Sleeping Cabin HS-2. There is, however, a difference in detailing of the rafter curved extensions. On this cabin, rafters also terminate at the wall line but do so on top of a 2x4 member (laid flat) extending from the wall line out to the fascia. There is a similar curved extension to that on Cabin HS-2 which is nailed to the extended flat 2x4, but on this cabin there is an additional curved member which extends only from the siding to the fascia and nailed to the other side of the flat 2x4. This provides a heavier appearing rafter along the exposed eave construction.

Roofing is cedar shakes applied on board sheathing. The board sheathing, where visible, appears to have been done utilizing both scrap material and material that had been used previously on some other structure and salvaged for re-use here. There is a metal ridge cap with balls at each end and is not painted.

e. Porch:

The one porch on this structure is covered by the main roof structure with the framing members left exposed. The railing, which occurs on two sides of the porch, is of frame construction with board and batten siding matching the other portions of the cabin. The inside face of the railing is unfinished, leaving the framing members exposed and apparently was never painted.

Porch flooring is of wood planks (butt joint) running in an east-west direction. Access is by way of a single wood tread set between two up-right sections of 2x12's, bearing on rock and toe-nailed to the porch floor rim joist.

The gable end of the porch is closed-in with framing covered on the outside only with board and batten siding.

3. INTERIOR:

The interior wall finish is a 3/16" thick corrugated cardboard material and unpainted. This material was randomly and occassionally nailed to the studs and the joints taped with what appears to be simply a brown paper packaging tape, 2" wide. Apparently at some later date, in way of repair to these joints, a gauze-like material, some 1-3/4" in width, was glued over the paper tape in various locations.

Ceiling finish is the same as the walls and is nailed directly to the roof rafter bottoms.

There is a 1" x 4" rough-sawn base moulding and a similar wood trim piece at the junction of north and south walls only to the ceiling.

Window and door casings are of half-round willow saplings similar to those in Sleeping Cabin HS-2.

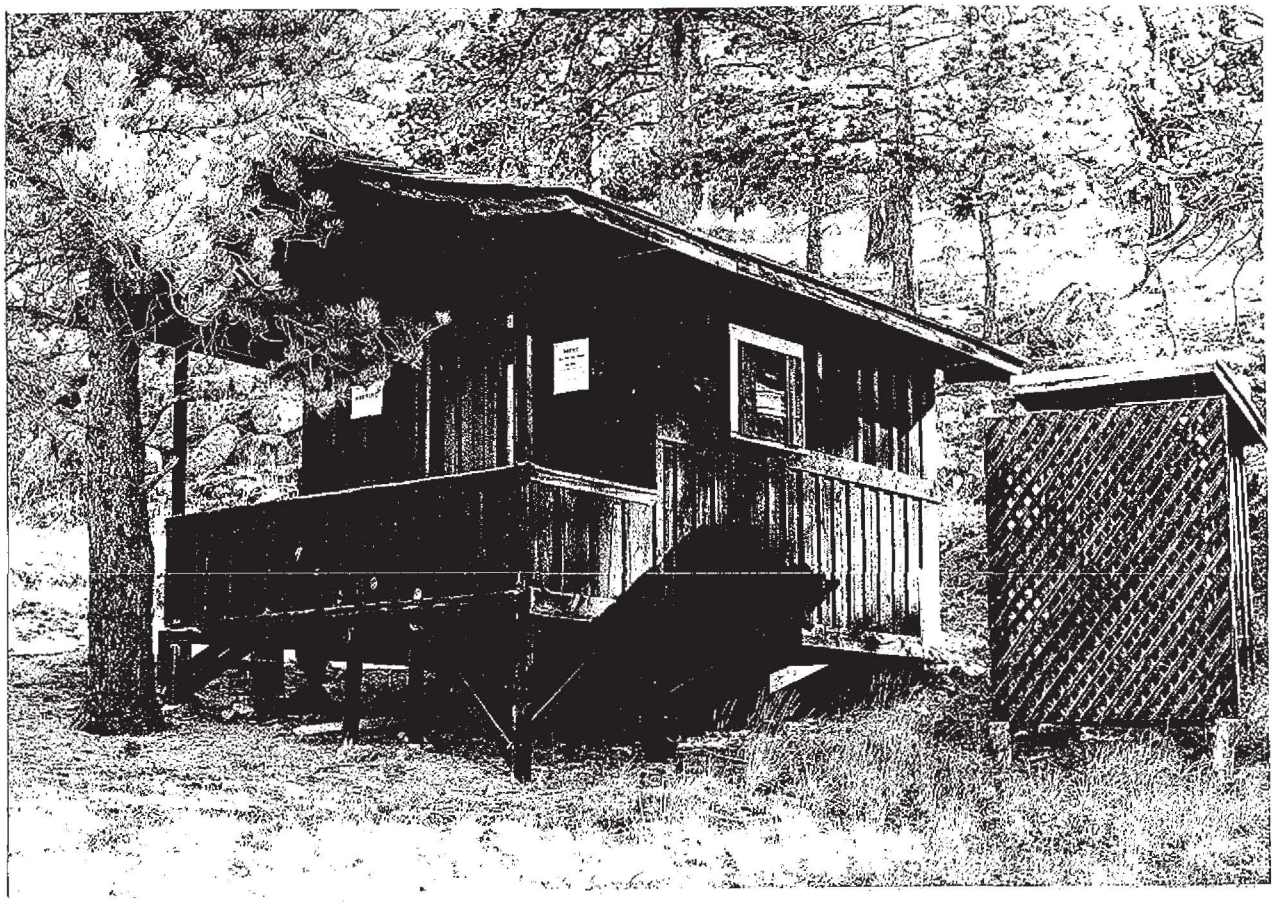
There is also a corner closet frame with an open front in the north-east corner, similar to that in Sleeping Cabin HS-2

Flooring is 3/4 x 3-$\frac{1}{4}$ tongue and groove vertical grain fir and runs in a north-south direction.

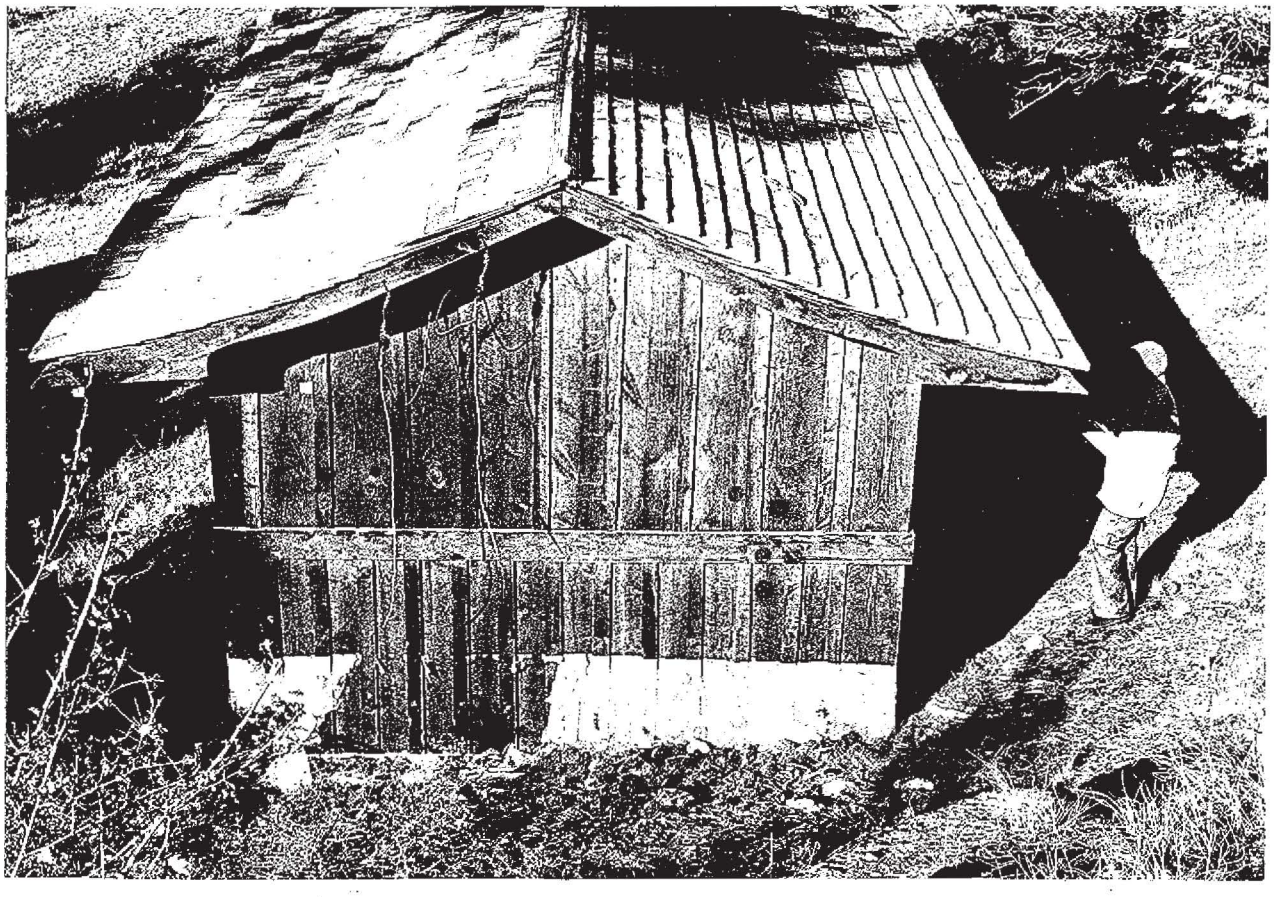
There is a wall hung lavatory mounted on the north wall below the window with its waste line going down through the floor and into the ground. There is no vent stack for this lavatory.

The cabin was wired for electricity with knob and tube wiring and has a surface mount porcelain fuse block mounted high up on the interior east wall.

- END: SLEEPING CABIN HS-3 -



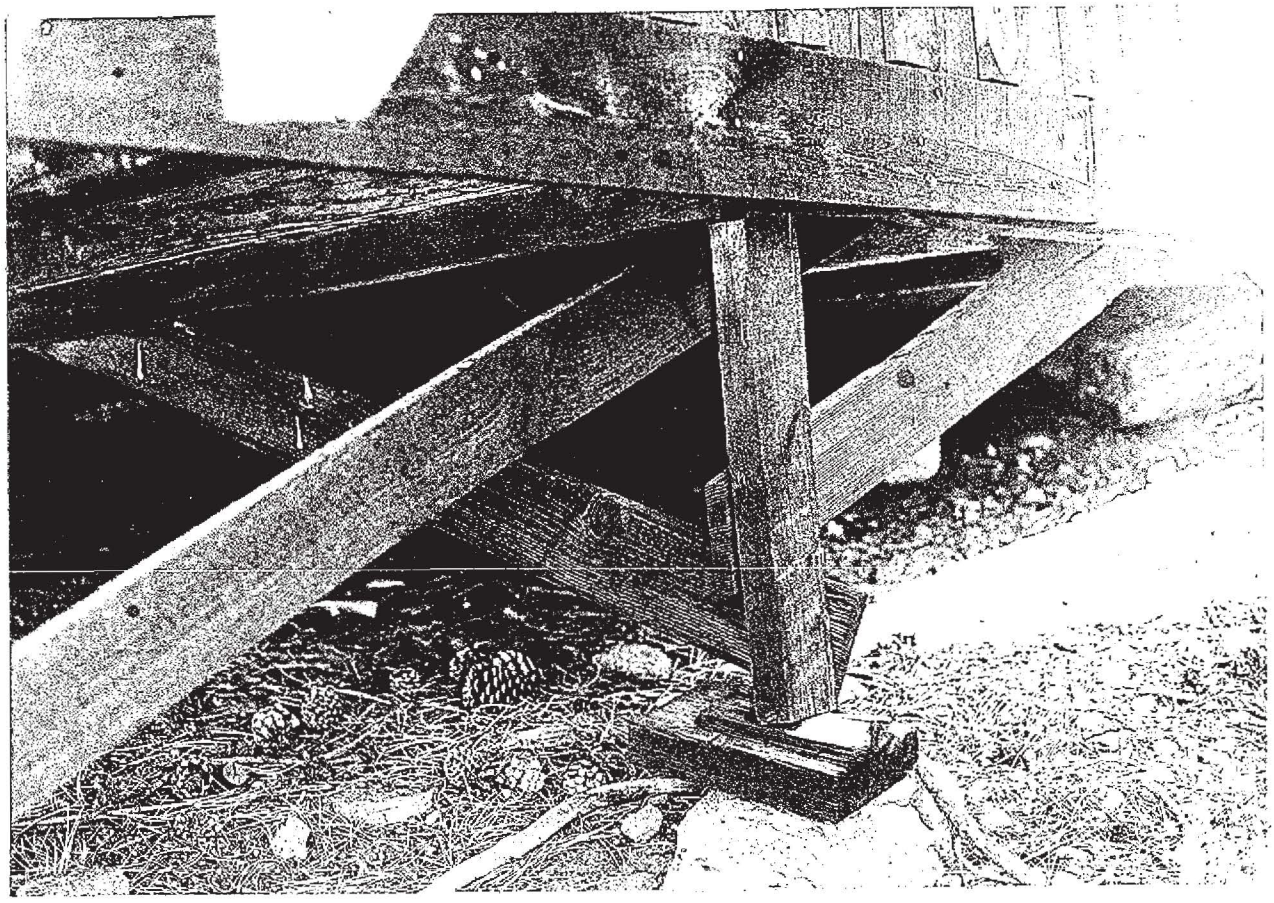
Sleeping Cabin (HS-3) - View from Southwest



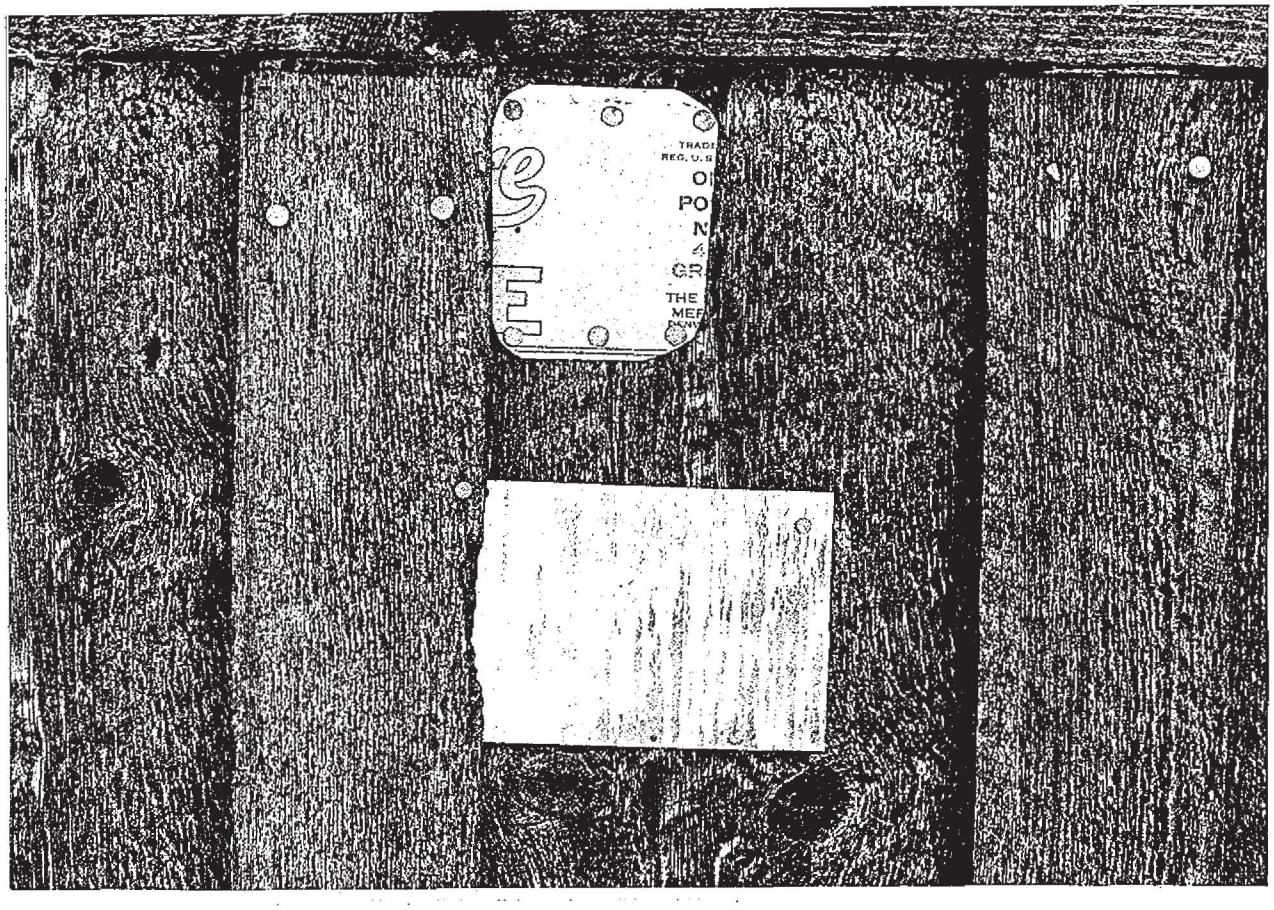
Sleeping Cabin (HS-3) - View from East

Sleeping Cabin (HS-3) - View from Southeast

Sleeping Cabin (HS-3) - Southeast corner detail (polyetheiene protection)

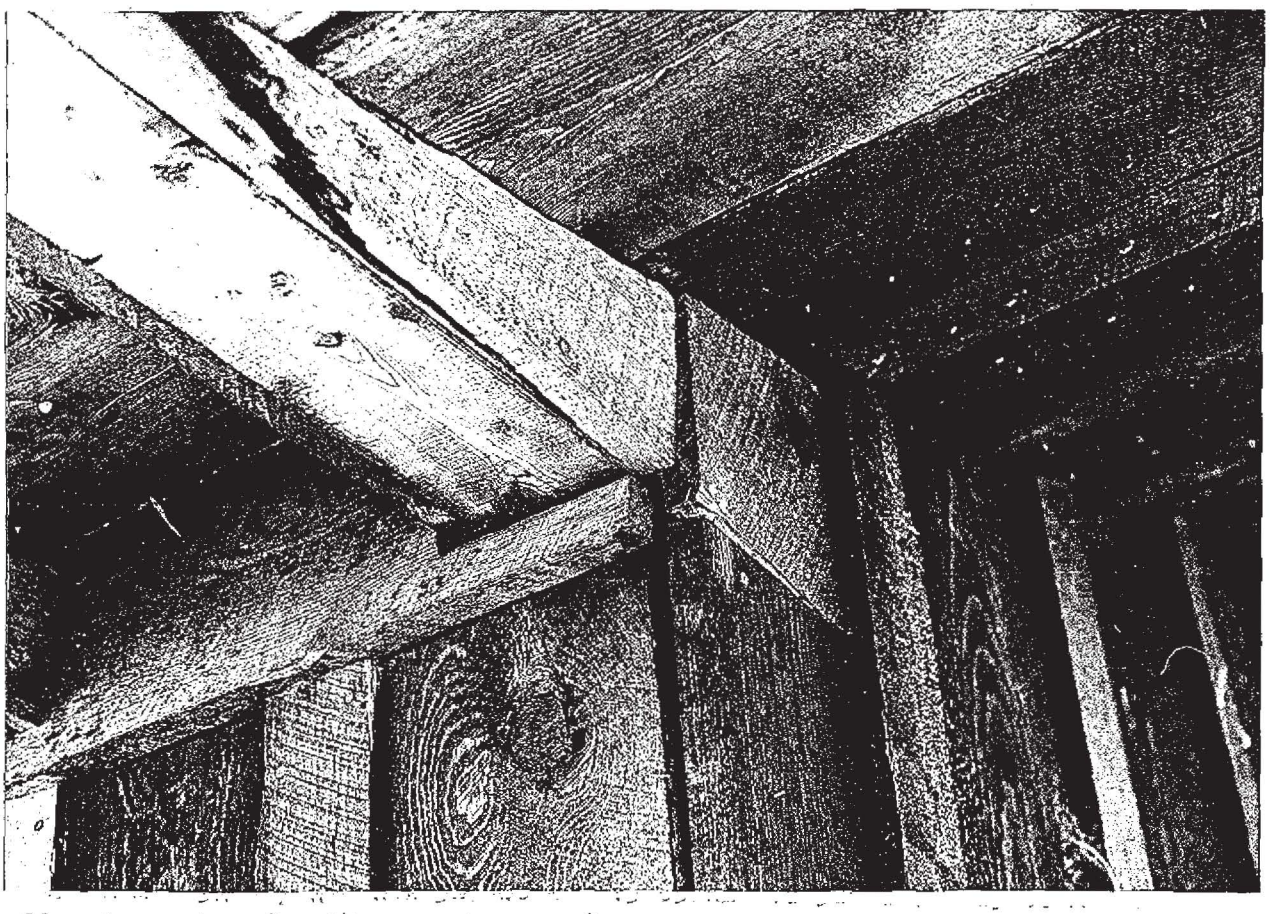


Sleeping Cabin (HS-3) - South wall foundation

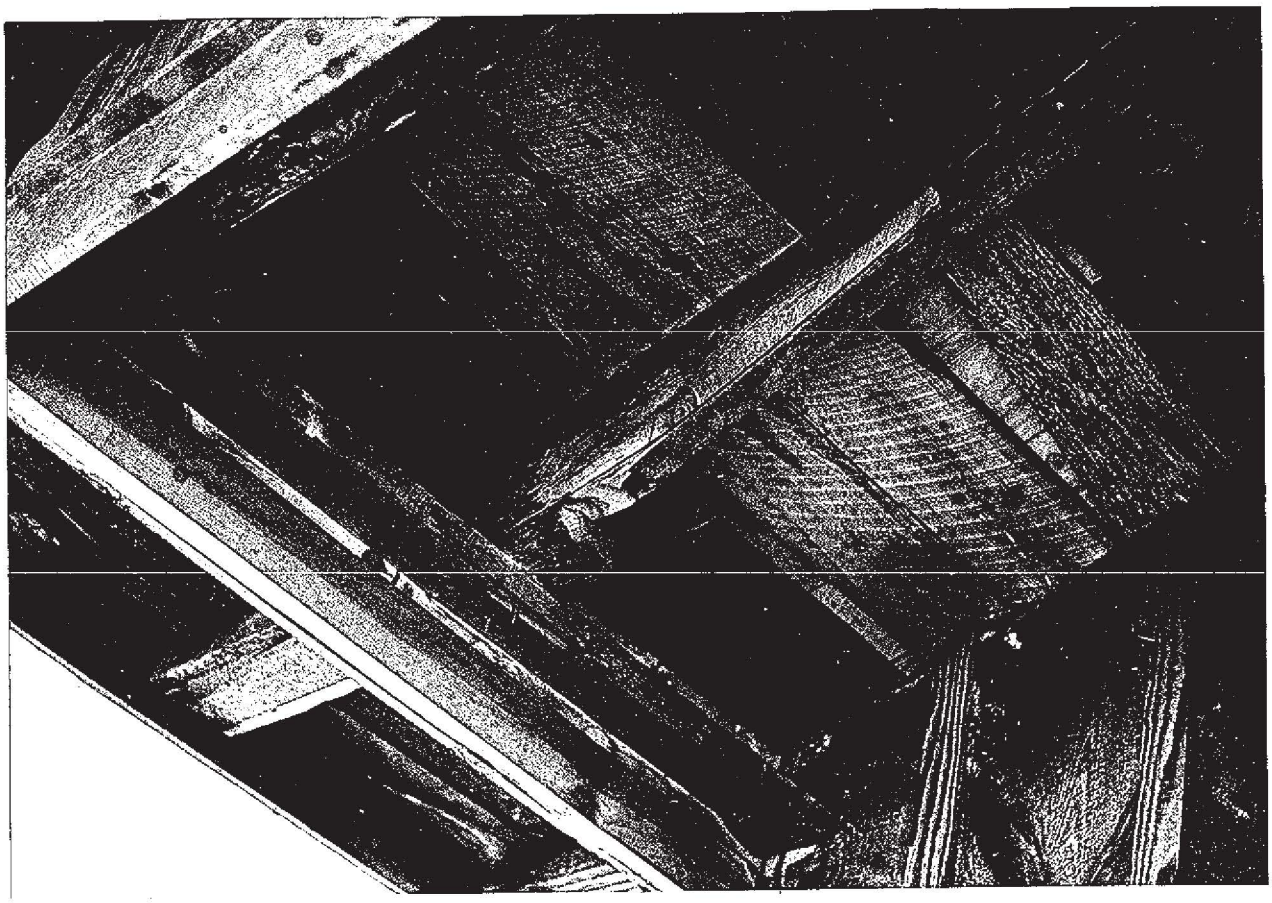


Sleeping Cabin (HS-3) - North wall, tin patches

Sleeping Cabin (HS-3) - North wall (Northwest corner) roof overhang

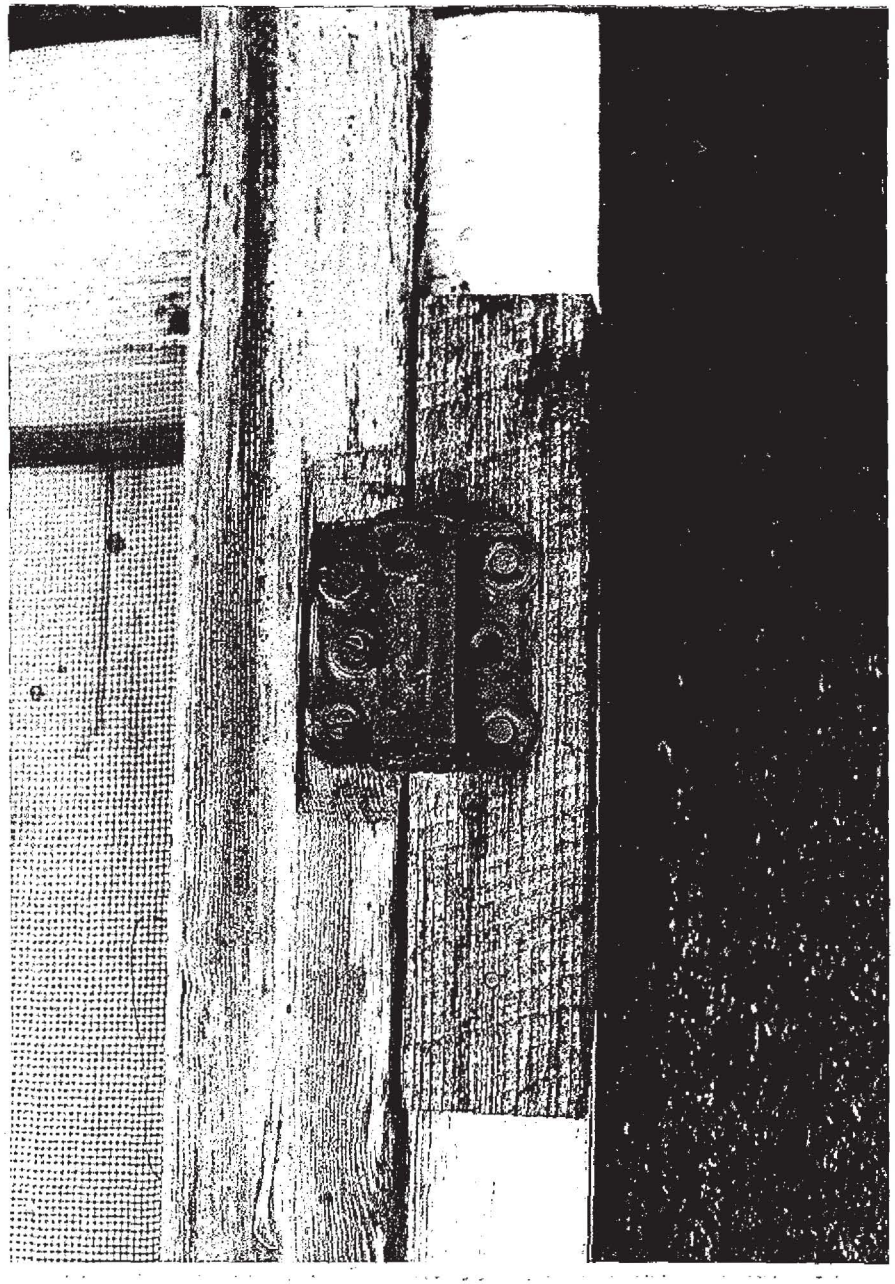


Sleeping Cabin (HS-3) - South wall (Southeast corner) roof overhang



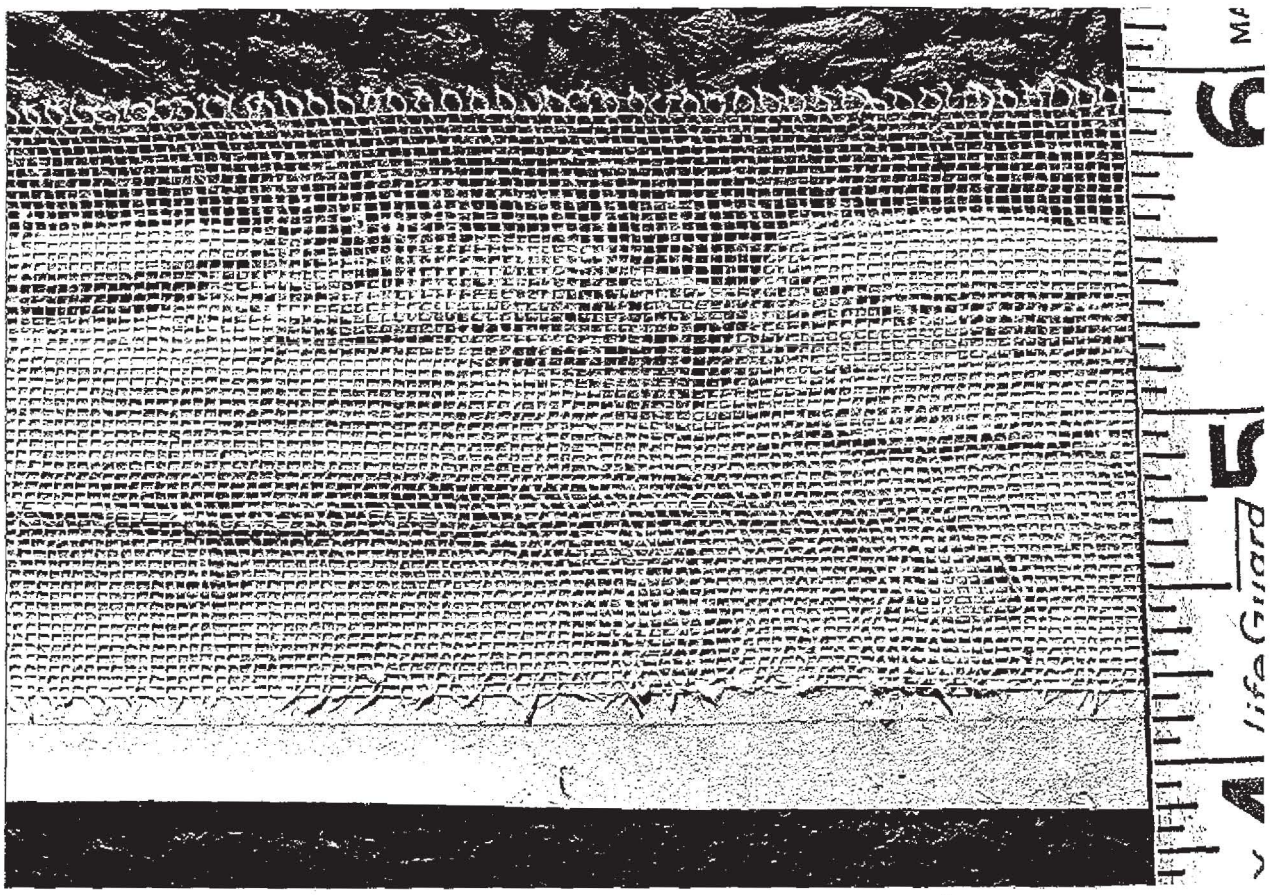
Sleeping Cabin (HS-3) - Roof structure (North roof at Porch)

Sleeping Cabin (HS-3) - Entry steps (North wall of Porch)



Sleeping Cabin (HS-3) - Screen door hinge (West wall on Porch)

Sleeping Cabin (HS-3) - Entry door, West wall on Porch



Sleeping Cabin (HS-3) - Interior wall finish joint tape

Sleeping Cabin (HS-3) - North interior wall and closet

Sleeping Cabin (HS-3) - North interior wall and ceiling joists

WORK (STUDY) CABIN (HS-4)

E. WORK (STUDY) CABIN (HS-4)

1. FOUNDATION:

a. Cabin:

Where possible to ascertain, due to encroachment of finish grade on log walls and lack of access to crawlspace, foundation is short rock piers mortared in place which provide bearing for log walls - with some vertically placed logs on the interior bearing on a rock and supporting the floor structure.

b. Porch:

Foundation consists of log walls bearing in some places on rock and in some places on earth. Exterior log walls support wood joist framing system which ties in to log wall of cabin.

2. EXTERIOR:

This cabin is a relatively small cabin of only two rooms - one utilized as a "study", the other containing a bathroom. Although relatively small, the cabin with its large, unenclosed porch, is quite massive and distinctive in its appearance with its particular log corners and extremely tall rock chimney with its massive rock base.

a. Porch:

The porch is unenclosed and surrounded by horizontal log walls

extending from finish grade to some 18" above the porch floor. Massive logs, more on the order of tree trunks, were placed vertically, terminating the walls at the access stairs from grade and again at the end of the stairway. Porch flooring was of wood planks and is some 24" below the cabin finish floor.

At the time of this review, the entire porch was in an advanced state of decay and collapse and was reconstructed during the summer of 1976.

b. Walls:

Exterior walls are of log construction - utilizing logs of 9" to 11" diameters with apparently a cement mortar daubing. The daubing has been repaired at some time in the past with a cement mortar which has suffered substantial shrinkage and subsequent cracking and in some areas has fallen off. Along much of the perimeter, the walls are covered by earth and should be suspected of having advanced rot. The logs were apparently placed with the bark on but this has subsequently weathered off.

Gable ends of the structure have a wood shingle covering.

A distinctive feature of this log work is the extreme projection of the overlapping logs at the corners. It should

be noted that there is pronounced rot taking place in these log ends.

c. Windows:

There are five sliding type windows in the structure. Of the four which occur in the main body of the structure, two are made up of two sash, each having six lites each and two are made up of three sash, each, also having six lites each. The fifth window occurs in the projection wing of the structure to the east and it is also made up of two sash, each of which has six lites. Casings for these windows are made up of log slabs. Both casings and sash are unpainted.

d. Doors:

There is but one entry door to the cabin with access to it being gained by a short flight (four risers) of wood steps up from the porch and is complete with a screened door.

1) Screen Door:

This screen door, as opposed to those on the two Sleeping Cabins, is part of the original construction. It is made up of $3\frac{1}{2}$" wide side and top and approximately mid-point rails and a $6\frac{1}{2}$" bottom rail. Screening is tacked to the exterior surface of these rails and the tacking covered with 3/4"x$\frac{1}{4}$" flat moulding. The latch-set, whose knobs and strike plate are missing, is cast metal with an intricate floral design in relief. The

interior escutcheon is also a cast metal with a matching design. Hinges are a mortise type and the door has a spring closer attached at the mid-rail back to the door jamb.

Casings for this doorway are slabed logs and are unpainted as are the jambs.

2) Main Door:

The main door is constructed of four vertical planks averaging 10½" in width and approximately 1½" thick. The planks are held together by three horizontal wood plates on the inside face of the door, each plate being thru-bolted to the planks with twelve bolts.

The latchset is of heavy cast metal with a "U" shaped pull and with a thumb latch above it - the interior side having a simple horizontal bar catch which is raised by depressing the exterior thumb latch.

Hinges are surface mounted on the interior face of the door and casing and are heavy iron off-set straps.

The door (both faces), its jambs and interior casings are a natural finish - the interior casings being 7/8" x 4-3/8" pine.

e. Roof Structure/Roofing:

1) Main Body:

Roof structure consists of a central ridge board into which tightly spaced logs join, forming both roof and ceiling surfaces. There are five horizontal, equally spaced, log members of some 4"-4½" ø spanning between the two roof slopes on the interior and connected to the log ceiling by two diagonal logs of 3" ø, forming a truss. The log ceiling/roof members extend from the ridge only to the exterior walls except at approximately six foot intervals where they extend to carry the west and east overhangs. There is a flat board spanning between these extended logs, stopped in-place with a 3/4"x3/4" piece at each log, acting as a soffit. There is a 4" ø pole nailed to the end of these same extended roof logs and acts as a fascia - it is mitered at the corners and returns up the gables. The roof logs are flattened on their top surfaces to receive the cedar shingle roofing.

2) *Projecting Wing to East:*

Roof structure consists of a central ridge member into which tightly spaced logs join, forming both ceiling and roof surfaces. The logs are flattened on their top surfaces to receive the cedar shingle roofing. This roof system does not have the truss members as does the main roof, probably due to the much smaller span involved. Fascia construction is similar to that of the main roof

3. INTERIOR:

a. Main Room:

The interior finish of this room is that of the inside face of the log perimeter walls with mortar daubing. It is quite rustic in character with the exposed log walls and ceiling with its log trusses. The room is dominated by the massive stone fireplace (with its swiveling pot hook) that is some eight feet wide and six and one-half feet high with heavy log mantle and cement hearth.

The gable ends of this room appear to be slabbed log siding.

All log work is unfinished with much bark remaining on the logs.

It should be noted that at the time this review was made, there were two very good examples of what must be "home-made" furniture present in this room - a four-poster bed and a large desk.

The bed is constructed of logs with four posts of equal height and two parallel log rails on each side. The headboard and footboard are similar with nine logs, smaller in diameter than the posts, placed vertically between horizontal top and bottom logs. Much bark remains on the logs. The bed is placed on casters mounted at the bottom of each of the four posts.

The desk, almost six feet long by three feet wide is also made of log. The front side having ten logs placed vertically at equal spacing and set between two horizontal logs spanning between the desk corner logs. Desk ends have single doors formed by two slabbed log pieces (with strap hinges and no pull or catch) concealing storage units. The desk top is made of three wood planks. This desk is apparently the same one illustrated in the photograph with William Allen White contained in the Bayard Report of 1976 entitled "The William Allen White Cabins in Rocky Mountain National Park".

Flooring is tongue and groove fir running in a north-south direction.

Window casings are 7/8" x 4-3/8" pine and with a natural finish.

There are two doors in this room - the main entry door previously described and the door to the bathroom which is missing. Casings are similar to those of the windows.

This room was wired for electricity, but as opposed to that in the Sleeping Cabins, has concealed wiring. Electricity was provided in the way of duplex concenience outlets

set flush to the finish floor at the north and south windows and on the south edge of the fireplace. There were no ceiling outlets or fixtures.

b. Bath (?) Room:

The interior of this room is similar to that of the main room in that all walls and ceiling are of exposed logs.

There is but one plumbing fixture remaining - the water closet, which consists of a china bowl with a wall mounted (some 4" above the bowl) wood tank, located in the southeast corner. There are exposed plumbing pipe runs to what may have been a bathtub and possibly a separate shower along the north wall and probably a lavatory in the southwest corner.

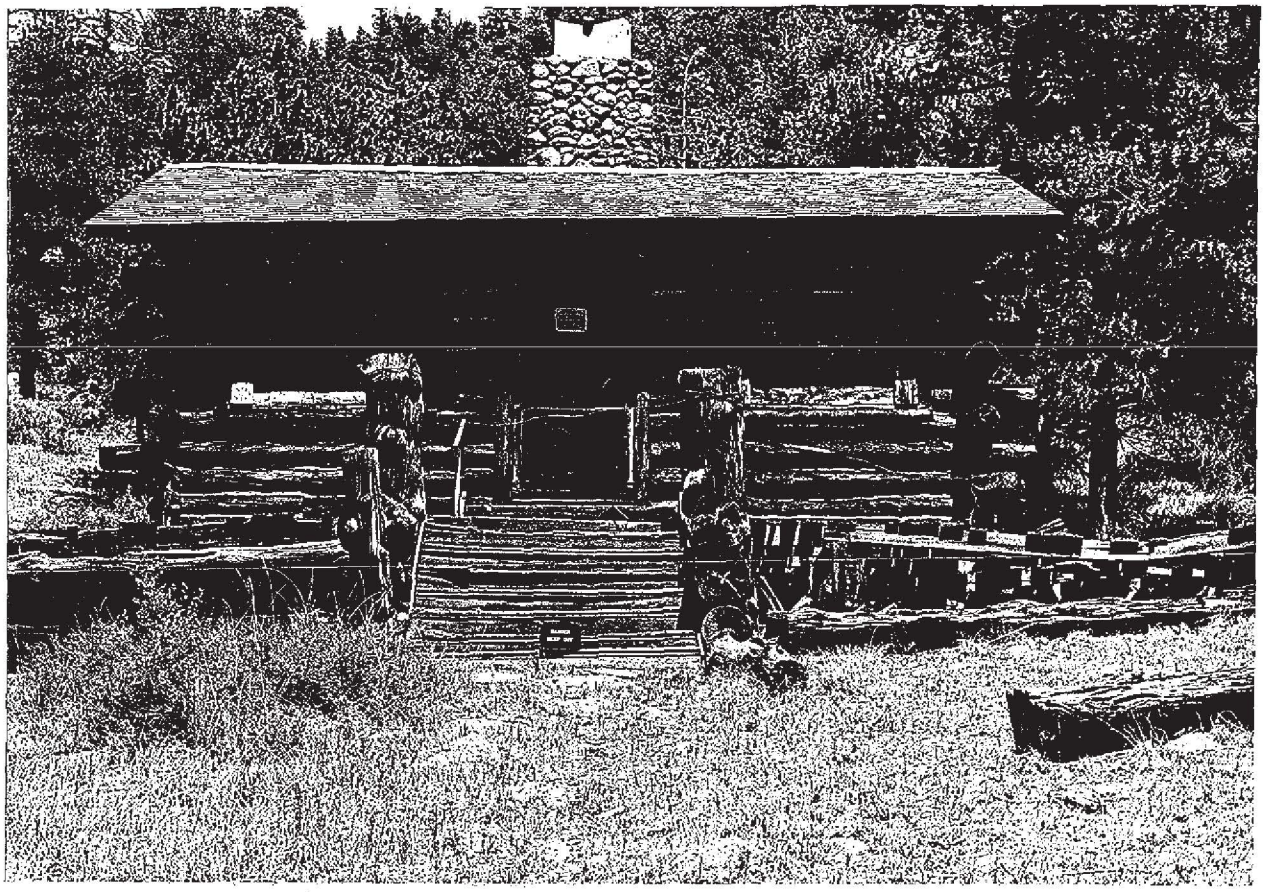
The northwest corner is occupied by a closet having a slabbed log door.

Along the east wall, at the height of the side walls, is a massive half-log shelf supported by log braces.

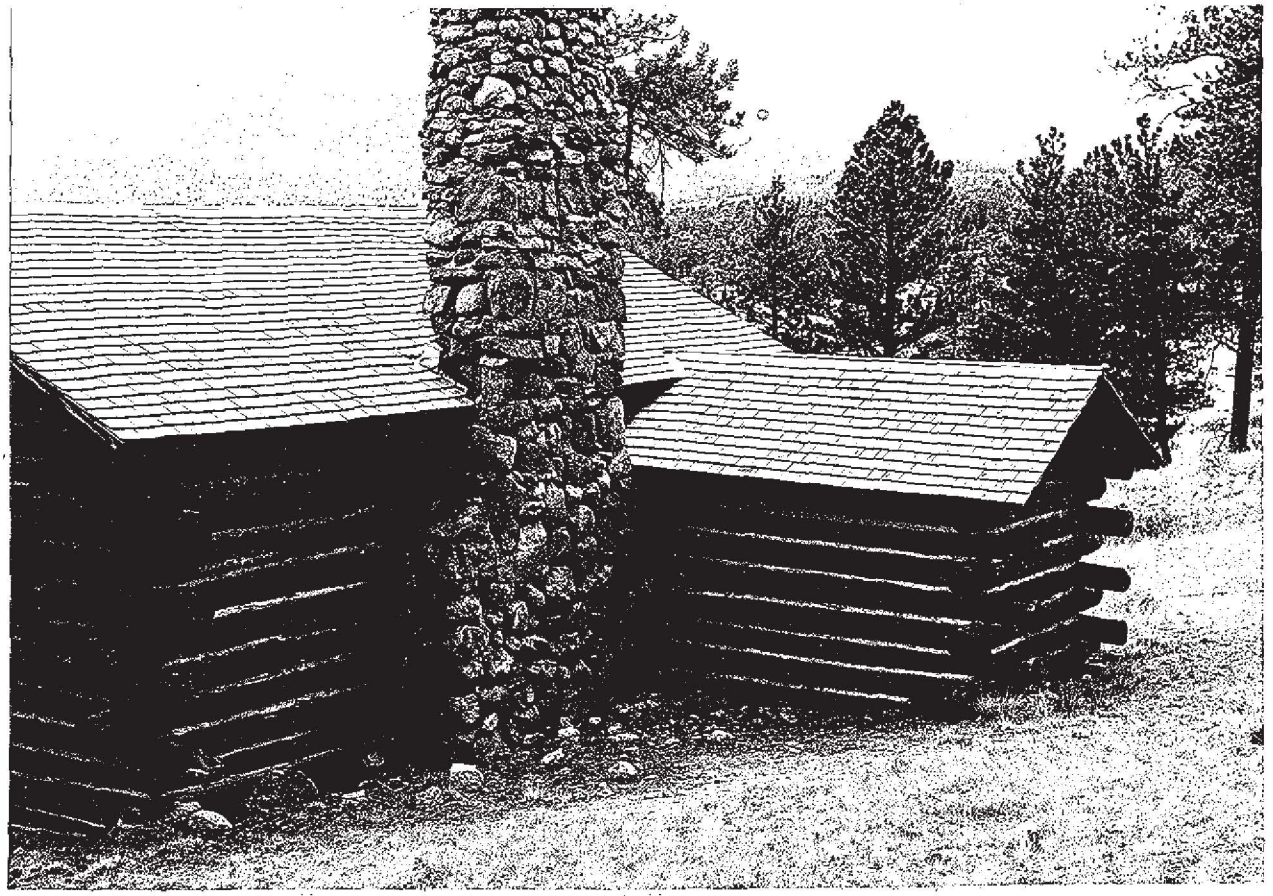
Flooring is tongue and groove fir running in a north-south direction.

There is one electric light in this room, suspended from the ceiling by twist cord. Power runs from this light on the surface of the ridge board to and down the east wall to a surface mounted porcelain outlet which has exposed screw connectors and wire.

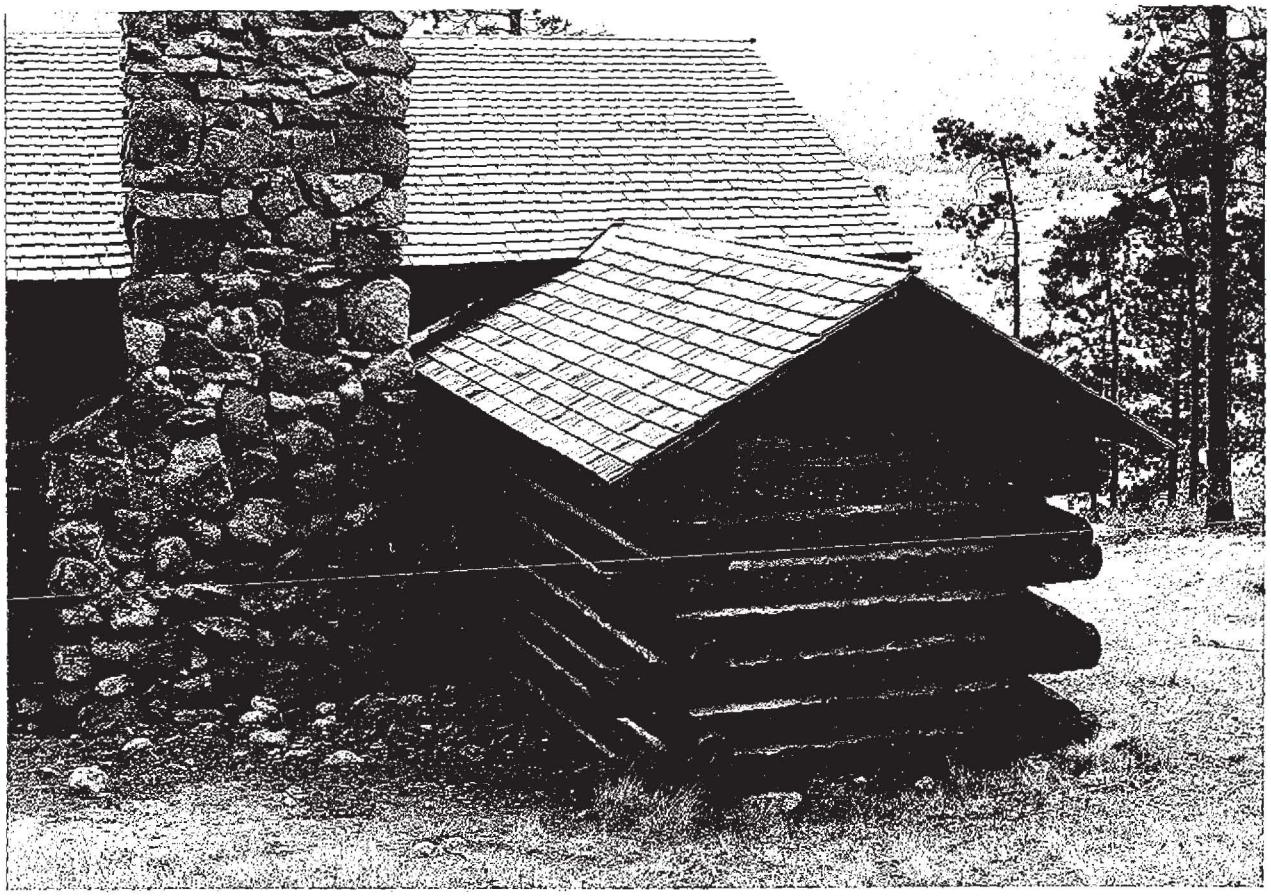
- END: WORK (STUDY) CABIN -



Work (Study) Cabin - View from South

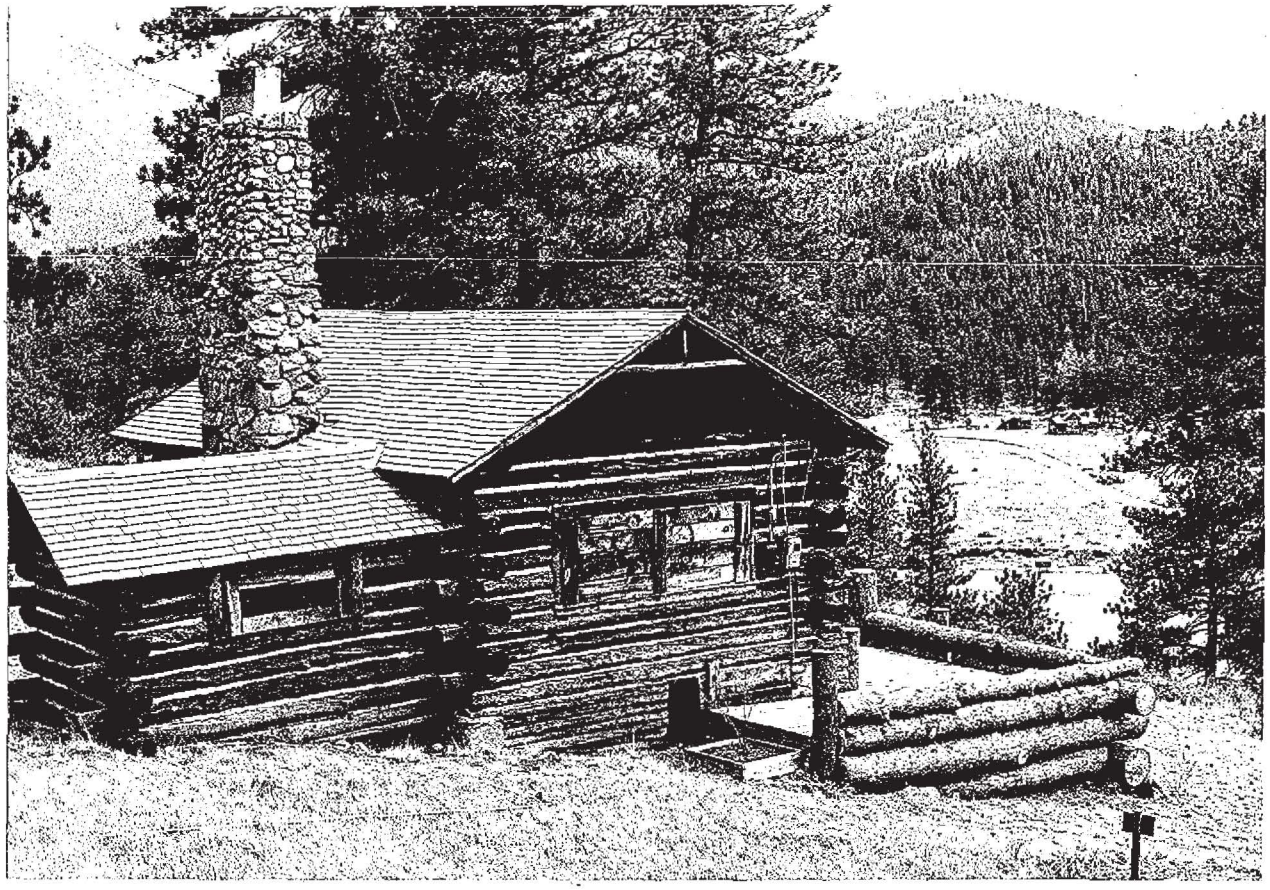


Work (Study) Cabin - View from Northeast



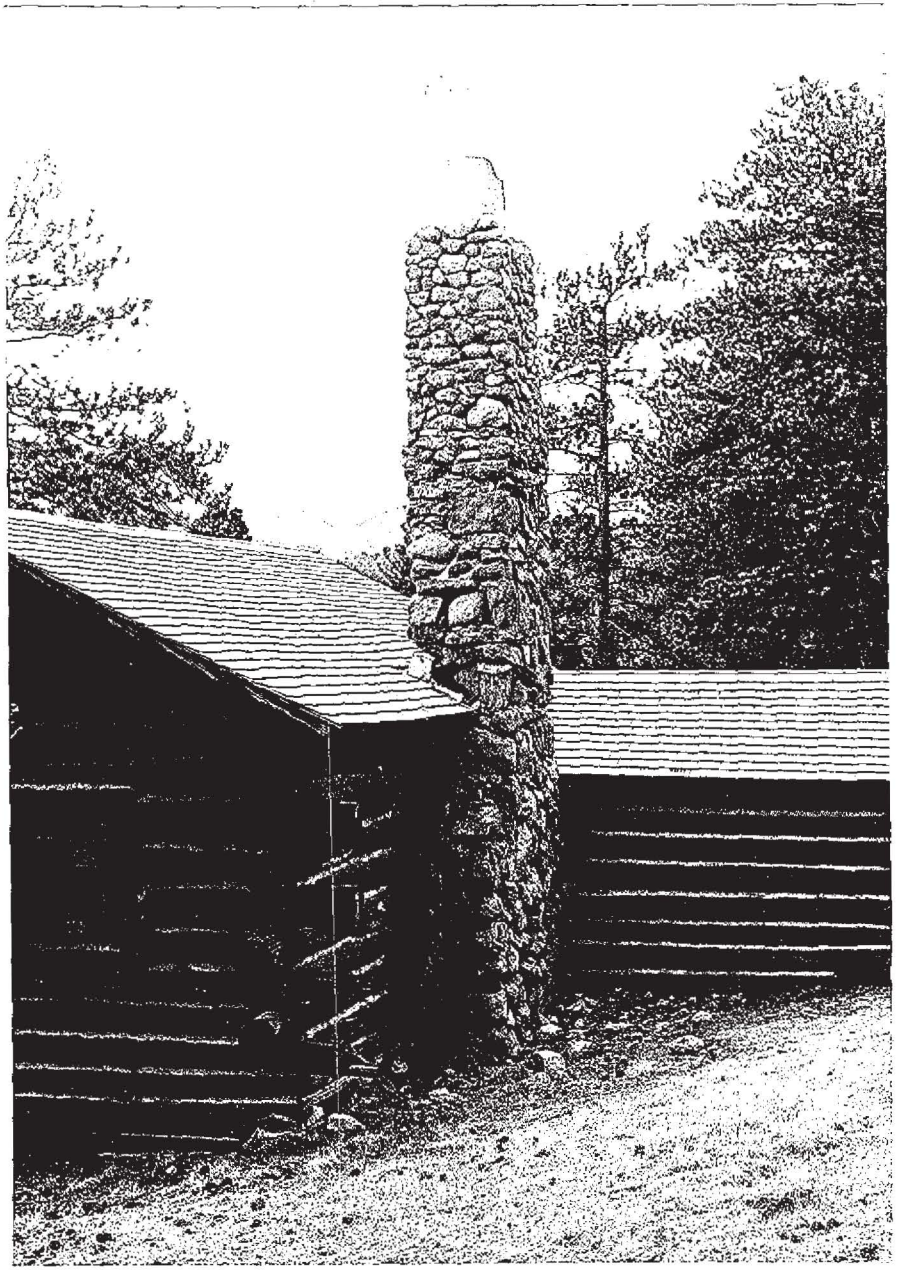
Work (Study) Cabin - View from Northeast

Work (Study) Cabin - Northeast corner at grade



Work (Study) Cabin - View from Northwest

Work (Study) Cabin - Chimney from North

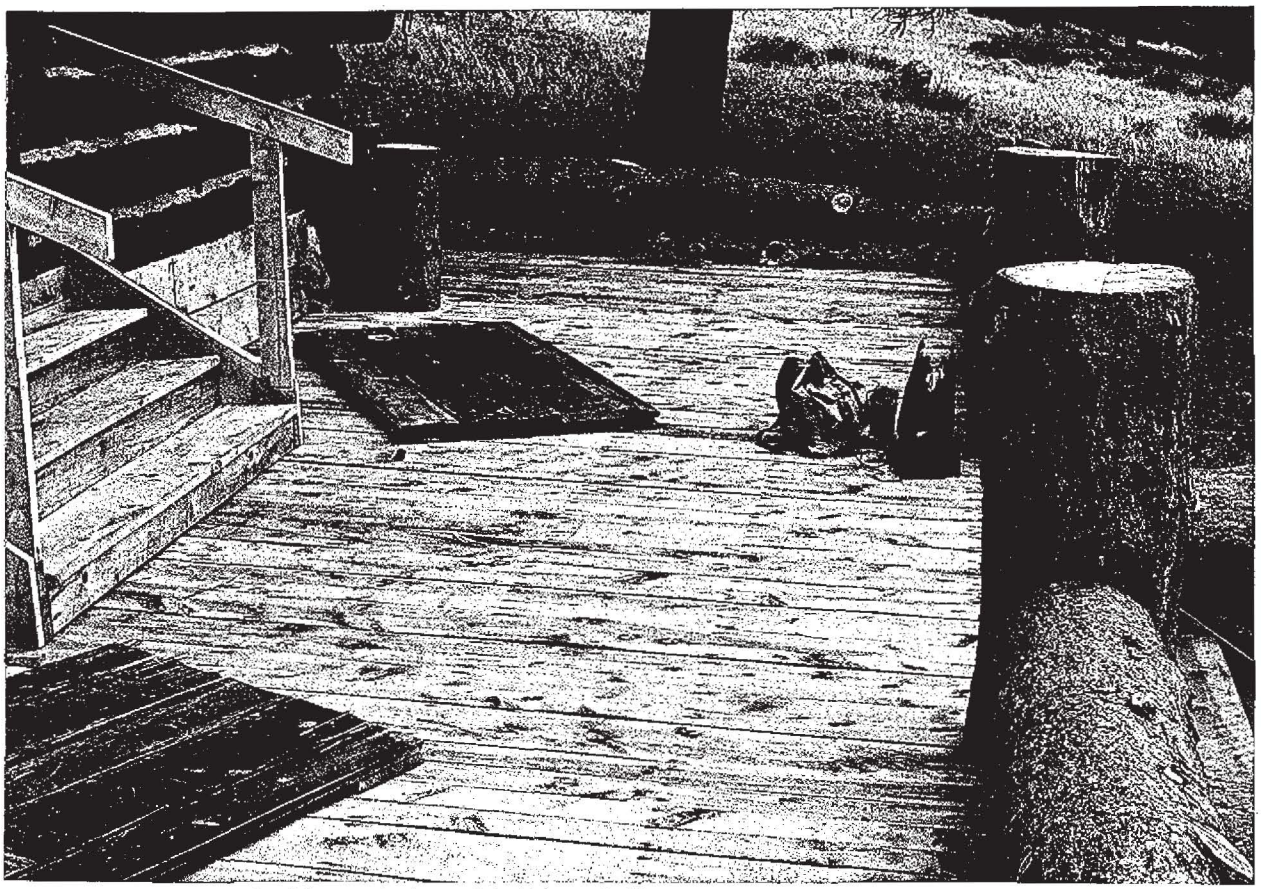


Work (Study) Cabin - Chimney from Northeast

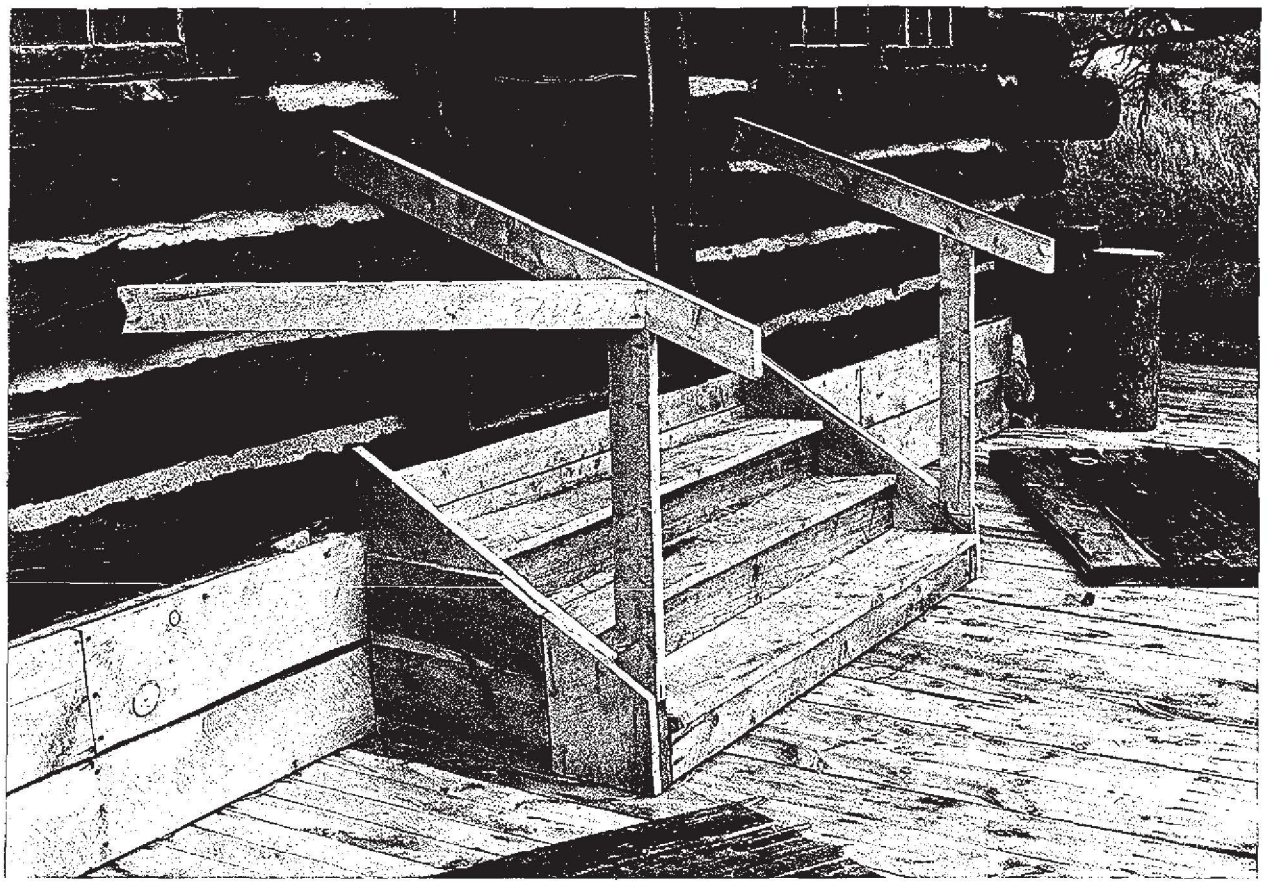
Work (Study) Cabin - View from Southeast

Work (Study) Cabin - View from Southwest

Work (Study) Cabin - Porch stairs from Southeast



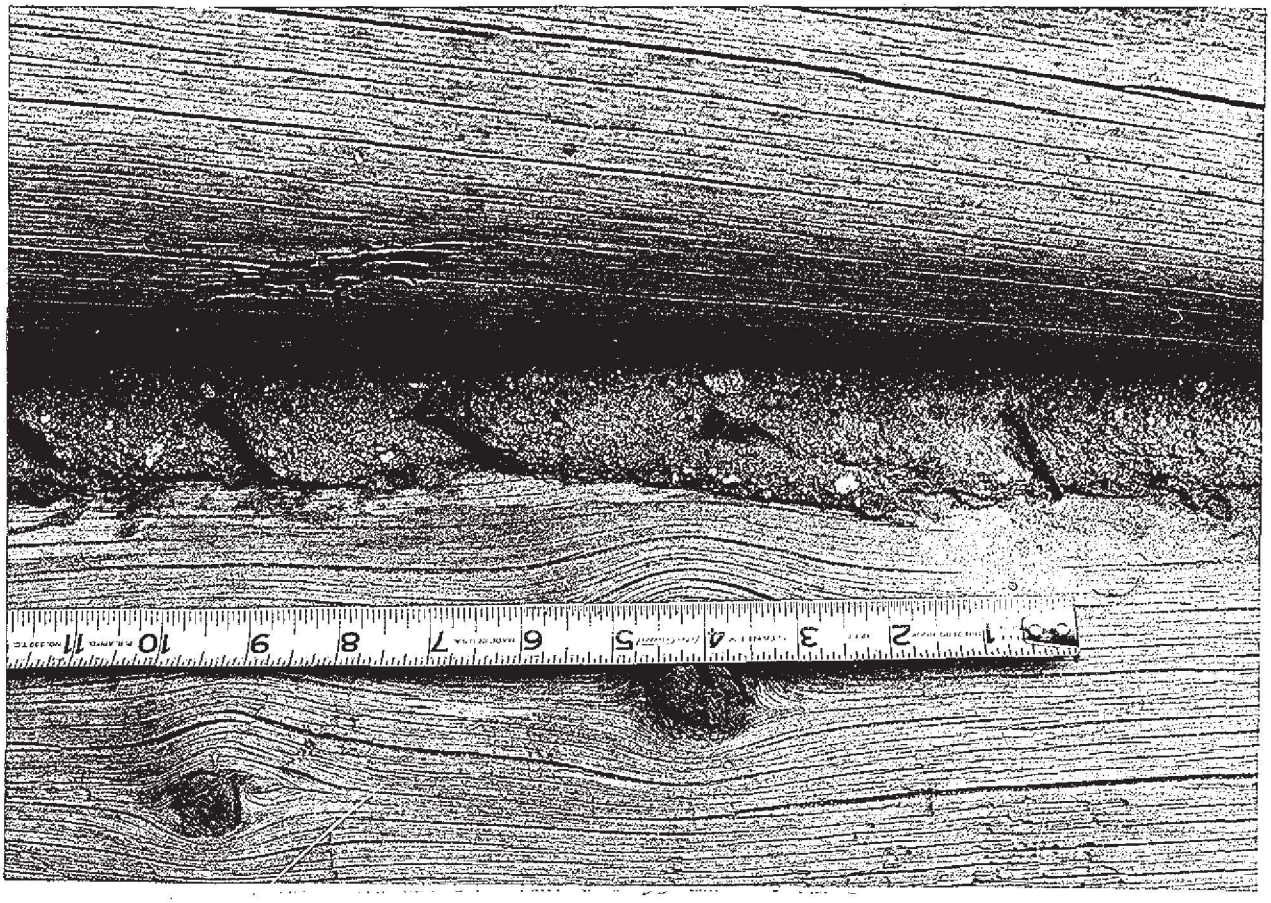
Work (Study) Cabin - Porch looking East



Work (Study) Cabin - Cabin entry steps from the Southwest

Work (Study) Cabin - Southwest cabin corner at porch

Work (Study) Cabin - Typical Mortar Daubing (Chimney)

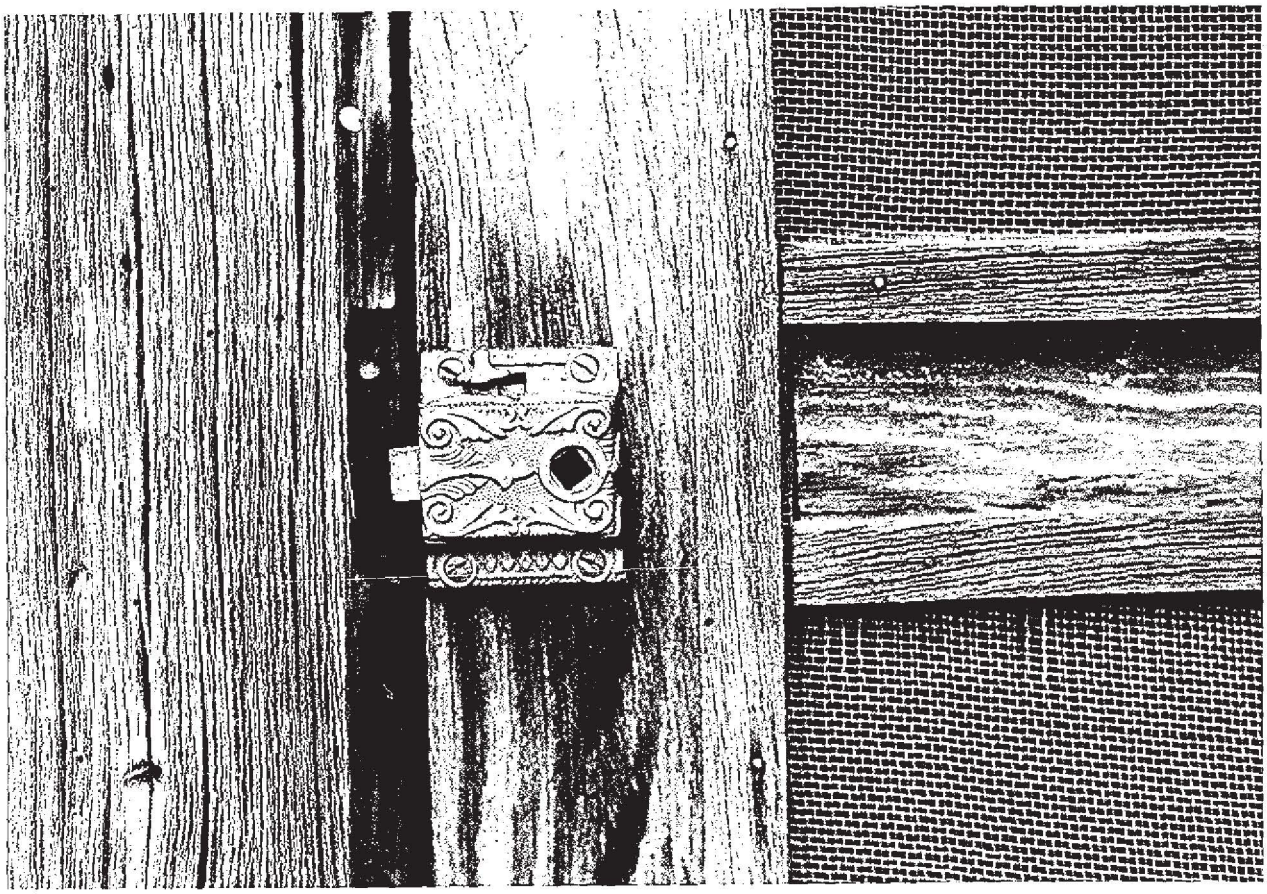


Work (Study) Cabin - Original Mortar Daubing (Chimney)

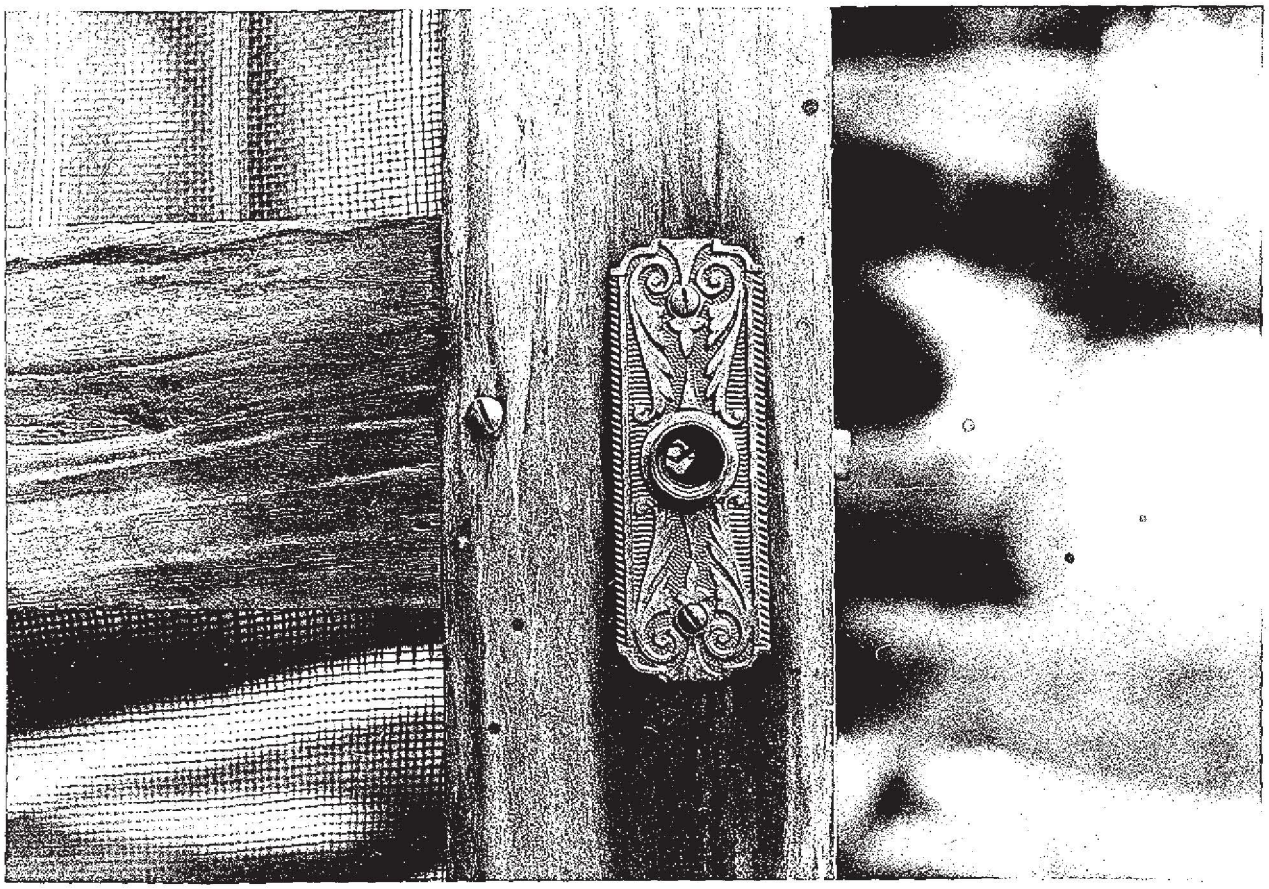
Work (Study) Cabin - Window in South wall

Work (Study) Cabin - Typical soffit

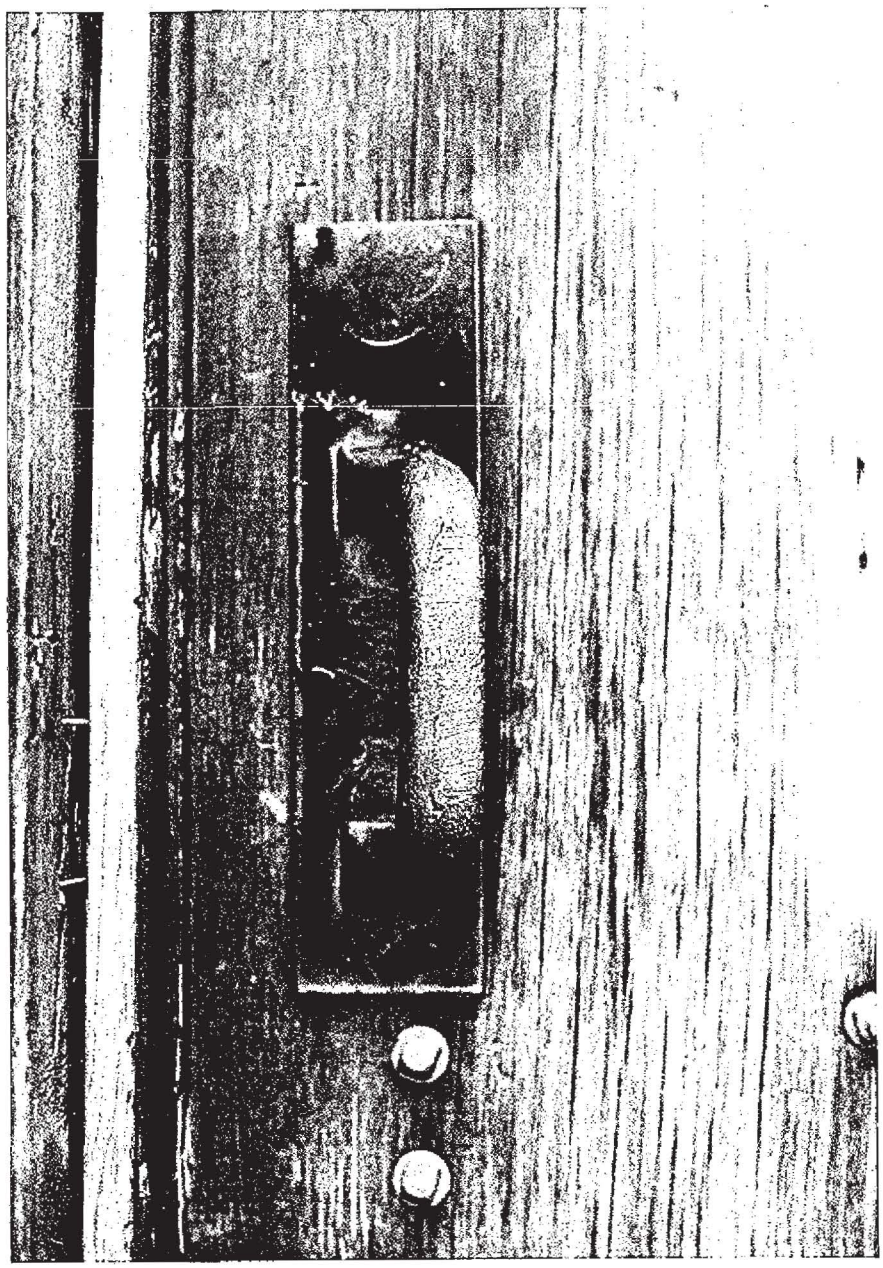
Work (Study) Cabin - Typical soffit corner



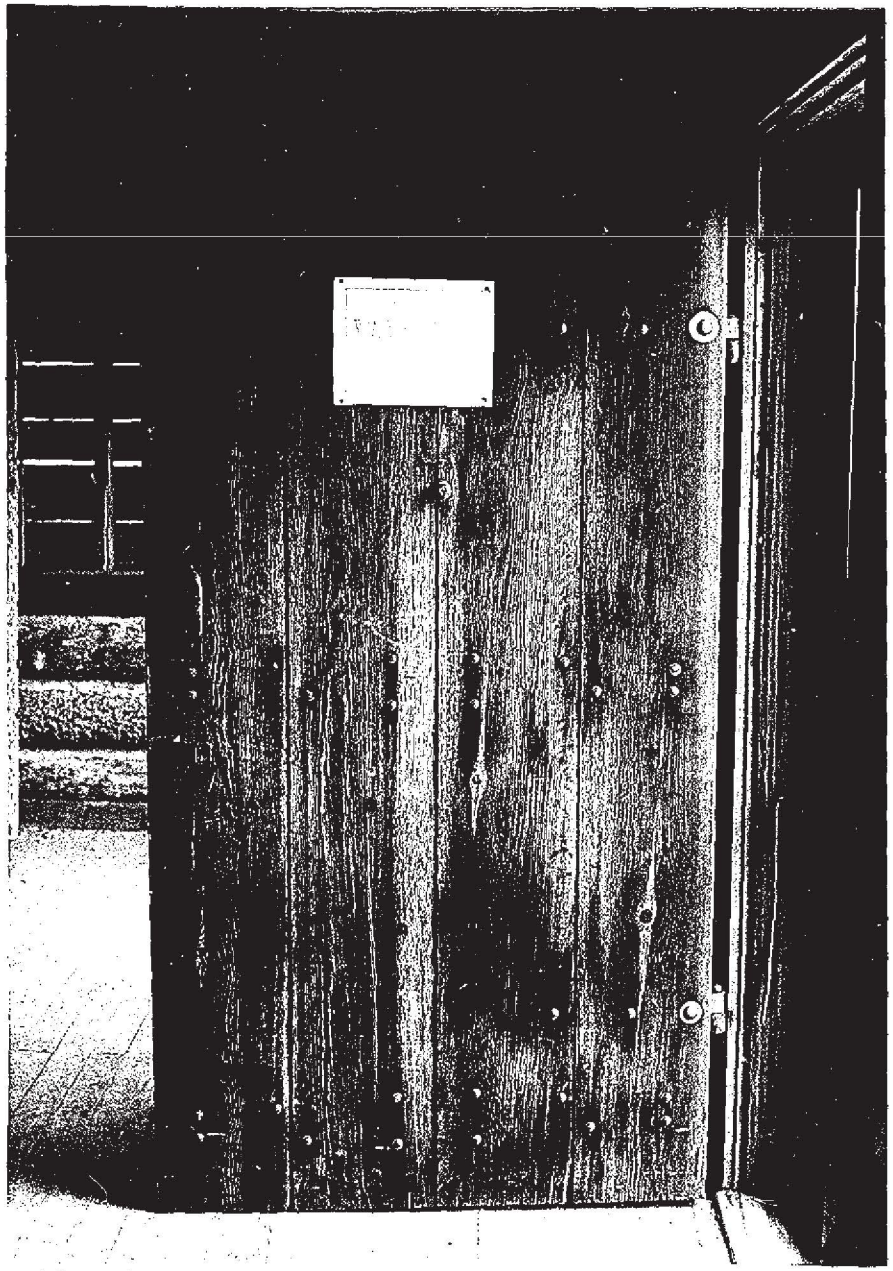
Work (Study) Cabin - Screen Entry Door (exterior)



Work (Study) Cabin - Screen entry door (interior)

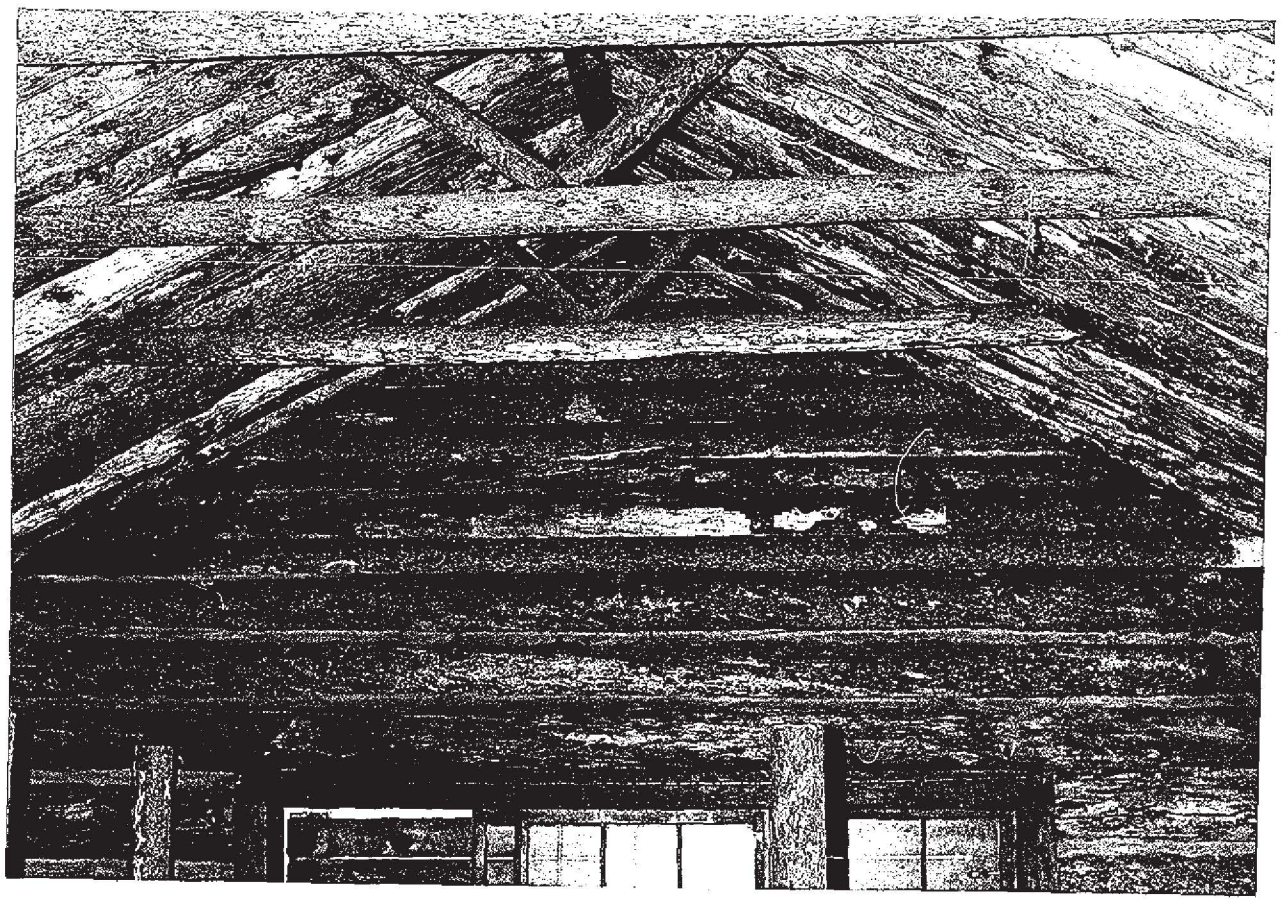


Work (Study) Cabin - Entry door (lock detail)

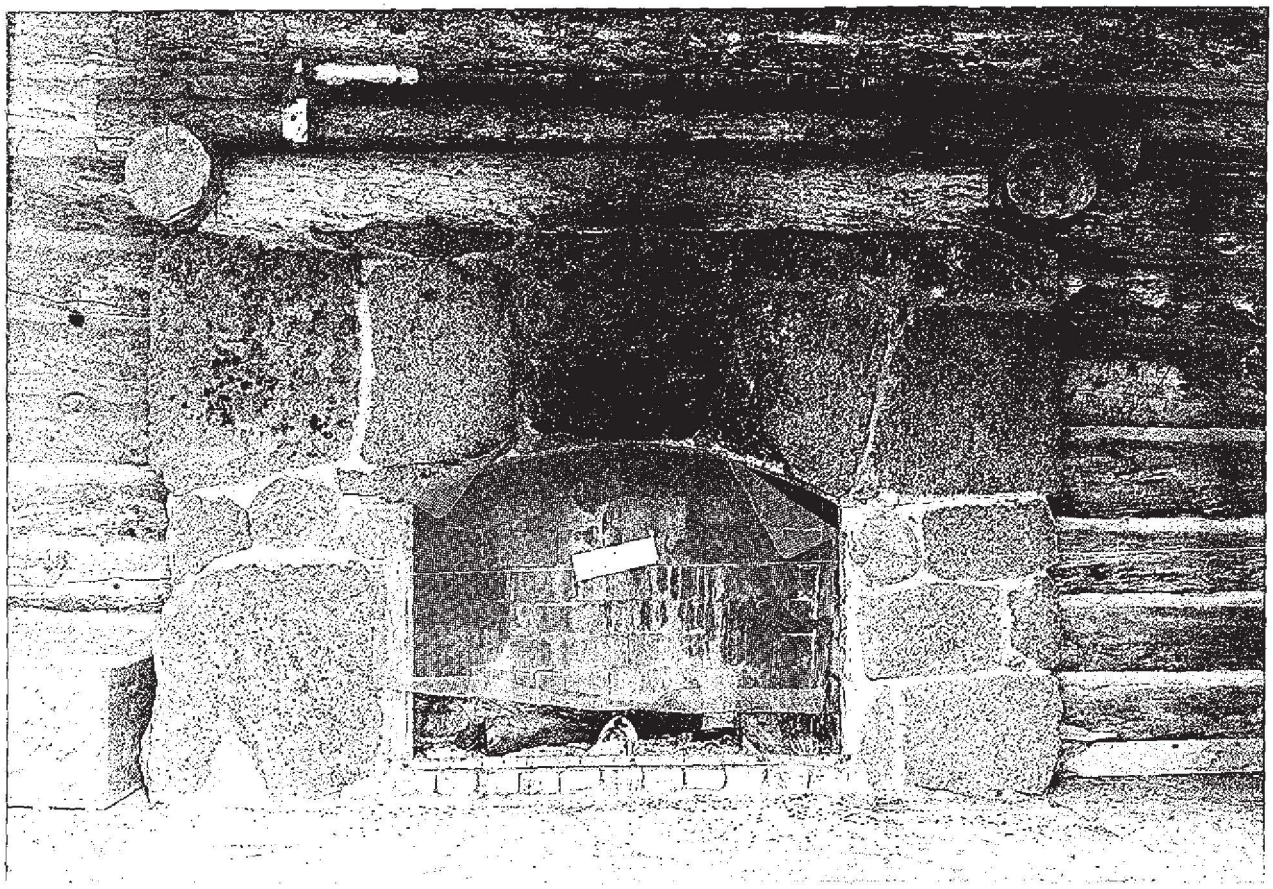


Work (Study) Cabin - Entry door (exterior elevation)

Work (Study) Cabin - Entry door (interior elevation)

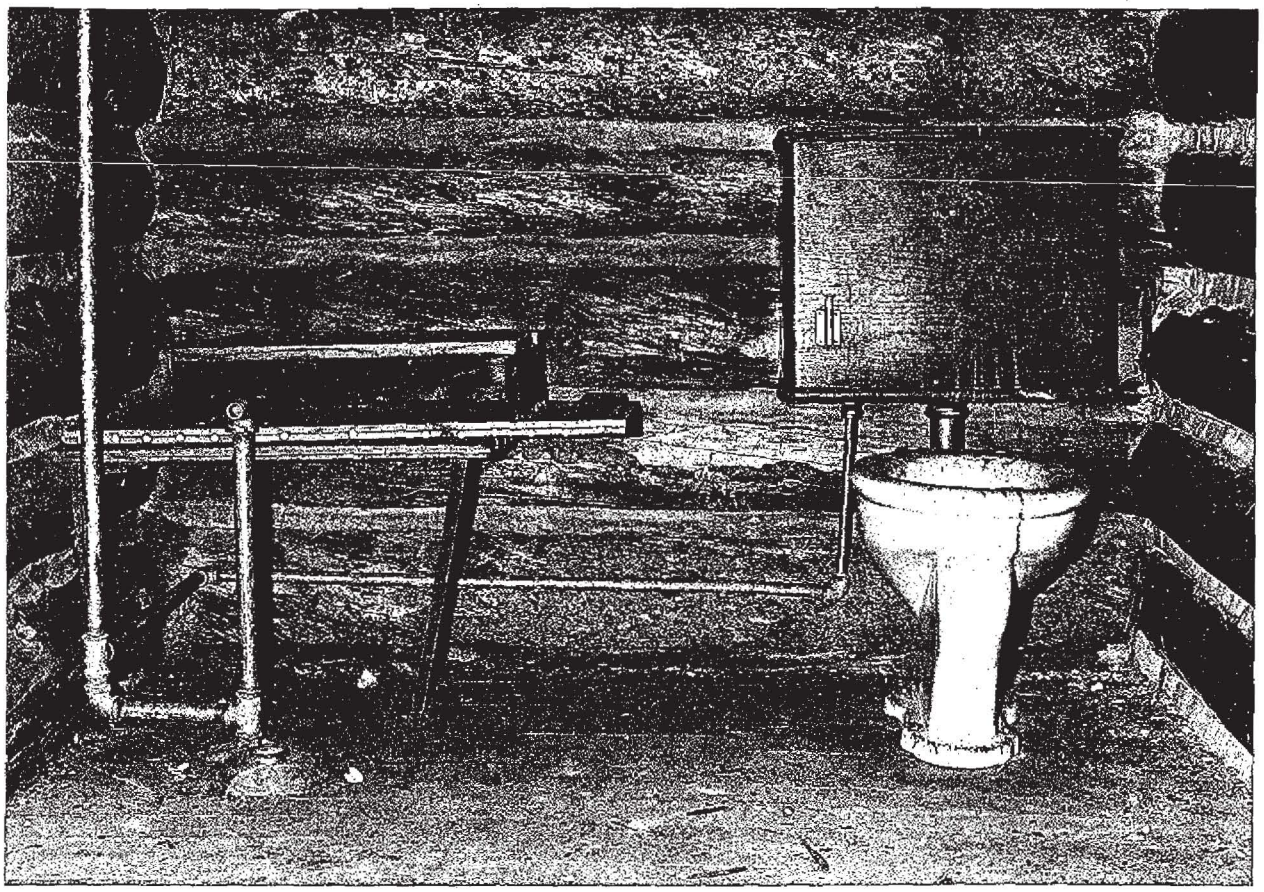


Work (Study) Cabin - Living Room interior (looking East)

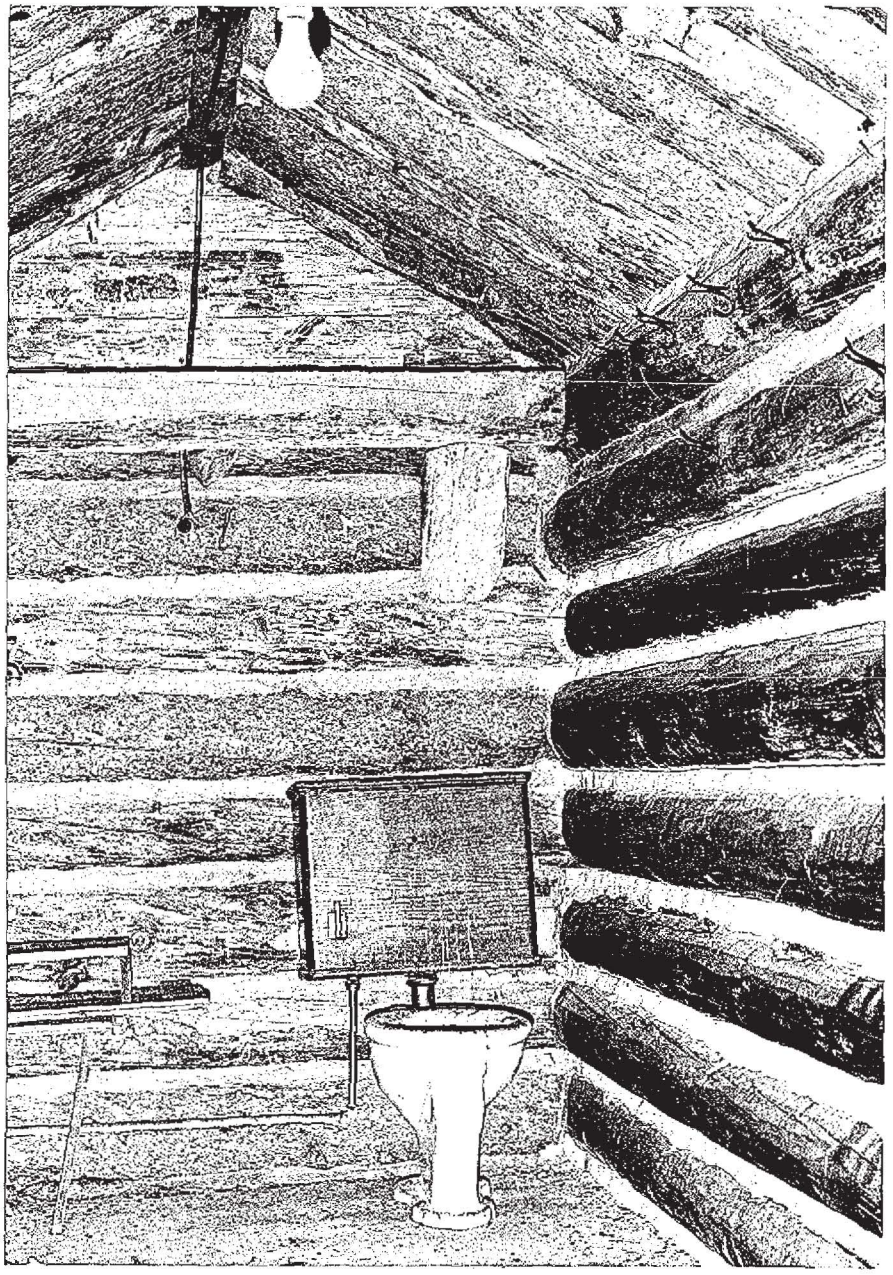


Work (Study) Cabin - Living Room fireplace (North wall)

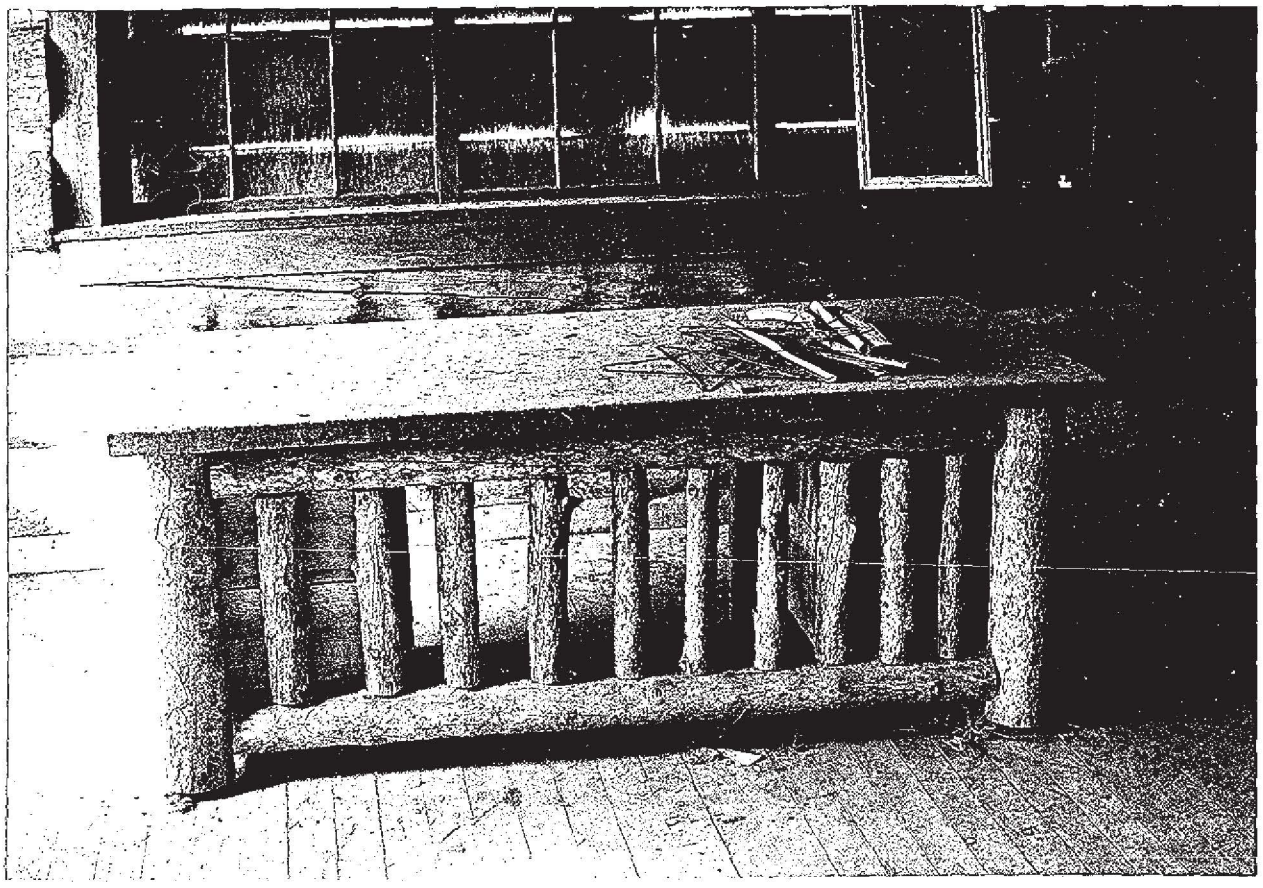
Work (Study) Cabin - Living Room fireplace (North wall)



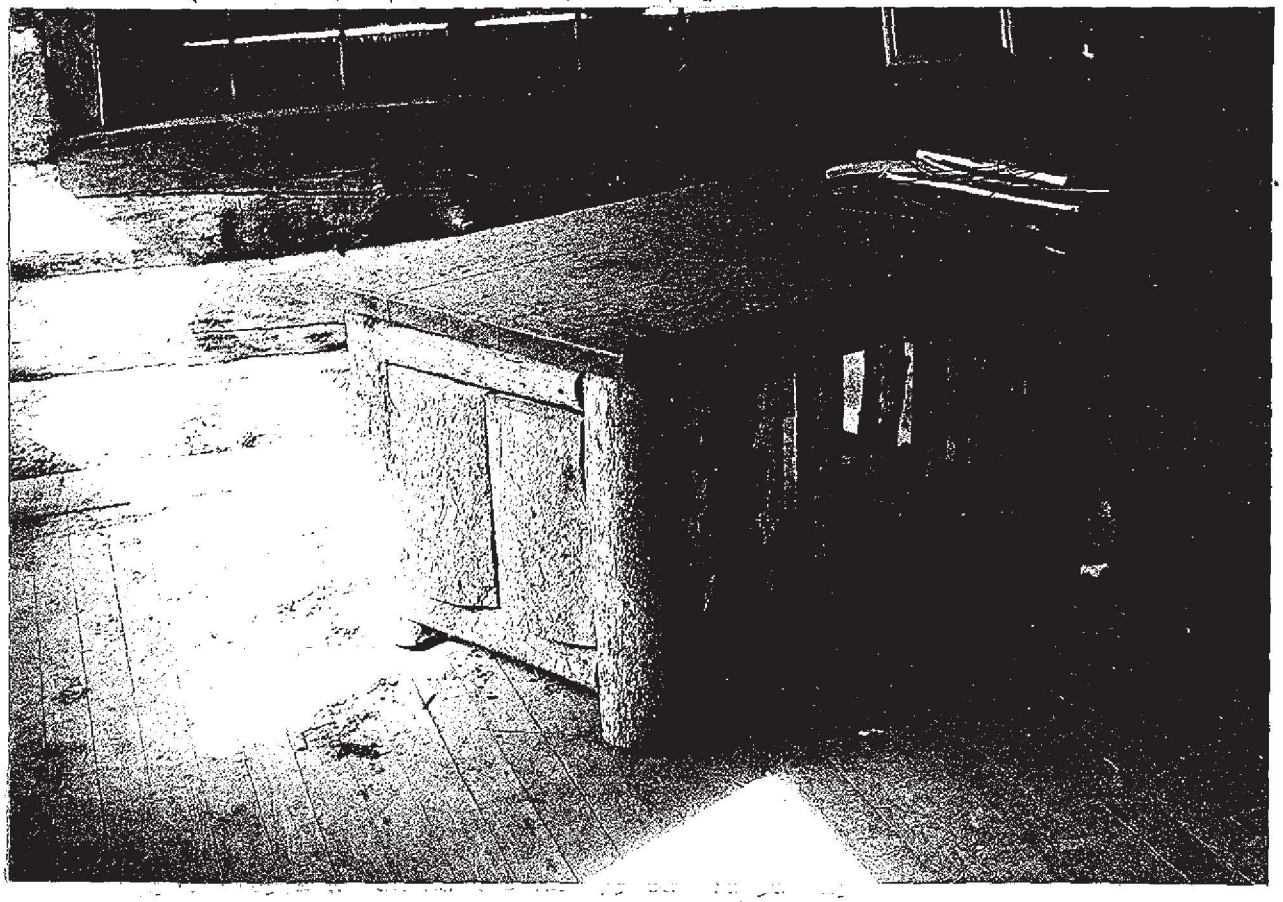
Work (Study) Cabin - Bathroom (North wall)



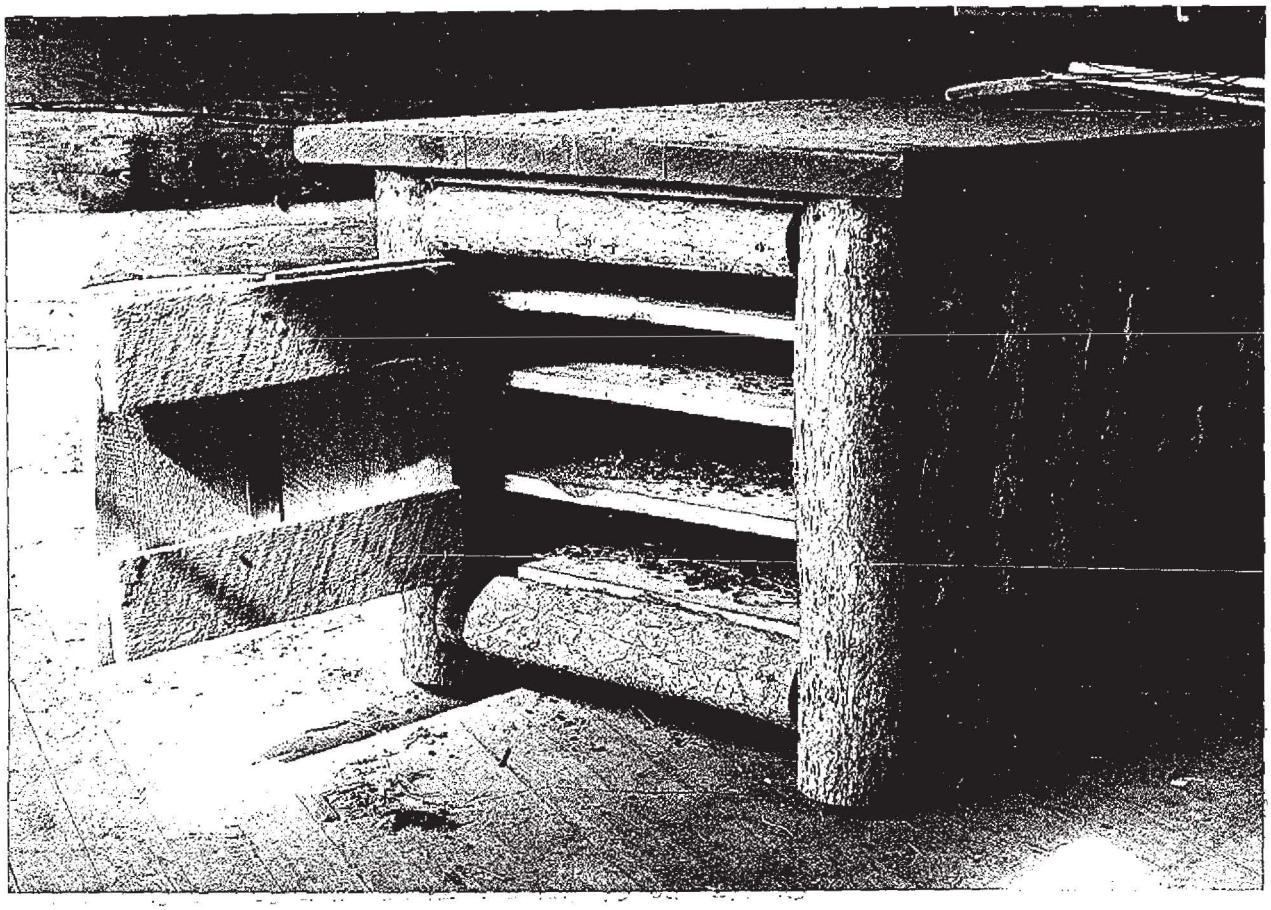
Work (Study) Cabin - Bathroom (North wall and ceiling)



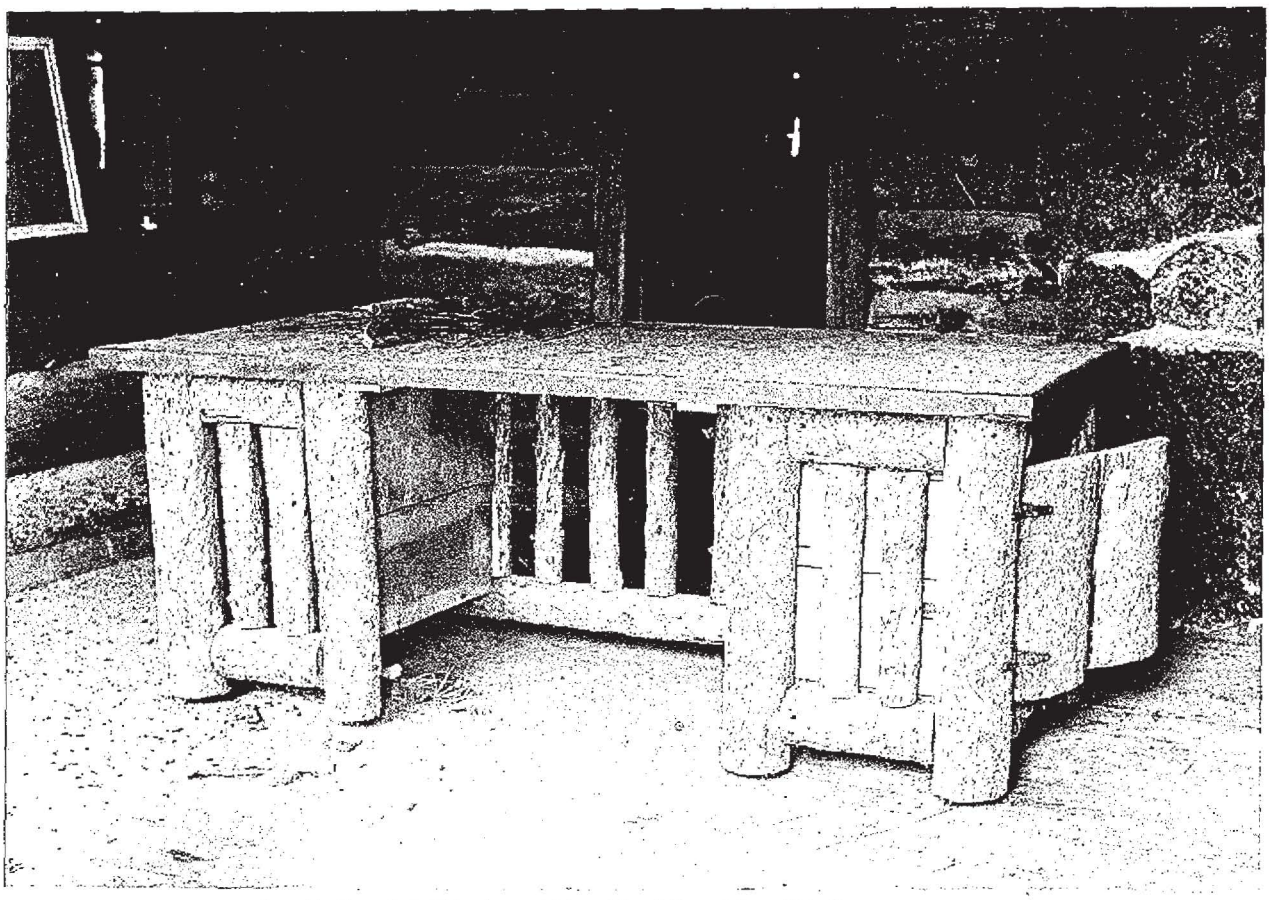
Work (Study) Cabin - Original White desk, front view



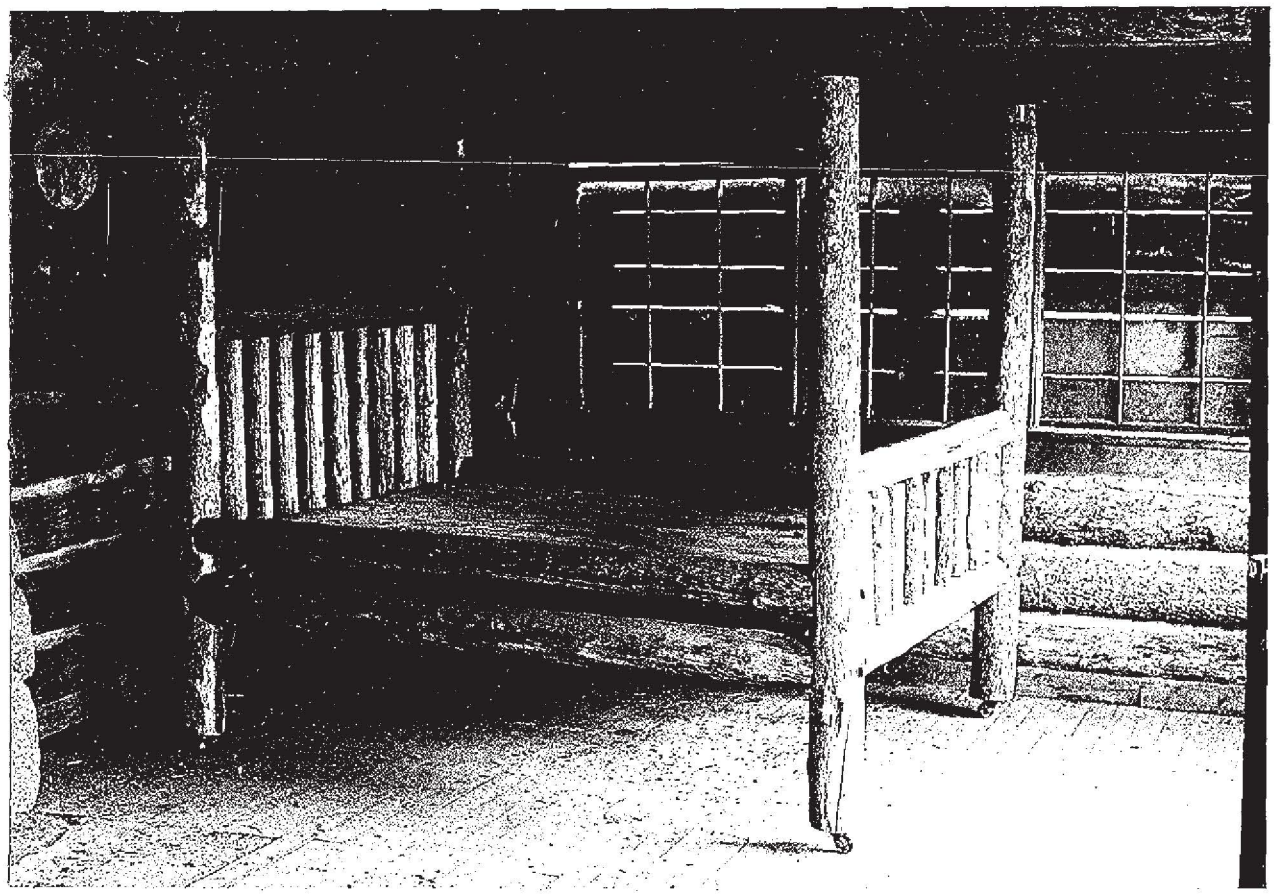
Work (Study) Cabin - Original White desk, corner view



Work (Study) Cabin - Original White desk, end view



Work (Study) Cabin - Original White desk, back view



Work (Study) Cabin - Pine Log Bed

IV. RECOMMENDATIONS

A. USE OF COMPLEX

It is this Consultant's opinion and recommendation, that this entire complex of structures and related site features such as walks, steps and planting areas be retained and utilized as an interpretative tool depicting both Rocky Mountain National Park History and the pre-Park history of the area.

It is felt that this complex could be best utilized by being incorporated into the Nature Walk program as has been done in the past. Considering the purpose of William Allen White in constructing this complex of structures, it seems apropos that interpretation of the complex to the public today be done in connection with such a program - thereby fostering and presenting to the public the philosophical values held so high by White and in a sense, echoing the very reasons the contemporary public is visiting the Park.

By utilizing the complex as recommended above, public access can be more easily controlled - i.e. none permitted except participants of the Nature Walk, and the otherwise need for staffing eliminated along with the creation of necessary public access, vehicular parking and usual visitor facilities. Further, such use would require the least amount of preservation and other construction work and would conveniently permit phasing of such work as is required to occur as budgets permit.

B. WORK REQUIRED

1. General:

Considering the nature of this complex of structures and their present state of repair, the work required on the structures, in most cases, might be thought of more in terms of preservation/maintenance rather than "restoration". Only a few rooms would require "restoration" and the need for such is discussed below.

Such preservation/maintenance work, however, must be done with care - not care in the sense of high quality craftsmanship but care in that such work is accomplished in the same manner as the original construction and past repairs, i.e. - sloppy and haphazard as the case might well be. There is a certain "character" to these structures which although resulting from poor workmanship, is never-the-less historic and worthy unto itself. Such character must be maintained - yet in so doing, it must be realized that construction details causing maintenance problems are being continued where perhaps they could be eliminated. Such is the price that must be paid in order to maintain the "character".

The general concept of the work outlined below is essentially to stabilize and control the present rate of deterioration of

all structures and, in conjunction with the development of an interpretative program and budget, proceed with preservation/ maintenance work, or restoration as the case may be, which would permit public visitation and interpretation of only selected interior rooms of selected structures. It is felt that at this point in time the concerns of historic preservation can be met adequately by making accessible to the public only the Living Room of the Main Cabin and the main room of the Work (Study) Cabin. Other rooms in these cabins and indeed the interiors of the remaining cabins can be made accessible in the future as program and budget warrant. The required work listed below is based on this premise.

It is recommended that restoration/preservation/maintenance work, where it will be visible to the visiting public, be accomplished through the use of "weathered" materials - and further, that a stockpile of weathered wood in the various dimensions likely to be needed be initiated for future use.

Repair and or replacement materials must match the original in material, size, color and texture. Wood must be matched as to color, texture, species, finish, and type of cut such as rough-sawn, smooth-sawn, axed, whittled, adzed, circular or band sawn, etc. Mortar must be matched as to type, such as lime, cement, clay or manure with any aggregate such as sand being

matched as to grain size, shape, color and percent contained. All paints should match the existing as to color, base, texture and brush marks.

It is recommended that a complete record be maintained noting exact paint colors (name, number and manufacturer) and formulation of mortar mixes - including name, brand, etc. of cement used, exact location of source of clay and sand, and exact location on structure with date of use. A similar record should be maintained of all repairs and maintenance work performed. A copy of this record should be maintained at both the historic site and at the District Park Maintenance office

There are numerous instances throughout the complex where logs and other wood members are in varying stages of rot. Where known to be a serious structural problem where chemical consolication or wood splice/epoxy adhesive techniques can not be employed, the member should be replaced. Where possible, considering the type and extent of the rot and accessibility, chemical consolidation or patching (if the member is painted) is recommended. Although recommended for use throughout the complex, chemical consolidation is recognized as not necessarily being suitable in all cases - this must be determined in review of each actual case as it is inspected and/or uncovered to full

view. It is also recognized as being a costly material. However, it is recommended as a method of retaining as much of the historic fabric of the various structures as is possible - and is an attempt to avoid much costly reconstruction.

Before attempting any chemical consolidation, contact should be made with the Regional Historic Architect for references as to use of such chemicals. Experimental consolidation should be made on samples to develope familiarity with the process - and such samples submitted to the Regional Historical Architect for his review and approval prior to work being done on the actual structures.

It is recommended that prior to undertaking any given work item that might result in alteration of appearance of the existing, such as re-roofing, flashing, re-construction of porch, overall and detail photographs be made as guides for the workmen. A copy of such shotographs should be kept in file for future reference.

2. Fire/Security:

It is recommended that a fire and security detection system be installed in each structure. Such a system, including wiring and devices, must be installed in such manner as to be invisible to the visiting public. Window "bugs" and tape shall not be permitted. The system should be of a type that would signal a central control point where Park personnel are on duty and/or available.

Portable fire extinguishers should be installed in all structures and maintained as per manufacturer's recommendations.

The existing water distribution system should be checked for possible re-activation and use in fire fighting in accord with the Fire Fighting Plan. If the Fire Fighting Plan calls for a water supply and hoses, such items should be located out of sight of the normal visiting public - or, if such is not feasible, they should be located and concealed within small structures of weathered wood that would match the existing structures.

3. Utilities:

Based on the usage of the complex as outlined above, the following items are recommended:

a. Power:

1) Provide new underground service to a central point within the complex for distribution to the Main Cabin (HS-1) and the Work (Study) Cabin (HS-4). This central point should be so located as to be out of view of the normal visiting public. Capacity of incoming service should be only that as required to provide lighting and general power - however, power requirements should be coordinated with the Fire Fighting Plan to be adopted and allowances made for future possible requirements of the two Sleeping Cabins.

2) Extend new underground service to both the Main Cabin (HS-1) and the Work (Study) Cabin (HS-4). Capacity to be that necessary to serve existing lighting and convenience outlets for general maintenance. Provide new panels and disconnects to meet requirements of the National Electric Code - however, conceal panels from view of visiting public.

3) The original distribution system within the complex should be determined and replaced to both the Main Cabin and the Work (Study) Cabin, however, not put into actual operation. The existing porcelain insulators, fuses, panels, etc. should be retained.

b. Water:

As envisioned in the recommended use of the Report, there is no need to re-activate or do any work on the domestic water supply to the cabins. The need for water supply to the site would be conditioned on fire fighting requirements and installed as described under Section B.2 of this Report.

c. Sewerage:

As envisioned in the recommended use of this Report, there is no need for work on the present sewerage disposal system.

d. Telephone:

As envisioned in the recommended use of this Report, there is no need for telephone service. However, depending on the type of Fire/Security detection system installed, a telephone might well be required. If so, connections between buildings which previously had telephone service could be made as the original system. For those structures which did not have previous service, the line would have to be run underground and concealed from view where it enters the structure. In any event, existing telephone boxes, panels, etc. should be retained.

4. Site:

a. It is recommended that archival and/or on-site archaeological work be done to establish the existence of rock gardens or rock outlined planting areas at the foot of the main stairway to the porch of the Main Cabin. If such in fact existed, it is recommended that they be restored.

b. Repair concrete steps to the Work (Study) Cabin.

c. Research and locate original drive.

d. Accurately survey, locating all structures, walks, paths drives, major trees and shrubs (with proper identification) and utility lines - and prepare drawing illustrating such to a given scale.

5. Structures:

a. General:

Care must be exercised in the execution of preservation work requiring the repair or reconstruction of deteriorated members or portions of the structures. Judging from the original construction details and methods, during the original period of use, the sagging porches would have been propped up - not replaced, and rotted members would have been tolerated until such point that they were a definite hazard. The existing structures, as they stand, illustrate the growth of the complex over the years and this growth is part of the history of the complex - and an integral part of the reasoning behind its inclusion on the National Register of Historic Places. The preservation philosophy then, should be that of maintaining the existing - not one of restoration to some particular period in the history of the complex.

The following list of "work required" items was prepared with the above in mind and in an attempt to fulfill the preservation philosophy of maintaining the buildings as they are today without trying to update or improve upon them.

The following items apply to all structures of the complex:

1) Foundations:

a) Remove miscellaneous debris and conbustible materials from crawlspace.

b) Inspect floor structural system and its supporting members for rot and other failure - repair and/or replace as required and in consideration of usage demands.

NOTE: In the case of Sleeping Cabin (HS-2) access must be provided. It is suggested that an access panel be cut into the wall of the lower room.

c) Remove earth from around wood supporting members.

d) Prepare Cyclical Maintenance Manuals for each structure - guidelines for which are available from the Interagency Historic Architectural Services Program under the Historic Conservation and Recreation Service (HCRS).

e) Thoroughly clean interiors of all cabins or miscellaneous debris.

2) Exteriors:

a) General for all structures:

(1) Remove polyethelene and other such protection devices where installed to protect from encroaching earth; remove earth from against wood and metal sidings where such is not original and replace rotted members and/or treat with appropriate preservative - where original, treat wood with appropriate preservative or consider

possible use of chemical consolidants, treat metal by thorough cleaning and prime coating and painting only of surfaces covered by earth.

(2) Treat all unpainted wood with an appropriate penetrating preservative and establish permanent record to insure periodic checking and re-application of preservative as will be required. Preservative should NOT contain a water repellant where members are to be chemically consolidated as such may retard absorption of the consolidant.

(3) Replace all broken glass.

(4) Check and clean, as may be required, all chimney flues prior to any use.

(5) Where wood members are rotted to such an extent that chemical consolidation is not feasible and replacement is required, replace only that portion absolutely necessary thereby retaining as much as possible of the original member - where structural capability has been lost due to interior rot, attempts should be made to remove only the rot and insert new wood set in epoxy adhesive. See reference book Epoxies for Wood Repairs in Historic Buildings, Heritage Conservation and Recreation Service, Publication #1.

(6) Remove all items of hardware, etc. which are anachronistic to the period.

b. Main Cabin (HS-1):

1) See items noted under Section 5.a. above.

2) South Porch:

a) Foundation:

(1) Investigate to determine extent of south wall displacement out of plumb and necessity, if any, to underpin - if underpinning is determined to be unnecessary, establish control program to determine whether or not cracks are still occurring in wall or if wall movement has stopped.

(2) If determined that there is no need for underpinning and that wall movement has stopped, repoint all cracks. Re-pointing mortar should match original mortar as previously recommended for log work.

(3) Treat all wood members with preservative.

b) Flooring:

(1) Remove 2x4 which has been nailed down on inside face of south wall of porch; patch resulting void between flooring and south wall with cement brought flush to floor boards.

(2) Check floor framing members to insure adequate load carrying capability.

c) Roof Structure:

(1) Remove all wood trim boards from main beam spanning between the stone columns and check beam for rot and structural integrity. Repair or replace beam as required to permit removal of auxillary added log supports. In repairing the beam, it is recommended that the existing deflection NOT be removed.

(2) Check connection of rafters to beam and particularly to siding of cabin. Re-nail as required; do not add exposed metal framing anchors.

(3) Retain existing pipe column supports.

3) North Porch:

a) Foundation/Flooring:

Remove portion of flooring to permit inspection of foundation (if any) and floor framing system and repair as required; repair flooring.

b) Repair screening.

c) Remove debris and generally clean-up.

d) Re-nail miscellaneous loose framing members.

4) Cabin (Exterior):

a) Remove anchronistic hardware such as hasps and padlocks; fill resulting screw/nail holes and touch-up paint.

b) Replace broken glass.

c) Roofing: close-off open ends of sheetmetal ridges to prevent entry of water.

5) Cabin (Interior):

a) Living Room:

(1) General clean-up only.

(2) Conduct archival or other research to determine use of existing flue in north slope of ceiling.

(3) Refurbish to period when occuppied by W. A. White.

b) Bedroom:

General clean-up only.

c) Bathroom:

General clean-up only.

d) Kitchen:

General clean-up only.

e) Electrial:

(1) Rewire to provide power for existing lighting and convenience outlets for general maintenance. Wiring and devices exposed to public view must match existing.

(2) See also Section IV.B.3.a.

f) Plumbing:

Clean-up fixtures only.

c. Work (Study) Cabin (HS-4):

1) See items noted under Section 5.a. above.

2) Foundation:

a) Remove debris and miscellaneous items from crawlspace.

b) Check all structural supports and floor framing system for rot, structural integrity and load carrying capability.

c) Treat all wood members with preservative.

d) See also item (c) above.

3) Exterior:

a) Replace broken glass; clean windows.

b) Re-grade site around structure to facilitate drainage of rain and snow-melt away from structure. See also next item (2).

c) Log walls:

(1) Remove portion of earth at logs to permit random inspection of logs to determine condition and to determine original construction - i.e. were logs originally placed in contact with earth or were they supported above ground on rocks throughout.

(2) If originally supported on rocks above earth, re-grade as necessary to return to original condition. If originally in contact with earth, grade site as noted in item (1) above.

(3) Carefully check all bottom logs for rot and other failure; replace or use consolidants as may be indicated. If logs are to remain in contact with earth, investigate possibility of use of chemical consolidants as a barrier to water migration into wall - or the insertion of a metal or plastic type water-stop between log courses.

(4) Remove and replace all mortar daubing as previously noted.

d) Log Wall Ends:

It is suggested that the present rotted log ends be retained and no attempt made to replace them until absolutely necessary - and that they be immediately and periodically flood-coated with a penetrating wood preservative which contains NO water.

e) Window Sash:

Repair where needed - treat with appropriate penetrating preservative containing NO water. It is suggested that these sash not be re-painted at this time.

f) Entry and Screen Door:

Preservative treatment only.

4) Interior:

a) Main Room:

(1) General clean-up only.

(2) Repair fire screen.

(3) Clean-out fireplace.

b) Bathroom:

(1) General clean-up only.

c) Electrical:

(1) Rewire to provide power for existing lighting and convenience outlets for general maintenance. Wiring

and devices exposed to public view must match existing.

d) Plumbing:

Clean-up fixtures only.

- END-

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