

# TARRYALL/CLINE RANCH

Anderson/Cline Ranch

South Park - Park County, Colorado



Historic Photo #1, Main ranch house, Tarryall/Cline Ranch, Park County, CO, south and east elevations, date unknown, c. 1950s; note the original roof line. Photo: Twila Hamilton Brompton collection

## Historic Structure Assessment

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All of the photos in this document were taken by the Historical Architect, Merrill Ann Wilson, in 2010 and 2011, unless otherwise noted. The historical photos are all by permission from the collection of former ranch resident, Twila Hamilton Brompton and all of her photos date in the decades 1950 and 1960.



View to the west from the Main ranch house 1st floor bedroom. Note that the sash rope is detached.

## **1.0 Introduction**

The Tarryall/Cline Ranch, also referred to variously as the Tarryall Creek Ranch, the Anderson-Cline Ranch or simply the Cline Ranch, is located just adjacent to US Highway 285 between the towns of Jefferson and Como, Colorado. With acreage assembled over a period of at least 40 years, the final deeded property of the ranch extended to about 4,270 acres and was in multiple contiguous parcels on both sides of Hwy. 285. The ranch headquarters currently features the two-story main ranch house, built in 1928, and outbuildings that include a timber framed barn, a small bunkhouse and a Quonset-type garage building.

The ranch is located amidst the expanse of South Park, the 700 square mile, 9,000'-10,000' altitude mountain park ("inter-montane" valley) that sits almost squarely in the center of the State of Colorado. In a landscape consisting largely of level, open grasslands along Tarryall Creek, the four surviving buildings of the ranch headquarters sit close to the highway. The open space of the ranch grasslands as well as the riparian and aquatic resources are all very important wildlife habitats in South Park. Overall visually, the ranch is relatively unchanged from its historic appearance, although the buildings have suffered from a significant lack of maintenance and unfortunate alterations.

Recently, the 1,635 acres of the ranch on the west side of the highway that includes the main ranch headquarters complex were purchased by Park County (with multiple sources of public funding including Great Outdoors Colorado, the Colorado Habitat Stamp Program as well as the Park County Land and Water Trust Fund) and the property was dedicated as the Cline Ranch State Wildlife Area on September 17, 2011. The remainder of the ranch acreage, which lies on the east side of Highway 285 across from the Cline ranch headquarters, is also protected by a conservation easement to prevent subdivision and residential or commercial development and preserve the important natural resources.

The 83-year-old main ranch house is a stuccoed, wood frame, two-story building of about 2400 square feet with a broad, stone masonry porch on the south (main entry) elevation and small wood frame entry additions on the east and north elevations. The house features its original flat (sloping from front to back) and parapeted roof that is overframed with a large gable roof from the 1980s. This inappropriate roof alteration has changed the historic appearance and character of the house. In general, the house has experienced very significant deterioration and lack of maintenance.



Historic photo #1, undated, but it is from the early 1950s according to Twila Brompton, daughter of Don Hamilton. The east and south elevations of the main ranch house seen through the gate posts. Note that the parapeted roof is in original condition without the current gable roof overlay and also note that the currently existing door and small entry addition on the east elevation do not exist in this photo, indicating that these are later alterations. An original window on the east elevation was later changed to a door.

Credit: Twila Hamilton Brompton Collection

The main ranch house was built in 1928 by the ranch owner, Foster Cline, Sr., a prominent Denver attorney. The ranch was owned by and associated with Cline and his family for about 80 years and while the house was primarily used as a residence for the ranch managers/lessees, Cline and his family reportedly stayed in the house occasionally, especially during periods of time between managers/lessees. The Cline family spent most of their time on the ranch, during summers, in a smaller cabin across Highway 285 from the main house on Tarryall Creek.



Historic Photo #2 undated, but it is c.1950s/1960s, view of the west elevation.

Credit: Twila Hamilton Brompton Collection

Architecturally, the main ranch house is an example of the Pueblo Revival style with elements of the Spanish Eclectic Style, which is very unusual and rare for a ranch house in Colorado from the first half of the 20<sup>th</sup> century. The main ranch house, while of wood frame construction, was built to appear as if it is made of adobe and stucco, influenced by the Native American pueblos as well as Spanish Colonial buildings in

New Mexico and the Southwest. The Pueblo Revival style was part of the movement toward eclectic architectural styles popular in the early decades of the 20<sup>th</sup> century.

On the site, southeast of the house, is an entry gate with rubble stone masonry posts supporting a painted wood sign board. The outbuildings are situated nearby and to the north of the main house: a metal semi-Quonset style workshop/garage, a small wood frame cabin that apparently has been used as a bunkhouse, and a traditional wood pole livestock barn. There were apparently a few other outbuildings on the property in the past, which have been removed at some unknown point in time.



Historic Photo #3 undated, but it is c.1950s/1960s, view of the west elevation. note the original roof line, and the 1/1 double hung wood windows.

Credit: Twila Hamilton Brompton Collection

## **Executive Summary**

The historic headquarters buildings of the Tarryall/Cline Ranch are located along Tarryall Creek, about 1.5 miles northeast of Como, Colorado on Highway 285 in the high mountain valley of South Park. The main ranch house is a particularly unusual and unique representation of the Pueblo Revival style of architecture with elements of the Spanish Eclectic Style. Dating from 1928, this style is completely atypical for a rural ranch house in Colorado. Built for a prominent Denver attorney as headquarters primarily for ranch managers/lessees, the house and ranch typify a long-standing practice of wealthy owners maintaining a recreational use for an otherwise working cattle ranch.

Land transfers of the last several years have changed ownership of the ranch and the remaining buildings of the Tarryall/Cline Ranch from the Cline family, sons of Foster Cline, to Park County and the property is now being managed as the Cline Ranch State Wildlife Area, primarily for the trout fishing, hunting and non-vehicular recreation.

The following summarizes the concerns and needs that are addressed in more detail in this Historic Structure Assessment, including the following:

### **Site:**

- Prepare a site and landscape development plan for the ranch headquarters buildings area including a site drainage plan, parking, walkways, road layout grading and surfacing, septic field, landscaping and fencing.
- Regrade the site around the house to create positive drainage. Install additional underground drainage structures as needed (particularly at the stone porch on the south elevation and along the north elevation) and install a gravel dry zone around the building to prevent future planting and irrigation at the foundation.
- Remove the deteriorated and cracked concrete and install new walkways.
- Install new and historically appropriate landscape materials on the site, preventing irrigation near the walls of the house.
- Install new interpretive signage on the site at several locations on the property to provide the ranch's history and architectural significance to visitors.



#### Foundation:

- Inspect and evaluate the 1<sup>st</sup> floor structural system with a scope system, since there is no floor hatch or crawl space access.
- Replace the existing inadequate foundation with a new reinforced concrete foundation.
- Regrade after the installation of the new foundation to achieve positive drainage.
- Make provisions for ventilation of the space under the floor joists of the 1<sup>st</sup> floor.

#### Masonry:

- Rebuild the upper courses of the original masonry chimneys, repoint where the mortar is missing, loose or eroded.
- Remove the deteriorated and loose stucco from the walls of the house and install new stucco to match the color and texture of the original. Replace the rusted and failed wire mesh with new mesh as a secure base for the stucco.
- Repoint the stone masonry of the front (south) entry porch.
- After the hay is removed from the front porch floor, inspect the concrete floor of the porch and repair or replace as necessary, matching the original finish, color, and aggregate.

#### Roofing:

- Carefully remove the wood frame gable roof that overlays the original sloping flat roof without damaging the original parapets and roof deck.
- Remove existing flat roofing and install new seamless, sheet rubber flat roofing on the roof deck with new tapered insulation and new flashing. Consider installing a snow and ice melting system with the new roofing.
- Install a new gutter and downspout along the north end of the roof. It may be necessary to install heat tape or another type of ice melting system at the roof edge and in the gutter and downspout to prevent ice buildup and damming.
- Replace the roofing on the front (south) porch with new asphalt shingles and flashing to match the originals.



Historic Photo #4 undated, but it is c.1950s/1960s, view of the east elevation of the “coal shed” that was located just off the north elevation of the house. This shed predated the existing entry shed that replaced it on the north elevation.

Credit: Twila Hamilton Brompton Collection

Exterior walls, woodwork, windows and doors:

- Install insulation in walls and roof as needed, since some insulation exists in the house. Install wall insulation (blown in cellulose or fiberglass) from the exterior, as the stucco is being replaced, to avoid damage to the historic fabric of the house.
- Replace/repair the rotted and missing elements of the exterior wood trim including the trim around the windows and doors as well as the porches and roof edges. The vigas (log ends that extend from the east and west walls just below the original roof line) are original but not structural and have completely rotted.

The vigas will all need to be replaced to match the originals, but with treated wood to prevent rot and appropriate flashing to prevent moisture intrusion.

- Prepare the painted exterior wood surfaces and prime and repaint using the original color(s) based on microscopic paint analysis.
- Repair and restore the original exterior wood door and wood screen door on the south elevation and the door leading to the kitchen and the kitchen shed on the north elevation. Replicate and install the missing original door on the north elevation, rebuilding the opening and frame to match the original, as documented in the historic photographs.
- Repair and restore the wood window frames and sash, with particular attention to the wood sills. Prime and repaint the original historic color(s).
- Install new unobtrusive storm sash on all the windows.

Interior walls, floors, ceilings, doors and trim:

- Repair, rehabilitate and refinish or repaint as needed, the interior finishes and surfaces (including walls, ceilings, stairs and floors), replicating all missing or deteriorated elements such as flooring, window and door trim, and interior doors.
- Rebuild the existing non-functional bathroom (to meet modern handicapped accessibility standards) and kitchen on the 1<sup>st</sup> floor as per the drawings.
- Install a new kitchen and bathroom on the 2<sup>nd</sup> floor to accommodate future use, as per the drawings.

Systems:

- Install a new security system that is designed to meet the needs of the owner.
- Install a new fire detection system.
- Install a new central heating system.
- Install new lighting and electrical system as necessary.
- Install new plumbing system including the necessary fixtures.

Handicapped Access Compliance:

- Install a new handicapped ramp with railings as per the drawings (there are two alternative locations in the drawings.)
- Install a handicapped accessible restroom on the 1<sup>st</sup> floor.



Historic Photo #5, undated, but it is in the 1950s, the view is of the north elevation at the east corner. Note the original exterior kitchen door opening that was later closed and made into a window.

Credit: Twila Hamilton Brompton Collection

## **1.1 Research Background**

### **Purpose of the Assessment**

The purpose of this Historic Structure Assessment, therefore, is to document and evaluate the historic fabric and all building components of the main ranch house of the Tarryall/Cline Ranch and the existing conditions. Additionally, this assessment compiles all of the recommendations for treatment to address building component deficiencies and pathologies, as well as pre-design cost estimates. This Historic Structure Assessment is intended to provide a document to guide the development of the main ranch house of the Tarryall/Cline Ranch and outbuildings, with recommendations for the future restoration or rehabilitation and usage options for the property. This document follows the “Annotated Scope of Work” (an outline) for the Historic Structure Assessment that is established by the Colorado Historical Society, State Historical Fund.

The research, investigation and preparation of the assessment took place from October, 2010 to September, 2011. During the year-long period of investigation and production of the Historic Structure Assessment, the four seasons of weather and conditions were observed. Non-destructive field investigation techniques were employed in the production of this assessment, as well as observation of visible structural members by the Historical Architect and the Structural Engineer. Since the investigation was non-destructive, the foundation conditions were most difficult to assess because there is no access or crawl space under the 1<sup>st</sup> floor.

Historic materials, photographic collections and records were searched at the Western History Collection of the Denver Public Library and the collection at South Park City in Fairplay. Jerry Davis, an historian and a member of the Park County Historic Preservation Advisory Commission, was contacted, but did not have any additional information. Jane Gilsinger, archivist with the Park County Local History Archives, also had no resources or additional information. The records of the Colorado Historical Society were also examined, but very little was found. All of the historical photographs in this document are from the collection of Twila Brompton,

daughter of the longtime ranch manager, Don Hamilton. Several requests were made to Foster Cline Jr. for information and photographs, but no materials were provided by him or his family.



Historic Photo #6, undated, but it is in the 1950s – 1960s, the interior view is of the kitchen, the north wall with the door that was later removed and partially infilled. This room functioned as living room, dining room and kitchen, because it was the most practical to heat in the winter.

Credit: Twila Hamilton Brompton Collection

## **Participants**

Executive Linda Balough of the Park County Office of Historic Preservation and now the Executive Director of the National South Park National Heritage Area hired

Merrill Ann Wilson, Historical Architect, to prepare this Historic Structure Assessment and provided direction, input and management for the project. Gary Nichols, the Director of Tourism and Community Development for Park County provided invaluable input, assistance and background information. Jack White, Professional Registered Structural Engineer, provided an assessment of structural systemic problems and suggestions for their correction. Twila Hamilton Brompton was very helpful with photographs of the buildings from the 1940s through the early 1960s as well as commentary on issues related to how the building evolved. Carl Palmer, of Beartooth Capital, the owners following the Clines, provided the title information prepared when the property was purchased. Annette Student assisted with documentary research in the Western History Collection at the Denver Public Library.

## **1.2 Location**

The Tarryall/Cline Ranch is located in the northerly end of South Park, which is a large inter-montane valley, very near the geographic center of Colorado. Designated by Congress in 2009, South Park is now one of approximately 50 National Heritage Areas in the United States. National Heritage Areas are defined as nationally significant and distinctive landscapes with important natural, historic and recreational resources. The ranch is situated on a gently sloping bench above the meandering Tarryall Creek, featuring open hay meadows, grazing land and riparian areas adjacent to the river. The soils consist of “loamy alluvial over glacial outwash” according to the soils study in the *Application for 1041 Permits* that was prepared for the sale of the water rights in 2001. The water table is high in the area of the ranch headquarters buildings due to the proximity of Tarryall Creek.

The Tarryall/Cline Ranch headquarters, including the main ranch house (built by Foster Cline) and outbuildings immediately surrounding, are located just northwest of Highway 285, approximately 5 miles west of the town of Jefferson and about one mile northeast of the Como exit. GPS coordinates for the Cline house are as follows: N39 degrees 20.081 minutes, W105 degrees 52.069 minutes. The altitude is 9,723 feet.

The UTM coordinates are 13 04 25 478E, 43 54 383N. It is found on the USGS Milligan Lakes Quad, 6<sup>th</sup> P.M. T8S R76W Section 22.

The Smithsonian site number for the ranch is 5PA.3194. The ranch is not currently listed on Park County, the State or the National Register of Historic Places.

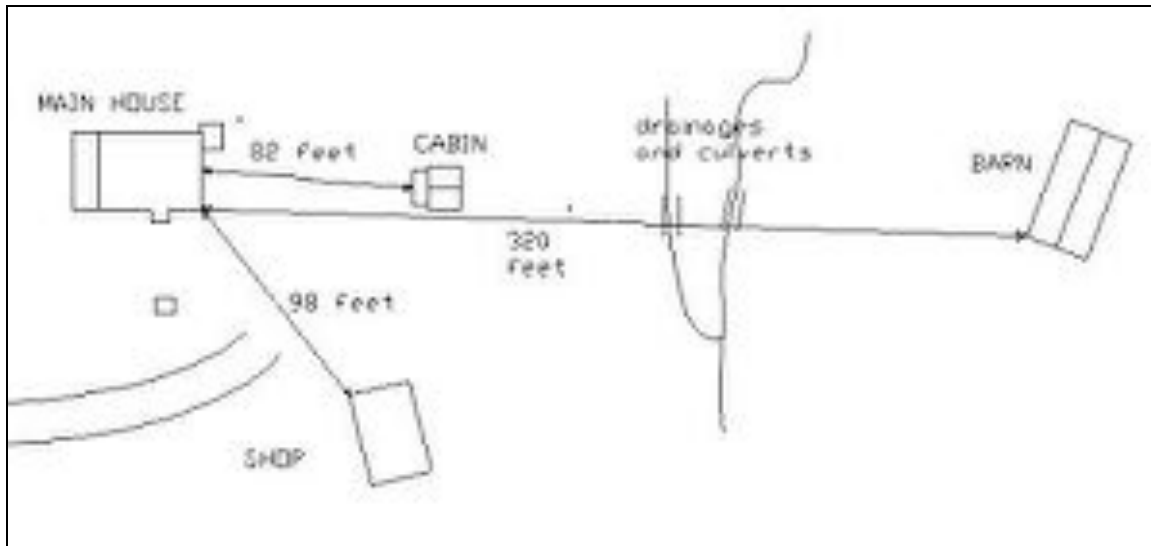


Vicinity Map



Area Map, showing location of ranch





Site Map, (showing distances between structures) North →

#### Legal Description for the House and Outbuildings Only:

IN TOWNSHIP 8 SOUTH. RANGE 76 WEST OF THE 6TH P.M.:

Section 22: S 1/2, EXCEPT that portion conveyed to Hamilton in Deed recorded July 1, 1976 in Book 253 at Page 721 and EXCEPT that portion lying within Highway 285. It shows up on the U.S.G.S. Milligan Lakes Quad map.

The Tarryall/Cline Ranch is located in the midst of a historically and architecturally rich area of South Park, densely packed with resources. There is a State Historical Marker on the property, near Highway 285, just beyond the front gate that was placed in 1933 by the “State Historical Society of Colorado” to commemorate the location of the “Tarryall Diggings” the site of a gold discovery in 1859 and hydraulic mining through the 1860s, as well as the (nearly disappeared) mining camps of Hamilton and Tarryall. Piles of gravel from the placer and dredging mining operations are southwest of the Tarryall/Cline Ranch main ranch house. Another significant historic site located near the ranch is the mining and railroad town of Como, one mile to the south. The Denver South Park and Pacific Railroad grade/right of way runs across the Tarryall/Cline Ranch near the highway, although the rails were removed over 70 years ago. The Boreas Pass Road starts just to the west of the ranch. Additionally, located across Highway 285 to the east, are the remnants of the historic King Coal Mine and its townsite.



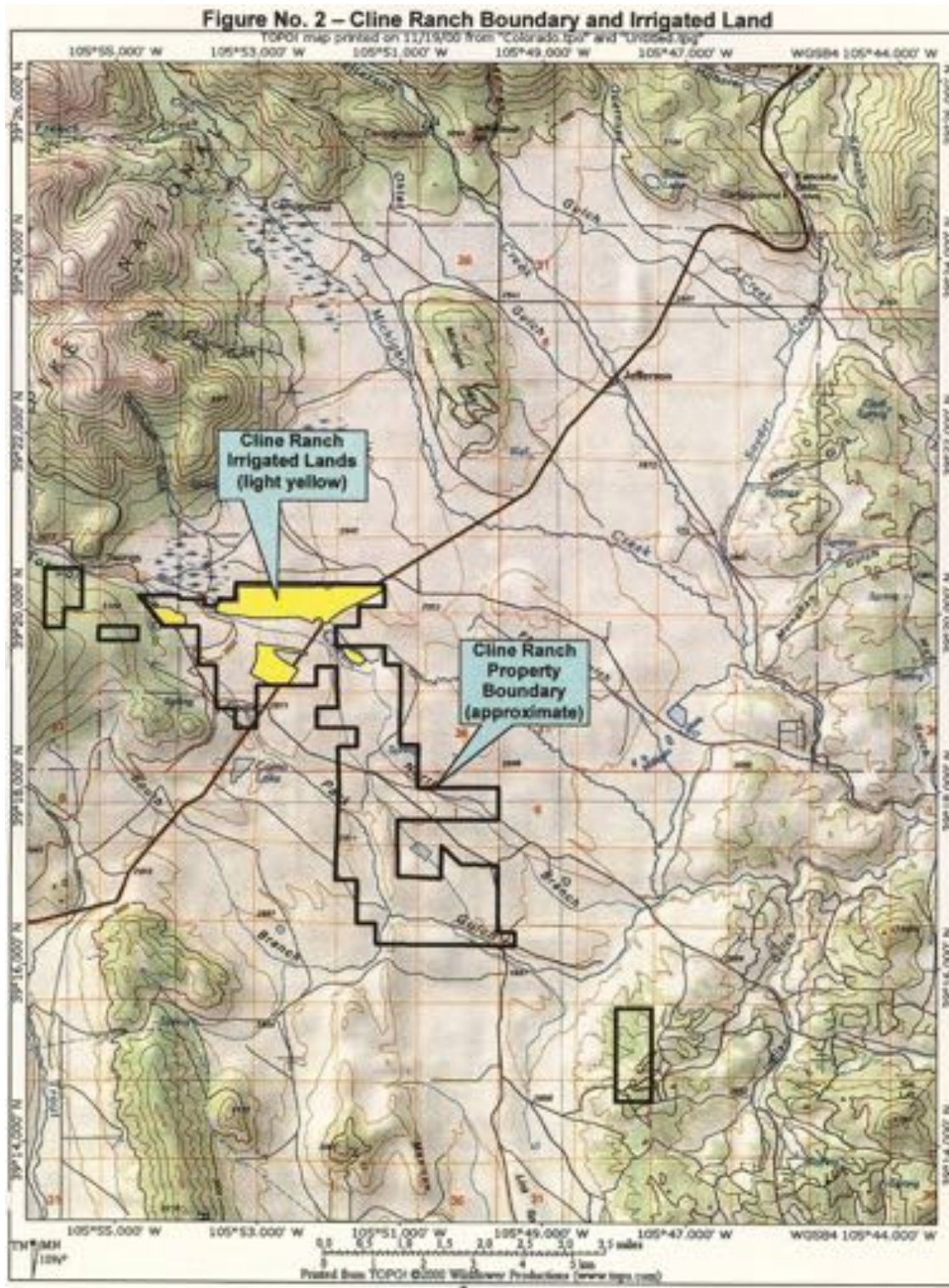
Historical marker near entry gate to the Tarryall/Cline Ranch,  
placed in 1933 by the State Historical Society of Colorado, commemorating the Tarryall Diggings  
and the mining boom towns of Hamilton and Tarryall from the 1860s. Foster Cline is listed as a donor.





“Cline Ranch Location Map” from the environmental study required for the sale of the Cline Ranch water rights with the Application for 1041 Permits for the sale of the Cline Ranch water rights to the Centennial Water and Sanitation District, prepared by the Centennial Water and Sanitation District for the Park County Permit Authority in 2001. Note the relationship of the ranch to the surrounding area of South Park.





“Cline Ranch Boundary and Irrigated Land” map from the environmental study that was required with the Application for 1041 Permits for the sale of the Cline Ranch water rights to the Centennial Water and Sanitation District, prepared by the Centennial Water and Sanitation District for the Park County Permit Authority in 2001. Note the shape of the ranch as it was assembled from numerous small parcels.

## 2.0 History and Use

The Tarryall Ranch was apparently the name given to the property by Foster Cline, the owner of the ranch from the 1920s until his death in 1969 at age 89. The ranch is also known commonly as the Cline Ranch. The ranch reportedly was known as the Anderson Ranch prior to the purchase by Foster Cline, according to the book, *Echos of Como* (1974). While a portion of the current property was owned by Ruel B. Anderson, it did not have buildings in the present location of the ranch headquarters; the buildings were evidently all constructed or brought to the site after 1928, the date of construction of the house. The irrigation ditch rights for the property date from 1876 to the 1880s.

As with most mountain ranches in Colorado, the ownership history is very complicated, due to the acquisition and assembling of numerous small homesteads and small parcels of land to create a ranch of substantial size or sufficient size for a viable livestock and hay operation. It is not known who designed and constructed the house, and the progression of construction is also not known. There is little documentary information about the house and there are no historic photographs of the house that have been located that predate the 1950s and 1960s - either interior or exterior.

The construction of the main ranch house and the development of the ranch headquarters at the Tarryall/Cline Ranch did not occur until Foster Cline acquired the acreage and assembled many small parcels starting in the 1920s. According to notices in the *Fairplay Flume*, Foster Cline, Sr., a 40-year old Denver attorney, represented the estate of Ruel B. Anderson, a client who had died in 1915 and left a 500-acre ranch in South Park (property that later became part of the Cline ranch). The newspaper notices from 1922 indicate that the firm of Rush and Cline in Denver was soliciting to find a renter for the Anderson property. By 1923, the 500 acres in question ended up being sold in a Sheriff's Sale because of unpaid legal bills due to Anderson's attorney Cline. Apparently, Foster Cline then purchased the land for himself at the Sheriff's Sale and this property was an early step in Cline's process of assembling parcels of land for the ranch. It is not known exactly when Cline first

became involved in purchasing real estate in South Park, but clearly he was a ranch owner by 1923. According to an article published in *The Park County Republican and Fairplay Flume*, on July 8, 1927, “District Attorney Foster Cline of Denver is visiting at his ranch near Como.”

An article published a year later, on September 18, 1928, states “The new house being built on the Foster Cline ranch is nearing completion and will soon be ready for occupancy by the Dan Millers.” The “Dan Millers” were evidently the first of a list of tenants of the house and managers of the ranch. Foster Cline acquired and assembled the property apparently with multiple intentions: investment and income from renting the ranch to a tenant family for haying and livestock production as well as a mountain getaway for recreation for himself, family and friends. Reportedly, the construction date of 1928 of the main ranch house can also be seen in the fireplace mantel (I could not find the date). Stylistically, this use of the Pueblo Style with elements of the Spanish Eclectic Style in the design of the main ranch house also supports this construction date of 1928; both styles were part of the interest in exotic styles in residential construction seen in Denver in the 1920s.



Historic Photo #7, undated, but it is in the 1950s – 1960s, the view is of the west elevation.

Credit: Twila Hamilton Brompton Collection

After Foster Cline purchased the ranch and built the main ranch house in 1928, the first tenant was Dan Miller and his family. Other tenants included Walt and Arlene Coil, Charlie and Bertha Furman, and finally the last tenants, Don and Doris Hamilton and family (1946 to 2001), including their daughter Twila Brompton and her family. While Foster Cline never intended to live full time at the ranch and operate the hay and livestock business himself, he apparently always had families who leased the house and pastures. While little is known about the ranch prior to 1946, reportedly (according to Twila Hamilton Brompton) apparently Cline and his family stayed in a small cabin on the creek, across Highway 285 from the main ranch house while they were at the ranch. The daughter of Don Hamilton, Twila Brompton, remembers that Mildred, last wife of Foster, and the boys would spend much of the summers on the ranch with Foster traveling frequently between Denver and the ranch to spend the weekends while he was working in Denver. One recent report from the *Fairplay Flume* article of September 23, 2011 about the dedication of the new State Wildlife Area, Foster Cline, Jr. recounted a story that he and his brother remembered sneaking out of the house to go fishing from the 2<sup>nd</sup> floor of the main house as they were growing up at the ranch.

According to *Colorado and its People*, a biographical work from 1948, Foster Cline was born in Roanoke, Virginia on November 2, 1880, and attended elementary and secondary schools in Russell, Kansas. He attended college at the University of Kansas where he received a degree in law and the Mount McPherson Kansas College for his bachelor of science degree (another source indicated that this was an honorary degree). Reportedly, after his graduation he began his legal career in Walsenburg in 1910, but had moved to Denver by 1912 according to the *Denver City Directory*, and the 1913 directory indicates that he was a deputy district attorney a position he apparently held from 1913 to 1917 and again from 1925 to 1929. He established the firm of Rush and Cline, and later was the regional administrator of the U.S. Securities and Exchange Commission. Foster Cline married Martha M. Weisthaner on December 24, 1911 in Denver; they did not have any children. Martha died in April, 1938 at age 46. Foster, who was then age 50, was remarried eight months later on

December 12, 1938, to Mildred M. Corner in Denver. Foster, Sr. died in 1969 at 89 years old; Mildred was about 40 years younger than Foster and she died 37 years after him in 2006. Mildred and Foster had two sons - Foster Cline, Jr., M.D. (a very well known psychiatric consultant and co-author of the *Parenting with Love and Logic* series) and Stephen Cline.

The Tarryall/Cline Ranch continued to be owned by Foster Cline and his family for over 90 years until it was finally sold to Tarryall Creek Ranch, LLC and Beartooth Capitol GP, LLC in 2010. In about 2001, the extensive water rights that the ranch owned were sold to Centennial Water and Sanitation District for users in the Highlands Ranch development, Douglas County, Colorado. The rights were associated with four active ditches crossing the Cline property: the Anderson Brewer Ditch, the Montag Truax Ditch, the Peabody #3 Ditch and the Dunbar #1 Ditch. After the water rights were sold the longtime lessees, the Don Hamilton family, lessees since 1946, stopped leasing the house and ranch for their hay and livestock production operation and moved away. The irrigation water was critical for the hay production and when the acreage was dried up after the water sale, haying was no longer worthwhile. The house for the past ten years has been largely unoccupied and has suffered from lack of maintenance.

After the sale of the water rights, the Cline family began the process of selling the ranch. Initially, in 2008, a 200 acre parcel from the ranch that included the historic King Coal Mine and townsite, on the east side of Highway 285, was purchased by Park County and the former Colorado Division of Wildlife (now part of Colorado Parks and Wildlife) to be developed as an outdoor shooting range. The mine and townsite will be protected, and preserved and interpreted for the public. The buyer for the remaining acreage of the ranch in 2008 was Beartooth Capital Partnership, a capital investment company based in Bozeman, Montana. They immediately placed conservation easements on the 4,270 acres of the ranch and renamed the ranch the Tarryall Creek Ranch. In 2011, 1,635 acres of the ranch on the west side of Highway 285, including the headquarters buildings, were acquired by Park County with



numerous sources of funding (including Great Outdoors Colorado, the Park County Land and Water Trust Fund, Colorado Open Lands, and Colorado Division of Wildlife) through a partnership led by Gary Nichols, Park County Tourism and Community Development. This 1,635 parcel is owned by Park County, but it is managed by Colorado Parks and Wildlife as the newly established Cline Ranch State Wildlife Area, which is an important landmark and public recreation area in the South Park National Heritage Area which was approved by Congress in 2009.



Historic Photo #8, undated, but it is from about 1946-48, the view is of the northeast corner of the house with Foster and Mildred Cline and their sons, Foster and Stephen. Note that the seated woman (Bertha Furman reportedly) is on the stair or stoop at the original north door opening to the kitchen; this door was reportedly removed in the 1950s.

Credit: Twila Hamilton Brompton Collection, the quality of this image is poor because she could only provide a Xerox copy of this photo.

## **2.1 Architectural Description and Significance**

### Description, Exterior:

The main ranch house at the Tarryall/Cline Ranch, built in 1928, is a highly visible and well-known landmark on Highway 285 in scenic South Park. It is located on a gently sloping bench of natural meadow grasses above the meandering Tarryall Creek, on a ranch featuring open hay meadows, grazing land and riparian areas adjacent to the river. This 83-year-old main ranch house is stuccoed with stone foundation walls and a large stone chimney and stone entry porch; it is a wood frame, two-story building, rectangular in plan and about 2400 square feet in total. It was built on a stone and concrete foundation with the stone foundation walls extending up about 32 inches. The stonework consists of rounded fieldstone in the foundation and chimney with raked (recessed) joints, emphasizing the shape of the individual stones. The window openings are rectangular with 1/1, double-hung wood sash. The main (south) exterior entry door has a single-panel wood door with 3 vertical lites at the top, typical of the 1920s. The house has a broad, stone masonry porch on the south (main entry) elevation and small wood frame entry additions on the east and north elevations. The house features its original flat (sloping from south to north) and parapeted roof with a built-up asphalt felt type of roofing system with a gutter and downspouts on the north elevation. The roof parapet on the south or primary elevation is asymmetrical with a curved portion and a stepped portion. The flat roof was overframed with a large gable roof with asphalt shingles from the 1980s to improve the snow shedding and eliminated the need to shovel snow off the roof. This inappropriate roof alteration has negatively changed the historic appearance and character of the house.

### Styles:

The house is a very unusual example of the Pueblo Revival residential style combined with elements of the Mission Style, since rural Colorado ranch houses are generally very vernacular and simple in design - usually lacking a definable style.

Both of these 20<sup>th</sup> century styles are defined in the *Field Guide to American Houses*, by Virginia and Lee McAlester (Alfred A. Knopf, Inc.) The construction history of the house is not known, except for the owner and the date it was built. The Pueblo Revival Style was not widely popular in Colorado, unlike New Mexico where the style was used extensively. In contrast, there are many more examples of houses designed in the Mission Style in Colorado. The Cline main ranch house is an eclectic combination of elements of both of these styles with some elements of the Craftsman Style and Rustic Style in the use and character of the exterior stone. The choice of the Pueblo Revival Style with its characteristic flat roof, is an unusual (perhaps poor) choice for a mountainous, often snowy region, apparently requiring snow removal and shoveling after heavy snow storms. The form of the house, block-like and rectangular in plan with a parapeted flat roof with vigas along the roof on the east and west elevations, rectangular shaped window and door openings and the stuccoed walls, are characteristics of the Pueblo Revival Style. The asymmetrical shaped parapet and the low-pitched, hipped roofed, stone front entry porch that stretches across the south elevation, refer to the Mission Style.



South and east elevations. Note the asymmetrical shaped original parapet with the overframed non-historic 1980s gable roof. There are also differences in the rustic stonework of the chimney and the

porch, indicating that the porch was a slightly later addition. The small entry porch on the east elevation was an alteration from the 1950-1960 era.

Stonework: The use of the decorative stone foundation walls and the tapered, projecting chimney form as well as the large stone porch are more characteristic of the Rustic Style also popular in the same early decades of the 20<sup>th</sup> century. The large front (south) porch appears to have been added after the house was built. The stonework of the south chimney, foundation walls and the stonework of the south porch were all built with undressed and untooled rounded fieldstone laid in an uncoursed rubble bond, but the size and color of the individual stones are different in each element. The chimney stone and foundation stone (mostly sandstone) is pink and tan in color and the stones are more angular in shape and the porch stones are grey and light grey (mostly granite) and are larger in size and more rounded. The mortar colors are different as well: the chimney and foundation mortar is significantly more tan in color than the porch mortar. There is no documentation or historic photograph that would support the idea that the porch was added later, but it was probably added relatively soon after the construction of the house for the simple reason that a front porch would have been the only covered outdoor space and it faced the creek.



South and west elevations. Note the stucco and stone wall surfaces and the projecting vigas. The overframed roof was added in the 1980s, but the original stepped and curved parapet line is original and

unaltered. The porch roof was evidently covered with asphalt shingles originally, similar to the existing red shingles.

In general, the house has experienced very significant deterioration and lack of maintenance, however, the house is largely in original condition with few changes or loss of historic fabric, except for the over-framed gable roof (obviously built to shed the snow) and the east elevation door and entrance porch, the removal of the original north entry door and addition of the north entry porch.

#### First Floor Interior Plan:

The floor plan of this 2-story house is rectangular, about 30 feet wide and 40 feet in length with about 1200 square feet per floor. The first floor is divided into four rooms and consists of a living room, room #101, across the south end of the building and a large kitchen, room #104, that evidently included the dining area across the north end of the house, with two smaller rooms in between. Room #102 was evidently a bedroom and across the hallway, room #103, the same size as the bedroom, was divided into the current bathroom and a hallway leading to the east door and entry addition. Since there was no door originally on the east elevation, there would have been no need for the current hallway #106, so the original layout and use of this room is unknown. There would have been a bathroom and indoor plumbing in 1928, even if the outhouse was also in use, so likely room #103 was a large bathroom originally and then later the room was subdivided into the current layout with the hallway. The kitchen and dining room share room #104 and there is no evidence that there was a wall dividing the space into separate rooms. Houses built in the 1920s generally had dining rooms, but apparently this house did not. Twila Brompton, who grew up in this house in the 1950s and 1960s, stated that the kitchen was also the dining room and in the winter, it was the only room that was heated and this was where the family lived. At one point, the living room, #101, was used long term as a bedroom for a relative, since the kitchen was where the family spent all their time.

#### Second Floor, Interior Plan:



The 2<sup>nd</sup> floor is divided into five rooms with a large room #201 across the south end of the house (similar to the 1<sup>st</sup> floor living room) and two bedrooms on each side of the central hallway #206. There are two stairways: the more decorative main staircase with balusters and newel posts in the southwest corner of the living room and the plain, enclosed back stair in the northeast corner of the kitchen. Presumably all of the upstairs rooms were bedrooms, because there is no evidence that any room was originally a bathroom. Room #201, the large room on the south may have been an upstairs sitting room.

In summary, other than what appears to be the addition of the wall making the bathroom #103 smaller and creating the hallway #107, the original interior floor plan has survived intact.



Detail of the original fireplace in room #201, a large bedroom or an upstairs sitting room. Apparently something was removed from the arched opening, but nothing specific is known and documented. Note that the walls have had a layer of sheetrock installed in recent years.

### Interior Finishes:

**Doors:** The original interior wood doors, trim and casings in the house were stained medium/dark brown and varnished and consist of five horizontal panels in pine or fir, typical of the 1920s, but about half of the doors have since been painted. The doors are all intact except for two doors that have been altered and are missing the upper two panels. One door that is missing from its original opening on the second floor is stacked in the kitchen.

**Windows:** The original wood windows are 1/1 double hung, with sash rope and counter weights. Originally the pine or fir sash was stained a medium/dark brown color and varnished, the same finish that is on the interior window casing, and trim. The interior window casing consists of simple 1x4's, slightly rounded at the edges and a 1x6 casing at the top of the window that is splayed out at an angle forming a simple cornice detail. The casing has been painted inconsistently on the 1<sup>st</sup> floor and also on the 2<sup>nd</sup> floor, for instance the hall trim is painted, but it is unpainted in the living room, #101.

**Interior Trim:** In addition to the door and window casings (all pine or fir), there are simple 1x6 baseboards with a shoe molding at the base throughout the house. In several rooms there is a small cornice molding at the ceiling in the living room #101 and bedroom #201 and it existed throughout the house historically, but has been removed in most of the rooms due to the work that was accomplished with the sheet rock. These moldings were also stained a medium/dark brown color and varnished originally.

**Walls/Ceilings:** At some point in the recent past, some effort was made to sheetrock many of the interior walls and ceilings that were originally wood lath and plaster. The original finish on the walls was both paint and wallpaper, currently most of the sheetrock is unfinished.

Floors: The floors in the house, both the 1<sup>st</sup> and 2<sup>nd</sup> levels consist of 3”wide, tongue and groove wood flooring of pine or fir. The flooring was originally stained a medium brown and varnished, although currently the finish shows wear. Except for the kitchen #104, bathroom #103 and hallway #107, where linoleum or vinyl tile was installed over the wood, the original wood floors survive intact in the house.



Southwest staircase from living room 101. Note that the stair is in original condition.

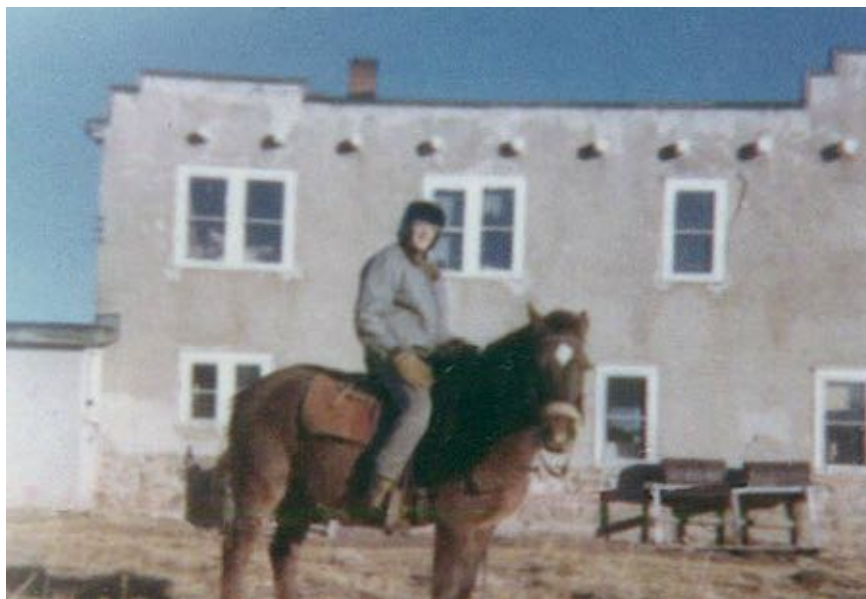
### **Significance**

The ranch is not currently a designated property on the Park County Register of Historic Properties or on the State or National Registers. It was identified in October of 2002 as part of the Park County Reconnaissance Survey and that survey named the ranch the “Anderson/Cline Ranch”. Eligibility for the National or State Registers has not officially been determined. The Cline Ranch (the 1000 acres on the west side of Highway 285) is protected from development and intrusions with a conservation



easement held by Colorado Open Lands. Park County purchased the property for open space and recreation as part of the State Wildlife Area system.

In terms of eligibility for designation, the Tarryall/Cline Ranch House in South Park, near Como, Colorado is significant for its architecture as a rare and unusual example of the Pueblo Revival style, preserved in its original ranch setting and an essentially unaltered historic landscape. The ranch is also significant for its association with Foster Cline, Sr., a prominent Denver attorney and owner of the ranch from the 1920s until his death in 1969. In total, Foster Cline and his wife and sons owned the ranch for about 90 years, an unusually long time for a mountain ranch property, because at high altitude, hay and livestock production is more difficult and less profitable than ranching at a lower altitude and therefore there is higher turnover of property. Additionally, the water rights associated with South Park and other mountain ranches became very valuable as the Front Range cities grew in the 1950s - 1970s and were sold to the cities, drying up these ranches and making them considerably less productive. Typically, when the water is sold, the families sell the ranches as well and leave. The mountain ranches became more valuable as recreation properties for their scenery, hunting and fishing.



Historic Photo #9, West elevation, c. 1960s.  
Credit: Twila Hamilton Brompton Collection

Architecturally, the Tarryall/Cline Ranch main ranch house is significant as an example of the Pueblo Revival style that is a very unusual and rare use of the style for a ranch house in Colorado. While the designer of the house is unknown, the owner who built the house was a prominent attorney in Denver and he would have been familiar with a large variety of architectural styles popular in the 1920s. Adding to the architectural significance is the fact that the house possesses a fair degree of integrity. It exists today substantially in the same form and detailing as existed originally, because it has not been significantly “renovated” or altered, (except for the addition of the overframed gable roof, but it is removable without damaging the original roof and parapet. The small entry addition on the east elevation is also easily removable along with the restoration of the original window.) Unquestionably, the house is very neglected and deteriorated, but it is retrievable and also feasible to rehabilitate.



Bedroom, room 202, view to the east. Note the original flooring, walls, ceiling and woodwork – baseboards, casings and a small cornice molding. The doors are in place with their original hardware, but the door to the hall has had two panels removed and needs to be restored.

### **Construction History / Chronology**

- 1859 – Gold was discovered in Tarryall Creek and the Gold Rush in South Park began. The nearby towns of Tarryall and Hamilton were established.
- 1870s to 1880s – Ditches for irrigation were dug and water began to be used to irrigate the hayfields.
- 1915 – Ruel B. Anderson, an early owner of property that became the Tarryall/Cline Ranch died. Attorney Foster Cline represented the Anderson estate by 1922, but he may have been associated with the family much earlier.
- 1923 – At a “Sheriff’s Sale” Denver Attorney, Foster Cline, purchased the Anderson 500 acres.
- 1928 – Foster Cline built the main ranch house to form the headquarters for the ranch. The house was built to be leased to ranch managers.
- 1946 to 2000 - Don and Doris Hamilton and their family leased the ranch for over 55 years from the Cline family.
- 2001 – The water rights owned by the ranch and the Cline family, were sold to the Centennial Water and Sanitation District for use at the Highlands Ranch development.
- 2008 – With the sale of the ranch to Beartooth Capital, conservation easements were placed on the total ranch acreage of 4,270.
- 2009 – The South Park Heritage Area was established by the U.S. Congress and signed by the President.
- 2011 – Park County purchased the 1,635 parcel of the ranch on the west side of Highway 285 with multiple sources of funding. It is managed by Colorado Parks and Wildlife as the newly established Cline Ranch State Wildlife Area.

### **Summary of Substantive Changes That Have Occurred Since Construction**

The following are alterations that have occurred to the Cline main ranch house since it was completed in the 1928:

- The large stone masonry porch on the south elevation was apparently added at an unknown date, but it was likely fairly soon after construction.

- The old coal shed on the north elevation was removed and the current north entry addition was built.
- The original kitchen door was moved from the east end to the west end of the north elevation to be inside the addition. The original door opening became a window.
- The original bathroom 103 apparently was divided to create a hallway that led to the east elevation addition. The original window in the bathroom 103 was changed to a door.
- In the 1960s, the Hamilton family built the addition on the east elevation and this became the main entrance for the house. The addition was never completed.
- The original flat roof was overframed in the 1980s with a large gable roof and covered with asphalt shingles.



First floor Bedroom #102, view facing east. Note that the room has its original wood flooring and the walls and ceiling are original, but two walls have been furred out and covered with sheet rock that is only partially finished. The woodwork is original, but the stained and varnished finish has been painted.

## 2.2 Proposed Program

(Refer to the “restoration” set of drawings, including two alternative plans for handicapped access for future use of the main house.)

The results of programming discussions with Linda Balough, Executive Director for the South Park National Heritage Area and Gary Nichols, Director of Tourism and Community Development for Park County, revealed the current issues related to the future needs of the property. The primary use parameters and needs that were identified are as follows:

- There is a need for a visitor contact facility for the new South Park National Heritage Area. The ground floor of the Tarryall/Cline Ranch main ranch house presents a possible site for this due to its proximity to Highway 285 and high visibility of the property. Although, at this point in time, the county is studying a variety of options and locations for visitor facilities and it is too early in the planning process to commit to this property or any other property.
- There is a definite need for year-around caretaker facilities at the ranch to provide some security and onsite management of the new Cline State Wildlife Area and the fly fishing program.

This Historic Structure Assessment will proceed with a program for the main ranch house that would involve putting a caretaker’s apartment on the 2<sup>nd</sup> floor of the house. The 1<sup>st</sup> floor will be planned as a multi-purpose public space that could accommodate a visitor contact facility or a retail outlet, but will not be planned as a residential space.

The best use for the 2<sup>nd</sup> floor would be residential, because it is not easily adapted for public use. The 2<sup>nd</sup> floor could not be made handicapped accessible without adversely affecting the historic integrity of the structure, and the egress

from the 2<sup>nd</sup> floor would not meet building code requirements for a public use. However, the adaption of the 2<sup>nd</sup> floor for an apartment should not be a problem regarding the building codes, since its historic use was residential. Additionally, there is a back stair leading to the 2<sup>nd</sup> floor which would allow a caretaker resident to enter the house at the former kitchen and would not need to go to the front stair which would allow a separate use of the rooms on the 1<sup>st</sup> floor – even a separate concessionaire. The hallway leading from the southwest (main) stair at the top of the stair on the 2<sup>nd</sup> floor would easily allow the safe installation of a door to prevent users of the 1<sup>st</sup> floor access to the residential apartment.

Main Ranch House, 1<sup>st</sup> floor use: The current layout of the main level allows for a public use, since the living room is large and open and could be the point of contact for visitors. It would allow ample room for an information desk or counter and additional display/museum or retail space. There is a former bedroom #102, off the hallway on the west side of the house that could be used for display/interpretive space. The existing bathroom could be adapted as a unisex handicapped restroom if the non-historic hallway and doorway on the east elevation are removed. The former kitchen is a large room for a retail space, more display space or office space and the kitchen sink and cabinets at the west end of the room would allow a staff coffee bar. While, the kitchen could not meet building code for cooking for a small restaurant or café, it could be likely be used for beverages – coffee, tea, pop etc. and packaged food items.

The 1<sup>st</sup> floor could have handicapped access in an unobtrusive way, a way that does not diminish the architectural integrity of the house. It is always preferable to have the handicapped ramp allow individuals to enter the main door, so there is an alternative design that would put a ramp on the west side and end on the main entry porch. This alternative would require the removal of a relatively small portion of the stonework on the west side – the lower part of the wall below the opening. The main entry door to the living room is 36” wide and meets code to allow handicapped access. The only problem with handicapped access inside the house

is the width of the interior doorways – the four doors off of the hallway #106 – they are 30” wide and by code they should be 32” wide. Generally, wheelchairs average



Bunkhouse south elevation, c. 1960s, but it was reportedly moved to the ranch from a town nearby.

about 26” to 27” in width, so the doorways would be useable. The Americans with Disabilities Act makes allowances for historic buildings; it requires “reasonable” accommodation, but does not require that historic buildings be altered negatively, destroying historic fabric and adversely affecting the integrity of the structure. Leaving the historic door openings would be “reasonable” and still allow access. It is important to create a handicapped accessible restroom as per the drawing, but a single indoor restroom will not accommodate large crowds, it should be used only for staff and handicapped visitors to minimize the size of a new septic system. If a public use is developed for the 1<sup>st</sup> floor of the house, a restroom building should be constructed. This can be a simple “outhouse” type, handicapped accessible restroom for men and women, a vaulted restroom that would not require a large septic field. There is ample space for parking, including handicapped parking, on the site near the house and a well-constructed gravel lot would be in character with the historic ranch.



Main Ranch House, 2<sup>nd</sup> floor use: An apartment for a caretaker(s) could be developed on the 2<sup>nd</sup> floor of the house using the large room #201 with the stone fireplace for a living and dining room, a new kitchen in room #205 in the northeast corner, a new bathroom and laundry in room #203 and two bedrooms on the west side of the hall - #202 and #204. Since there is currently a door on the back stair from the current kitchen, room #104, and a door could be added in the hallway near the southwest stair, the apartment could have privacy from the 1<sup>st</sup> floor. Since this use would be residential, it would only require a residential-sized septic field.



Quonset/Shop/Garage, south elevation, c. 1960s.

Additional buildings on the site:

(The program for the outbuildings on the site would depend on Park County's decision about a use(s) for the ranch house.)



Bunkhouse Cabin: The existing bunkhouse, (which was brought to the ranch in the 1960s is marginally historic and associated with the ranch) is apparently useable for storage, or office space. It would require major rehabilitation if it was to be used as a residence and it would be a very small unit, but it could be rehabilitated much more quickly than the main house and allow a caretaker on site while the restoration of the house was underway. A new septic system would be necessary.

Quonset shop/garage building: The existing sheet metal Quonset (this building was built/moved to the ranch in the 1950s or 1960s and also marginally historic) is useable for storage or the previous use of a shop and garage.

Barn: This barn was built/moved to the ranch at an unknown date, but it contributes to the historic character of the ranch. It needs significant repair, but it could continue to function as a barn for hay storage and could provide shelter for livestock.



Livestock/Hay Storage Barn west elevation, date of construction is unknown, but evidently the barn was moved to this ranch from another property.

### 3.0 Structure Condition Assessment Main Ranch House and Outbuildings

#### 3.1 Site

Description: (No recent site survey was available for this assessment.)

The subject property sits in the northern part of Colorado's South Park, a 700 square mile, largely treeless grasslands, situated at 9-10,000 feet in elevation. Here the winters are cold and windy, the summers generally cool. Winds are generally from the north and west. Depending on the year, snow depths can be measured in several feet. With South Park's climate often related to the 14,000 foot peaks that lie to the north and west, the winter weather is usually described as severe.



View to the north of the entry gate and structures of the Tarryall Creek Ranch.

The Tarryall/Cline Ranch consists of 1,635 acres on the west side of Highway 285 including the main ranch headquarters complex which is approximately five miles south

of the town of Jefferson, Colorado, approximately one mile north of the town of Como. This property, about half of the total ranch, was purchased by Park County and is now managed as the Cline Ranch Wildlife Area. The open space of the ranch grasslands, as well as the riparian and aquatic resources, are all very important wildlife habitats in South Park. The immediate area surrounding the buildings of the main ranch headquarters is perhaps 5 acres, from the entry gate, to the timber frame barn, and includes a house, a sheet metal Quonset garage/shop and a small cabin. These buildings lie just northwest of the two-lane Highway 285. The nearby site features include the gravel ranch road leading from the highway, a steel cattle grate, a stone historical monument, stone entry gate posts with a sign, fencing, culvert pipes, a wood lid over a large well, an old iron well pump and electrical poles.



The steel cattle guard on the entry road, view to the northwest with house and outbuildings in the distance.



The new fencing and parking area for the new Cline State Wildlife Area, view to the east with house and outbuildings in the distance.

The landscape of the Tarryall/Cline Ranch headquarters area is mostly level. Several small waterways are north of the house, and run through steel culverts passing under the ranch road leading to the barn. Several hundred yards away, to the southwest of the structures, runs Tarryall Creek, draining to the south. Brush willows are the predominant vegetation to the northwest of the house leading to the creek. The visible ground is covered in grass, growing in a relatively shallow soil layer on top of rounded river cobble, evidence of the longtime flooding and streambed changes related to the nearby Tarryall Creek. These grasses are undoubtedly sub-irrigated from what is a high

water table. The entire site is in the floodplain of Tarryall Creek, a superb trout fishing stream, which is the centerpiece of the new Cline State Wildlife Area.

There is recently installed wire fencing and an improved road and a small gravel parking lot near the river in the vicinity of the ranch headquarters buildings to accommodate the fishing and recreation visitors to the property. The main gate is notable for its two battered (with sloping sides) grey stone masonry columns supporting a painted wood entry sign announcing the ranch. The stone masonry of the gate posts matches the stone masonry of the south entry porch, grey rounded stones laid in an uncoursed rubble bond. Between the gate and U.S. 285 runs the grade of the old Denver South Park and Pacific Railroad, whose tracks were torn up and removed in 1938, soon after rail service ceased. Nearby, not far from the highway, there is a stone masonry monument erected in 1933 by the State Historical Society commemorating the gold strike of 1859 at the Tarryall Diggings and the mining boom towns of Hamilton and Tarryall. Foster Cline is listed as a donor on the monument. A gravel drive leads north from the highway, over a steel cattle guard, through the gate and to the buildings, where it widens into an undefined yard.



View of the site to the northwest, with Tarryall Creek in foreground. The house is visible in the distance. The landscape is natural consisting of grasses and willows.



The house sits on level ground, with some minor sloping to the east, toward the drive. Just east of the house there is a large wooden lid of planking covering a well. All the other structures sit on level ground, with very minimal sloping toward or away from the buildings.

No archaeological surveys are known to have been conducted in the immediate vicinity of the ranch house and outbuildings, but according to *Assessment of Archaeological Resources for the Cline Ranch* prepared in the 2001 as part of the *Application for the 1041 Permits* studies for the sale of the water rights, an OAHP Archaeological Survey form from 2000 states that the property is “an open meadow without special features that would have been of limited interest to Native Americans and has been used as an agricultural field historically. It is doubtful that there would be subsurface potential.”

Condition:

The site is undeveloped. There is no formal landscape, no plantings, gardens. A rocky soil mix allows native grasses to predominate. The ranch has not been lived in for a number of years and shows obvious neglect and the site is in a natural state.



Culvert pipe to the north of the main ranch house with a small drainage channel.

Since the site is so flat, there is insufficient drainage around the buildings, particularly the main ranch house. It is clear that moisture pools around the foundations of the structures. Overall, the condition of the site is poor, due to insufficient drainage away from the buildings. Contributing to the site drainage problems is the proximity of the waterways and associated high water table.

There is ample undeveloped informal parking on this site. The dirt drive has no crown, and the surface is unimproved, leading to pooling and mud. The wooden well cover appears dangerously inadequate. The stone gate posts and wood sign are in poor condition.



The well cover is wood planking set on the ground above the well and vulnerable to deterioration or a vehicle inadvertently driving over it in the winter.



The stone work of the gate posts has deteriorated and needs repair to carefully match the original mortar, tooling and setting.

#### Recommendations:

1. With a professional landscape architect/civil engineer, develop a landscape plan for the site that would address site drainage, parking, road alignment, walkways around the house and from the parking, fencing, appropriate landscaping as well as a potential future outhouse/restroom structure. Another goal for a landscape plan would be sensitivity to the historic character of the ranch and main house.

2. Regrade the property around the buildings to achieve positive drainage away from the foundations. Develop a 4-5 foot dry zone at the foundations with gravel to discourage plantings and irrigation next to the buildings.
3. Consult with a well contractor and evaluate the cover for the well. Design, fabricate and install a new well cover, better designed against dangerous failure.
4. Install a gravel-surfaced parking area as per the plan that is developed with appropriate drainage and connections to the walkways.
5. Install new concrete walkways connecting the south and north entries of the house and the parking lot. Install new walkways as per the landscape plan, to meet handicapped accessibility standards.
6. Regrade and crown the road, topping with roadbase or similarly durable finish. It would be preferable for the road that leads to the ranch house to go through the stone gate posts, as it did historically. Adjust the fencing and gates. Install any necessary culverts under the road to assure efficient drainage.
7. Rehabilitate the stone masonry gate posts and repair and repaint the wood sign board as needed. Reset loose or missing stones with mortar to match the original mortar in all aspects – color, composition, aggregate and tooling.



Site view to the west.





Foundation of the main ranch house with a spalled and eroded concrete footer and a rock masonry veneer wall above.

### **Main Ranch House**

(Immediate needs: It is important to note that the entire house interior, exterior and surrounding site needs to be cleared of all recent and non-historic trash and debris that has been allowed to collect on the property. It prevents full access to the house and does not allow a complete inspection of the conditions that exist. Additionally, the house and other buildings need to be secured from intrusion and the possibility of vandalism.)

### **3.2 Foundation**

#### Description:

The wood framing of the walls and floors is supported on a poured concrete footing. This is a coarse mixture of concrete and large aggregate and is of unknown depth or width. This concrete is relatively soft and was obviously mixed on site by hand. There is a very small crawl space that does not allow access, so it was impossible to inspect the foundation thoroughly. Evidently there are two interior bearing wall foundations. The



exterior concrete footer also supports a three foot high veneer wall of rounded stones and mortar that lies on the outside of the interior framing. The stones are in shades of tan, pink, brown and rust and appear to be a variety of stone types, but many are sandstone. This is not a conventional structural stem wall, it is an unusual, thin masonry veneer. There are signs of more recent poured concrete shoring at the footing, evidently failed attempts to stop deterioration, and resupport the crumbling, eroding foundation.

The small wood-frame entry addition at the north of the house appears to lack a footing of any kind, concrete or otherwise. The small wood frame entry addition on the east elevation has a concrete footing.



Southwest corner of the house at the joint with the south entry porch, note the differences in the masonry types. Also note the concrete footing and stone masonry veneer wall of the house foundation.



The northwest corner of the 1950s-1960s era wood frame entry/utility addition, showing no signs of a foundation.

The main entry porch on the south elevation appears to have been built as an addition to the main house, but it seems to have been built relatively soon after the construction in 1928. It is of built of concrete and rounded stones, mostly granite, in shades of grey and white, with poured concrete steps and a concrete floor. It is not known if there is a monolithic structural footer under the walls, but the porch is solid masonry, not wood frame as is the house.



Detail of the foundation condition at the east side of the house. Here the footer has clearly failed, allowing both the interior framing to settle and be unsupported, but causing the exterior stone veneer to collapse. In addition, a more recent concrete pad has been added in a failed attempt to shore up the missing support.

#### Condition:

The condition of the poured concrete footer of the main ranch house is extremely poor. This footer is not entirely visible, but where it is, it shows a considerable amount of deterioration. The concrete of the footer is light tan in color with large aggregate and it has a very rough and eroded surface. The mortar used to build the veneer rock wall above the footer is similarly colored and the aggregate is very large for mortar. Clearly, the aggregate was obtained locally originally, probably from the riverbed, and the tan color of the concrete and mortar indicates that soil was mixed in with the aggregate, weakening the strength. It would appear that another factor in the weakness of the concrete is an inadequate proportion of portland cement in the original mix. This concrete of the footer has spalled, eroded and crumbled, causing subsidence and collapse of the rock veneer wall. On the east side of the house, support for the framing and parts of the floor system is now lacking, due to failure of the footer concrete. The stone and mortar veneer wall is also in poor condition, in some cases obviously because of a failure of the supporting footer, in other locations, the veneer wall appears to have buckled and

disintegrated apparently due to weakness of the mortar as well as the lack of depth and connectors to the wood frame walls and instability of the rock veneer. The primary cause of all this deterioration is moisture penetration of the masonry due to poor site drainage. It is interesting to note that the concrete and masonry of the west elevation is in much better condition than the east elevation, indicating that site drainage is better on the west.

The non historic (1950s-1960s) small north addition of the house lacks a footer and shows extensive rot at the base of the wood framing. The other wood frame entry addition on the east appears to have a concrete footer and slab.

The walls of the main entry porch on the south elevation show no obvious cracks or sagging issues, implying adequate footing support. The concrete steps, however, are in poor shape, clearly lacking support, and the concrete porch deck is badly cracked.



South entry porch concrete floor, note cracking.



Stair to the south entry porch, note spalled and cracked concrete.

### Recommendations:

It is necessary to replace the existing inadequate foundation and this can be undertaken in several ways: typically, a building shored and supported and then jacked up, a crawl space excavated and new foundation poured under the house and then the building is lowered onto the new foundation. The problem with this method is that it



would involve separating the heavy masonry front porch from the house, a risky and potentially destructive procedure. The other method for this house would be to replace the foundation in sections. The house would be shored and supported and the excavation would be accomplished a section at a time creating a crawl space, including construction of all interior support walls and installing the new foundation in sections. The end result would be the same new foundation as the first method. For the purposes of this study, I recommend and obtained pricing for the second method.

1. Replace the existing foundation of the house with a new poured in place, reinforced concrete foundation in sections, without jacking the house up. Resupport and reconnect the existing rim joist, joists, sub floor and finished floor of the first floor system as well as the wood frame walls. The foundation design will meet building code requirements.
2. Rebuild the exterior stone cobble and mortar veneer wall as necessary, attaching the veneer to the wood framing of the floor and walls and install new flashing. All of the masonry work will carefully match the original work in every aspect of appearance.
3. Waterproof the new foundation below grade, backfill and regrade to insure positive drainage.



East elevation foundation veneer wall damage.



East elevation foundation veneer wall damage.

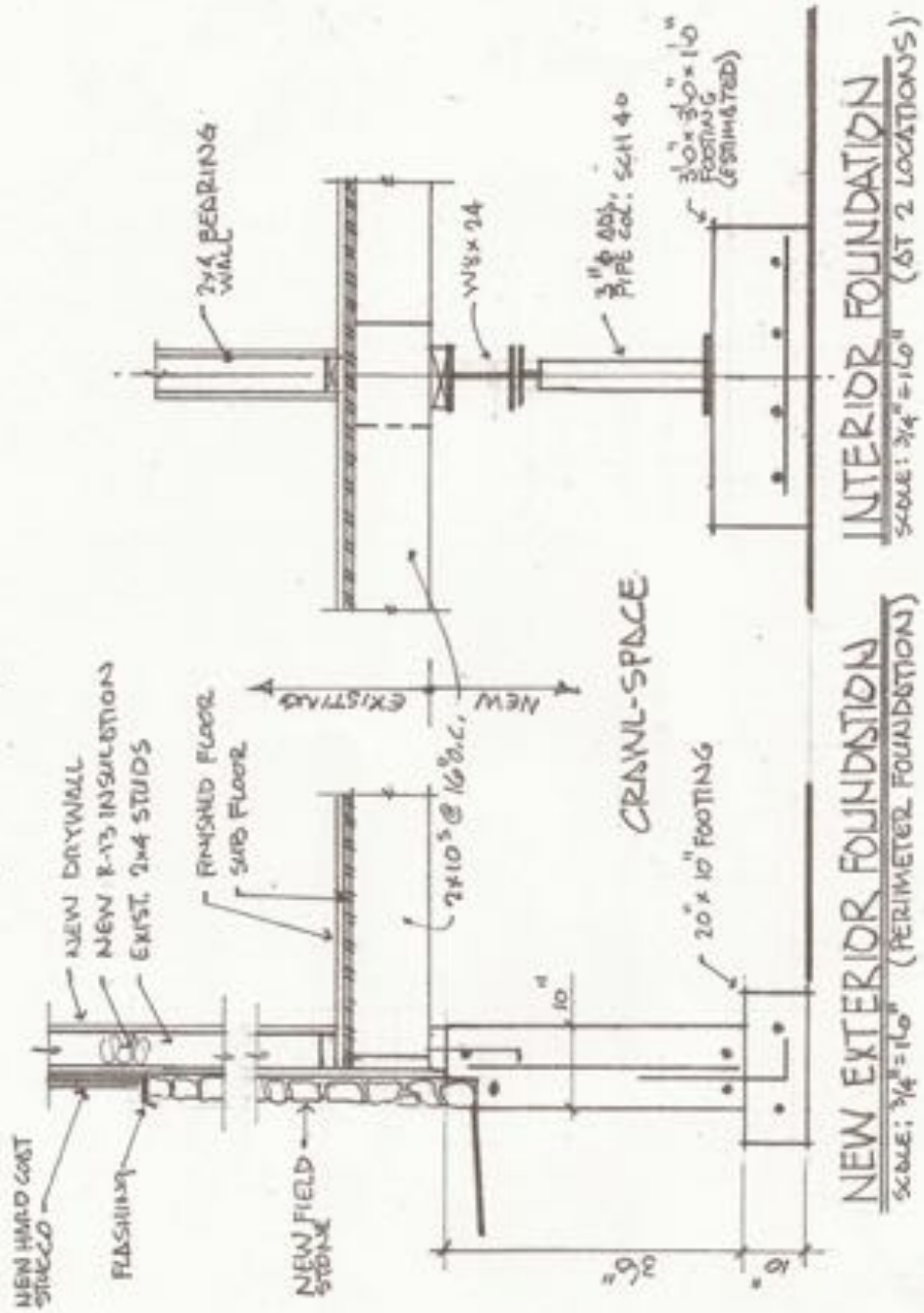


The main entry porch on the south elevation, the walls of the porch are structurally sound, but the concrete floor and steps are cracked and deteriorated.



The main entry porch on the south elevation, the walls of the porch are generally structurally sound, but the concrete floor and steps are cracked and deteriorated.

# A NEW FOUNDATION THE CLINE RANCH HOUSE (SUGGESTED)





## Main Ranch House

### 3.3 Structural System

#### Description:

##### General Structural System

The general structural system consists of 2"x4" wood frame walls with conventionally framed structural wood floors and wood roof rafters.

##### Floor system

The floor structure is framed with 2" x 10" wood joists spaced at 16 inches on center. The floor joists span in a north-south direction and bear on the north and south perimeter footer walls and on two poured concrete footers located in thirds east-west across the center of the building. The floor construction is wood (pine/fir) 3" to 3 1/4" finish flooring over nominal 1 inch wood plank sub-flooring.

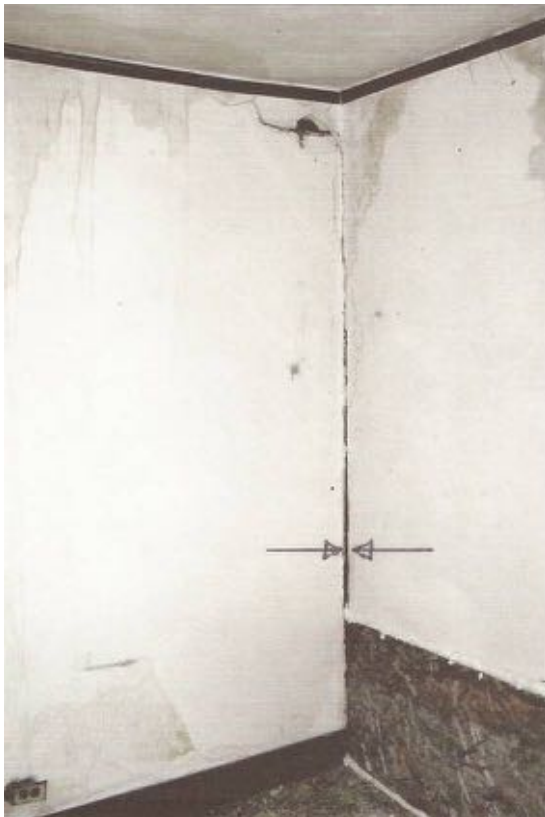


Room 204, Bedroom, the 2nd floor ceiling joists are visible through the gap in the plaster ceiling and the wall framing is visible above the OSB panels on the windows.

## Wall system

The walls are approximately 8' in height for each level and consist of 2"x 4" studs spaced 16" on center with 1" x 10" (varies) wood plank sheathing and wire mesh and stucco siding on the exterior and wood lath and plaster and some sheetrock overlay on the interior. There does not appear to be continuous insulation in the wall system and the house was built without insulation in 1928, but in some parts of the house there is evidence that insulation was blown in or poured in the wall cavities in more recent years.

The main entry porch on the south elevation is made of rock and mortar using poured concrete headers over the openings.



Room 101, the Living Room, there is a structural crack in the corner where the foundation has failed, causing the wall and floor to be unsupported and daylight shows through the floor where it should be attached to the wall and foundation.



Exterior of the west wall, note the exposed diagonal wood plank sheathing where the stucco has failed.



## The Roof system

The original roof was a sloping flat roof with parapet walls around the perimeter. The rafters are 2"x10"s, spaced approximately 16" on center, that run north to south, sloping down to the north. 1x planks of varying widths run east to west as roof sheathing. There is loose-fill brown/grey insulation wool between the ceiling joists of the second floor. (This material was tested for negatively for asbestos; these results appear in Section 4.1, Hazardous Materials.)



The original slightly sloped flat roof rafters (at the top of the photo) above the ceiling joists (foreground) for the second floor (diagonal is bracing), view at the south end of the roof structure.

A modern over-framed gable roof was constructed in the 1980s above the original flat roof. This is constructed with 2" by 10" rafters on 24" centers. These rafters are run to a gable ridge board from on top of the original parapet framing. Collar ties are 2" by 4"s. In addition, a series of 4" by 4" posts and beams provide more mid-span support to the rafters. These post bottoms are not clearly located over the essential bearing walls.

The modern roof is sheathed with plywood. The gable ends were filled in with 2" by 4" studs on 16" centers, backed with plywood sheathing.



The modern gabled roof system, built over the original flat roof, looking toward the southeast.

In addition, the north addition of the house has a shed roof, built with 2" by 6" rafters and using 2" x 4" collar tie/ceiling joists.

The roof of the main entry porch on the south elevation is constructed with 2" by 4" wood members on 24" centers. Further 2" by 4" studs act as collar ties and ceiling joist, though they are not covered.

#### Condition:

The house's structural system appears to be in fair condition, with some areas (specifically along the east elevation) that are in poor condition due to the failure of the

foundation as previously described in the 3.2 Foundation section with the following concerns:

- The 1<sup>st</sup> floor joists along portions of the east wall that bear on the failed concrete footing are not adequately supported since the footing is in many areas is eroded and heavily deteriorated.
- The 1<sup>st</sup> floor exterior walls along portions of the east wall show evidence of significant movement; some walls have separated from the floor joists as well as cracked at the corners.
- The modern gable roof addition is inadequately engineered and appears to be inadequately sized, as well as being as an intrusive element that is insensitive to the historic character of the house.
- The 2"x4" rafters of the south entry porch roof and the north entry addition roof appear to be somewhat undersized by current standards.



The roof system of the south end porch, showing the exposed light framing of the rafters.



The north entry/utility addition, showing the roof framing system.

Recommendations: (note that all of the recommended structural work should be as per the direction of the structural engineer)

1. Upon completion of a new concrete foundation and footer system as described in Section 3.2, the first floor joists, rim joists and exterior walls need to be

- mechanically attached to this foundation using the appropriate engineered metal fasteners.
2. Interior wall cracks must be investigated, and as appropriate, secured mechanically against further movement using the appropriate engineered metal fasteners.
  3. Carefully remove the modern gabled roof and gable end walls, repairing any damage caused by this construction.
  4. Install sistering with new rafters to reinforce the existing 2"x4" roof structures to improve the snow loading capacities for both the north entry addition and main entry porch on the south elevation.



The Cline main ranch house, view from the southwest, showing the deteriorated stucco system on the west elevation, including rotted vigas, the stone veneer applied at the base of the west elevation, and the stone main south entry porch.



## **Main Ranch House**

### **3.4 Envelope - Exterior Walls:**

#### Description:

The exterior walls of the house consist of 2"x 4" studs spaced 16" on center with 1" x 10" (varies) wood plank sheathing (installed generally at a diagonal). For most of the main house, the lowest three feet of the walls is faced with a veneer wall of rounded fieldstone and mortar. A projecting fieldstone chimney dominates the south elevation, extending through the south porch roof and continuing up the wall and the stonework matches the foundation wall. The chimney is tapered, a characteristic of both the Craftsman and Rustic Styles, popular along with the Mission Style in the eclectic 1920s. The stonework of the foundation and chimney consists of irregularly shaped and rounded stones that are mostly sandstone in shades of tan, pink, brown and rust with raked (recessed) joints, emphasizing the shape of the individual stones. The masonry is uncoursed and laid in a rubble bond with a slightly tan mortar.

Above the foundation stonework, metal mesh was fastened to the sheathing and the mesh provides the backing support for the stucco finish. The tan colored stucco was applied in two layers with a fairly smooth finish on the first layer, and a textured top was applied as a second layer. Just below the tops of the west and east walls, 8" log vigas are attached; these are non-structural and ornamental only. The modern gable roof addition is sided with exposed plywood siding at the gable ends and along the east and west sides and this has a very irregular and unfinished appearance.

While they cannot be seen with the current gable roof in place, there are two original brick chimneys within the "attic." These consist of standard size red brick, one wythe in thickness, one on the west side of the roof and one on the east side. Some of the upper courses of brick have been removed, reducing the height of the chimneys from their original height when constructed. These chimneys were apparently flues for stove pipe for heating/cooking stoves, because there is no soot on the interior of the brickwork. One flue comes up from the kitchen room #104 and the other comes up from what is now the hallway room #107. The bricks in one chimney are not the same as the brick in the

other chimney, indicating that they were built at different times, or that they were repaired/rebuilt at different times.



The brick chimney flue located on the east side of the original roof.



Detail of the brick chimney/flue on the east side of the original roof, now covered by the gable roof.



The brick chimney/flue on the west side of the original roof, note the upper courses of brick are missing and the mortar is crumbled at the top.



The brick chimney/flue on the west side of the original roof.

The east entry addition, wood framed and built in the 1950s – 1960s period, is wood-sided in its entirety with diagonally installed 1" x 8" boards. This was apparently covered with tarpaper originally and never finished with siding or stucco, but none of the tarpaper remains today. The entry has a small wood frame gabled roof. This non-original addition has tipped away slightly from the house, leaving a substantial gap.



The north entry addition, wood framed and built in the 1950s – 1960s period, has stucco applied on the entire walls, from top to bottom without the addition of the stone veneer found on the rest of the house. The addition is topped with a shed roof that slopes to the west. There is evidence of some minimal separation from the main house.



The east entry addition from the 1950s-1960s was never finished with siding or stucco and the original tar paper that was installed on the diagonal plank sheathing did not survive.



The north entry addition from the 1950s -1960s replaced an earlier detached coal shed. This stuccoed addition was built when the door on the north elevation was moved from the original location on the north wall to the other side, inside this shed.

The main entry porch on the south elevation stretches the width of the house and has a hipped roof. Poured concrete steps lead to a poured concrete deck. Up the south exterior wall of the house, within the main entry porch, runs the stone chimney that then pierces the roof. Stone corner columns that are tapered define large “window” openings for the porch on all three sides. The walls are constructed entirely of large stones and mortar, with poured concrete ledge caps or sills. The headers of these openings were evidently intended to be parged/stuccoed and there is wood and wire mesh on these header surfaces. The construction quality, overall,

appears superior to the remainder of the house; perhaps the mortar has a higher percentage of Portland cement. The large front (south) porch appears to have been added after the house was built. The stonework of the south chimney, foundation walls and the stonework of the south porch were all built with undressed and untooled rounded fieldstone laid in an uncoursed rubble bond, but the size and color of the individual stones are different in each element. The chimney stone and foundation stone (mostly sandstone) is pink, tan and rust in color and the stones are more angular in shape and the porch stones are grey and light grey (mostly granite) and are much larger in size and more rounded. The mortar colors are different as well: the chimney and foundation mortar is significantly more tan in color than the porch mortar.



The main south entry stone porch, note the tapered corner columns and the deteriorated concrete ledge caps or sills in the openings.

### Condition:

The exterior walls are in poor condition. Along portions of the east elevation, the rock veneer wall has failed due to the foundation problems mentioned previously in the 3.2 section. The stucco wall covering all four walls of the house has been very seriously

eroded and has lost its connection with its anchoring wire mesh, and also seems to have delaminated, with the top coat of stucco separated from the bottom coat. Additionally, the wire mesh has rusted and deteriorated due to exposure to moisture, because of the general deterioration and loss of the stucco covering. It appears that the stucco suffers from the same problem as the foundation stonework in that it seems the stucco is lacking sufficient Portland cement in the original material. The stucco seems to have been too soft to withstand the weathering of the past 80+ years. The underlying wood sheathing is exposed in some areas where the stucco has fallen off the wall. Large areas, particularly on the west side, show signs of bulging stucco, a suggestion that the anchoring wire mesh has pulled away from this plank sheathing.



The heavily deteriorated stucco on the west elevation, exposing the wood sheathing in places on the walls. Also note the rotted or missing vigas (log ends).



Detail of the heavily deteriorated stucco on the west elevation, with the wood sheathing exposed where the stucco is completely eroded. Also note the rotted or missing vigas.

The hidden brick chimneys/flues are in fair to poor condition with missing brick courses and damaged mortar at the tops of the chimneys. The remaining portions of the



flues appear to be in fair condition, but much of the lower brickwork is within wall coverings and not possible to inspect.

The log vigas are all in poor condition and heavily rotted; some have fallen out of the sockets and are missing altogether. These, of course are not structural roof beams, but log ends inserted in the wall.

The exterior of the field stone chimney on the south elevation overall is in fair condition with the upper part of the chimney in poor condition with some crumbling stonework at the top with some missing stones and some eroded and loose mortar joints.



The main entry porch on the south elevation, view to the west; note the spalled and eroded concrete sills or ledge caps. The heavy layer of hay/straw made it impossible to evaluate the entire concrete floor.



Header detail of the main entry porch, west end, on the south elevation; note the wood and wire mesh evidently intended to support stucco.

The east entry addition has separated from the rest of the building, probably due to an inadequate foundation (as mentioned in Section 3.2) and thus allows snow and rain to penetrate the structure. The walls of the addition are unprotected diagonal sheathing and the wood is very weathered and deteriorated.

The walls of the main entry porch on the south elevation appear to be in fair to poor condition, though there is significant spalling and deterioration of the concrete ledge caps or “sills”. In addition, the concrete floor and steps are heavily cracked and settled, causing small gaps between the concrete and walls of the porch and the house. It should



The rotted and missing log vigas on the east elevation, these are not structural.



The spalled and eroded concrete “sills” or ledge caps on the main south porch.



Separation of the entry vestibule on the east elevation of the building.



Deteriorated stonework and eroded mortar at the top of the historic south chimney cap.

be noted that it was impossible to see the entire concrete floor of the porch, because it is covered with a thick layer of straw or hay. The grey stone masonry has some eroded mortar joints and the stonework at the stairs is damaged with missing and dislodged stones and crumbled mortar, but most of the stonework of the porch is in good condition.

Recommendations:

1. Remove the loose and deteriorated stone foundation veneer wall as needed and reset the stonework with adequate support on a new footing and install a sheet metal flashing system between the top of the stone and the stucco wall above. Repair and repoint the damaged stonework on the main chimney on the south elevation. Carefully match the original stonework of the house, reusing the existing stones and match the mortar in color, aggregate and tooling, but use a stronger, appropriate mortar mix.
2. Repair and repoint the deteriorated stonework of the main south entry porch, matching the composition, color, finish and tooling of the existing original mortar. Stucco the east and west headers to match the concrete ledge caps. Repair and parge the deteriorated concrete ledge caps or sills with concrete to match the original in color and finish.
3. After the gable roof is removed and the original flat roof is restored, repair the two brick chimneys and add the missing courses according to the historic photographs, carefully matching the existing brick and mortar.
4. Replace the cracked and displaced concrete work – the floor and the steps - of the south entry porch with new concrete to match the original in color, visible aggregate and finish.
5. Remove all of the loose or deteriorated stucco on the walls and secure the existing wire mesh as possible and install new expanded wire mesh/lath as needed. Replace the deteriorated and missing stucco using new stucco to match the original in color, appearance and texture, but formulated appropriately in composition.
6. Remove the existing rotted vigas and replace with new preservative treated log vigas to match the originals in appearance and flash appropriately.



7. Remove the non-historic east entry addition and restore the original window in that location.
8. Repair and rehabilitate the north entry addition to maintain the utility functions and provide a mud room and airlock for the kitchen. After the foundation is rebuilt, repair the existing stucco walls as per item #2 above.



Overframed gable roof built on the parapets, rotted vigas and deteriorated stucco at the southwest corner of the house.

## **Main Ranch House**

### **3.5 Roofing & Waterproofing**

#### Description:

The house has a large gabled roof that was added in the 1980s above the original flat/sloped roof. This has been framed from the parapet tops and leaves the original roof framing below intact. The roofing material of this new gabled roof appears to be built of conventional building paper with asphalt shingles. There are no metal drip edges visible and no gutters or downspouts.

The original flat roof slopes from the highest point at the south elevation down to the north elevation and features decorative parapets on the east, south and west sides of the house. There was a gutter and downspout on the north roof edge for drainage. The flat roofing system consisted of asphalt felts and tar. Reportedly, in the 1950s -1960s, the residents shoveled snow off this flat roof after heavy storms.

The east side entry addition has a small gable roof topped with roll roofing. There are no metal drip edges visible and no gutters or downspouts. In addition there is no metal flashing between the roof and the main house.

The north entry addition has a shed roof that slopes to the west, and is topped with various types of roll roofing. There are no metal drip edges visible and no gutters or downspouts, nor is there any metal flashing between the addition roof and the main house wall.



The hipped roof of the main south entry porch shows deteriorated and missing asphalt shingles.

The main entry porch on the south elevation has a hipped roof covered with building paper and asphalt shingles. There are no metal drip edges visible and no gutters or downspouts. Flashing to the main house is not visible, but could be installed under the stucco.

Condition:

The asphalt shingle roofing system on the overframed gable roof of the house is extremely poor and missing completely over large areas. As described in Section 3.3, the 1980s wood framed gable roof is poorly designed and inadequate against the snow loads of the area. In addition, much of the weatherproofing and roofing materials, particularly on the west side of the building, are missing and apparently blown off, leaving exposed plywood sheathing and in some place, holes in the sheathing. The gable roof lacks gutters and downspouts, therefore rain and snow drains down the stucco walls of the house, contributing significantly to their deterioration. The words “insensitive” and “inappropriate” understate the effect of the overframed roof on the historic character of the house.



Large areas of the modern gable roof are missing shingles and in this case includes a major hole.



Looking up a relatively secure section of the modern gable roof, showing relatively stable shingling.

The original roof that lies under the 1980s gable roof addition is in poor condition. The existing flat roofing system is inadequate to shed moisture effectively and undoubtedly

was a constant problem over the years. The north-facing gutter and downspout are undersized for the flat roof and must have been problematic with the extreme weather of South Park, causing ice damming in the winter and overflowing with summer rainfall.

The east side entry vestibule roof is in poor condition. Roofing is missing in areas, leaving the wood sheathing exposed. This structure has separated from the house, leaving a sizable gap and any flashing that might have previously sealed this interface is not visible.

The north addition shed roof appears to be in fair to poor condition, with no bare spots visible, but with inadequate sealing and lapping of the existing roll roofing. There are no signs of metal flashing between the roof of the addition and the main wall of the house, so there is nothing to prevent water from entering the house through the roof at that juncture. Since there is no guttering or downspouts on the north entry addition, water drains down on the stucco walls.



Original roof deck and parapets, over framed with modern gable roof, view to the northwest corner.



Exterior, east and north elevations and entry additions.

### Recommendations:

The existing gable roof needs to be completely removed from the house. It diminishes the historic significance and architectural integrity of the house and it is a source of moisture deterioration for the stucco walls and the wood trim and wood



windows. The historic flat roof and decorative parapets of the house should be restored and reroofed with modern, single membrane sheet roofing (EPDM) and new gutter and downspouts installed with an electric ice melting system. Additional tapered insulation could be installed as underlayment. Undoubtedly, extremely heavy snow fall would need to be removed from the roof, since a flat roof is not ideal in shedding heavy snow, but this area of Park County is not generally known as an area for heavy snow or snow that piles up all winter. Often the snow is blown off by the strong winds.



North edge of original roof deck with red painted plywood gable roof above. Note gutter and downspout from the flat roof that is no longer functional with the gable roof and the mud nests from Cliff Swallows under the gutter.



Deteriorated asphalt roofing layers on the north entry addition, note that the green roll roofing is the earliest layer, dating from the construction of the addition in the 1950s -1960s.

The non-historic east entry addition should also be removed and the original window restored in that location, therefore no recommendation for reroofing will be made for this addition. The remaining roofing on the south entry porch and the north entry porch should be removed and new roofing installed with appropriate flashing and drip edging.

1. Carefully disassemble and remove the existing 1980s overframed gable roof without damaging the historic flat roof deck or the parapets.
2. Remove the existing flat roofing materials from the original roof and inspect the roof decking. Replace any deteriorated or inadequate sheathing boards to achieve a sound surface for re-roofing. Install a new roofing system appropriate for this gently sloping surface which such as an EPDM or similar product that will wrap the parapets as well as the deck. The new roofing should be carefully sealed and

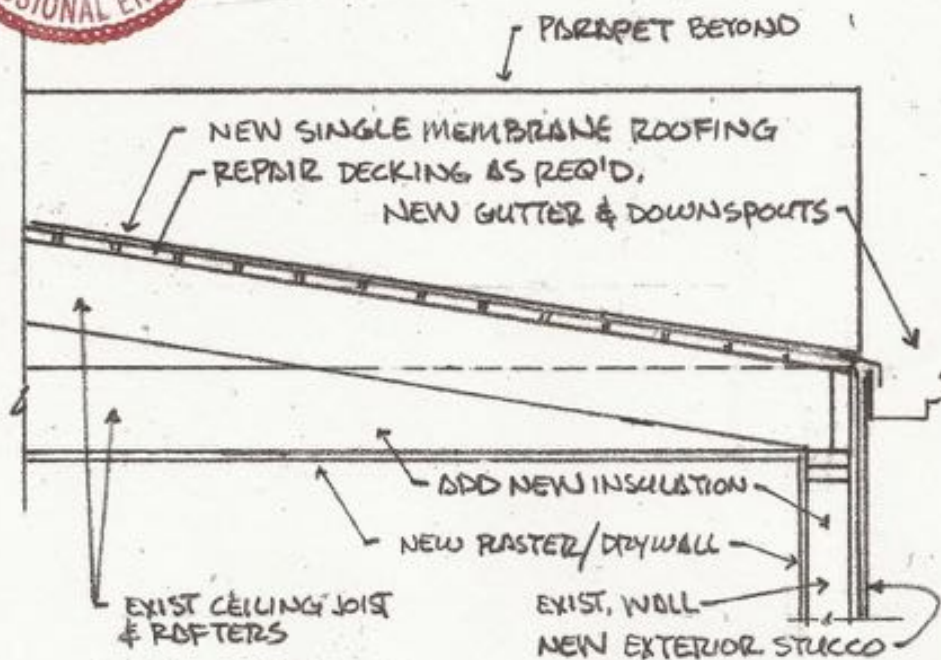


flushed to achieve a virtually seamless and watertight roof. The new roof must have a walking surface to allow snow removal without damage to the surface.

3. Install a new gutter and downspout system that is sized appropriately; install an ice melting system to prevent damming, since the water must drain to the north. Ensure that the water from the downspouts will drain away from the house using splash blocks, extending away from the foundation a minimum of 3'.
4. Strip the existing roofing off the north entry addition, and the main south porch. Repair or replace any damaged sheathing and edge trim and add new flashing wherever a roof interfaces with a vertical wall or, in the case of the main south entry porch, the stone chimney.
5. Install new sheet metal drip edge on the roofs of the north entry addition and the main south entry porch. Install new "ice and watershield" on the roofs of the appendages, sealing to the newly installed flashing.
6. Install new asphalt shingles (probably red in color, since we have no other evidence or photographs) on the roof of the main south entry porch roof with appropriate underlayment.
7. Install new asphalt roll roofing on the roof of the north entry addition with appropriate underlayment. Add a gutter and downspout on the west elevation.



East entry addition built in 1950s -1960s and the construction was never finished. The opening through the exterior wall of the house into room #107 was a window originally, not a door.



SUGGESTED DETAIL

ROOF SECTION AT REAR

SCALE:  $\frac{3}{4}'' = 1'0''$



The south and west elevations of the Cline main ranch house, showing the original 1/1 double hung wood windows that are often paired, note that while the glass is broken or missing on many of the windows, the wood sash is intact.

## **Main Ranch House**

### **3.6 Windows and Doors**

#### Description:

##### Exterior Doors:

There are three exterior doors on the house:

1. The original south main entry door (opens into room #101, the living room from the porch) is a single-panel door, stained brown and varnished, with three vertical lites at the top, with a wood screen door mounted on the outside of the frame.
2. The east entry addition built in the 1950s – 1960s (opens into the hall, room #107) has a white painted, eight lite, 2'8" wood door.

3. The door of the north entry addition built in the 1950s -1960s is missing, although there is a wood door, painted white, consisting of three horizontal panels with a large single lite above, sitting loose in a nearby room. There is an exterior sized door leading into the main house from this addition. It is a painted, horizontal 3-paneled door, with a large top light.

#### Interior Doors:

The interior wood doors, trim and casings in the house were stained medium/dark brown and varnished originally and consist of five horizontal panels in pine or fir, typical of the 1920s, but about half of the doors have since been painted. Most of the interior doors are intact and mounted in their openings with their original hardware, except for two that have been altered and are missing the upper two panels. One door that is missing (room #204) appears to match one of loose doors sitting on the floor of the kitchen. In addition to the interior room and closet doors, there are two sets of double door wall closets in each of the 1<sup>st</sup> and 2<sup>nd</sup> floor hallways. These are not full height and gain access to a linen/utility closet with shelving.

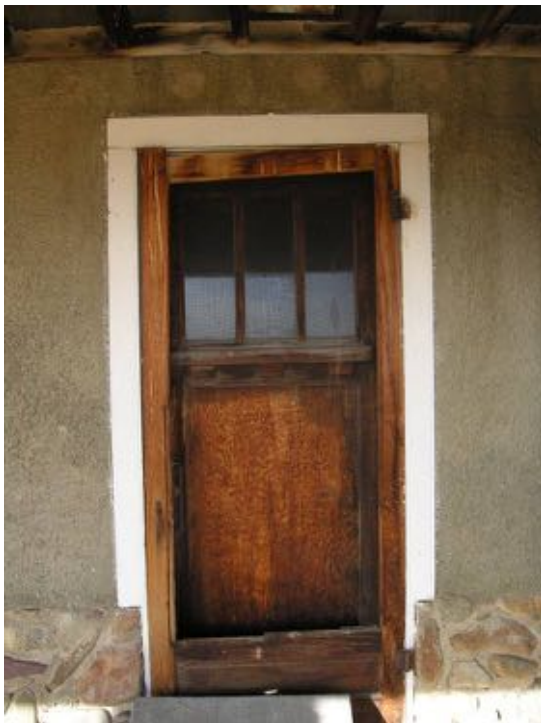
All room and closet doors appear to be latched with a brass assembly, knob and faceplate as well as the main exterior door on the south elevation. The brass hinges are 3", with a knob pin. The linen closet doors have a simple brass latch and brass face hinges.

#### Windows:

The original wood windows are 1/1 double hung, with sash rope and counter weights. The double hung windows are secured with conventional brass sash latches. Originally, the pine or fir sash was painted on the exterior and stained a medium/dark brown color and varnished on the interior, the same finish that is on the interior window casing, and trim. Over time, some of windows, casing and trim have been painted on the interior. All of the original, historic wood windows survive in the building, but the glass is missing in many of the windows. Often these windows are paired and they are nearly all of the same size. A few wood storm windows survive and are mounted in window

openings, outside the sash. The east entry vestibule has a horizontal 6-lite sash on each elevation, including next to the entry door. The north entry addition has a single 6-lite sash on its east elevation. These windows in the north and east additions, like the doors, date from the construction of the additions in the 1950s -1960s .

The interior window casing consists of simple 1x4's, slightly rounded at the edges and a 1x6 casing at the top of the window that is splayed out at an angle forming a simple cornice detail. The original finish on the interior casing and wood trim was stain and varnish, but the casing has been painted in some of the rooms on the 1<sup>st</sup> floor and also on the 2<sup>nd</sup> floor, for instance the hall trim is painted, but it is unpainted in the living room, #101. There was also a small cornice molding in most of the rooms at the top of the walls, apparently also stained and varnished, but when the project to sheetrock the interior walls was undertaken, much of the cornice molding was removed



The original south elevation wood main entry door with original hardware and the apparently original wood screen door. Note the damaged screen door and the worn stain and varnish finish on the historic entry door.



The exterior door within the north entry addition leading to the kitchen. Note the cracked wood panels and glass is missing. This was apparently the original entry door that was moved from the opening at the east end of the kitchen to this location at the west end of the kitchen, within the north entry addition.





Typical interior painted door, (room #104).



Typical interior unpainted door, (room #203).



Typical interior door knob hardware, (room #205).



Typical interior hinge hardware, note that this door is one that is missing two upper wood panels, (room #203).



Close view, typical window pair, east elevation,  
note the missing glass.



Close view, unusual triple window on north  
elevation.

### Condition:

#### Exterior Doors:

Overall, the exterior doors are in fair condition. The main south entry door is original from 1928 and is in relatively good condition with a very worn and weathered surface and lack of modern weather stripping. The wood screen door in that location is falling apart and in poor condition, needing repair. The other three exterior doors are all painted, but the paint is peeling, cracked and deteriorated. These also lack weather stripping.

#### Interior Doors:

Nearly all of the doors are intact and mounted in their original locations (one door in room #204 is missing, but is stacked in the kitchen) and about 50% of the doors have been painted. Two doors have had upper wood panels removed and glass inserted and these need repair and remounting. While it would be desirable to remove the paint from the painted doors and casing and trim and restore their original stained and varnished finish, it is doubtful that this would be a practical solution. The interior door hardware, while mostly present, has in some cases been painted heavily.

#### Windows:

The surviving windows are in fair condition. The wood is severely weathered on the exterior due to lack of maintenance of the paint film over the past 20 years. While the

wood windows themselves are relatively sound, much of the glass is broken, the putty is deteriorated and the exterior paint is peeling, cracked and deteriorated. Additionally, the sash cord and counter weight system is not consistently operable and in many cases the cord is broken or missing. All of the exterior window and door trim is deteriorated, with peeling, cracked or missing paint. The window sills, in particular, are heavily weathered and checked. While there are a few storm windows in place, most are missing. The thermal efficiency of the windows would be improved by adding appropriate storm windows and weatherstripping on all the windows.



Second floor hall closet.



First floor hall closet.

#### Recommendations:

1. Sand smooth and restore the original stained and varnished finish of the main south entry door. Rebuild the screen door and replace the screening with new to match the existing historic. Repair the door hardware as needed. Install new weatherstripping.



Windows, room #201, note stained and varnish finish as well as the baseboard. Note the drilled patched, holes from insulation work.



Windows, room #102, note painted finish. Note the furred out walls and unfinished drywall.



Southwest stair window, note stained and varnished finish on the window and casing. Also note the drilled holes that were patched after an insulation project in recent years, apparently.



Windows, room #205, note deteriorated paint and the brass sash latch.

2. Restore the other three painted exterior wood doors: scrape the deteriorated paint, sand smooth, repair any cracks with an epoxy wood restoration system, prime and repaint. Repair the door hardware as needed and reglaze as necessary.
3. Carefully scrape and sand the deteriorated paint on the exterior wood surfaces of the window and door trim as well as the exterior wood surfaces of the painted doors and windows down to a sound surface with hand tools and prime and repaint with 2 coats of the best quality alkyd paint in colors based on the original colors determined by microscopic paint analysis by the Historical

Architect. Replace all broken and missing glass panes and any deteriorated putty with new putty. Repair any cracks in the wood surfaces with an epoxy repair system. It is likely, due to the age of the building, that the existing paint contains lead. Follow all applicable regulations and take all appropriate precautions when scraping, sanding and prepping for repainting. Follow the directions in the Department of the Interior's Preservation Brief, *The Repair of Historic Wooden Windows*.

4. Restore the windows to full function by repairing the sash cord and counterweight system for each window as needed. Replace missing sash latches to match originals. Install weather stripping in each window.
5. Fabricate and install new storm windows for every window opening as unobtrusively as possible.
6. Reset the missing interior doors in their original locations and repair the hardware as needed. Repaint or restain and revarnish as needed.
7. Restore the missing wood panels in the two interior doors that were altered and refinish to match.
8. Restore the original door on the north elevation at the east end (unless the handicapped ramp is built on the north elevation, then restore the opening with the window.)





North elevation, east end, this half window is in the original door opening that led to the kitchen.



North entry addition. Note that the door is missing, but it is apparently stacked inside the kitchen. Note the broken glass in the window.



Interior view, first floor living room, view to the west. Note the deteriorated plaster lath ceiling, water damage on ceiling and walls, the original stone fireplace, the strip tongue and groove pine/fir flooring, and stairway leading to the second floor.

## **Main Ranch House**

### **3.7 Interior Finishes**

#### **Walls, Ceiling, Floor, Doors, Hardware**

##### Description:

The existing floor plan of the house (refer to the existing condition drawings in this report) is very close to the original, with the exception of the entry additions on the east and north elevations. Also, room #103 was apparently subdivided into a small bathroom and a hallway, room #107, when the east entry addition was built and a window was changed to a door on the east elevation. On the north elevation, the original door located at the east end of the kitchen was moved to the west end, inside the entry addition. Another change to the house that occurred in the recent past was the

installation of sheetrock on some of the walls and ceilings – about 25% of the wall and ceiling surfaces. The sheetrock work was left unfinished and unpainted.



Southwest stair, view to the west. Note the unfinished drywall on the ceiling and patched holes in the wall from insulation installation.



Room #205, view to the west. Note the painted woodwork and windows.

**Walls/Ceilings:** The walls and the ceilings in the main ranch house consist of wood lath and plaster. The plaster was generally wallpapered with very plain papers and much of the wallpaper is painted. At some point in the recent past, some effort was made to sheetrock many of the interior walls and ceilings and currently most of the sheetrock is untaped and unfinished. In some cases, the walls were furred out with 2"x4"s and sheetrock was installed on the top, but again the work is unfinished. Some portion of the walls have had holes drilled and apparently insulation was blown in and the holes were then repaired. The south kitchen wall is sheathed in a diagonal pattern of rough barn siding, unfinished; the rest of the kitchen has unfinished gypsum board installed on the walls.



Floors: The floors in the house, both the 1<sup>st</sup> and 2<sup>nd</sup> levels consist of 3” wide, tongue and groove wood flooring of pine or fir. The flooring was originally stained a medium brown and varnished, although currently the finish shows wear. Except for the kitchen



Interior, kitchen, room #105, view to the southeast. Note the barn wood on the wall and the unfinished sheetrock on the ceiling and east wall.



Interior, kitchen, room #105, view to the west. Note the exposed wood lath under the sheetrock and the painted kitchen cabinets.



Interior room #102, view to the west. Note the 2”x4” furring over the wood lath and plaster.



Interior room #201, view to the west.

#104, bathroom #103 and hallway #107, where linoleum or vinyl tile was installed over the wood, the original wood floors survive intact in the house. The north entry addition has a concrete slab floor. There are two stairways in the house; the woodwork of the southwest stair is stained and varnished wood with stained wood handrails and simple white-painted balusters. The enclosed northeast stairway has painted steps and risers and a crude stick handrail.

There is a large, decorative field stone chimney and fireplace in rooms #101 and #201 of the house, upstairs and down. The upstairs chimney and fireplace has a small arched opening above the narrow mantle with red flue brick in the arch, giving the appearance of something missing. Downstairs, a skull of a cow is set into the mortar work above the arch that is plastered. The fireplace has a brass fireplace surround.



First floor family room, fireplace and stone chimney.



Second floor chimney and fireplace.

The kitchen cabinetry is along the west wall of room #105, appears to be original and is painted white a light green on the interior. The kitchen cabinets are simple wood frames with plain flat panels.



Second floor detail, showing strip flooring and painted baseboard.





The first floor kitchen, looking to the west. Note the paper-covered gypsum board ceiling, the rough barnwood wall covering, and the original built-in cabinetry. The floor tiles are largely obscured by litter and dirt.



South stairway, showing flooring, handrail and balusters.



North stairway, showing flooring and crude handrail.

### Conditions:

The plaster and lath interior walls are water-damaged throughout. There is significant cracking in corners, often against exterior walls, indicating building movement due to the foundation problems. The ceilings are also severely water-damaged. In large areas of the second floor, and in the first floor kitchen, paper-coated gypsum board was installed, ostensibly to cover original plaster lath that was damaged, but now this, too, is water damaged. In addition, there are large areas of exposed plaster lath, minus the plaster.

Floors are finished with a stain, but water damage is common. The kitchen floor tile is split and cracked at doorways. There is some light visible at the floor level in the first floor living room, east side, where the foundation has failed.

The 1<sup>st</sup> floor living room stone masonry fireplace is extremely sooty and dirty. The 2<sup>nd</sup> floor stone fireplace is also sooty, but not quite as dirty as the 1<sup>st</sup> floor.



Second floor ceiling showing water damage.



The hall leading to the top of the north stairway.



Remnants of a tile on the kitchen floor. Note the wood strip flooring underneath.



Water damage in a second floor bedroom ceiling. Note that the ceiling material is an added layer of paper-sided gypsum board.

### Recommendations:

1. Inspect the insulation that was blown into the wall cavities by carefully cutting into the walls. Install additional insulation as needed.

2. Repair all of the walls and ceilings. If the sheetrock is sound or if it can be finished appropriately, then do not remove it, simply repair it, finish, prime and paint. Remove all damaged or unsound sheetrock, and unsound plaster that is no longer attached to the lath or damaged plaster. In some areas, the lath itself will be deteriorated to the point that it needs to be removed and replaced with sheetrock. Secure the underlaying lath and install new sheetrock over the top and finish to match the original smooth finish of those surfaces. Repaint all interior walls and ceilings as specified by the Historical Architect.
3. Clean all floors to better assess their condition. Repair any damage, replacing individual boards as needed, but matching the original in size and wood. Refinish the wood floors to match the original finish as preserved in closet bottoms and under stairways.
4. Remove all the vinyl tile from the wood flooring, (see note about possible hazardous materials.)
5. Thoroughly clean baseboards, interior doors, and the interior surfaces of the exterior doors. Reinstall doors that have been separated from their original openings. Clean and refinish as necessary any interior wood trim that has become water-stained or worn, matching the original in appearance, both color and gloss.
6. Carefully clean the stone fireplaces in rooms #101 and #201 with a masonry detergent to prevent damage to the stone, mortar or surrounding materials.

## **Main Ranch House**

### **3.8 Mechanical Systems**

#### Description:

There is no central heating system in the house. There is no natural gas service. There are two fireplaces, one on the 1st floor and one on the 2nd floor. These are part of the main field stone chimney that dominates the exterior of the south elevation. In addition, a supplemental brick chimney flue runs up from the kitchen through one of the upstairs bedrooms. The flue was likely connected to a wood stove. Another brick flue runs up the east side of the house and through the second floor bedroom #203, a sheet

metal stove was apparently connected to the chimney. The chimney top passes through the original flat roof, but does not extend through the new, modern gable roof addition. Two metal floor/ceiling circulation grates allow heat to pass between floors. One is located between the rooms of the south side of the house, the living room #101 and a sitting room #201 above on the second floor. There is a similar ceiling/floor grate between the first floor kitchen #104 and the bedroom #204 above.



First floor kitchen showing chimney and flue hole. Second floor bedroom, showing stove and chimney.

There is water plumbed to the house from the original well just east of the house: to the bathroom #103 and the kitchen #104, both on the 1<sup>st</sup> floor. None of the plumbing is functional. The well records, researched at the Office of the State Engineer indicate that the domestic well was first used in July of 1928 and that it is 70 feet deep and the pumping rate is 12 gallons per minute. Twila Hamilton Brompton, who lived in the house, stated that the well was always a good one. A small pressure tank sits in the north addition and appears to be linked to the well.



The location of any septic tank or leach field is not visible. Twila Brompton reported that the septic system was very poor and would freeze in the winter; it was located east of the house across the driveway. She indicated that the family would simply use the outhouse in the winter.

There is no sprinkler system or other fire suppression system in the house.

#### Condition:

It is unclear whether any of the two chimneys are in working order, free of obstruction and any cracks and flaws that might endanger the house with fire. All of the chimneys need to be inspected.

The water supply system is not functional. Also not known is the condition of the well pump and associated hardware, including the pressure tank. In this area of a high water table, the leach field should be very obvious if it was engineered correctly because it would need to be mounded or it would need to be tanks that are pumped out periodically.

#### Recommendations:

The assumption here is that the 1980s gable roof framing will be removed and thus allow the chimneys to draw and exhaust properly.

1. All chimneys should be lined with stainless steel to assure the integrity of the smoke exhaust structure.
2. Depending upon the ultimate use the house is put to, it will be necessary to engineer and install an unobtrusive heating system, probably using the nearby electrical service.
3. With the services of a licensed plumber, new water supply lines and new plumbing fixtures need to be installed, depending on decisions about the use of the house.
4. The drain system needs to be assessed and scoped with the use of a micro-camera. Locate the septic tank, inspect for integrity, and assess the presence of a leach

- field. This is probably not sufficiently designed for future use. Replace as needed, working with an engineer.
5. Establish an acceptable fire suppression system, probably limited to extensive placement of fire extinguishers.



The north elevation, showing incoming electric service to conduit tubes of uncertain integrity.

## **Main Ranch House**

### **3.9 Electrical System**

#### Description:

Electrical power is supplied to the house via an overhead line that comes in from the southwest to the house via a series of poles. The transformer sits one pole back from the pole nearest the house. Wiring in the house appears extremely variable in quality. The only visible service panel is located in the kitchen. There are no security, fire detection or alarm systems.

Condition:

The electrical system, including distribution wiring and light fixtures are of unknown integrity. The service to the house does not meet code; no hooded mast isolates the wires from the house. The service shutoff and circuit breaker panel are non-existent, well hidden, or completely inadequate.



The only visible service panel in the house appears in the kitchen, and is inadequate and out of electrical code compliance.

Recommendations:

Assess the integrity of the house electrical service and interior wiring system with a licensed electrician or electrical engineer.

1. Following an engineer's recommendations, install a new service entrance, shutoff and main electrical breaker box.
2. Following an engineer's recommendations, reinstall outlets and switches to a grounded electrical system.
3. Install lighting fixtures appropriate for the historic character of the house to meet the needs of the future use of the property.
4. Install a fire detection and alarm system as unobtrusively as possible.
5. Install a security system in the house as unobtrusively as possible.

## **Main Ranch House**

### **4.0 Analysis and Compliance**

#### **4.1 Hazardous Materials**

##### Description:

The loose fiber, grey in color, used as insulation in the ceiling of the second floor of the house was tested and found to be non-hazardous. Otherwise, the house has not been tested for hazardous materials, but there are two elements of the building that are possibly hazardous: lead based paint on the interior and exterior, likely due to the age of the building and the vinyl tile and adhesives on the floor of the kitchen.



Loose fill insulation between the ceiling rafters above the second floor of the house.

##### Recommendations:

1. All suspicious building materials should be tested and evaluated by a hazardous materials specialist (who would determine the suspicious materials.)

2. All precautions should be taken in working with the painted surfaces, particularly when the window paint is scraped, sanded and prepped for repainting and all applicable codes and regulations applicable for lead should be followed carefully.

#### **4.2 Materials Analysis**

Paint and wallpaper analysis was not analyzed as part of this assessment. Mortar analysis and matching should be performed prior to rebuilding the chimney.

#### **4.3 Zoning Code Compliance**

No zoning code issues have been identified.

#### **4.4 Building Code Compliance**

The building does not meet the requirements of the current building code since it was built in 1928. It is not possible to make the building code compliant without a significantly negative impact on historic features. In order to preserve the historic character and fabric of the Tarryall/Cline main ranch house, this issue of code compliance needs to be addressed carefully, with professional help and the cooperation of the local building officials. The goal is to reach a compromise between the letter of the codes and the intention of the codes for public health and safety. It is not necessary to meet every detail of the current codes to have a reasonably safe building, but it is important to consult with the local building and life safety officials to determine the requirements for code compliance. Consideration must be given to the building's age and historic significance in interpreting the requirements for code compliance. One tool that would assist in reaching appropriate compromises on building code compliance would be designation.

#### **Recommendations:**

1. Consult with professionals and negotiate the required scope of building and safety codes with the local code compliance officials, to avoid damage to the historic building. See the Park County land use regulations in the appendix.



## **Accessibility Compliance**

Americans with Disabilities Act:

Currently the main ranch house is not handicapped accessible. All doors, including entry doors, are less than thirty-six inches in width. Steps are currently required for access to the house. Stairs are the only access to the second floor of the house.

### Recommendations:

1. The first floor could be accessed via a handicapped ramp on the north side of the building.

## **5.0 Preservation Plan**

### **5.1 Prioritized Work Items and Cost Estimates**

The Tarryall/Cline main ranch house is severely dilapidated and a comprehensive rehabilitation project needs to be undertaken to protect the house. There is no practical halfway approach to the rehabilitation of this structure, thus prioritization is difficult.

### **5.2 Phasing Plan**

The work can be accomplished in phases over a period of years, depending on the budget available but the critical items must be undertaken at once all at the same time. The problem is that the current deterioration threatens the structural integrity of the house. There is little value in simply repairing the roof without solving the foundation issues or the deterioration of the exterior stucco and stonework. Without undertaking the items identified as “minor,” the building is unusable. The term “minor” is misleading. In many respects, all of the work items could be considered “critical” because the house is unusable and uninhabitable without all the work items---“critical,” “serious” and “minor.”

### **5.3 Estimated Costs**

The main Cline Ranch House is in severely dilapidated condition. Virtually all elements of the building need substantial work to some degree. Perhaps only the original roof structure is without significant need of repair.

In the two construction quotes found in the appendix, note that there is significant cost disparity for replacement of the foundation. Almost certainly, the Ryberg quote of \$80,000 is closer to that required, based on their broader experience with buildings of similar need.

In other areas the Headwaters Construction quote is probably unrealistically low. Prices for the restoration of over 30 wood sash windows, the substantial masonry work, exterior wall substrate preparation, installation of a new well and septic field, interior door and trim restoration, plumbing and electrical, interior cabinets, appliances and

fixtures, among others, appear particularly low in the experience of the Historical Architect.

The following Cost Estimate reflects the Architect's expectations for rehabilitation of the main ranch house.

The rehabilitation costs for the various outbuildings, the Barn, Cabin, Monument, and Quonset are not addressed here specifically, but likely would be in total be less than \$35,000, including electric service, but excluding any water services.

### Cost Estimate for Tarryall/Cline Ranch main ranch house Restoration

Site			
	Critical	Excavation and grading	\$10,000
Foundation			
	Critical	Excavation and construction of new concrete foundation	\$80,000
Structural Systems			
	Critical	Mechanical connection of house to foundation	\$20,000
	Serious	Gable roof removal and original roof assessment	\$8,000
	Serious	Porch roof structural reinforcement	\$2,000
Ext. Walls			
	Critical	Removal of exterior stucco structure and replacement as needed	\$35,000
	Critical	Stonework repair	\$25,000
	Serious	Concrete flatwork repair or replacement	\$2,500
	Critical	Viga replacement	\$5,000
	Serious	Repair and paint all exterior trim elements	\$4,000
Roofing			
	Critical	Inspect and repair original roof structure	\$5,000
	Critical	Install new gutter and downspout system	\$6,000
	Critical	Install flashing and new roofing on all roofs	\$18,000
Windows and Doors			
	Serious	Rebuild, restore function and repair all windows and doors.	\$40,000
Int.Finishes			
	Minor	Insulate all walls	\$3,000
	Minor	Repair all interior walls as needed	\$30,000
	Minor	Clean, repair, replacing as necessary all flooring	\$15,000
	Minor	Refinish all interior trim	\$3,000
Mechanical			
	Serious	Rebuild and line for function all chimneys	\$5,000
	Minor	Install interior heating system	\$8,000
	Minor	Install new plumbing as desired, inc fixtures	\$12,000
	Minor	Install new well	\$10,000
	Minor	Install new septic tank & likely, mounded leach field	\$20,000
Electrical			
	Serious	New service entry	\$6,000
	Serious	Rewire the house as needed to provide ground	\$12,000
	Serious	New outlets, switches and fixtures	\$4,500
Other			\$30,000
Total			\$420,000

## Other Ranch Structures

### 3.2 Foundation

#### Description:

The main entry Gate has a concrete footer.

The Quonset has a poured concrete footer.

The Bunkhouse does not appear to have a concrete footer of any kind, though a concrete porch pad sits off the south elevation.

The Barn is of pole barn construction, with the structure of the upright poles providing the foundational support.



The concrete footer for the Quonset is clearly evident.



The Barn is constructed pole barn style, with vertical foundation posts.

#### Condition:

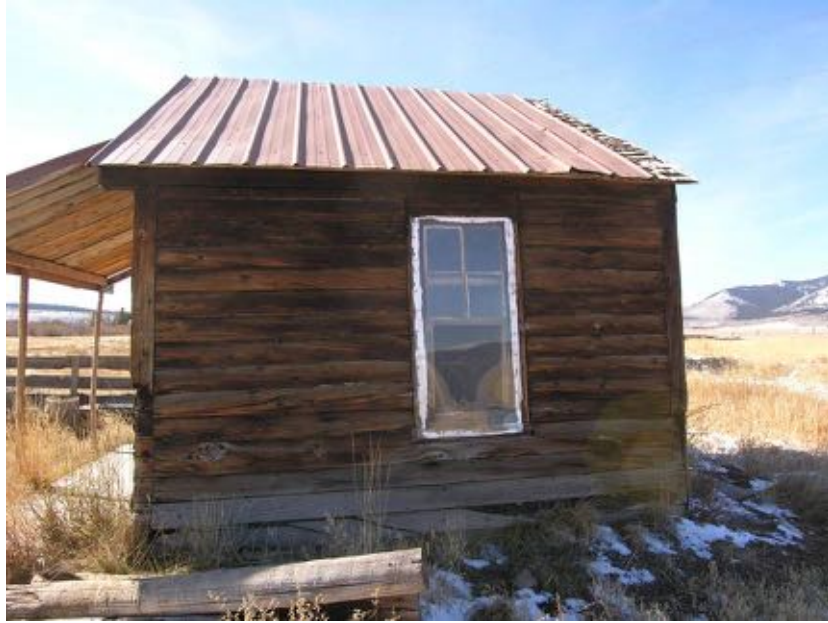
The east tower of the Gate show signs of tilt that implies that the footer is somewhat inadequate.

The Quonset footer appears in good condition.

The Cabin is without foundation and subjecting the lower wood of the structure to rot.

The Barn has rot issues with the post where they meet the ground. In at least one case, a post is completely disconnected from the ground due to rot or decay.





The Cabin, the east elevation, shows no sign of concrete foundation.

Recommendations:

1. Lift the Cabin and install an engineered, poured footer to support the structure above. Replace rotted sill lumber and reattach with engineered metal fasteners to the new footer.
2. Replace rotted posts of the barn with pressure-treated lumber to match in size when more than half of the post displays rot at the ground level.

**Other Ranch Structures**

**3.3 Structural System**

Description:

The Gate is constructed of field stone and mortar, in two towers approximately 10 feet tall with a minor taper and connected with two horizontal round wooden rails that contain an entry sign.

The Quonset has a series of laminated arched wood beams that extend from the rear, north elevation footer, to vertical wood posts across the opposite, south elevation. Studs and battens of 2"x 4" wood are spaced every two feet between these arched beams to provide a fastening surface to the sheet metal siding/roofing. Vertical 2"x 4"s provide end wall framing.

The Cabin is a wood frame structure with gable roof. A small sheet metal porch roof extends off the south elevation.

The Barn is of pole barn construction, with a gable roof. This is constructed of 2"x 4" rafters spanned tightly with 1"x (various dimension) wood battens. Four steel cables run from the north to the south elevation to act as collar ties.



The Quonset has a series of arched laminates tied with wood battens. The end walls are studs.

#### Condition:

The entry Gate stone appears in stable condition, but the wood cross members are heavily rotted and in danger of collapse.

The Quonset appears in stable condition.

The Cabin is in stable condition aside from the foundation problems mentioned in Section 3.2, though the porch roof is structurally inadequate.

The Barn has a major slump to its roof structure. The metal collar ties probably were added after this spreading of the outside walls first appeared, but it is difficult to date this. They may not provide enough resistance to the natural spread of the walls. In addition, the 2'x 4" rafter members are undersized for the expected snowloads of the area.



The Barn has steel rod collar ties that appear inadequate to maintain the building shape.

#### Recommendations :

1. Replace the wooden cross rails between the stone pillars of the Gate with pressure treated wood poles, securing them in such a fashion to maintain lateral wind resistance.
2. With guidance from a structural engineer, reframe the substructure of the porch roof on the Cabin.
3. With the replacement of the rotted vertical poles as recommended in Section 3.2, many of the structural issues may resolve themselves. However, add 2"x 4" wood collar ties to all the opposing rafter pairs for structural stability..

### **Other Ranch Structures**

#### **3.4 Exterior Walls:**

##### Description:

The Gate posts are of mortar and stone.

The Quonset hut is sided with corrugated sheet metal.

The Cabin has horizontal wood sheathing covered primarily with another layer of horizontally placed even-cut mill-waste.

The Barn has vertical board siding throughout, though on the north and west elevations this has been layered over with irregularly applied corrugated sheet metal.



Quonset, south elevation. Corrugated metal material covers the frame below.



The Barn, viewed to the north west. The south elevation is wood and clearly deteriorated. The west elevation is sheathed over in sheet metal.

### Condition:

The Gate mortar appears in relatively stable condition.

The Quonset siding appears in stable condition.

The Cabin siding exposes gaps to unknown surfaces underneath, and, largely because of the horizontal nature of siding, likely fails to provide much water protection.

The Barn siding is in rough condition, but this is not unusual for a barn structure of this age.





The Cabin, west elevation. The siding appears installed without adequate weather sealing.

Recommendations:

1. Carefully remove the horizontal mill-waste siding to such a point as to expose the base sheathing. Apply a house wrap to the structure before reapplying the siding. The east elevation and other areas where the mill-waste is damaged, replace with a siding of similar construction.
2. The Barn siding would resist rot and decay better when it is treated with an oil based preservative.



The Barn is roofed with unpainted corrugated sheet metal.



## Other Structures

### 3.5 Roofing & Waterproofing

#### Description:

The entry Gate wood is unfinished and rotted.

The Quonset has an integral siding and roofing system of unpainted corrugated sheet metal, unpainted.

The Cabin was originally roofed with wood shingles, still visible at the rear, but this has been overlaid with a modern brown-colored anodized sheet metal roofing.

The Barn probably retains its original unpainted corrugated sheet metal roof laid over 1"x (various dimension) pine boards that span the rafters.

#### Condition:

The Gate wood is in poor condition.

The Quonset siding and roofing appears to be in good condition.

The Cabin roof is inadequate and in poor condition. The fastener pattern of the sheet metal is inadequate and lacks any metal rake-edge flashing or drip edge.

The Barn roof is in poor condition..



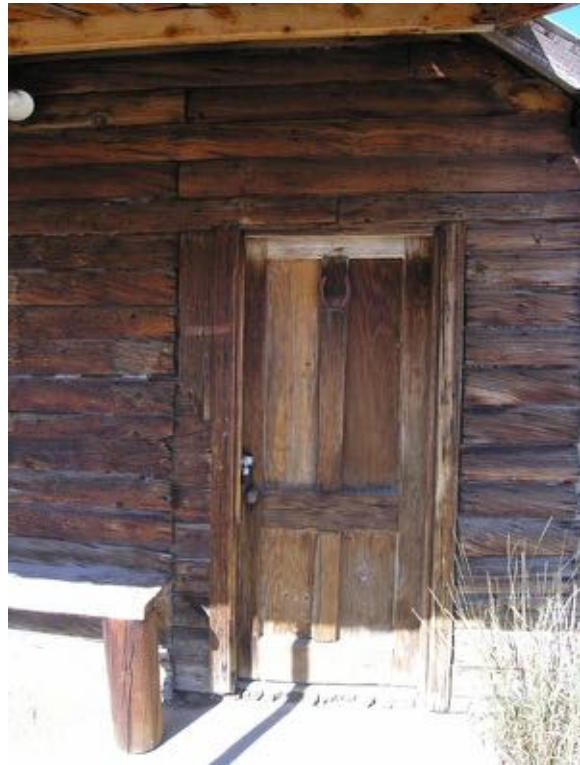
The roof of the Cabin, here looking to the west. The sheet metal roofing overlays sawn, wood shingles.

Recommendations:

1. Remove all roofing from the Cabin down to the roof sheathing boards. The sheathing boards should be replaced if they are damaged or rotten. Apply a rubberized plastic ice and water shield to the entire roof and install rake edge and drip edge galvanized metal flashing. Replace the sheet metal roof, using screws in the pattern approved by the roofing manufacturer.
2. Carefully apply black plastic roof cement unobtrusively to obvious holes and gaps in the existing metal roof of the Quonset roof, and add screws to secure the metal to the sheathing underneath.



South elevation to the Quonset, entry man door.



South elevation, Cabin, unfinished entry door.

**Other Ranch Structures**

**3.6 Windows and Doors**

Description:

The south elevation of the Quonset has a wood man door consisting of horizontal panels below a 4-lite fixed sash. The lowest panel has been covered with a piece of

plywood. Three steel bars are attached on top of the sash, apparently for security. A single door knob latch and lock and hasp secure the door. In addition, two sliding garage doors are on the south elevation, one a single panel, the other consisting of two-panels. They slide on a metal rail mounted on the exterior of the corrugated siding. The Quonset has two arched bands of fiberglass that allows some light up the back wall and across the roof. In addition, the west elevation also has a 2'x 12' fiberglass panel that allows light, but no visibility into the building.

The Cabin has a main entry door on the south elevation that is a standard four-panel wood door. It is unfinished. A single door knob and lock and hasp provide security. Windows on the east and north elevations are 4/4 double hung wood windows, though they appear incomplete and the window openings have been completely covered over with sheets of clear plexiglass.

The Barn has one window: a single 6-lite sash on the south elevation.



Cabin, east elevation, showing missing sash and plexiglass covering.



The south elevation of the Barn, showing window sash.

### Condition:

The Quonset fiberglass appears in stable condition. The door has wood deteriorated by weather and the paint is cracked, peeling and heavily deteriorated. Window glazing is cracked, separating, and deteriorated. The sliding doors appear to be in working order.

The Cabin door is unfinished and shows checking and deterioration. The east window is missing the lower sash and glass in one of the upper lites. The north elevation

window appears complete, though it lacks adequate paint and shows checked and or missing glazing and deterioration of the wood.

The Barn 6-lite window sash is unpainted, missing one glass lite, and shows severe weathering, checking of wood and deterioration.

#### Recommendations:

1. Restore the man door to the Quonset. Carefully scrape and sand the paint on the exterior wood surfaces of the window and door trim as well as the exterior wood surfaces of the doors and windows down to a sound surface with hand tools and prime and repaint with two coats of the best quality alkyd paint in colors based on the original colors determined by microscopic paint analysis by the Historical Architect. Replace all broken and missing glass panes and any deteriorated putty with new putty. Repair any cracks in the wood surfaces with an epoxy repair system. It is likely, due to the age of the building, that the existing paint contains lead. Follow all applicable regulations and take all appropriate precautions when scraping, sanding and prepping for repainting.
2. Remove the plexiglass from the windows of the Cabin. Restore the doors and windows. Carefully scrape and sand the paint on the exterior wood surfaces of the window and door trim as well as the exterior wood surfaces of the doors and windows down to a sound surface with hand tools and prime and repaint with two coats of the best quality alkyd paint in colors based on the original colors determined by microscopic paint analysis by the Historical Architect. Replace all broken and missing glass panes and any deteriorated putty with new putty. Repair any cracks in the wood surfaces with an epoxy repair system. It is likely, due to the age of the building, that the existing paint contains lead. Follow all applicable regulations and take all appropriate precautions when scraping, sanding and prepping for repainting.
3. Restore the window in the Barn. Carefully scrape and sand the paint on the exterior wood surfaces of the window and door trim as well as the exterior wood surfaces of the doors and windows down to a sound surface with hand tools and prime and repaint with two coats of the best quality alkyd paint in

colors based on the original colors determined by microscopic paint analysis by the Historical Architect. Replace all broken and missing glass panes and any deteriorated putty with new putty. Repair any cracks in the wood surfaces with an epoxy repair system. It is likely, due to the age of the building, that the existing paint contains lead. Follow all applicable regulations and take all appropriate precautions when scraping, sanding and prepping for repainting.

## **Other Structures**

### **3.7 Interior Finishes**

#### **Walls, Ceiling, Floor, Doors, Hardware**

##### Description:

The interior of the Quonset and the Barn are unfinished.

There are two rooms in the Cabin. The interior walls of the Cabin are unfinished wood planks, placed horizontally. In the front room these rough planks are covered with commercial grade sheets of paneling.



The front room of the Cabin, showing paneling and beadboard ceiling.



The back room of the Cabin, showing rough plank walls, beadboard ceiling, and strip tongue and groove flooring.





Strip tongue and groove flooring of the Cabin.  
Note the inadequate entry threshold.



Ceiling of the front room of the Cabin

The ceilings of the Cabin consist of tongue and groove beadboard, painted and off-white. On the floor is tongue and groove strip pine or fir wood flooring.

#### Condition:

The interior Cabin walls apparently were originally quite rough. The modern paneling was installed coarsely, and is inappropriate to the original structure. The ceiling has seen water damage and shows some sagging and detachment from the ceiling joists above. The Floor is largely in good condition, despite the lack of appropriate entry threshold weather sealing. There appears to have once been a grey paint on the floor.

#### Recommendations:

1. The Quonset and Barn have no immediate needs for rehabilitation of interior finishes.

2. The Cabin walls should be restored to the plain plank siding found under the modern paneling. With the certainty of a weather-tight roof, the ceiling should be refastened as needed. The flooring should be resurfaced, filled as needed, and resealed.

## **Other Ranch Structures**

### **3.8 Mechanical Systems**

#### Description:

There are no mechanical systems in any of the other structures.



Interior of the Quonset, showing steel wire conduit

## **Other Ranch Structures**

### **3.9 Electrical System**

#### Description:

Electrical service apparently supplies or at one time supplied the Quonset, the Cabin, and the Barn.

In the Quonset apparently underground service comes in to a breaker box. All interior wiring appears to run in electrical conduit.

Power once was supplied to the Barn via overhead service to a wooden riser on the east gable end of the building. All interior wiring in the barn is with exposed 12-2 Romex.

Power cable also runs, apparently via underground, to the Cabin. The Cabin also has a telephone service box and a satellite TV dish.



The Barn, showing surface mounted Romex wiring.

#### Condition:

It is not clear if any of the other structures can receive safe electrical service. The Quonset has adequate interior wiring, but the source of power is not known. The Cabin apparently had power relatively recently, but again, the exact source of that power, whether by underground or overhead, is unclear. The Barn certainly once had overhead wiring, but that is not so now, and the newness of the Romex suggests that power can be tapped from perhaps an underground feed. Exposed plastic covered wire, in the case of Romex, is a violation of electrical code and a danger for fire because of the exposure of the wire to rodent damage.



Cabin unsafe surface wiring and apparent former location of electrical breaker panel and shutoff.



Cabin electrical wiring showing unsafe wiring exposure.

Recommendations:

1. With the assistance of an electrical engineer, determine the exact sources of power to the structures and their integrity.
2. Each outbuilding should have its own exterior power shutoff.
3. Cut power supply, should it exist, to the Barn and Cabin.
4. Should power be available and desired at the Barn, rewire with electrical conduit in a means that satisfies electrical code.
5. Interior Cabin wiring must be completely replaced.

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