

**ARCHITECTURAL ASSESSMENT, RECOMMENDATIONS & COSTS
of
HISTORIC STRUCTURES**

MINERAL HILL MINE

JARDINE, MONTANA



**OCTOBER, 2000
(REVISED JANUARY, 2001)**

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Prepared for:

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TORONTO, ONTARIO, CANADA**

**USDA FOREST SERVICE
GALLATIN NATIONAL FOREST
BOZEMAN, MONTANA**

and

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ARCHITECTURAL ASSESSMENT, RECOMMENDATIONS & COSTS MINERAL HILL MINE, JARDINE, MONTANA

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EXECUTIVE SUMMARY

The buildings at Jardine have been determined potentially eligible for the National Register of Historic Places. The following history of the Town and Mine provide the significance of the buildings and site.

The Town of Jardine, originally known as Bear Gulch, underwent three distinct periods of historical development. Although a five-stamp reduction mill was constructed as early as the mid-1880's, miners in the area relied on simple placer mining techniques, including hydraulic mining, until the late 1890's. For more than 30 years Bear Gulch consisted of a small number of crudely built log cabins. In the late 1890's and early 1900's, several well-financed mining companies began operating in Bear Gulch. The name of the camp was changed to Jardine, and the structural complexion of the community changed drastically as numerous log dwellings, several commercial buildings and a new forty-stamp mill were built. Mining activity ceased in 1908, and it was not until the Jardine Mining Company reopened the mines and mills in the 1920's that any significant mining activity occurred. From the early 1920's until 1948, the Jardine Mining Company conducted a sporadic but productive mining and milling operation. The company added several new residential buildings and arsenic refining equipment. After the shutdown in 1948, the town was virtually abandoned until 1964, when a private individual purchased most of the town. The new owner dismantled or burned many of the structures in Jardine, including the entire commercial district.

From 1866 to 1886 there was not any major mining activity that produced any significant amounts of gold. Although there was a brief resurgence in mining in Bear Gulch in the early 1890's, it was not until Harry Bush arrive in 1898 that there was any significant activity. Bush, backed by a number of Canadian and local investors, incorporated the Bear Gulch Mining Company and began purchasing mining claims. While plans for constructing a new forty-stamp mill were developed, the company developed the existing Eaton Stamp Mill, increasing the capacity of the mill to twenty stamps. The name of the small camp near the head of Bear Creek was changed to Jardine, in honor of A.C. Jardine, the company's secretary. Bush and his associates also financed the construction of numerous buildings including a two-story mine company office, a guest house, a school building and many small log cabins to house employees and their families. (Several of these buildings exist today in the year 2000.) The mining activity

attracted a number of businesses, and it was during this period of development that Jardine's commercial buildings were constructed.

Financial problems led to dissension over management of the Bear Gulch Mining Company, and Bush resigned in June of 1899. He immediately formed two competing mining companies and acquired new claims. Yet, neither Bush's companies or the Bear Gulch Mining Company ever recovered a significant amount of paying ore from the Jardine mines. Between 1902 and 1904 the Kimberly Montana Gold Mining Company purchased most of the structures and the mining claims in Jardine. Yet, by 1909, that company had declared bankruptcy and closed the Jardine operations.

In the late 1910's the Jardine Mining and Milling Company, which purchased the Jardine properties in 1914, begin renovating and refitting the milling operations and developing the mines in Jardine. By 1921 the company (reorganized in 1921 as the Jardine Mining Company) employed over 160 men and produced over 200 tones of ore per day. In 1923 the company installed arsenic refining equipment in existing facility and began retrieving commercial arsenic from its gold mining operation. The company also built a number of new log structures to accommodate employees. Mining and milling activity continued in Jardine until 1948, but due to fluctuating market prices, there were several years when the company produced little or no ore. In May of 1948, a fire destroyed the company's cyanide plant. The company closed its mines and mills the following July. The federal government obtained the Jardine properties in the early 1950's when the Jardine Mining Company failed to repay federal loans.

In December of 1964, Richard Blakenship purchased the town of Jardine from the federal government. Blakenship owned the property until the mid-1970's, and during this period he dismantled or burned many of the residential and all of the commercial buildings in the community. The Anaconda Company purchased the property from Blakenship in the mid-1970's. In early 1981 the Anaconda Company sold the town of Jardine to the Homestake Mining Company of Lead, South Dakota.

(The previous history was taken and edited from a report, "Cultural and Paleontological Resources Synopsis, Homestake Mining Company, Jardine Project" by Historical Research Associates, 1984. See drawing on following page for Historical Significance).

HISTORICAL SIGNIFICANCE
FOR STRUCTURES AND FEATURES
WITHIN THE
JARDINE HISTORIC DISTRICT

MAP 2



-----> Outlines Historic District
[shaded box] Area of Impact

SIGNIFICANCE

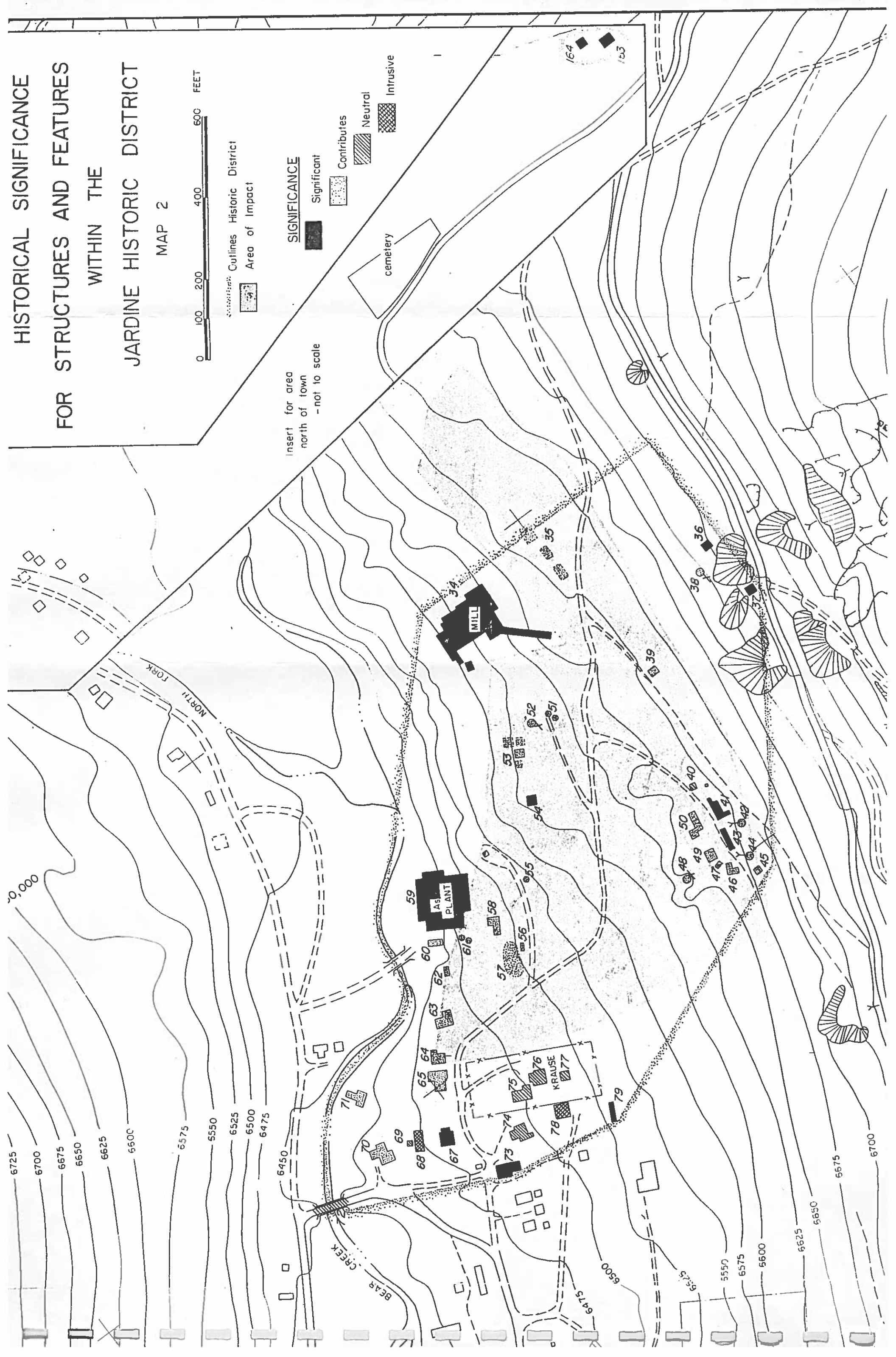
[solid black box] Significant

[dotted box] Contributives

[diagonal lines box] Neutral

[cross-hatched box] Intrusive

Insert for area
north of town
-not to scale



TVX Mineral Hill Mine operated by Amerikanuak, is the present owner of the Jardine Mine. At this time they are in the process of closing down the Mine facility and reclaiming the site per agreement with the Montana Department of State Lands. The owners are also negotiating with the USDA Forest Service to potentially take over the lands associated with the Jardine Mine, once the reclamation process is finished and the mill operations are removed. Several historic buildings associated with Jardine and the mine are also part of a potential agreement. They include the Revenue Mill, Bush Guest House, Company Headquarters, Schoolhouse, Jardine House, Cabin 64, Cabin 65, Cabin 70, Residence 82, and Residence 83. This study makes recommendations for the use of these buildings, along with the recommendations for site work associated with these structures. Some of this work may be completed as part of the reclamation process. The recommendations are based on meetings with various individuals with the Gallatin National Forest. The survey findings were reviewed, and the following proposal was put together in conjunction with the Forest and the Gardiner Ranger District as to the direction the plan should follow, if the Forest were able to take over the site. These recommendations are based on the historical significance of the site and buildings, the condition of the buildings, and the need to interpret the site and buildings. The buildings are placed in this report in order of their significance and the need for interpretation. The building recommendations are as follows:

Jardine Site

- General cleanup of the site.

- Reclamation efforts should protect the integrity of the buildings and the area around them.

- Drainage improvements along the roads to remain, to keep water away from the buildings.

- Historic artifacts to remain.

Revenue Mill (HS-34) Use: Interpretation

- Photograph and Measure

- Remove collapsed sections of the ore bins.

- Remove the rock from the upper end of the mill.

- Stabilize upper end that has collapsed because of the rock.

- Stabilize the roof and apply a corrugated galvanized metal roof.

- Fence the site completely to keep people out of the building.

- Clean up interior of the building saving all artifacts associated with the Mill.

- Interpret the Mill.

Bush Guest House (HS-67) Use: Museum and Visitor Center

- Pull soil away from the building and provide positive drainage
- Stabilize the stone foundation on the northeast side and the center foundation of the building.
- Replace rotted sill plates and rotted siding.
- Repair and maintain the exterior doors and windows.
- Paint exterior.
- Repair and restore porches, stabilize piers, and provide handicap access to building.
- Repair and stabilize the brick chimney.
- Replace the metal roof with wood shingles
- Remove new changes and restore the room walls and doors to the interior.
- Restore the interior floors and paint interior.
- Reuse the building as a Visitors Center and Museum renovated to museum standards.
- Interpret the Guest House

Company Headquarters (HS-73) Use: House for security and caretaker.

- Pull soil away from the building and provide positive drainage
- Stabilize the foundation on the southeast sides.
- Place foundation on the back addition of the building.
- Replace rotted sill plates and rotted siding along the back addition of the building.
- Renovate the front porch so that the entrance is centered under the gable.
- Repair and stabilize the brick chimney.
- Replace the metal roof with wood shingles
- Renovate the interior for the use as a caretakers residence with security area.
- Interpret the Headquarters.

Schoolhouse (HS-79) Use: Interpretation

- Pull soil away from the building and provide positive drainage
- Remove trees and shrubbery that are growing up against the building.
- Replace the foundation and straighten up center of the building.
- Replace rotted sill plates and rotted siding.
- Remove lean-to addition on the south side.
- Install and maintain the exterior doors and windows.
- Paint exterior.
- Repair and restore porches, stabilize piers, and provide handicap access to building.
- Repair and stabilize the brick chimney.
- Replace the wood shingle roof.
- Restore the inner room wall.
- Restore the interior floors and paint interior.
- Reuse the building and Interpret as a Schoolhouse.

Jardine House (HS-63) Use: Interpretation

- Pull soil away from the building and provide positive drainage.
- Remove the lean-to addition on the east side.
- Stabilize the stone foundation the west and south sides of the building where undermined.
- Restore stone foundation on the north side. Re-grade area.

Replace rotted sill logs and wall logs.
Repair and maintain the exterior doors and windows.
Daub the logs.
Oil the exterior logs.
Repair and restore the front porch, and stabilize piers.
Repair and stabilize the brick chimneys.
Replace the metal roof with wood shingles.
Remove new changes and restore the room walls and doors to the interior.
Interpret the Jardine House.

Miner's Cabin (HS-64) Use: Interpretation

Pull soil away from the building and provide positive drainage.
Remove the later frame additions on the north and west sides and return to the log cabin.
Stabilize the stone and log pier foundation.
Replace rotted sill logs and wall logs.
Repair and maintain the exterior doors and windows.
Daub the logs.
Oil the exterior logs.
Repair and restore the front porch.
Repair and stabilize the brick chimney.
Replace the roof with metal initially and eventually with wood shingles.
Clean up the interior of modern materials and stabilize the floors.
Interpret the Miners Cabin

Miner's Cabin (HS-65) Use: Interpretation

Pull soil away from the building and provide positive drainage.
Remove the later frame additions on the north and west sides.
Stabilize the stone and log pier foundation.
Replace rotted sills and wall shingles.
Repair and maintain the exterior doors and windows.
Oil the exterior wall shingles.
Repair and restore the front porches. Remove the concrete deck on the south porch on the east side.
Repair and stabilize the brick chimneys.
Replace the roof with metal initially and eventually with wood shingles.
Clean up the interior of modern materials and stabilize the floors.
Interpret the Miners Cabin

Miner's Cabin (HS-70) Use: Interpretation

Pull soil away from the building and provide positive drainage.
Remove the later frame additions on the north and west sides and return to the log cabin..
Stabilize the stone and log pier foundation.
Replace rotted sill logs and wall logs.
Repair and maintain the exterior doors.
Replace the windows with a wood 1/1 double-hung.

- Daub the logs.
- Oil the exterior logs.
- Repair and restore the front porch.
- Repair and stabilize the brick chimney.
- Replace the roof with metal initially and eventually with wood shingles.
- Clean up the interior of modern materials and stabilize the floors.
- Protect layers of earlier wall and ceiling paper.
- Interpret the Miners Cabin.

The next two buildings were a part of the condition assessment relating to problems to be addressed, and potentially use them as cabin rentals. However after the assessment they were determine to be of no use to the Forest. There is also some question as to their historical significance because of the move from another area of Jardine. The following recommendations are to stabilize them if there are any future uses.

Residence (82) Use: No recommendations.
Pull soil away from the building and provide positive drainage
Stabilize the foundation on the southeast sides.
Place foundation on the back addition of the building.
Replace rotted sill plates and rotted siding along the back addition of the building.

Residence (83) Use: No recommendations.
Pull soil away from the building and provide positive drainage
Stabilize the foundation on the southeast sides.
Place foundation on the back addition of the building.
Replace rotted sill plates and rotted siding along the back addition of the building.

There are several other buildings that are new to the site and are being considered by the Forest for use that are not addressed under this report. These buildings may be used on a temporary basis and removed at a later date. These buildings include the shop building (no number), existing caretakers residence (75), existing caretakers garage (76), existing caretakers shed (77), existing small house (78), and the Blankenship House (no number).

There are no recommendations at this time concerning these buildings other than to use them until the rest of the buildings can be renovated for use. These structures are not historic to the site and should be removed when their use is no longer needed.

CONDITION ASSESSMENT AND RECOMMENDATIONS

Introduction

The architectural assessment consisted of an inspection of the site as well as the existing buildings. The assessment is divided into four sections - for the purpose of documentation of problems specific to the site or building. The recommendations, found in the executive summary, are prioritized based on the significance of the buildings and future use or interpretation. A more detailed set of recommendations are included at the end of the condition assessment. Each section begins with a narrative of the condition of the section's subject. Floor plans for the building and a site plan are incorporated into this report along with a series of photographs which portray the condition of the site and building (including their problems and deterioration). There are condition assessment notes depicting the problem areas for the building. This is followed by recommendations for repair, maintenance, renovation or restoration, or further study. At the end of the report are the costs associated with each of the areas according to priority and need.

It should be noted that the assessment of the Revenue Mill was limited due to the condition of the upper part of the structure that has collapsed, however the lower end is well documented and assumptions have been made to the upper area.

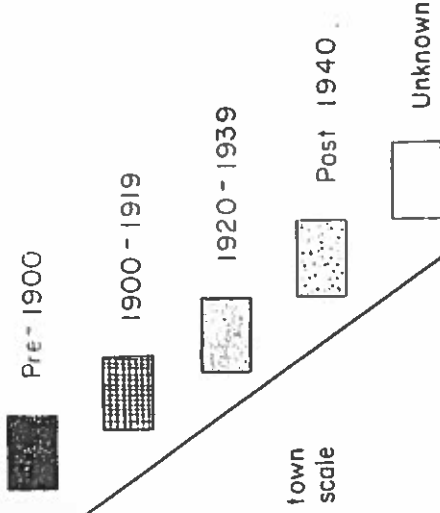
Site Description

The project area which includes part of the town of Jardine that still exists, sits on the east side of Bear Creek below Mineral Hill. The area is marked by steep slopes that cumulate in both flat-topped areas where many of the historic buildings are located. The Jardine area is drained by Bear Creek which flows through deep gorges in to the site as well as below the townsite. The townsite generally slopes toward Bear Creek from the steeper parts of the Revenue Mill area to the less sloped areas that run along the buildings. The site is timbered mainly along Bear Creek with deciduous and evergreen trees. Some trees have also established themselves around the buildings with most of the other areas having range grasses. Several roads run along the buildings which are causing some problems in that they drain along the historic buildings. The two areas that have problems are the Bush Guest House and Miners Cabins to the north of the guest house. Also, the road running up to the new mill has drainage that effects the schoolhouse. The area is presently being cleaned up under the reclamation plan.

CONSTRUCTION PERIODS

FOR JARDINE STRUCTURES

MAP I



Insert for area north of town
-not to scale

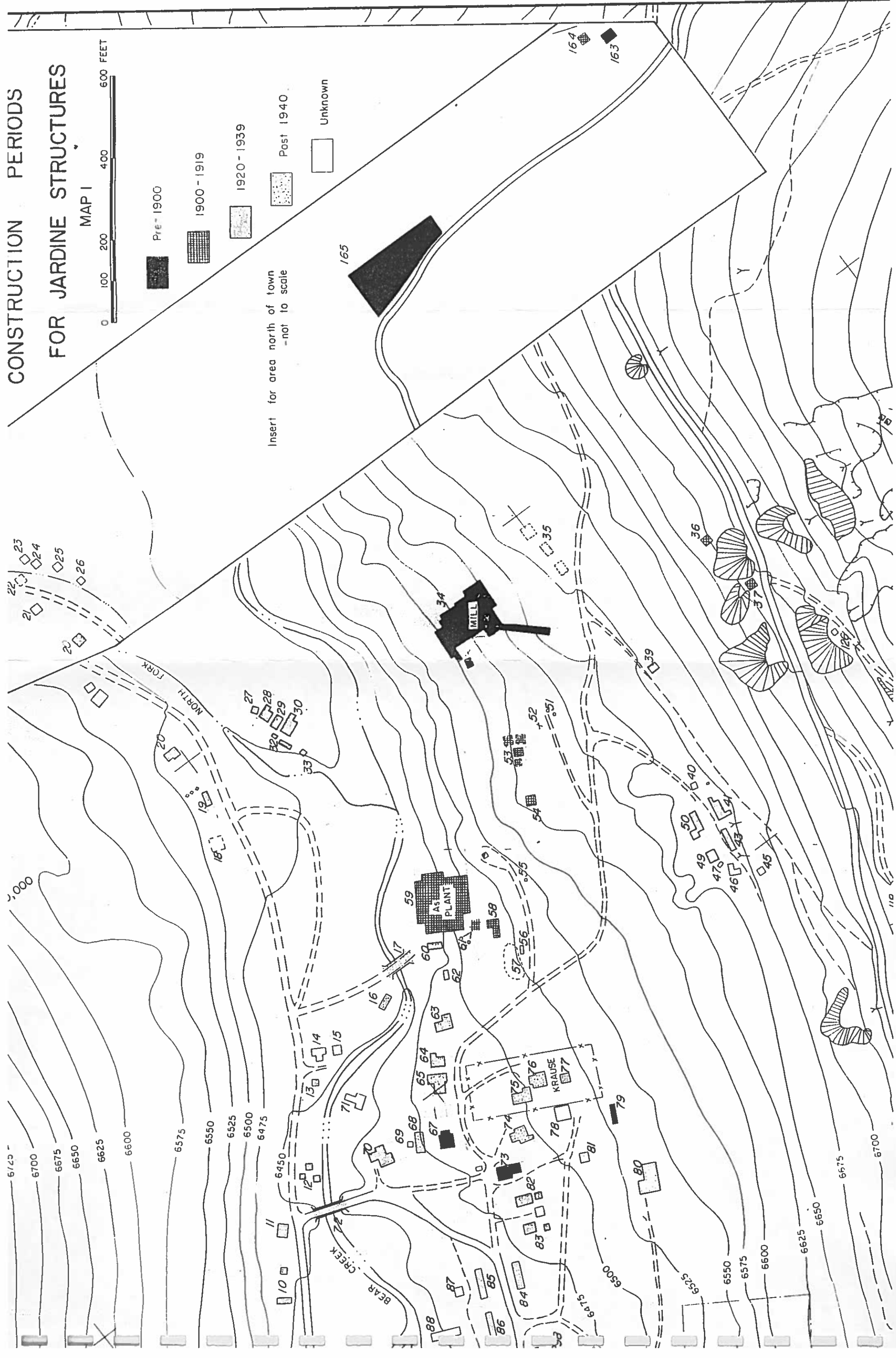




Figure 2: Looking southwest at the town of Jardine from the new mill site above the Revenue Mill.



Figure 3: Looking northeast at the Revenue Mill and new mill from the lower Jardine area. The cabin area north of the Guest House is to the left.

Revenue Mill (HS-34)

Building Description

Overall dimensions of the Revenue Mill are about 92' (N-S) by 120' (E-W). Unlike the other building in camp, it is on an almost true N-S axis, with the operations running downhill to the west. The mill is of post and beam construction sitting primarily on massive stone foundations. Roofs are supported by wood combination trusses. At the upper end, the newer wooden ore bins sit on concrete foundations. The walls of the mill are sheathed with vertical planks and most of the roof has wood sheathing and some wood shingles mainly on the north end. The mill is amply lit with numerous six-over-six double hung sash windows.

Beginning with the upper end of the operation, the mill was entered by a tramway from the hill supported by a wood trestle. The tram entered the new ore bins at their SE corner through an enclosed "vestibule." The tramway carried ore cars right over the top of the bins. The bins emptied out the bottom and to the east into a below-grade hopper in which ore was probably broken before being conveyed to the next set of bins and stored for crunching and milling.

Beyond the new bins, the tramway ended above the original bins in the smaller tower which can be seen in older photographs before the new bins were built. North of the old and new bins are the boiler room and a large open room, the use of which is not known at present. While the main ridge lines of the roofs over the mill run north-south, an extension of the boiler room to the east is covered by a gable roof perpendicular to the rest. The steel stack of the boiler protrudes through this latter roof. This is a configuration similar to that seen in photos prior to the new bins. Modifications from the earlier photos include an extension on the stack and the addition of a dormer just to the east of the stack. The roofs over the boiler room are covered with wood shingles.

West of the above ore bins are the bank of the bins in which ore was stored between initial breaking and stamping. These are probably original to the mill. Running along the tops of these bins are the remains of the distributing belt which would fill the bins with ore after it had been broken or passed through the grizzlies. These bins emptied out the bottom and to the west, originally into the stamps, but in later years, into the ball mills. The large open floor to the west of the bank of bins contains several ball mill footings, but none of the

actual equipment. There are no signs of the stamp batteries. The amalgamating plates probably sat on this same floor to receive the crushed ore immediately as it come out of the stamps.

The last level, that to the west of the stamps, probably housed the concentrating tables and vanners, devices for concentrating the refractory ores for shipment. This last level presently contains a centrally-located outline of a large cylindrical tank (perhaps a cyanide vat) and some flotation equipment. Off the SW corner of the mill building is some additional structural framing. This contains another boiler (still in place) and stack and the accompanying coal bin. Exterior sheathing is all but gone on this later bit of the mill building.

Since virtually all the mill equipment has been removed from the Revenue Mill, the most interesting remains are the structure itself. It is interesting because it provides the broad outline for the milling of ore as described above. And it is interesting because of some of the massive elements of the mill, particularly the stone foundations and the timbers.

Condition

The building appears to be in fair to good condition structurally in the lower levels of the Mill. However the upper areas have collapse around the ore bin area along with the trestle. The rock that was put in for the base of the expanded parking lot in the mill above has also undermined the foundation and base of the upper walls causing the structure to sag. The main structure on the base of the ore bins appears to be intact and is holding up the collapse areas. The roof on the lower levels has lost all of its corrugated metal roofing and the shingle area on the upper levels is deteriorating. The sheathing is showing some rot and water is penetrating into the building. The small paned wood windows on the north side have weathered and most of the glass is missing. Some of the siding has been removed on the west and north sides of the building exposing the structure but the wood appears to be in good condition. There are various areas where some of the connections are opening up especially on the lower levels. Without a structural engineer evaluating the building it is hard to determine if there are any major problems other than the collapsed upper area.

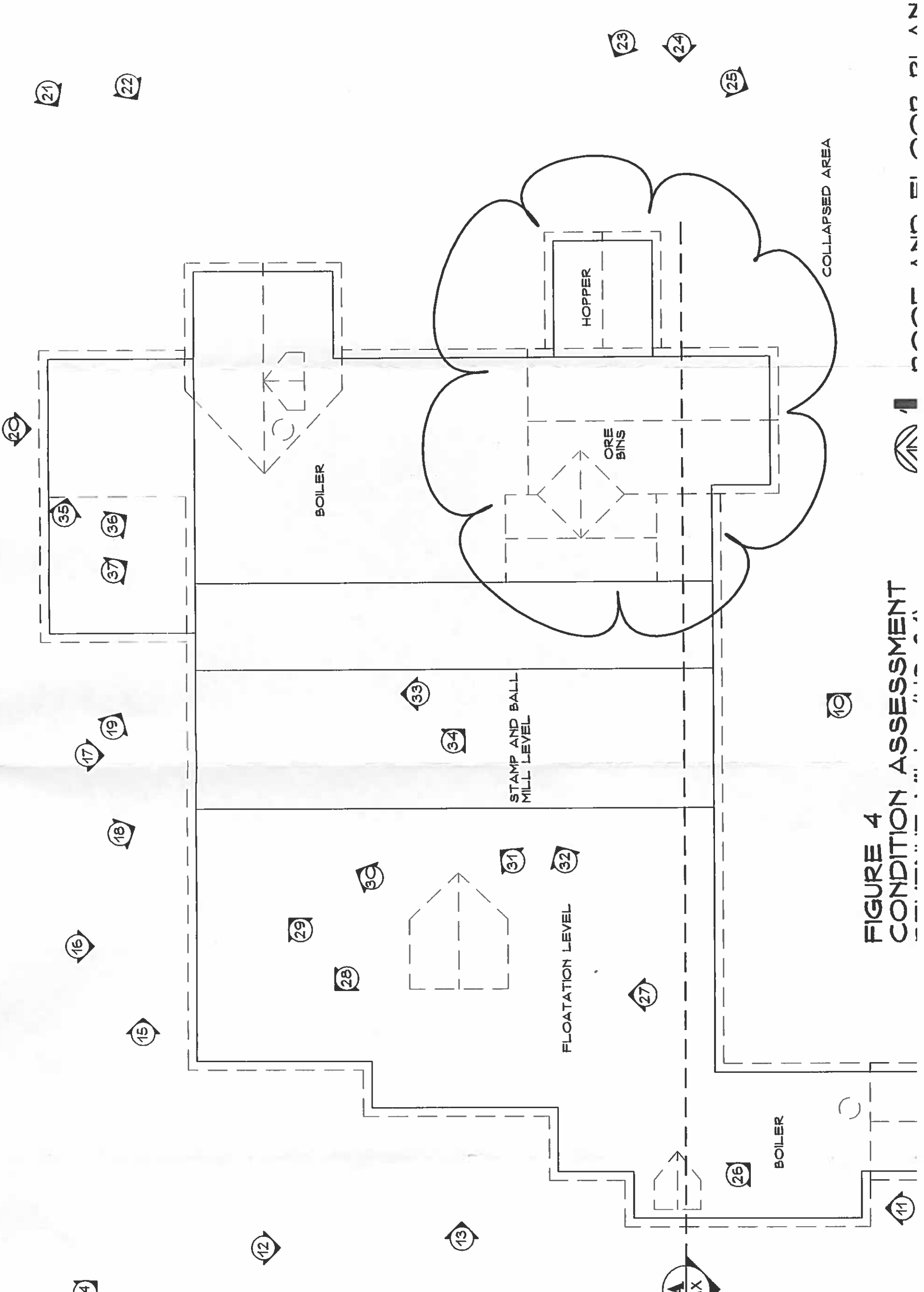
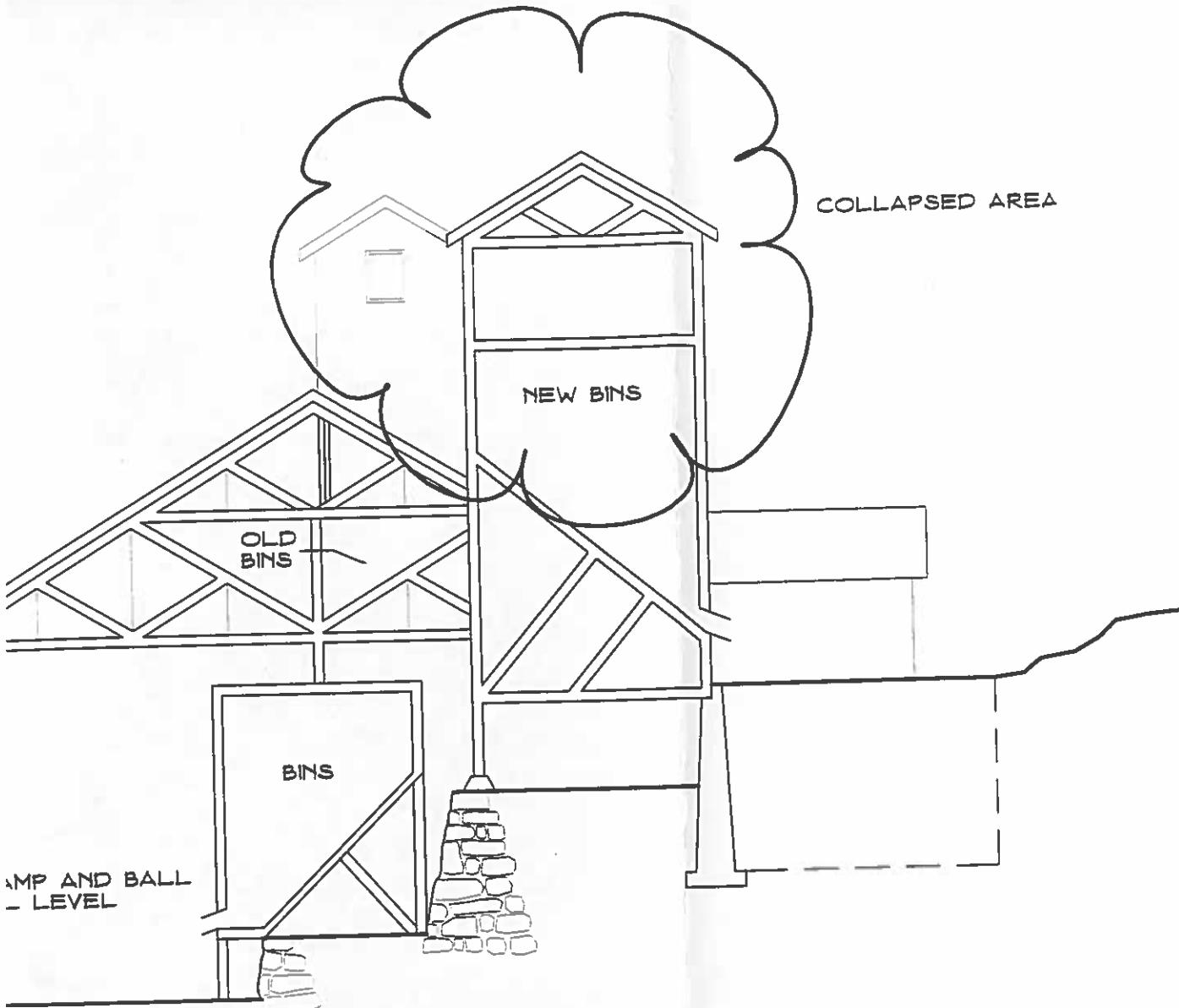


FIGURE 4
CONDITION ASSESSMENT



ASSESSMENT
L (HS 34)



1 SECTION AT A
SCALE 1/16" = 1'-0"

Exterior



Figure 6: Looking northeast at the Revenue Mill area. Note that the upper parts of the ore bin and the connection to the tramway have collapsed.



Figure 7: Looking northeast at the Revenue Mill. Note the fenced area around the mill to keep people out of the dangerous areas.



Figure 8: Looking northeast at the coal bin for the lower boiler. Note the wood structure and siding which is in good condition. There is some rot at the bottom of the structure where the grade is against the building.



Figure 9: Looking northeast at the exterior of the floatation level of the Mill. Note the weathered wood on the siding but it appears to be dry and in good condition.



Figure 10: Looking east at the collapsed ore bin area of the Mill. Most of the roof structure and the top of the ore bins have collapsed on the south end of the building.

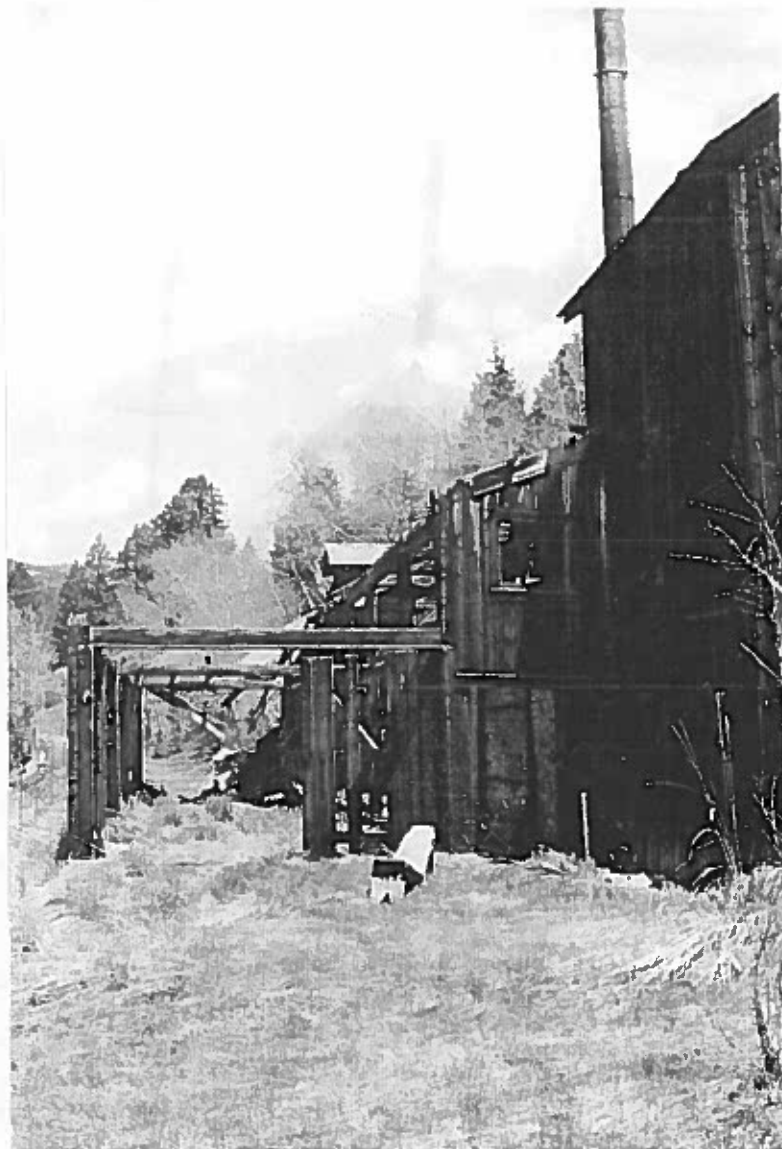


Figure 11: Looking north at the lower end of the Mill just past the boiler area. The structural timbers appear to be in good condition.



Figure 12: Looking south along the lower end of the Mill.
Note the sections of collapsed roof and beams.



Figure 13: Looking east at a section of the wall at the lower end of the Mill. Note the stone foundation that occurs around the building. It is in good condition in this area with just some minor mortar loss.



Figure 14: Looking southeast at the lower end of Mill. Note the poor condition of the wood shingle roof. Many of the shingles are loose and deteriorating.



Figure 15: Looking east up along the north end of the Mill. Note the slope of the grade into the side of the building which is causing some deterioration of materials due to the water penetration.



Figure 16: Looking south at the north side of the Mill at the floatation level.. Note the missing siding that was removed from the building. The windows are in poor condition.



Figure 17: Looking south at the north wall of the Mill at the stamp mill and ball mill level.



Figure 18: Looking southeast at the details of the windows on the north wall. Note the missing glass and weathered wood.



Figure 19: Looking southeast at the upper end of the Mill near the ore bins and the boiler area. The materials are very similar all around the building.



Figure 20: Looking southeast at the upper end of the Mill.
Note the rock from the creation of the upper parking lot that
has crushed the end of the building.



Figure 21: Looking southwest at the roof of the Mill from the upper parking lot. Note the missing and deteriorated wood shingle roof. The eave of the roof has been crushed from the rock.



Figure 22: Looking southwest at the roof of the Mill and at the stack of the upper boiler area.



Figure 23: Looking northwest at the roof of the upper part of the Mill. Note the collapsed area around the ore bins to the left.

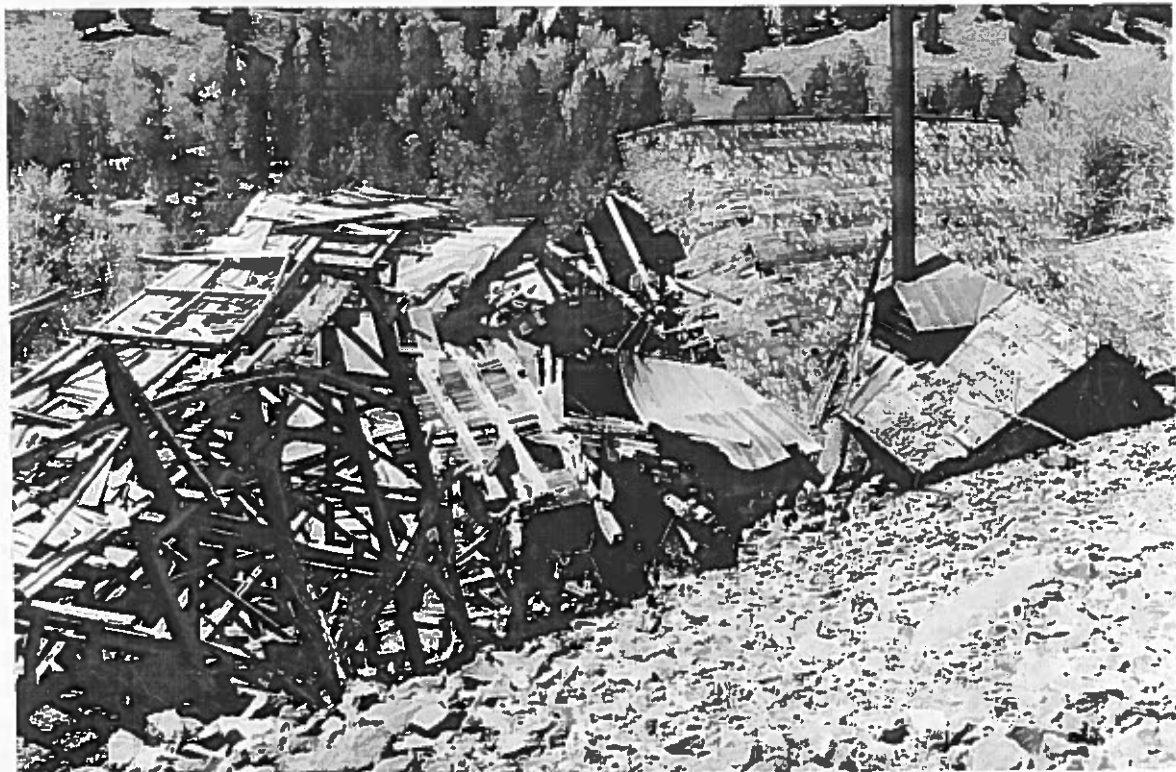


Figure 24: Looking northwest at the tram and the collapsed area of the ore bins. The main structure of the roof appears to be in good condition.



Figure 25: Looking southwest at the tramway and the collapsed ore bin area.

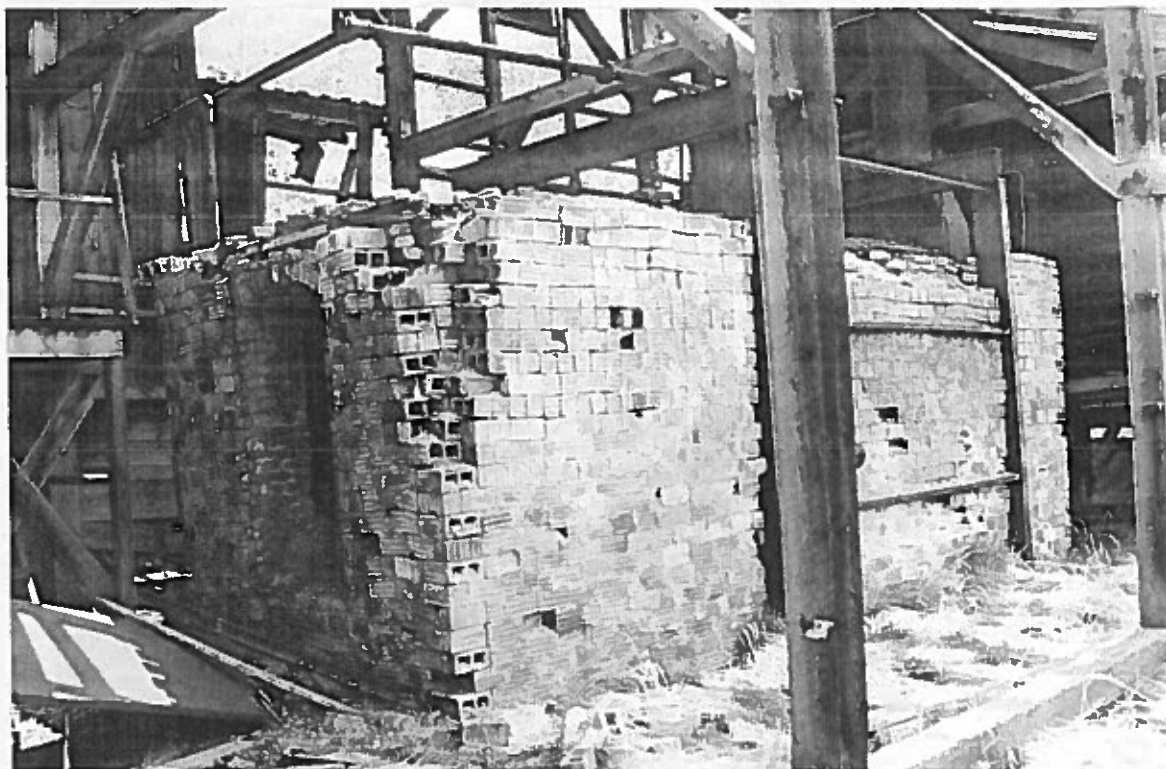


Figure 26: Looking southeast at the lower boiler.

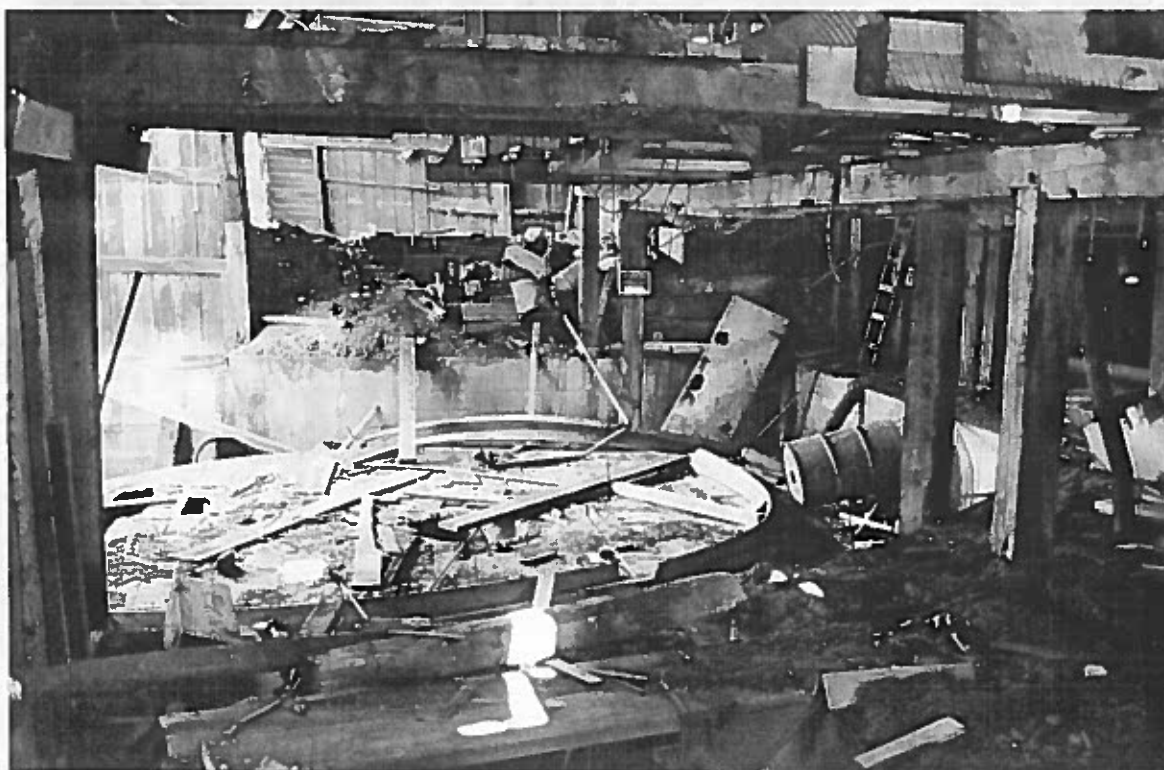


Figure 27: Looking west at the lower floatation area. The structure appears to be in good condition.



Figure 28: Looking north at the floor on the north end of the lower level.



Figure 29: Looking northeast at some of the floatation equipment laying up against the outside wall.

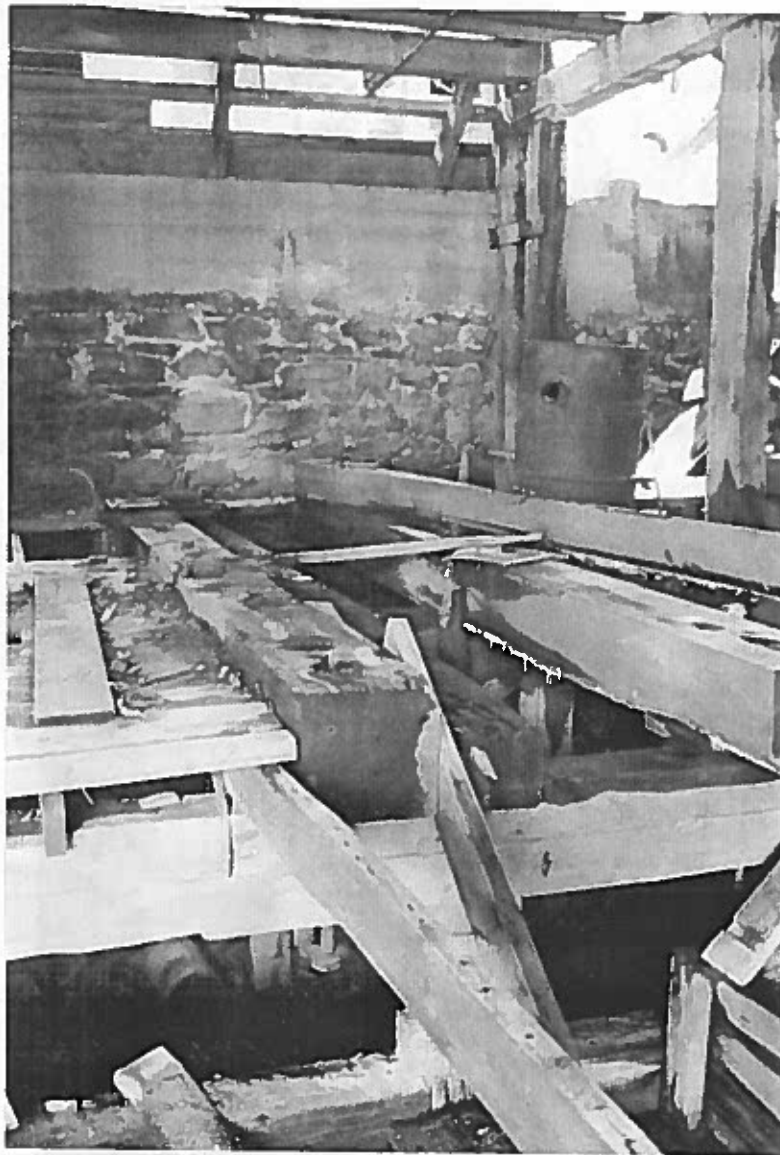


Figure 30: Looking northeast at some of the floor beams in the second level of the Mill. Also note the stone and concrete foundations that are in good condition.



Figure 31: Looking northeast at the wood truss structure over the floatation area. The trusses appear to be intact and in good condition. There is some minor rot in the wood because of holes in the roof however it does not appear to be a problem.



Figure 32: Looking east at the wood truss structure over the stamp and ball mill area. These trusses also appear to be in good condition with the exception of the south end that have collapsed.



Figure 33: Looking north at the stamp and ball mill area in this 1982 photograph. Note the ore bins to the right.



Figure 34: Looking southeast at the stamp and ball mill area in this 1982 photograph. Note the ore bins and the concrete foundation piers for the machinery.



Figure 35: Looking southeast at the crushed wall on the upper end of the Mill when the rock was placed here for the parking area above. The main wall was pushed in and off its foundation.



Figure 36: Looking south towards the upper boiler room on the upper end of the Mill. The rock is from the base for the parking lot that has rolled into the structure. The center section of the structure appears to be in good condition.



Figure 37: Looking south at the roof truss structure in the upper end of the Mill. The trusses even though not supported very well on the east end of the building, appear to be in good condition.

Harry Bush Guesthouse (HS-67)

Building Description

Structure #67 is the Harry Bush Guesthouse constructed in 1898-1899. This building appears in the 1898 photograph of Jardine and in a 1925 photograph.

It appears to have been virtually unchanged since it was built. The main body of the house is a 28' by 30' one-story, wood frame structure on a field stone foundation and with a hip roof. A 6-foot wide, hip roof porch runs the entire 30' length of the south (actually south southwest) or front facade of the house. A 10' x 12' room with a hip roof is centered along the back side of the house. There is a gabled dormer to the attic at the front of the house and the brick chimney is at the very center of the main body of the house. The wood lapped siding, the corrugated sheet metal roof, and the turned posts on the porch are the same as are found on the Mining Company Headquarters.

The main difference in exterior detail between the two buildings is the grill under the eaves of the porch roof.

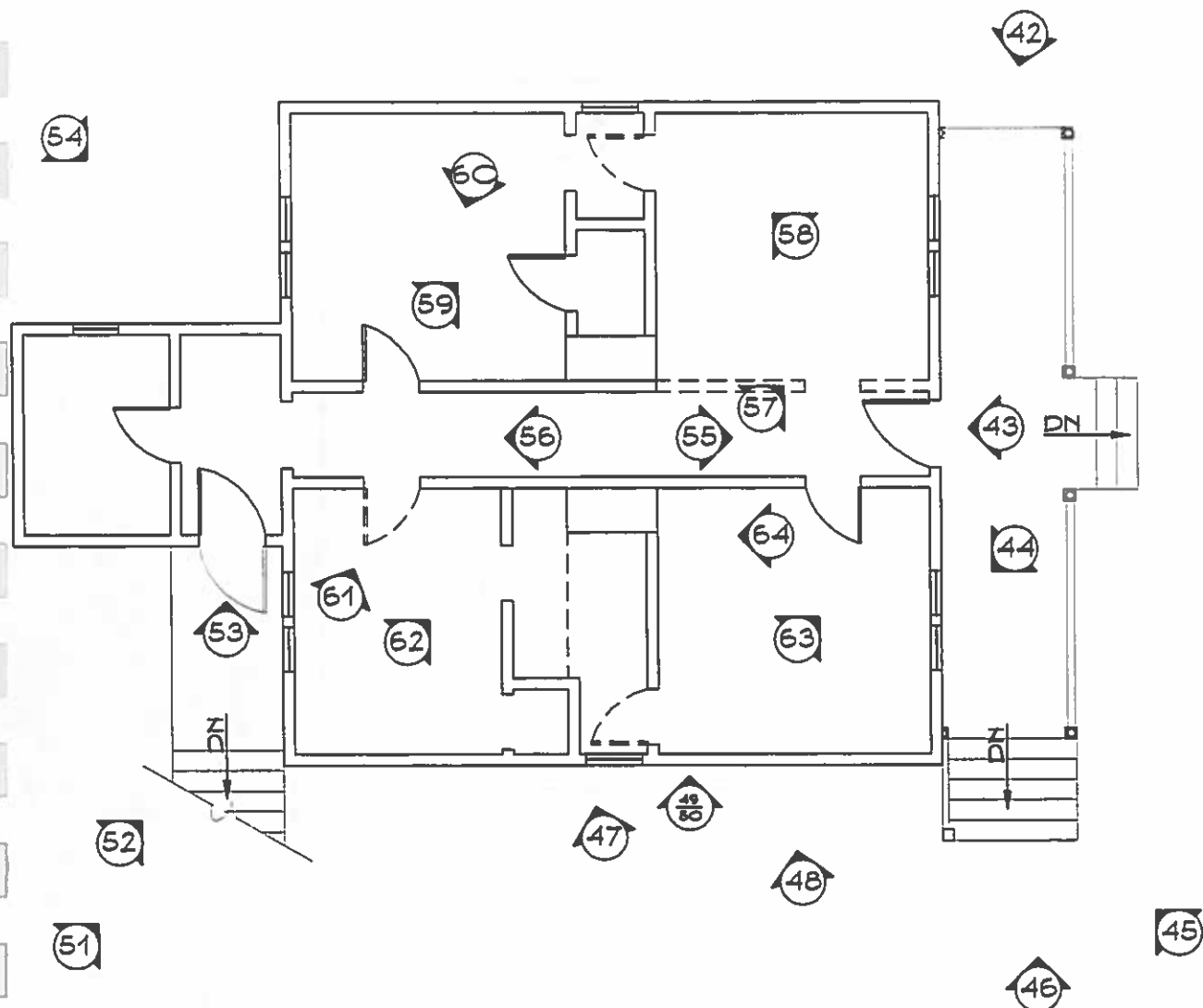
The interior of the Harry Bush Guest House clearly reveals that it was built as a guest house. From the front door, a double-loaded corridor runs to the room off the back of the house. There are two bedrooms off each side of the corridor. There are two closets, one for each bedroom, between each pair of bedrooms. In later years, to make the house more suitable as a single-family dwelling, the wall between the corridor and the southeast bedroom has been removed and a door was cut through a closet to connect that room to the one in the northeast corner. Some other minor wall finish and closet modifications have also been made. However, most of the original window and door casings are still in place.

Towards the back end of the corridor is a hatch to the attic. The brick chimney is centered in the attic and therefore is centered directly over the corridor. Near the ceiling, the chimney mass spread to either side of the corridor and then down through the space between the closets in the corridor, thus providing access to the chimney for stoves in each of the major rooms. Windows for these rooms are on the front and back facades only. The window on each of the sides lights the closets only.

Condition

The Bush Guest House is generally in good condition with the exception of some foundation

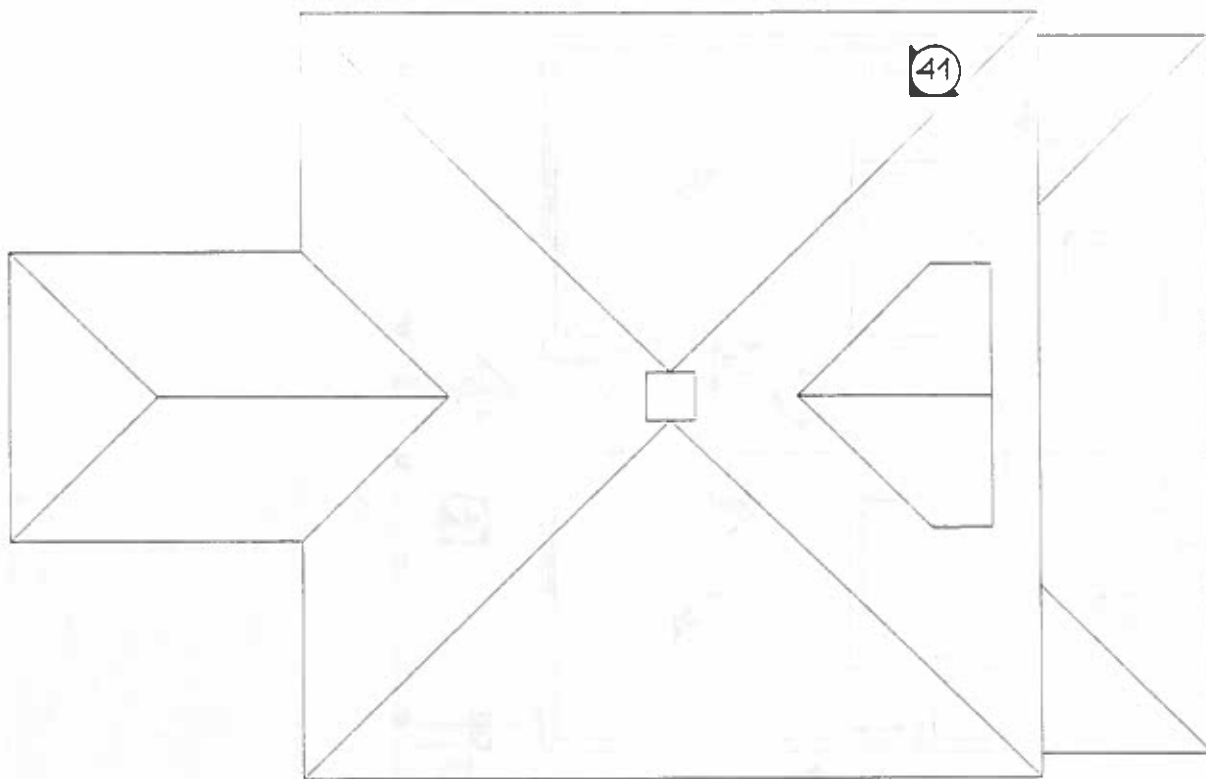
problems that have caused the center portion at the chimney to settle. Part of the stone foundation running through the center of the building has been removed for plumbing causing the floor to settle under the weight of the brick chimney. There are also some rot problems on the east side of the building in the northeast corner where there is some floor settlement. The siding on the east side is also rotted at the base. The porches are also experiencing some rot due to high grades and water sitting on the surface because of the high grade around that part of the building.. The brick chimney has some loose bricks and mortar loss. Most of the rest of the building is good with some minor wear or some plaster cracks due to the settlement or due to the interior changes in the building.



1 FLOOR PLAN

SCALE 1/8" = 1'-0"

FIGURE 38
CONDITION ASSESSMENT
HARRY BUSH GUEST HOUSE (HS 67)



1 ROOF PLAN
SCALE 1/8" = 1'-0"

FIGURE 39
CONDITION ASSESSMENT
HARRY BUSH GUEST HOUSE (HS 67)

Exterior

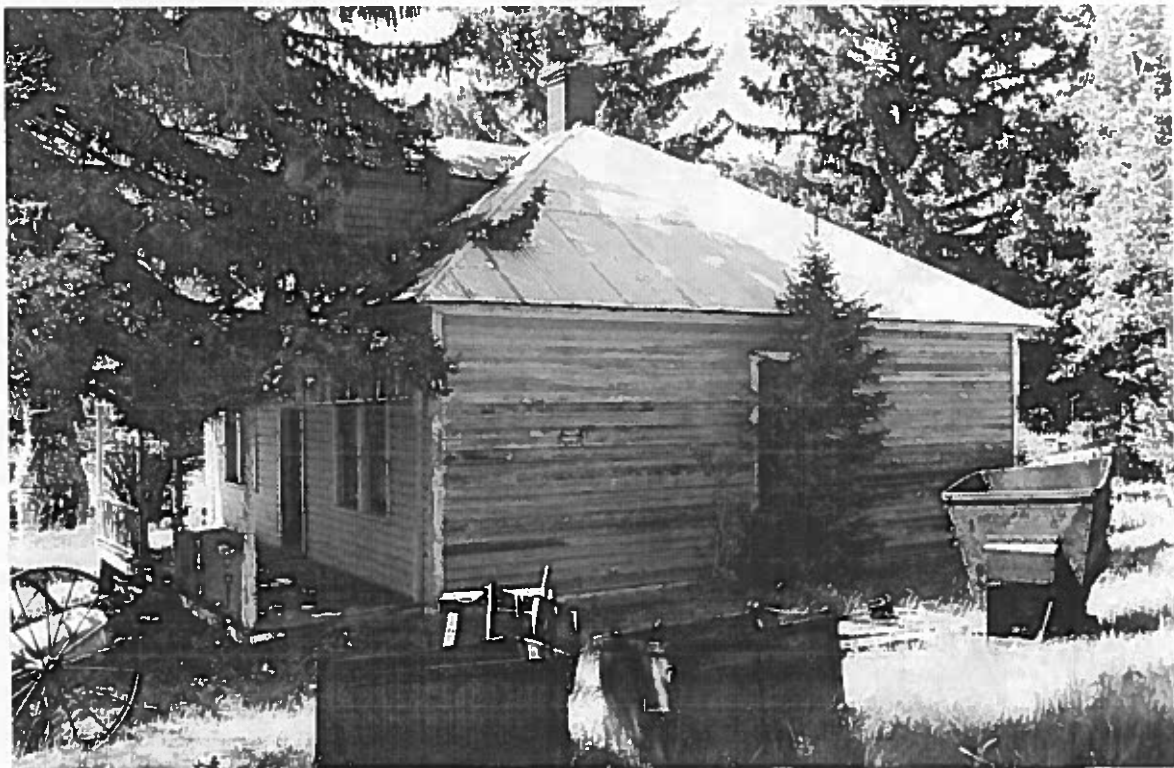


Figure 40: Looking northwest at the Bush Guest House. Note the high grade against this side of the building, the tree against the foundation, and the weathered siding.



Figure 41: Looking northwest at the roof of the building. Note the galvanized metal roof which was put over the original wood shingle roof for protection. The upper part of the chimney is deteriorating and some of the mortar is missing.



Figure 42: Looking west at the porch of the building. The structure is rotted due to the high grade around this end of the building. The turned columns, railings, and roof are in good condition.



Figure 43: Looking north at the entrance door to the building. The door is worn and there is some minor deterioration at the base of the door and trim, due to moisture. Other than that the materials are in good condition.

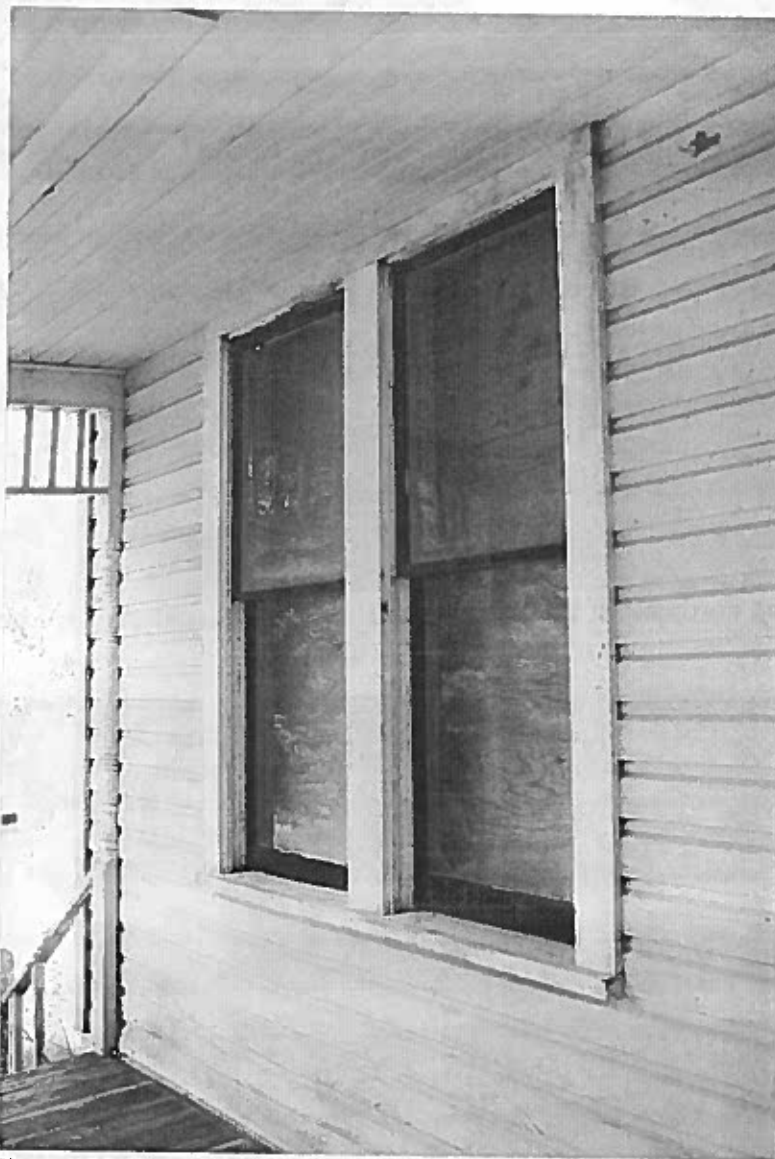


Figure 44: Looking northwest at a typical wood double-hung window on the porch. There is some weathering of the sill and bottom sash but is generally in good condition.



Figure 45: Looking northeast at the Bush Guest House. The materials are generally in good condition.



Figure 46: Looking east at the front porch and steps of the building. Note the deteriorating steps on this end of the porch. The support on the corner of the porch is also moving out.



Figure 47: Looking northeast at a typical wood double-hung window on the house. Note the weathered sill, trim and wall siding.



Figure 48: Looking northeast at the stone foundation of the building. Note the missing mortar at the base due to water penetration. Most of the foundation with the exception of the northeast corner is in good condition.



Figure 49: Looking east at the hole in the foundation on the west side where a later drainage system was added. Note the pipe in the opening. As the piping goes through the center foundation walls a large area of the stone foundation was removed causing the chimney structure to settle.



Figure 50: Looking east at the crawl space under the building. The floor joists and floor sheathing are in good condition with some minor dry rot but in most cases the materials are dry.



Figure 51: Looking southeast at the Bush House. The trees are causing some damage to the roof of the structure.



Figure 52: Looking southeast at the back porch of the house. Note the deteriorating porch and the rot along the siding and at the base of the door. The rest of the siding and trim is weathered.



Figure 53: Looking east at the back door. Note the failing gutter along the eave and the rotted soffit due to some previous roof leaks.

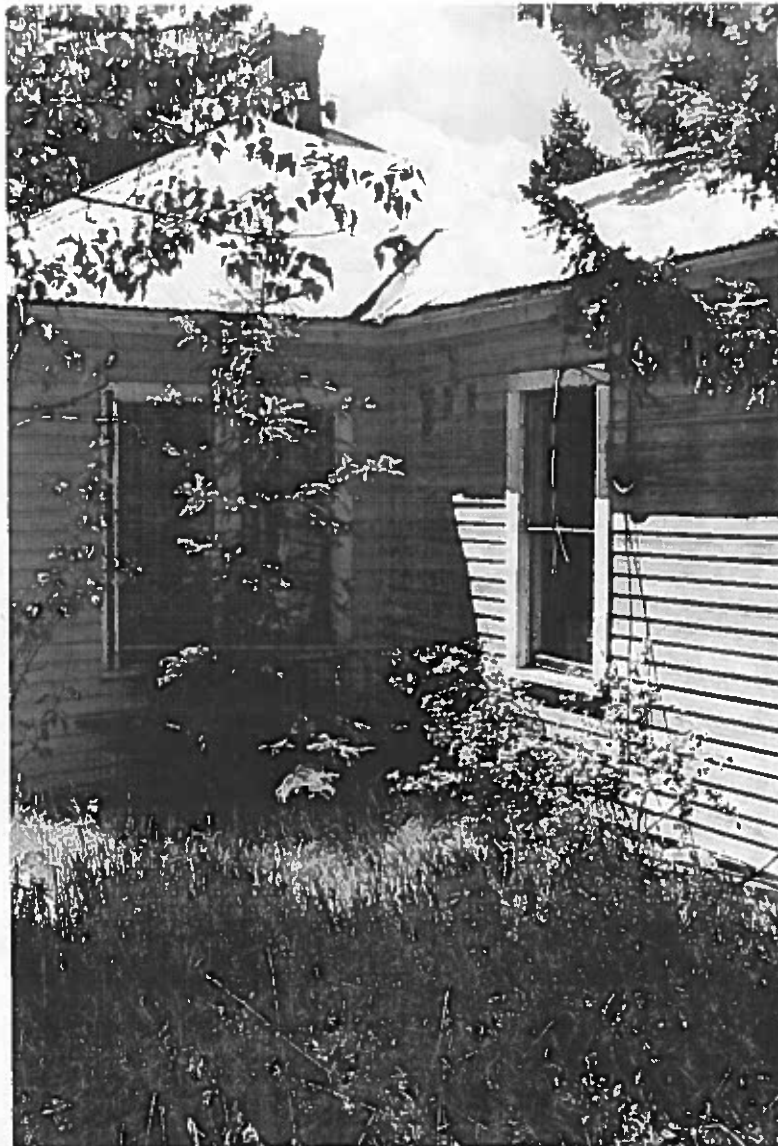


Figure 54: Looking southwest at the back of the Bush House. Note the shrubbery and high grade against the building. The base trim is coming off the building on the right.

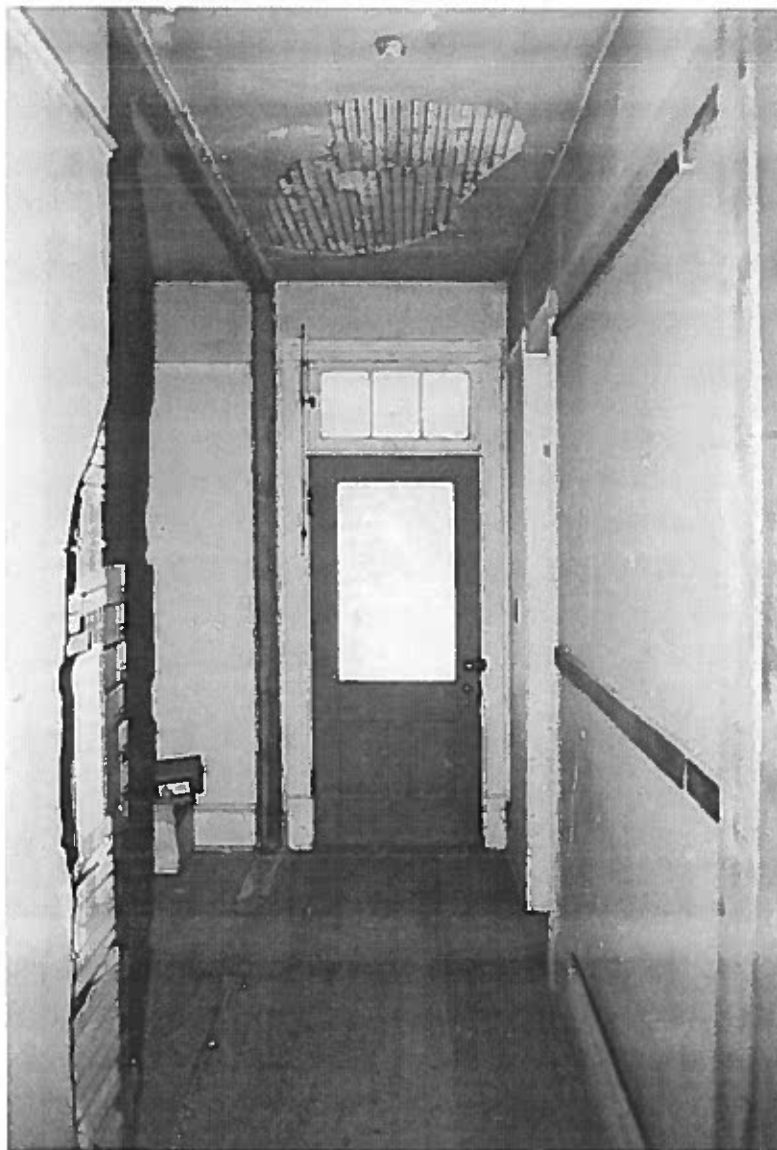


Figure 55: Looking south at the entrance to the building.
Note the wall to the left that has been removed and the plaster
missing from the ceiling.



Figure 56: Looking north at the hallway through the center of the building. Both of the walls are structural especially in the center of the building because they hold up the chimney structure above. The foundation below the walls has been altered causing the walls to settle in the center.

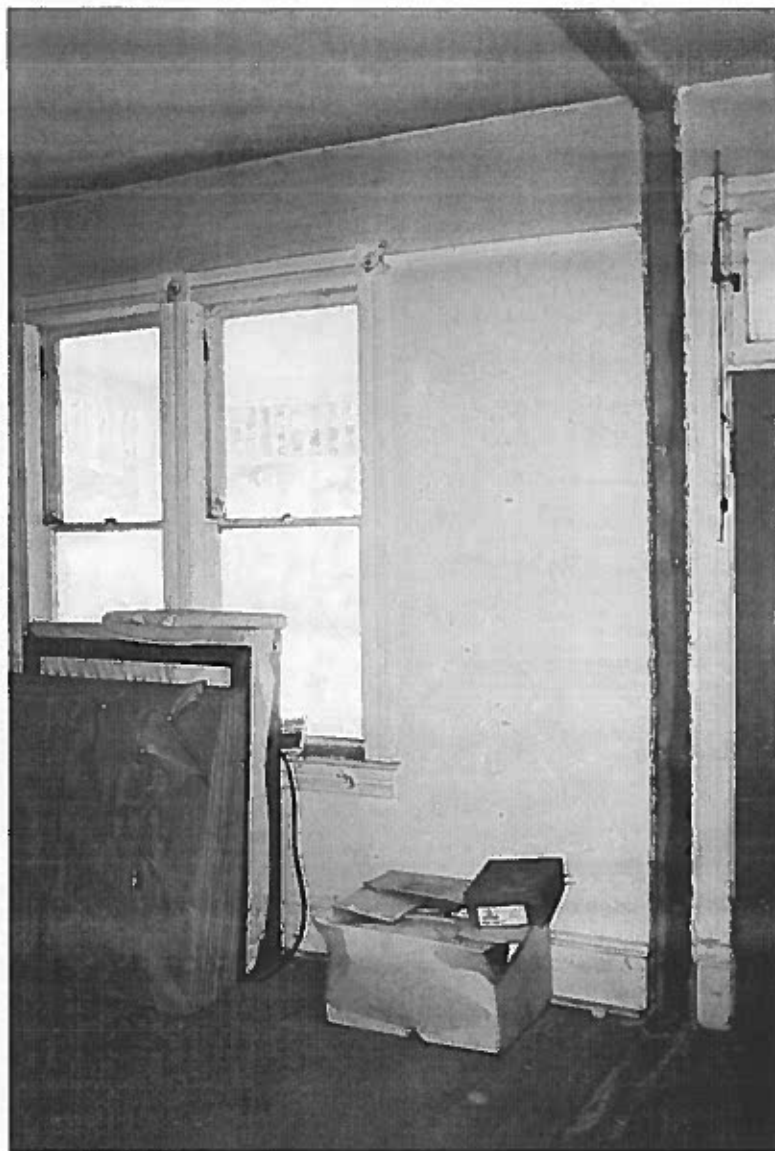


Figure 57: Looking southeast at the front room of the building. Generally the materials are in good condition with some minor plaster cracks because of the settlement. The windows are in good condition.



Figure 58: Looking northeast at the front room where it enters into the kitchen. The siding is from the mill and other buildings around the site. It is hard to determine the condition of the plaster behind the siding. The wood floor is worn but in good condition.

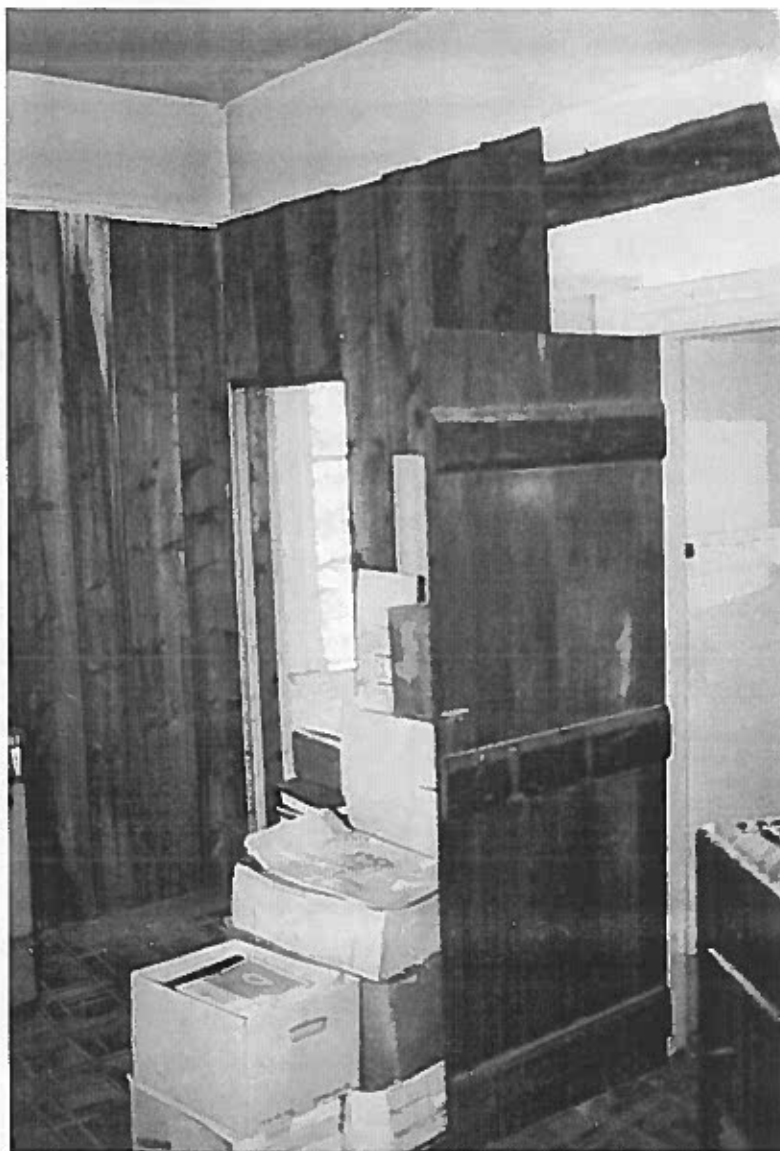


Figure 59: Looking southeast at the kitchen walls. There is settlement in the building on the outside wall to the left and it appears that the wood paneling is covering up the plaster damage. The floor has settled along this area.



Figure 60: Looking northwest at the doorway to the hallway from the kitchen. The wall is settling to the left from the heavy chimney and limited support below.



Figure 61: Looking east at the doorway to hallway from the northwest room. Note the settlement to the right of this wall also.

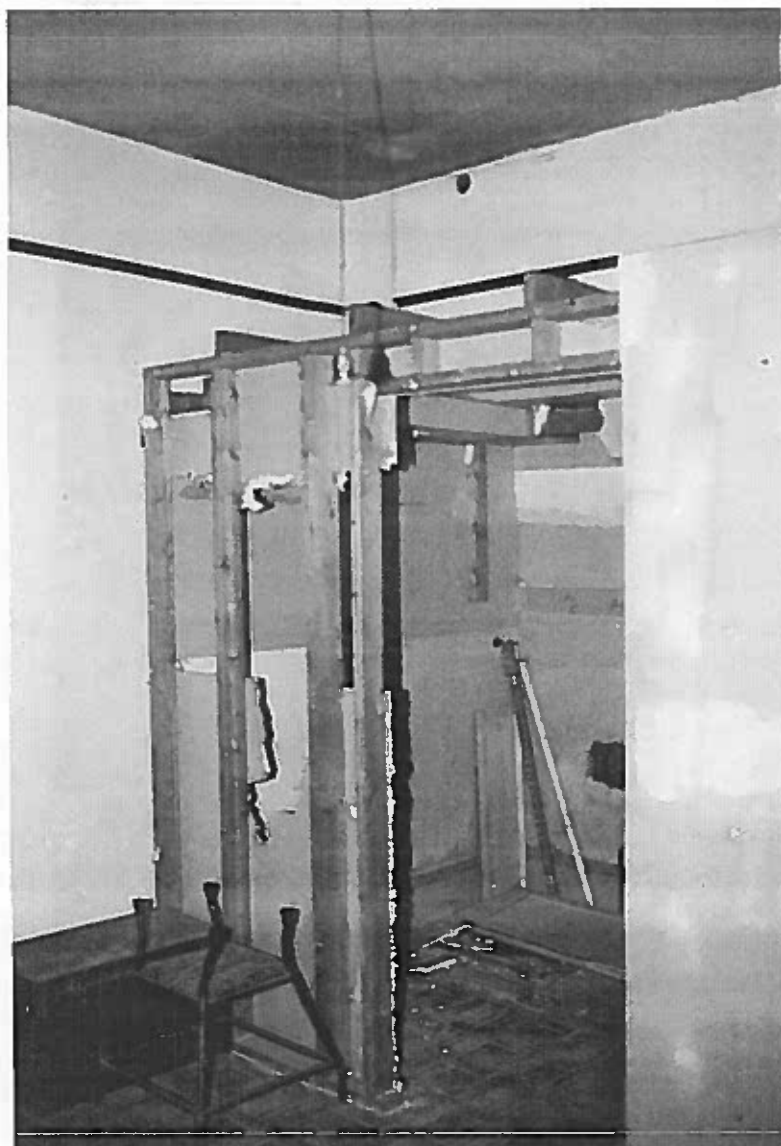


Figure 62: Looking southeast at a new wall for a bathroom that was added to the room. This can be easily removed. There are some holes in the floor though.

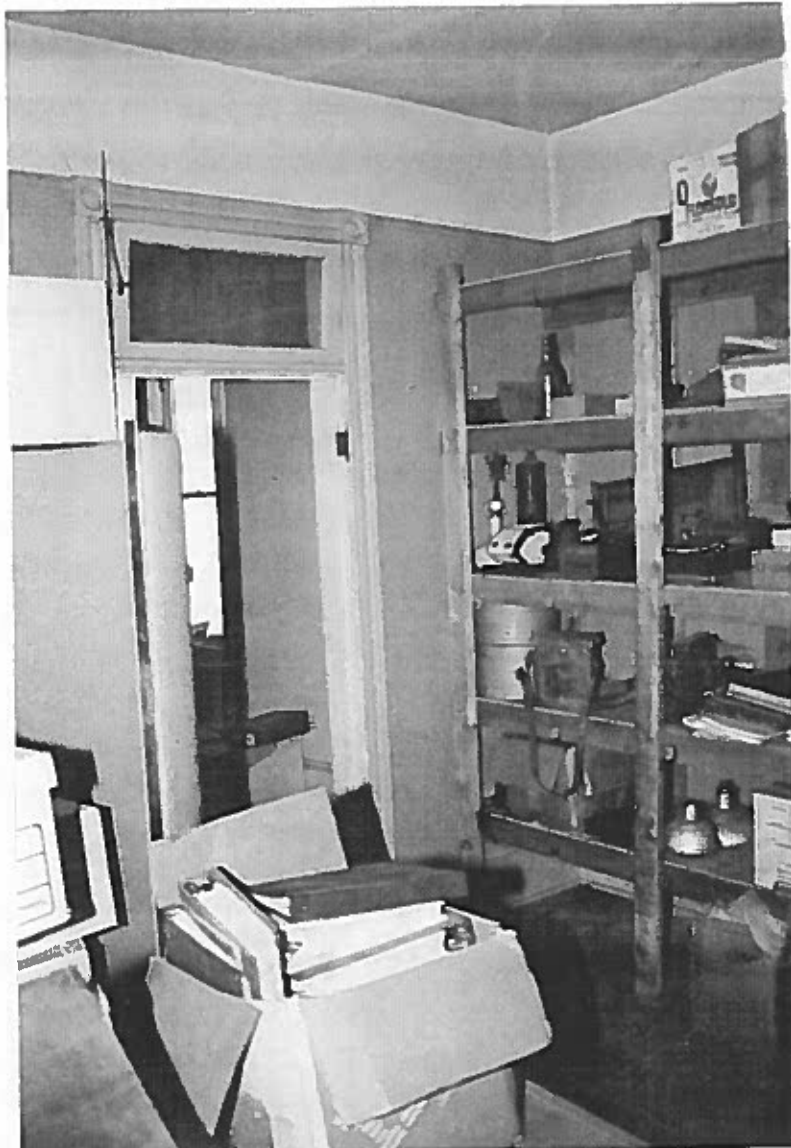


Figure 63: Looking southeast at the doorway to the corridor from the southwest room. This wall appears to be in good condition.

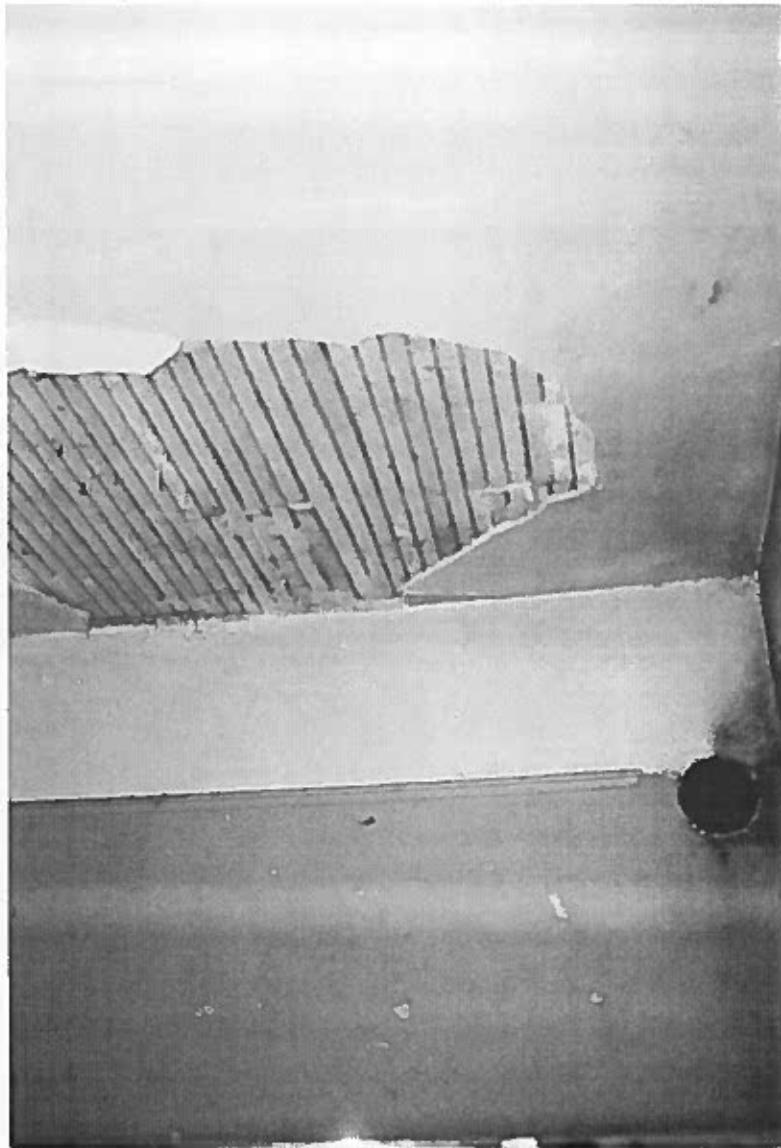


Figure 64: Looking at the missing section of plaster ceiling in the southwest room. Note the chimney hole for a wood stove. All four rooms tie into the center chimney at this point along the corridor sides of the rooms.

Mining Company Headquarters (HS-73)

Building Description

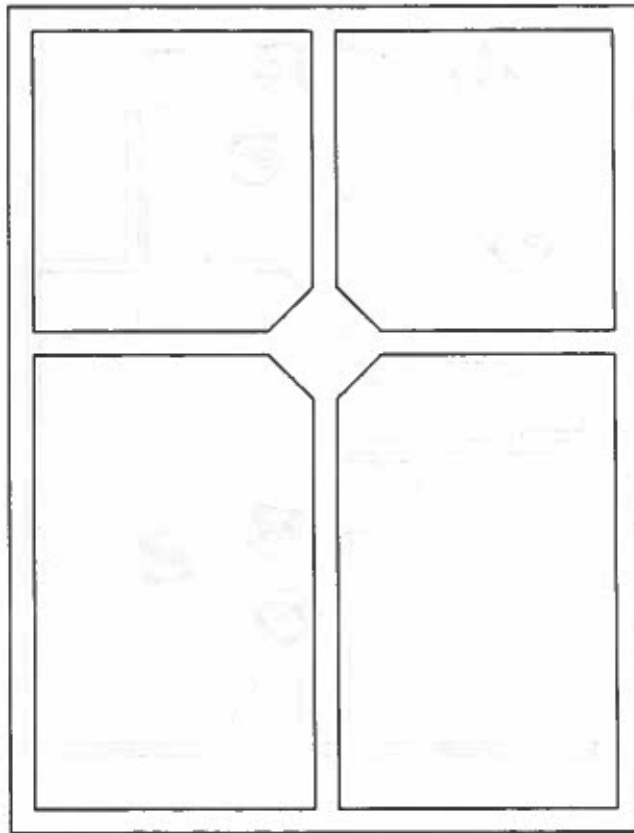
Structure #73 is the mining company headquarters building which was constructed in 1899 and has functioned as an office for every mining company that has operated in Jardine. The building can be seen in a photograph taken in Jardine in 1899 and in 1925. The original portion of the headquarters is a 28' x 36' building sitting on a field stone foundation. A hip roof porch runs along the full 28' of the west or front facade of the building. The stone perimeter foundation is supplemented by a stone foundation wall at mid-span running both north-south and east-west. A massive stone foundation supports the chimney mass at the intersection of these two supplemental walls.

The main body of the headquarters is 22' x 28' two story building with the ridge of its gable roof running north-south (actually NNE-SSW). There is also a 14' x 28' one story portion along the east side of the main body of the headquarters. This portion has its ridge-line running east-west and in the center of the ridge has a lantern which allows light into the interior of the building. Since 1925 a second addition, 18' x 18', has been added to the north end of the east side. Wood siding on all portions of the building are the same.

Much of the interior finish of the headquarters has been modernized over the years. The walls and ceilings of all of the rooms on the first and second floors have been covered with sheetrock. In the original section of the building, floor-to-ceiling height on the first floor is 9 feet. The second floor has an eight foot ceiling with knee walls rising 5'8" before meeting the slope of the roof. The brick chimney stack sits diagonally in the house, serving all rooms but that in the addition. One-over-one double hung sash have been replaced with a new but compatible window with vinyl exterior along with similar storms.

Condition

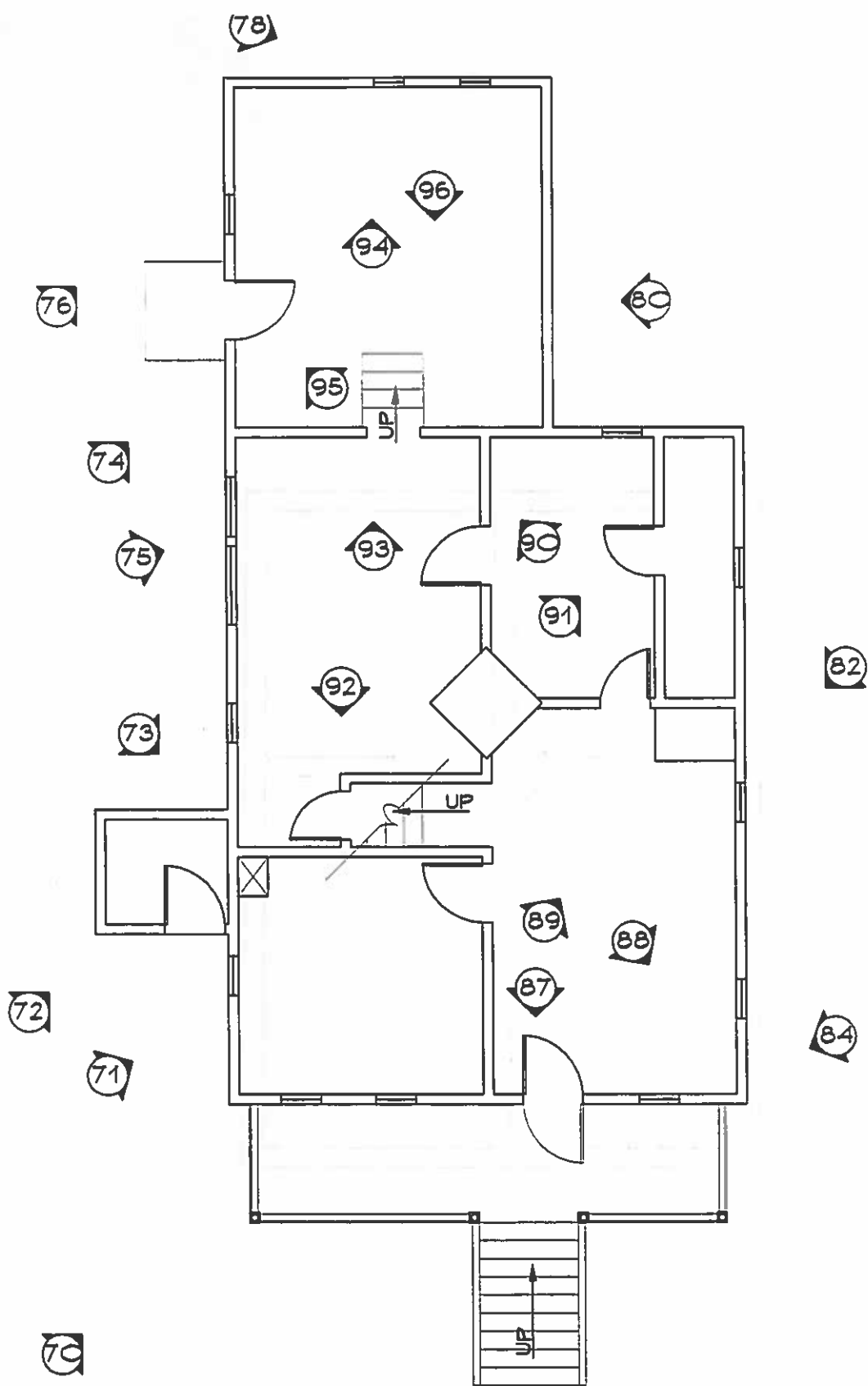
The Mining Company Headquarters is in good condition, having been occupied almost continuously over the years. The main concerns in this building occur on the back addition where the grade is up against the building and there is some deterioration of the wood sill and siding. It does not appear that there is a good foundation under the back addition to the building. There is also a problem on the southwest corner where there is some undermining of the stone foundation causing the corner to crack.



1 FOUNDATION PLAN

SCALE 1/8" = 1'-0"

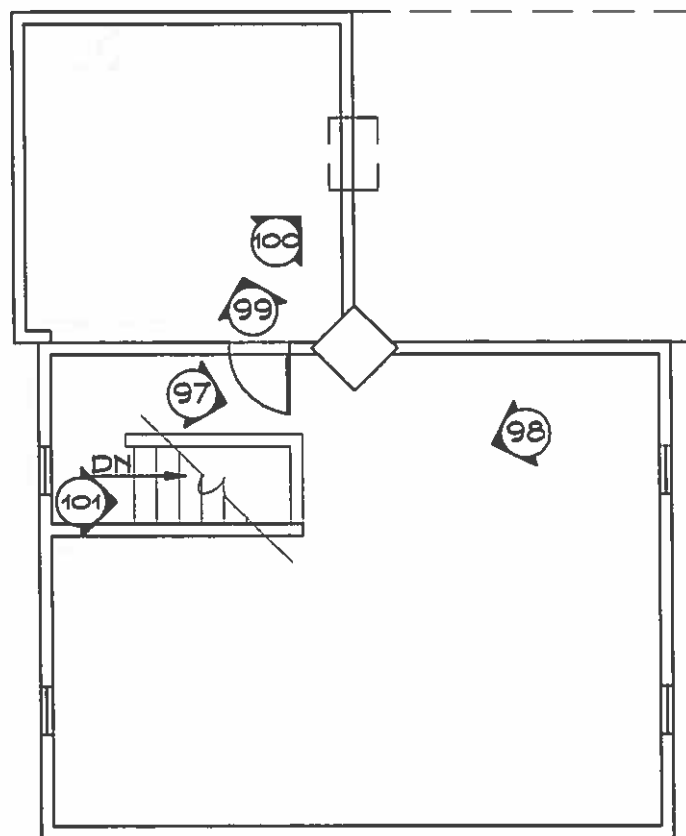
FIGURE 65
CONDITION ASSESSMENT
COMPANY HEADQUARTERS (HS 73)



1 FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

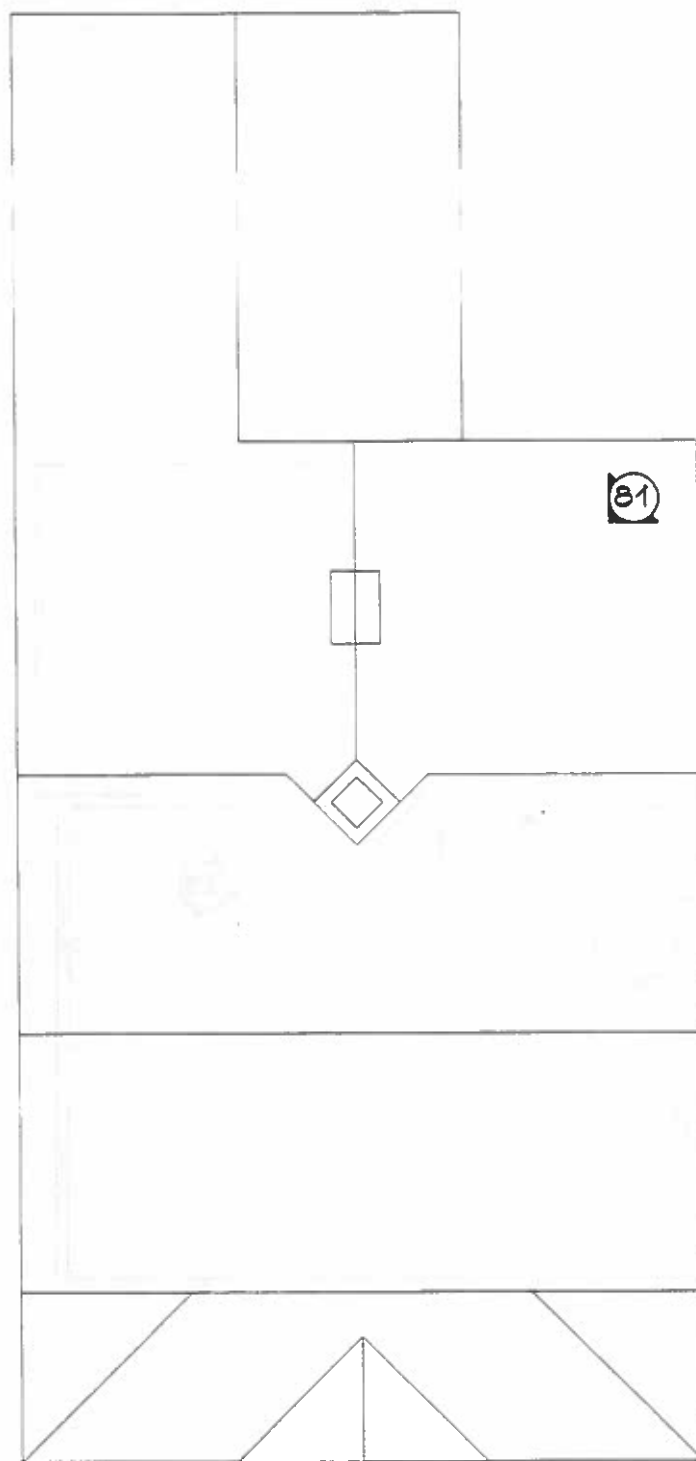
FIGURE 66
CONDITION ASSESSMENT
COMPANY HEADQUARTERS (HS 73)



1 SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

FIGURE 67
CONDITION ASSESSMENT
COMPANY HEADQUARTERS (HS 73)



1 ROOF PLAN

SCALE 1/8" = 1'-0"

FIGURE 68
CONDITION ASSESSMENT
COMPANY HEADQUARTERS (HS 73)



Figure 69: Looking east at the front of the Company Headquarters building. Note that the front porch steps are offset thus the columns are offset. It appears that the porch was rebuilt and the steps moved over.



Figure 70: Looking southeast at the building. Note the shed roof addition to the building. The galvanized metal roof on the building covers the original wood shingles. The metal is in good condition.

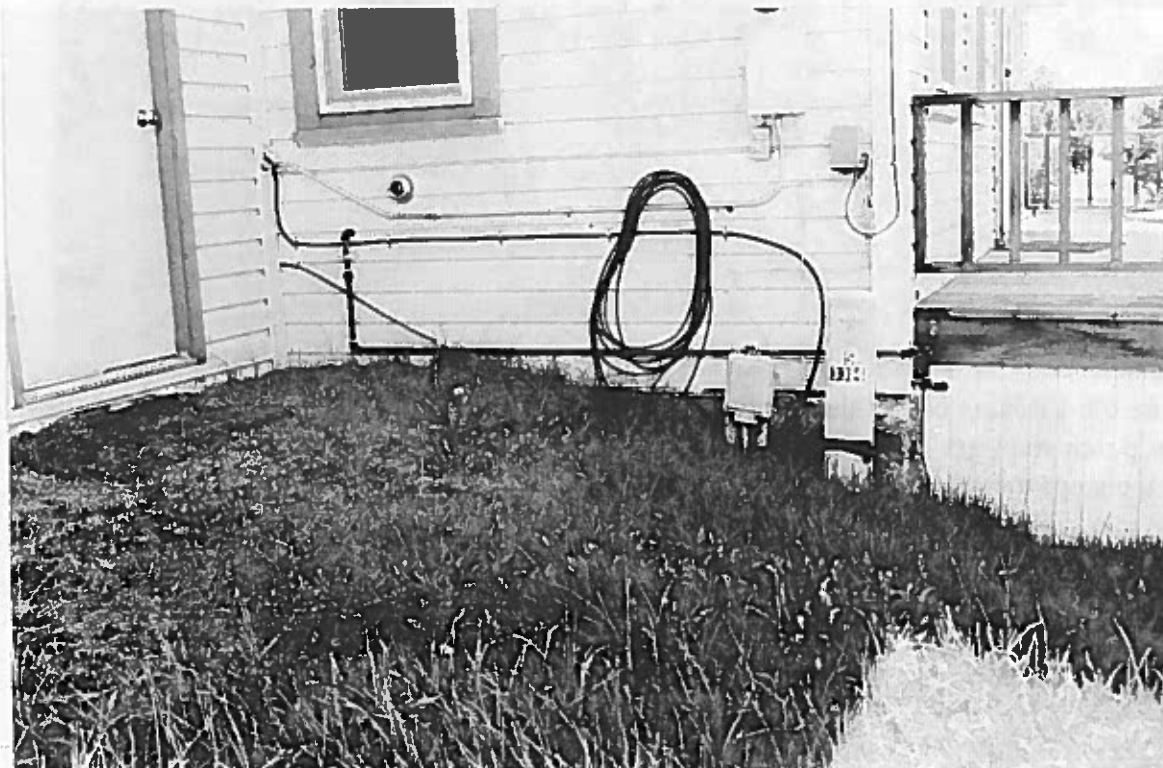


Figure 71: Looking south at the base of the building. Note the high grade at the edge causing rot along the base.



Figure 72: Looking southeast at the shed roof addition. There is a concrete slab at the base but the wood materials on the slab are rotted.

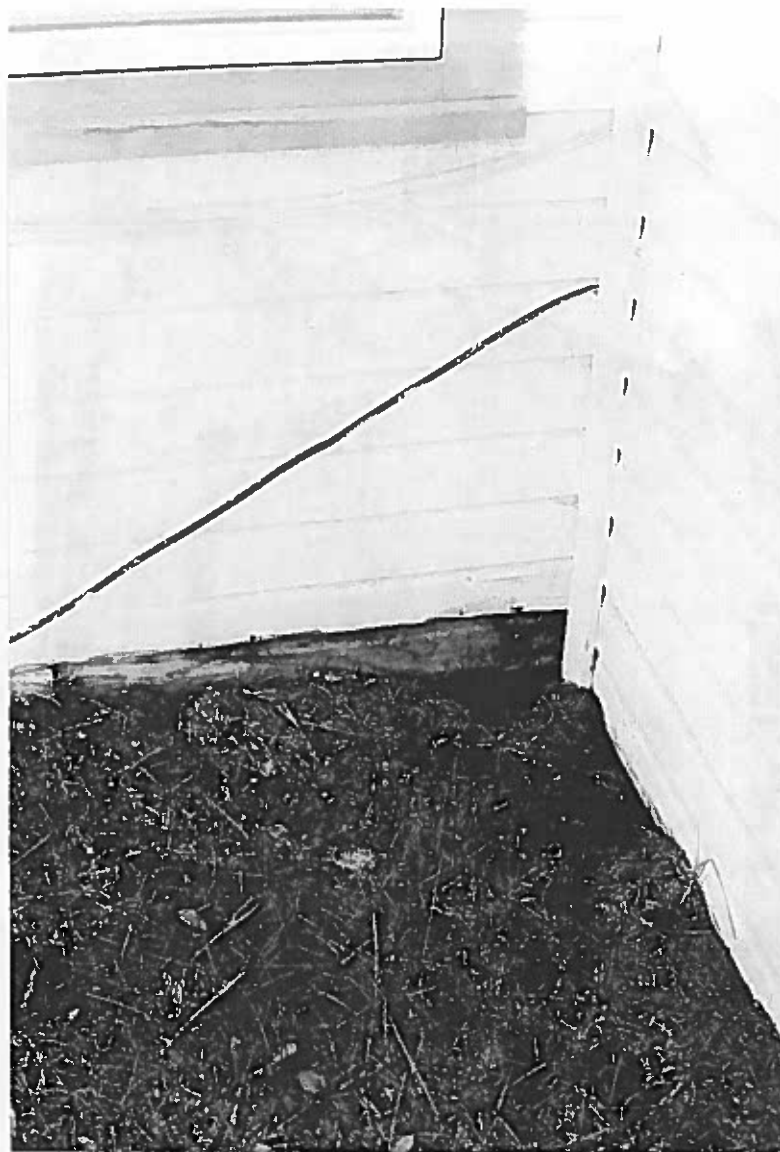


Figure 73: Looking south at the base on the north side of the building. There is rot in the sill plate because of the high grade around the building.



Figure 74: Looking southeast at the north wall. Note the rotted siding and base.



Figure 75: Looking at the vinyl windows covered windows that have replaced the original wood double-hung windows. They are in good condition.



Figure 76: Looking southeast at the back door and window. Note the high grade against the building.



Figure 77: Looking southwest at the building. The metal roof is generally in good condition with the exception of some loose panels.



Figure 78: Looking southwest at the back of the building.
Note the high grade around the bottom siding and sill plate.

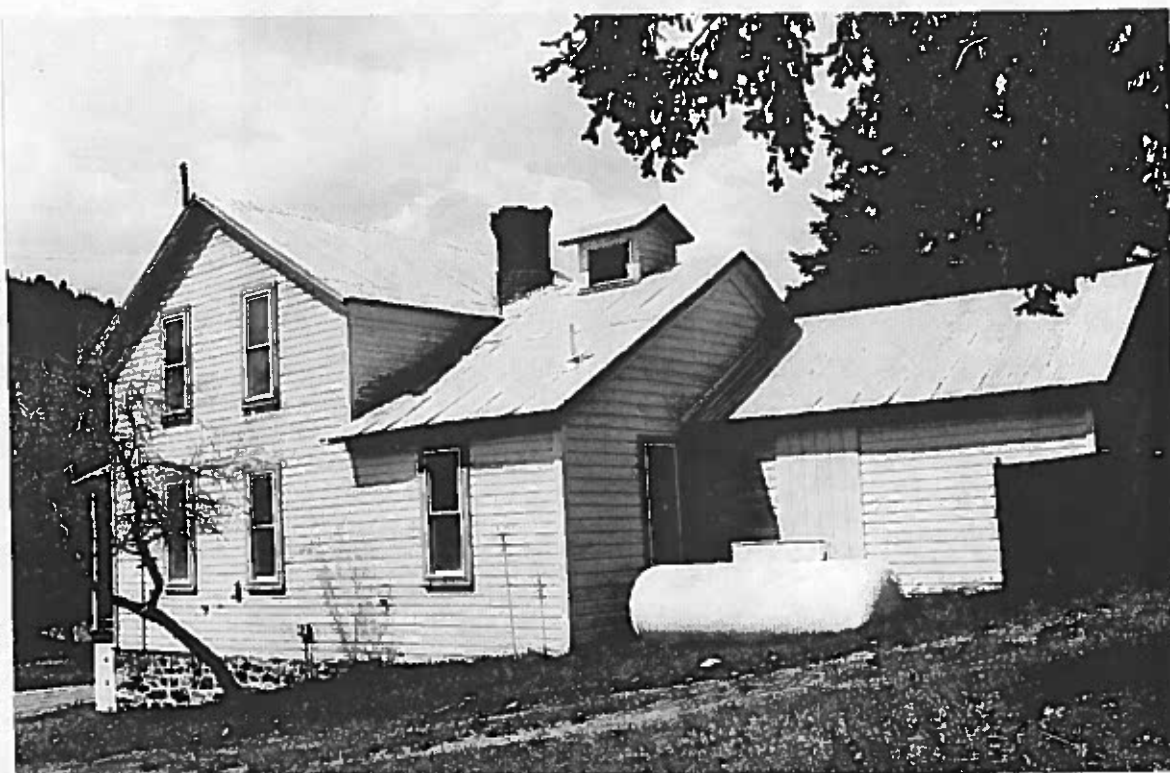


Figure 79: Looking northwest at the building. Note the high grade at the back of the building. Generally with the exception of the base the materials are in good condition.

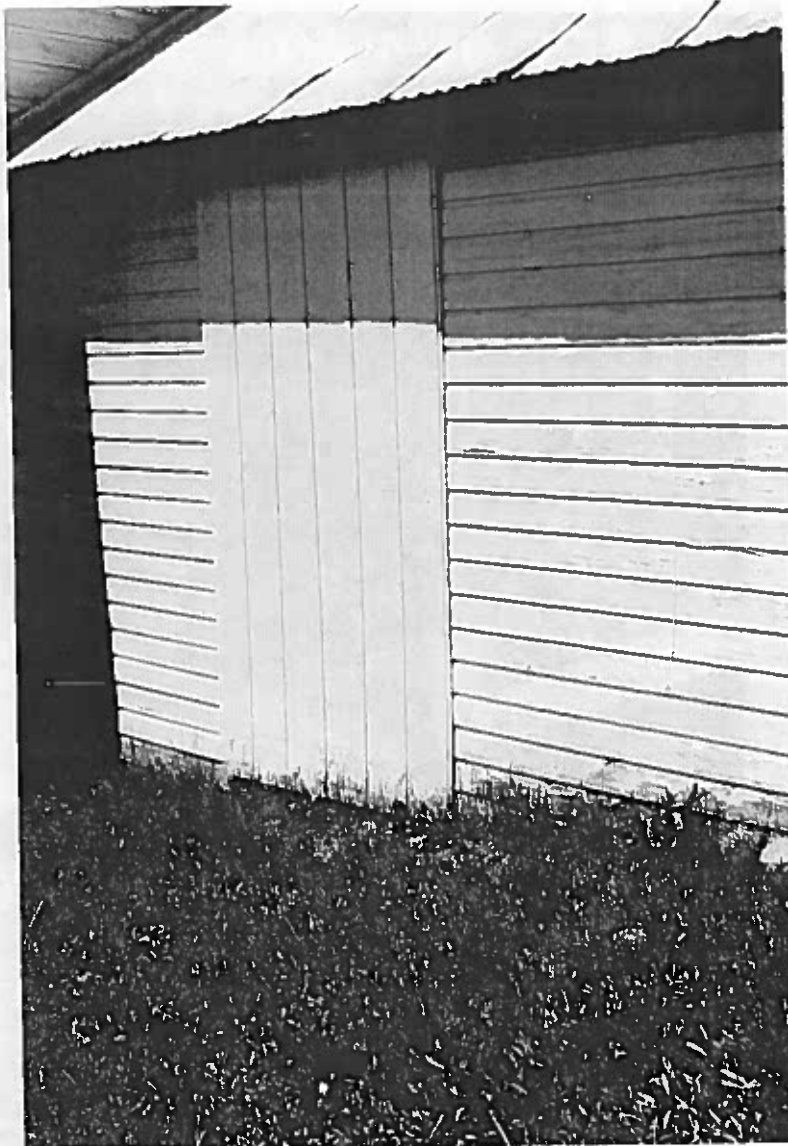


Figure 80: Looking northwest at a doorway that has been covered over in the most recent remodeling.



Figure 81: Looking northwest at the roof of the building. There is some brick and mortar deterioration on the top of the chimney. Some of the metal roof panels are loose.



Figure 82: Looking northwest at the stone foundation and wall on the south side of the building. Note some wood deterioration where the grade comes up along the base.



Figure 83: Looking northeast at the building. The wood siding is in good condition with some minor wear.



Figure 84: Looking northeast at the base foundation at the front of the building. There is some settlement in the foundation where it is cracked caused by water undermining the front of the building under the porch.



Figure 85: Looking northeast at the front steps. These steps have been rebuilt for the building.



Figure 86: Looking east at the entrance door. There is a metal storm door.

Interior

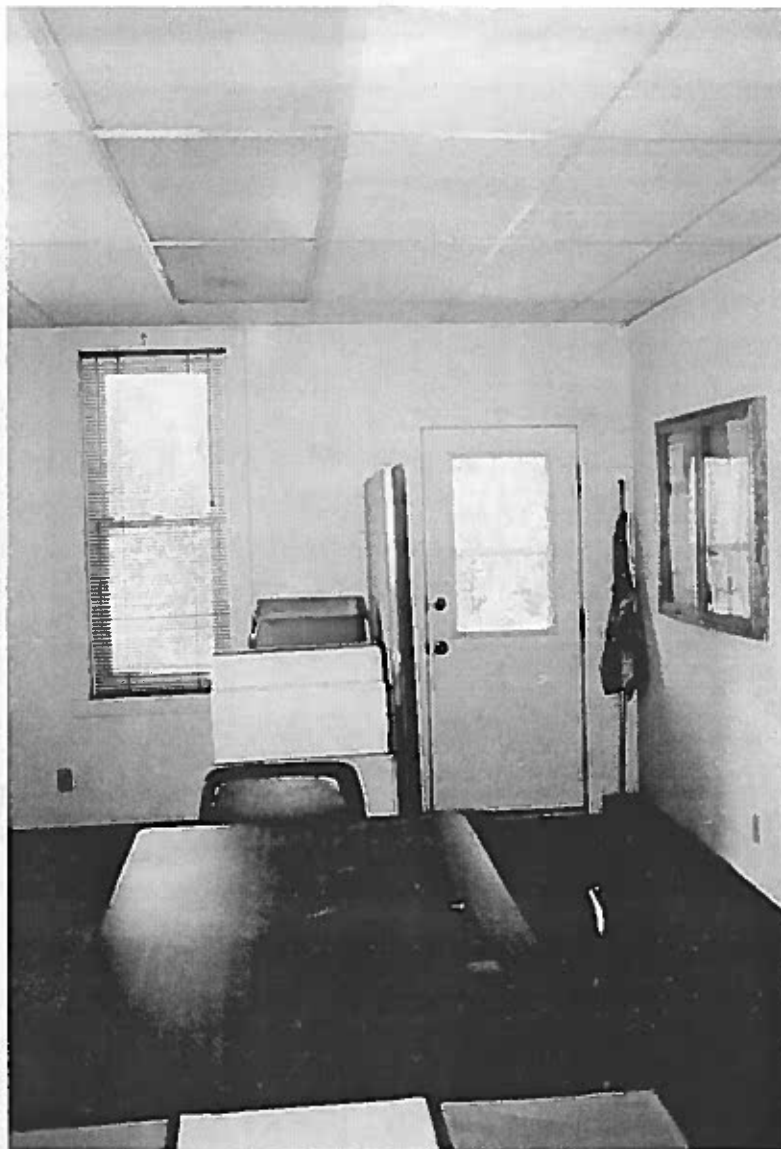


Figure 87: Looking west at the front entrance to the building. The interior has been remodeled with newer materials.

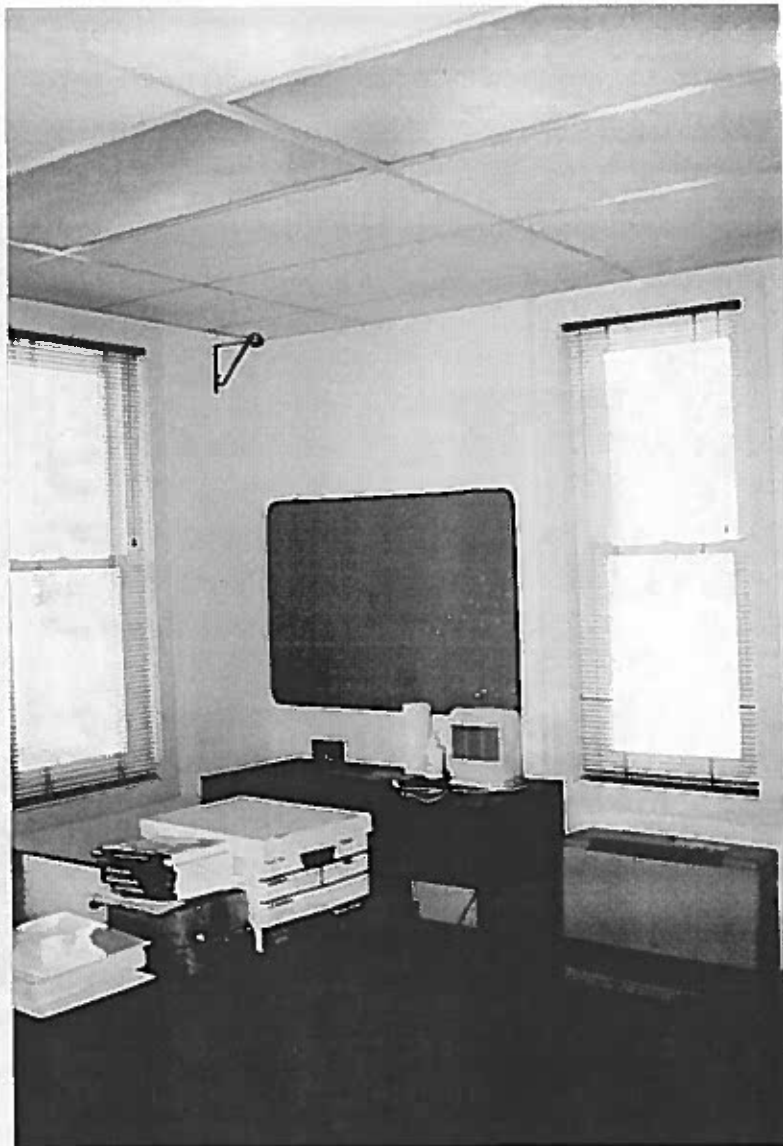


Figure 88: Looking northwest at a office in the front of the building. The interior is in good condition.



Figure 89: Looking east at the front room space. The safe on the right is original to the building.



Figure 90: Looking east at a back room in the original structure.

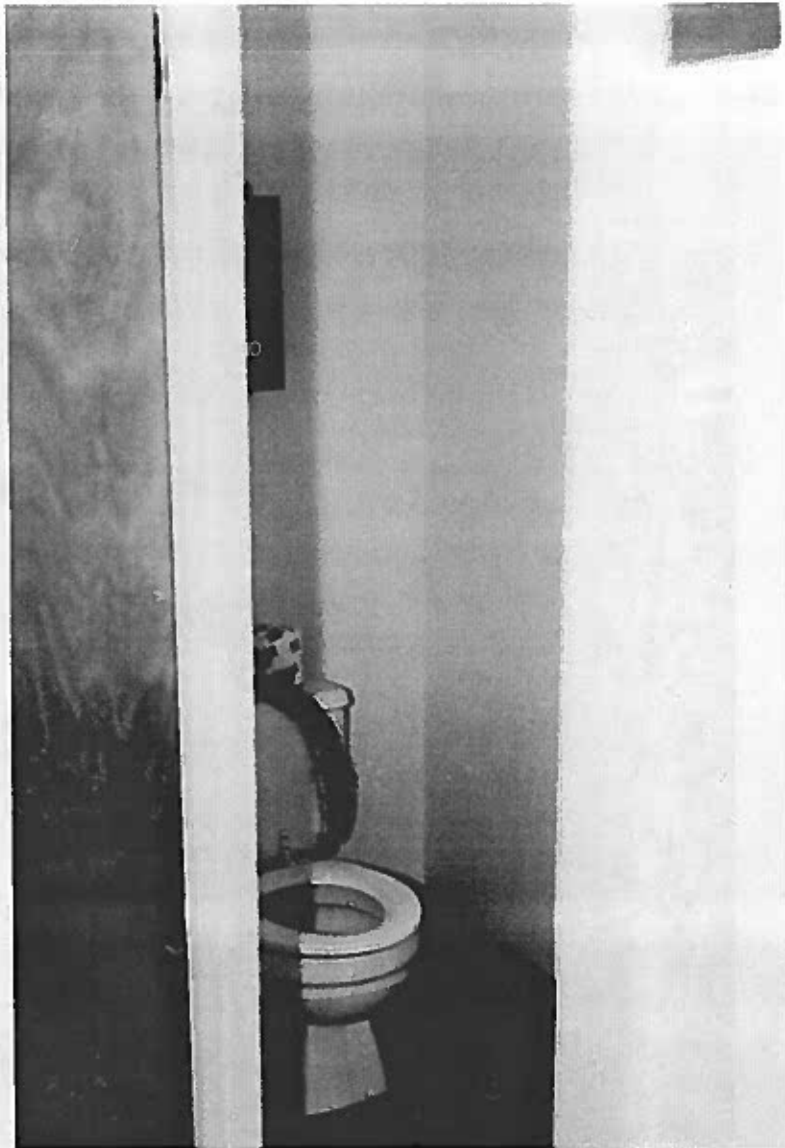


Figure 91: Looking southeast at the bathroom.

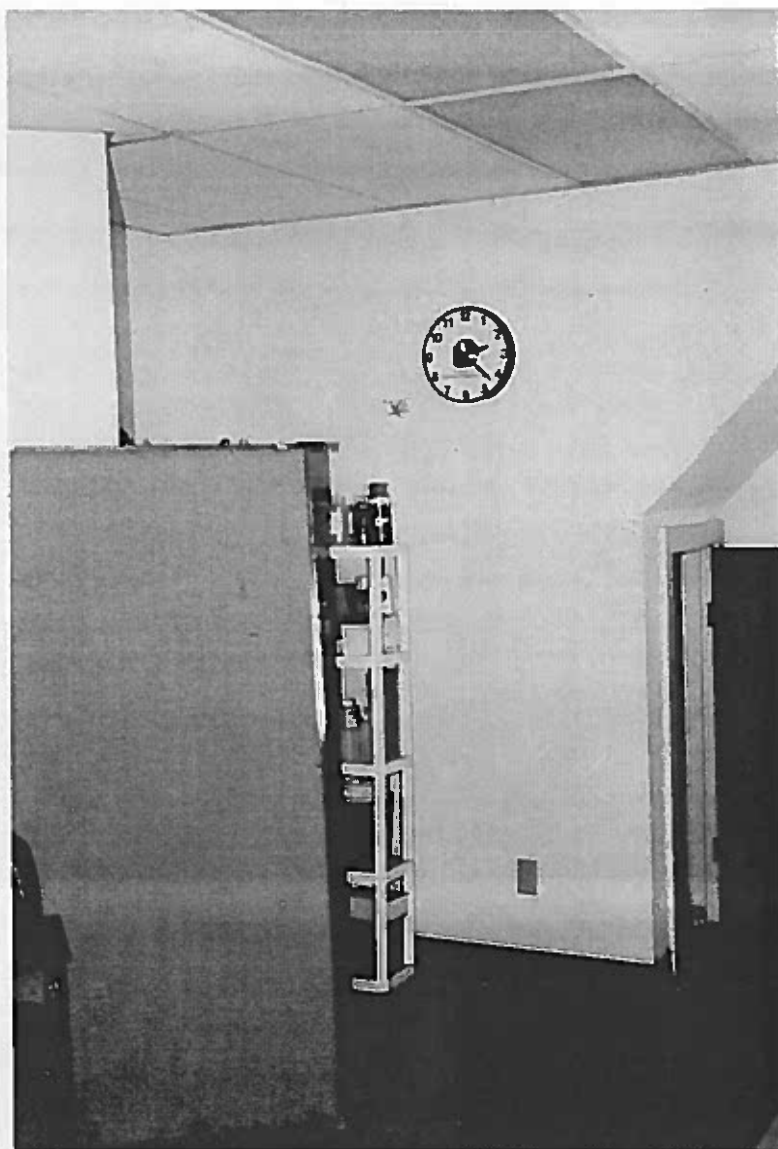


Figure 92: Looking west at the wall separating the front office from the back office around the chimney structure.



Figure 93: Looking east to the entrance and steps to the back addition.

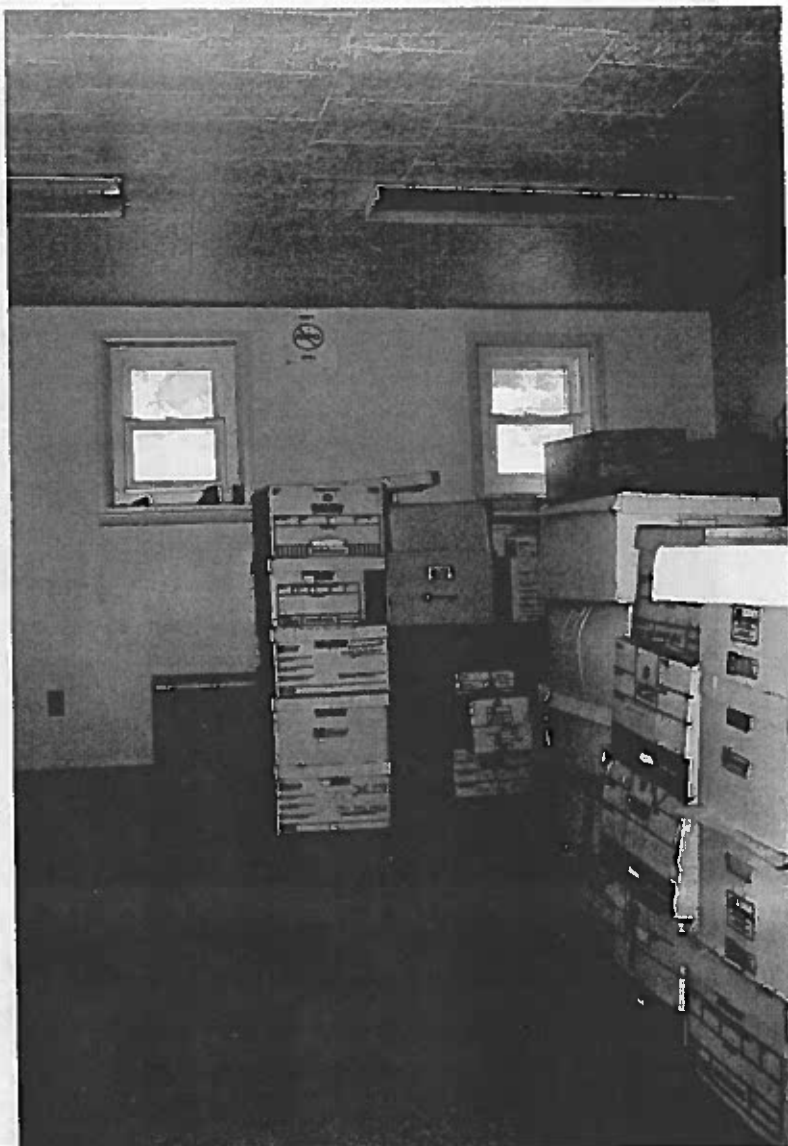


Figure 94: Looking east at the room in the back addition.

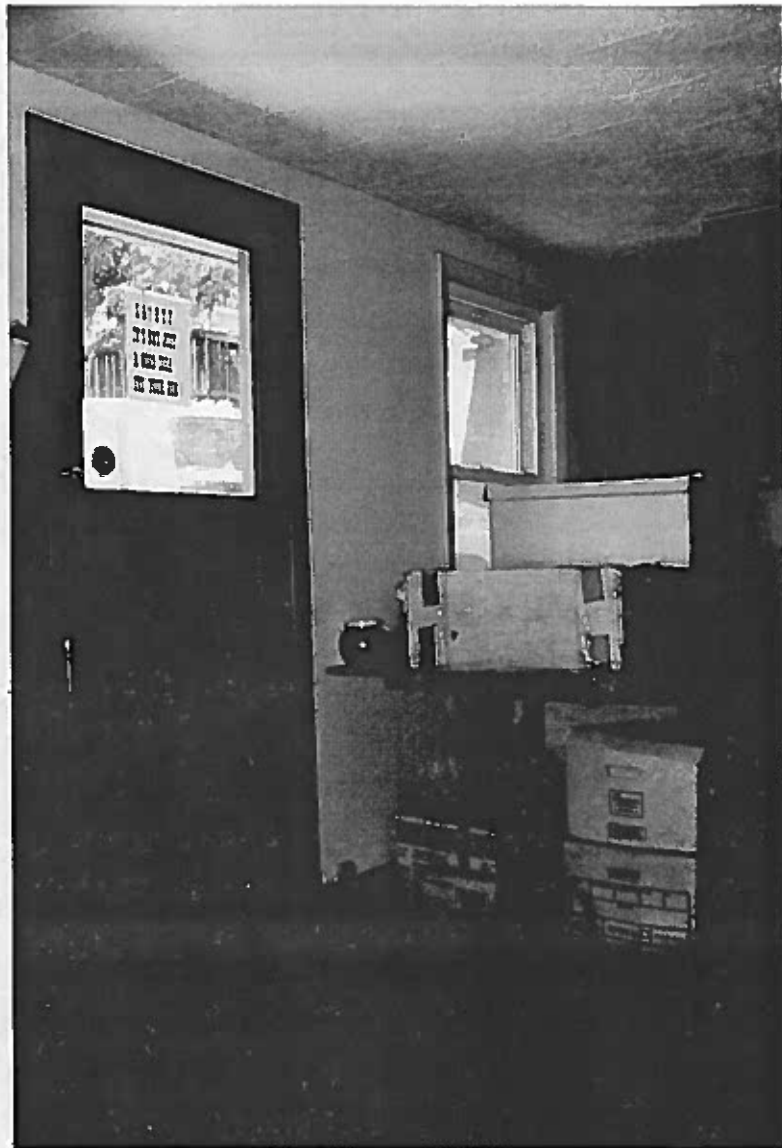


Figure 95: Looking northeast at the back door to the building.



Figure 96: Looking west at the steps and doorway to the original building.



Figure 97: Looking south at the attic office space.

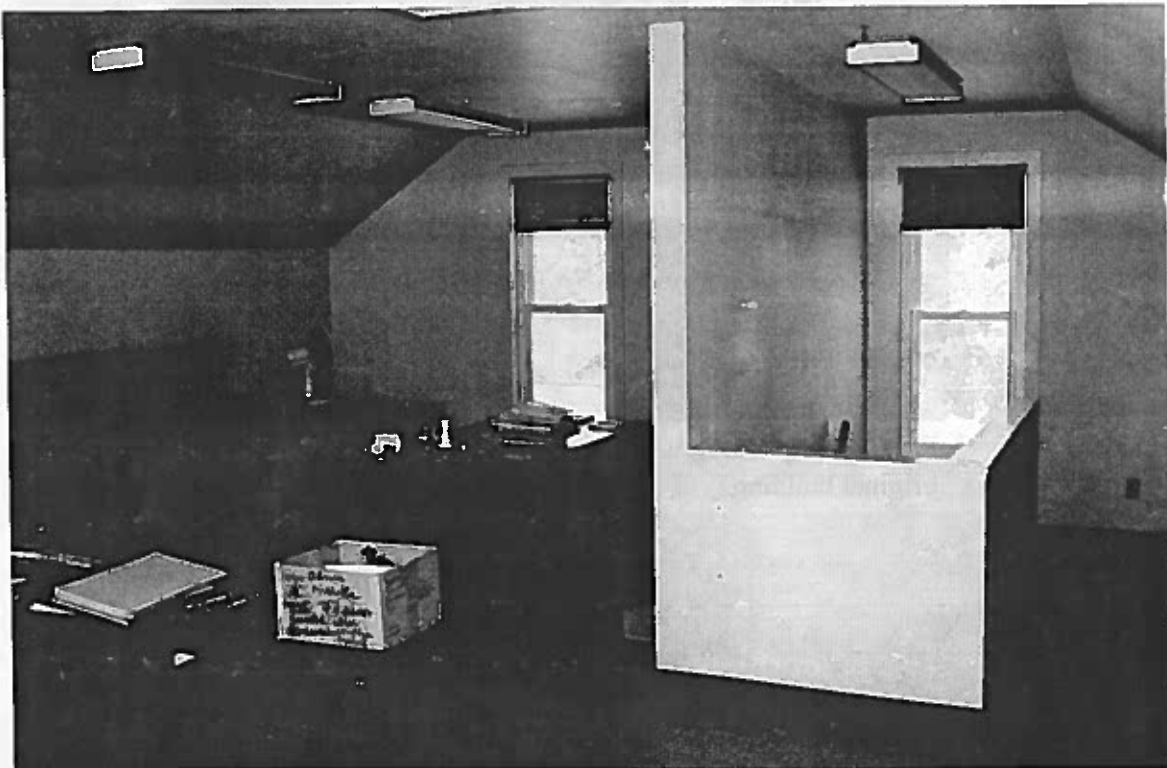


Figure 98: Looking northwest at the attic office space.



Figure 99: Looking east at the unfinished attic space used as storage.



Figure 100: Looking east up at the skylight in the cupola on the roof of the structure.



Figure 101: Looking south down the stairway to the first floor from the attic.

School House (HS-79)

Building Description

Structure #79 is the Jardine school house which was constructed in 1898-1899 and appears in the 1989 and 1925 photographs of Jardine. It is a 20' x 36' wood frame structure with the ridge line of the gable roof running north-south (actually NNE-SSE). The building sits on wood blocks and has settled to the west. The school house has wood shingles on the roof and the wood siding is similar to that used on the Mining company headquarters building (Structure # 73) and the Harry Bush guest house (Structure #67). There is a brick chimney stack at the center of the building. This chimney stack was moved at a later time to the center of the ridge line. The interior of the school now used for storage is finished with beaded walls and ceiling.

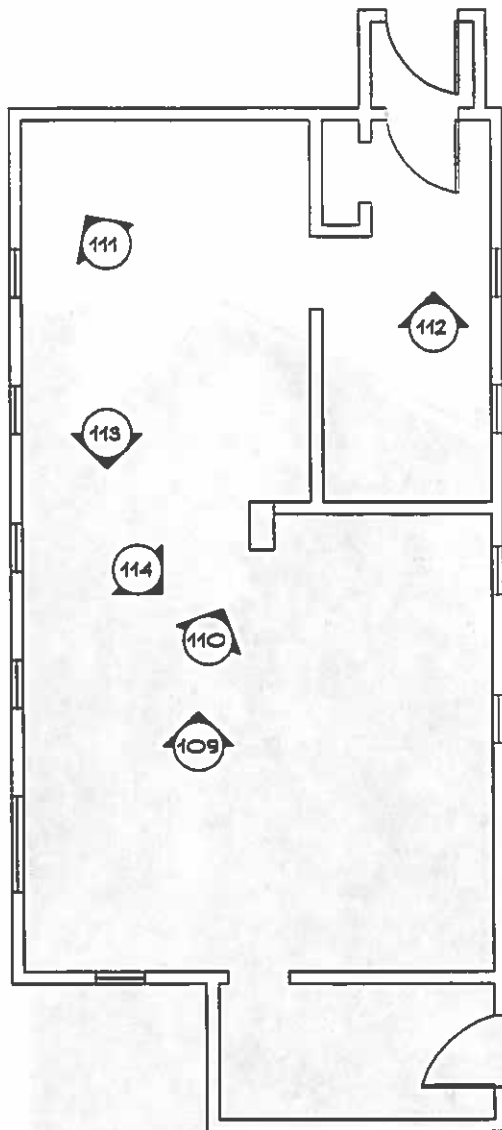
Condition

The school house is generally in good condition, however there is a major settlement problem in the center of the building where it appears that the foundation has failed. It appears that there may not be a major foundation under the building. The grade on the east side is also a problem causing water to move against the building and cause some rot in the sill and siding. Also, trees and shrubbery have grown up next to the building causing damage to exterior siding and holding moisture against the building. These elements may also be the cause of the settlement. The windows have been removed and the openings are boarded over. The sash is in the building. The exterior siding, windows, doors, and trim need paint. The wood shingle roof is not leaking but is in poor condition. The brick chimney has some loose bricks and the mortar is missing.

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1 FLOOR PLAN

SCALE 1/8" = 1'-0"

FIGURE 102
CONDITION ASSESSMENT
SCHOOLHOUSE (HS 79)



Figure 103: Looking northeast at the Schoolhouse. Note the deteriorated siding and the trees along the foundation and siding.



Figure 104: Looking east at the building. Note the settlement in the center of the structure. It does not appear that there is a foundation other than the wood base which appears to be rotted. The roof is in fair condition but it appears that there is potential for some water leaks.



Figure 105: Looking southeast at the building. Note the trees that have grown up around the building which cause deterioration to the foundation and wall materials.



Figure 106: Looking southwest at the building. The grade around the building is causing rot in the base of the structure. The back door enclosure is deteriorating. Note the shrubs and trees against the building.



Figure 107: Looking west at the building. Note the wood shingle roof that is in fair condition. Also, note the deteriorating brick chimney on the top of the roof.

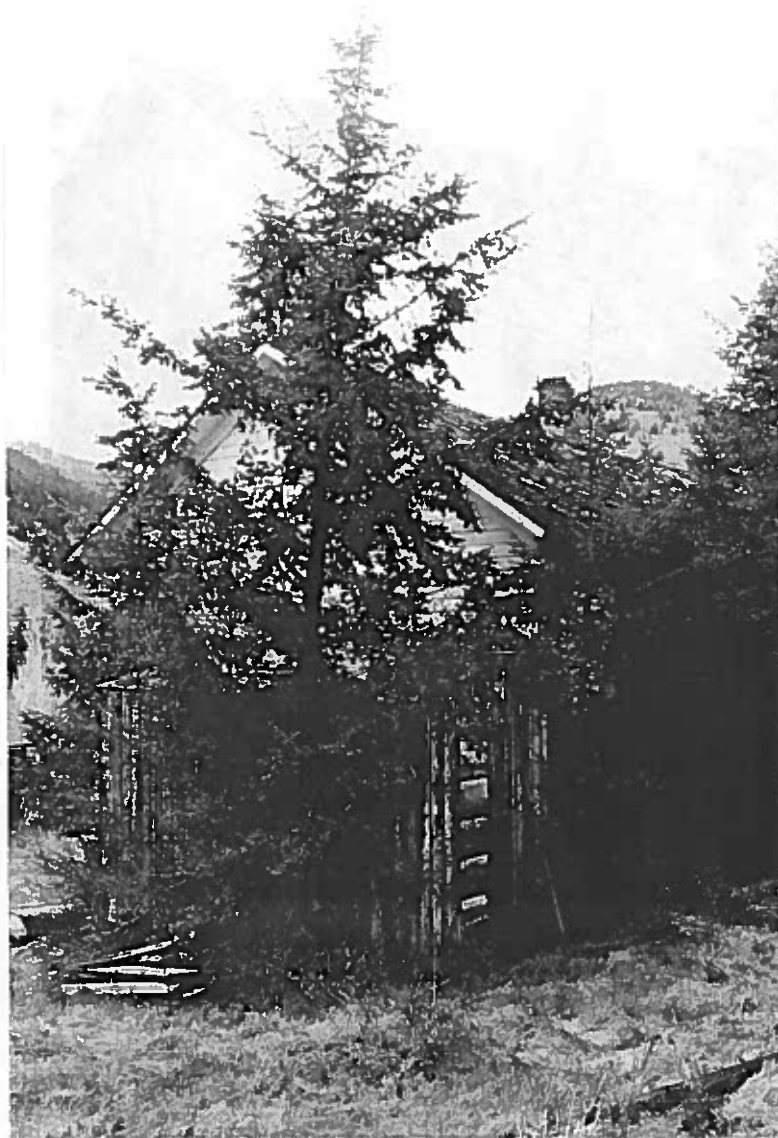


Figure 108: Looking northwest at the schoolhouse. Note the front entry door in the added vestibule to the schoolhouse. Also note the high grade around the building and trees growing up against the structure. The slope of the site on the right causes all water to flow into the base of the building.

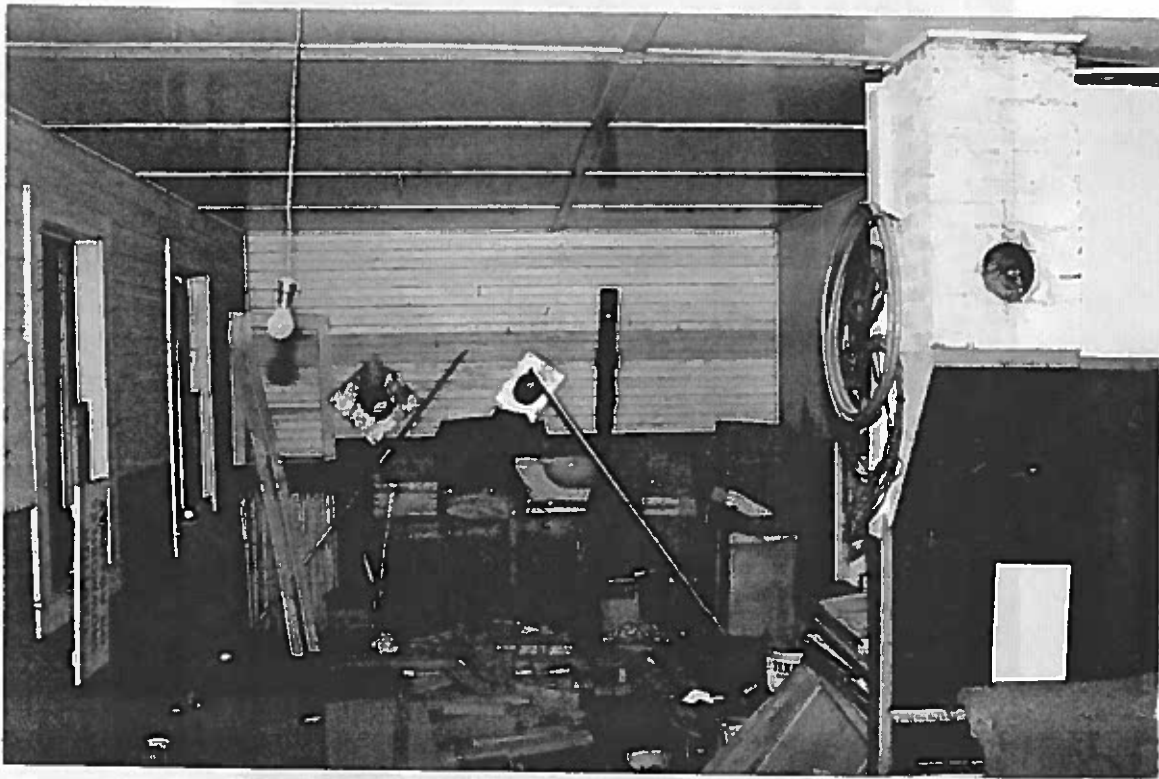


Figure 109: Looking north at the interior of the schoolhouse. Part of the center wall dividing the space into two rooms has been removed. There is some settlement in the floor at this point.

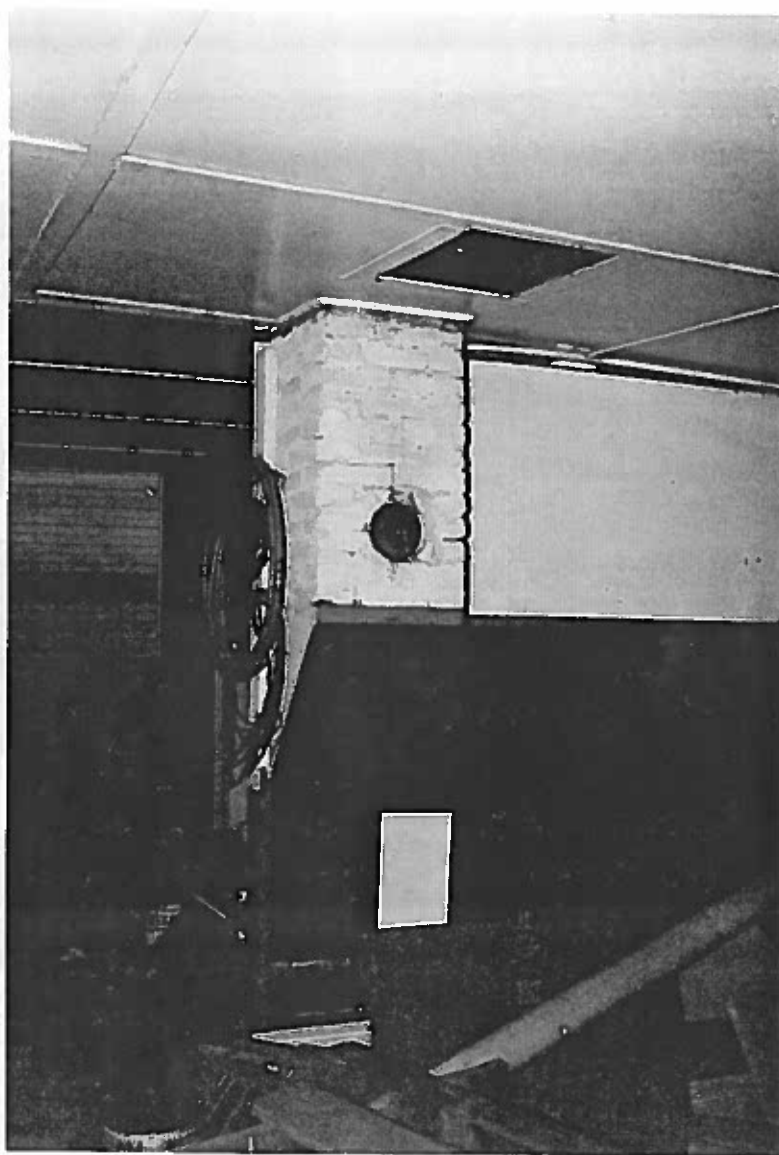


Figure 110: Looking northeast at the center chimney and hatch to the attic. The roof structure from the inside appears to be in good condition.



Figure 111: Looking northeast along the base of the walls. There is some deteriorating floor boards in this area.



Figure 112: Looking north at the back door to the building.
The door is worn and there is some rot at the base.



Figure 113: Looking southwest at the interior of the schoolhouse. The windows have been removed and the openings covered over. The window sash are still inside the building.



Figure 114: Looking south at the entrance to the room. Note the window sash on the floor. Most of the interior materials are in good condition with some minor wear.

Jardine House (HS-63)

Building Description

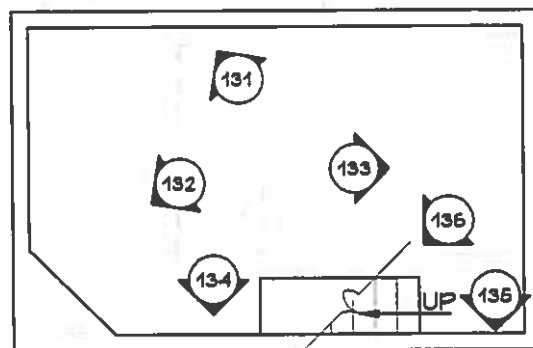
Structure #63 is an L-shaped house built in the typical Jardine log cabin technique. It is 33 feet along its south side and 34 feet along its east side. Corrugated sheet metal gable roofs cover both legs of the L. There are two brick chimneys along the south wall. The western chimney is the larger of the two, features sine corbelling at its top and serves a large triangular fireplace mass which has a fireplace for each of its two adjoining rooms. The south and west walls sit on a stone foundation. The rest of the house has a partial stone and wood pier foundation and is settling in some areas. Additions to the house include a board and batten vestibule along the east side, and a wood deck overlooking Bear Gulch on the west. Fenestration includes one over one wood double hung windows and wood paneled doors.

The interior of the house has some of the original is plastered and sheetrocked some areas with modern materials (i.e. acoustical tile, new wall papers, mill wood siding etc that covers some of the original wall papers and painted finishes. The two-sided fireplace is all original. A couple of the interior walls between the kitchen and living room have been opened up to create one larger room.

The building was used as a ski resort chalet when Mr. Blankenship operated a small ski lift in Jardine in the 1970s. The building appears in the 1925 photograph of Jardine.

Condition

The house is generally in good condition. The main problems occur with the foundation on the west and north sides where water flows through the building undermining the stone foundation. This has cause some cracks in the stone foundation and leaves the basement level very damp. The grade is high on the east side causing deterioration of the sill logs and the frame addition The addition is in poor condition. The logs are in good condition with the exception of some of the sill logs on the east and north sides, however the rest of the logs are dry. Some of the daubing is cracked or missing. The windows and doors are weathered and missing paint. The metal roof is good with some deterioration with loose bricks and mortar on the chimneys. The front deck and carport is also in fair to poor condition.



1 BASEMENT PLAN

SCALE 1/8" = 1'-0"

FIGURE 115
CONDITION ASSESSMENT
A. C. JARDINE HOUSE (HS 63)

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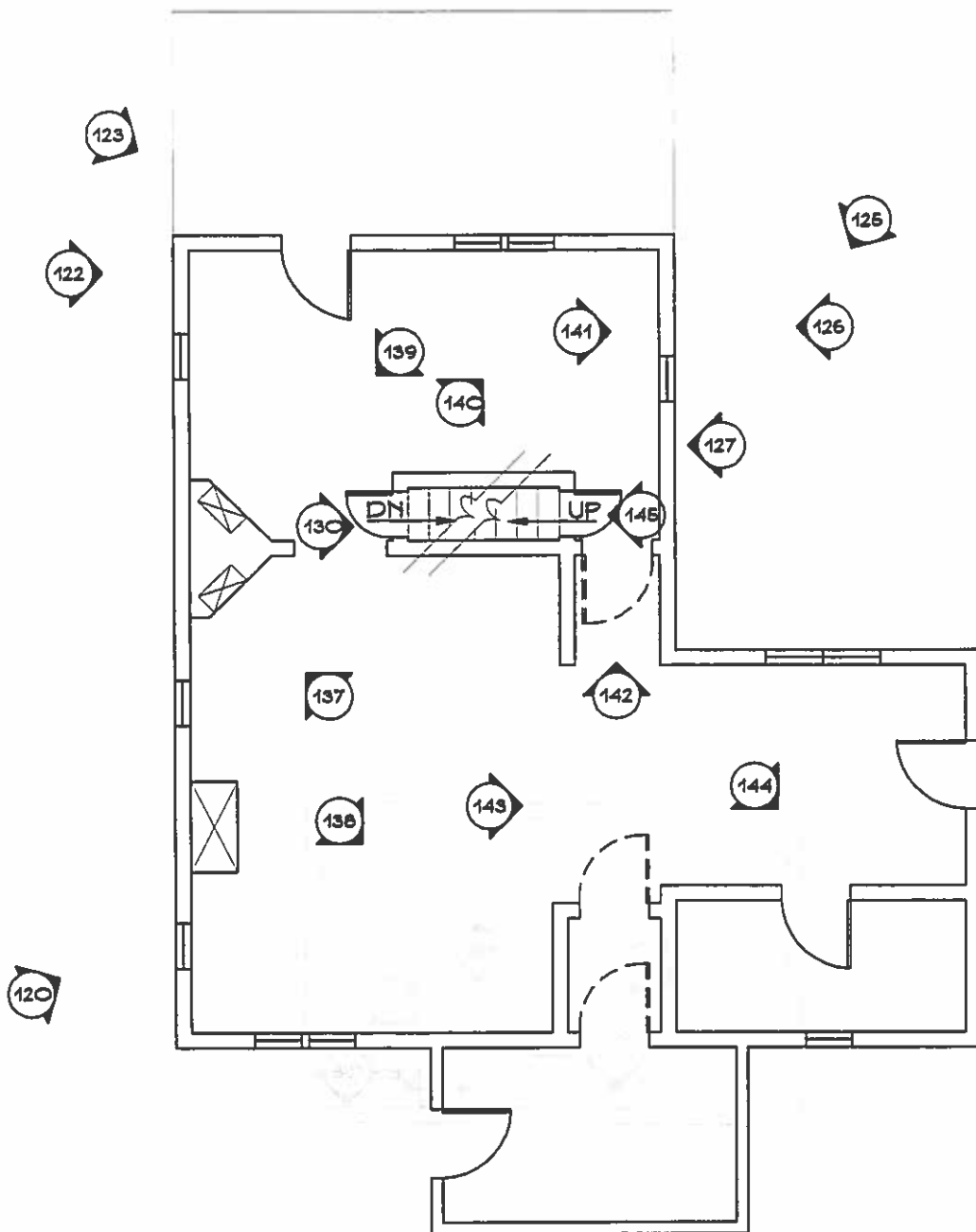
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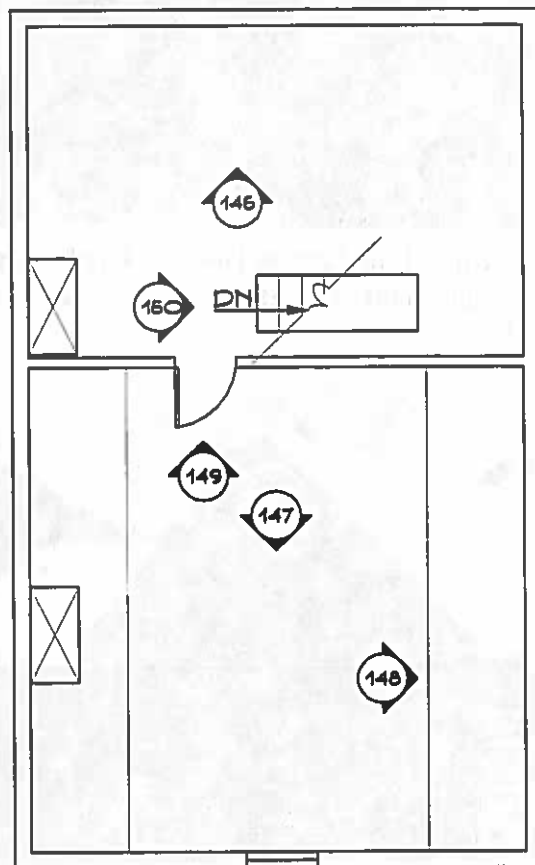
129



1 FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

FIGURE 116
CONDITION ASSESSMENT
A. C. JARDINE HOUSE (HS 63)



1 SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

FIGURE 117
CONDITION ASSESSMENT
A. C. JARDINE HOUSE (HS 63)

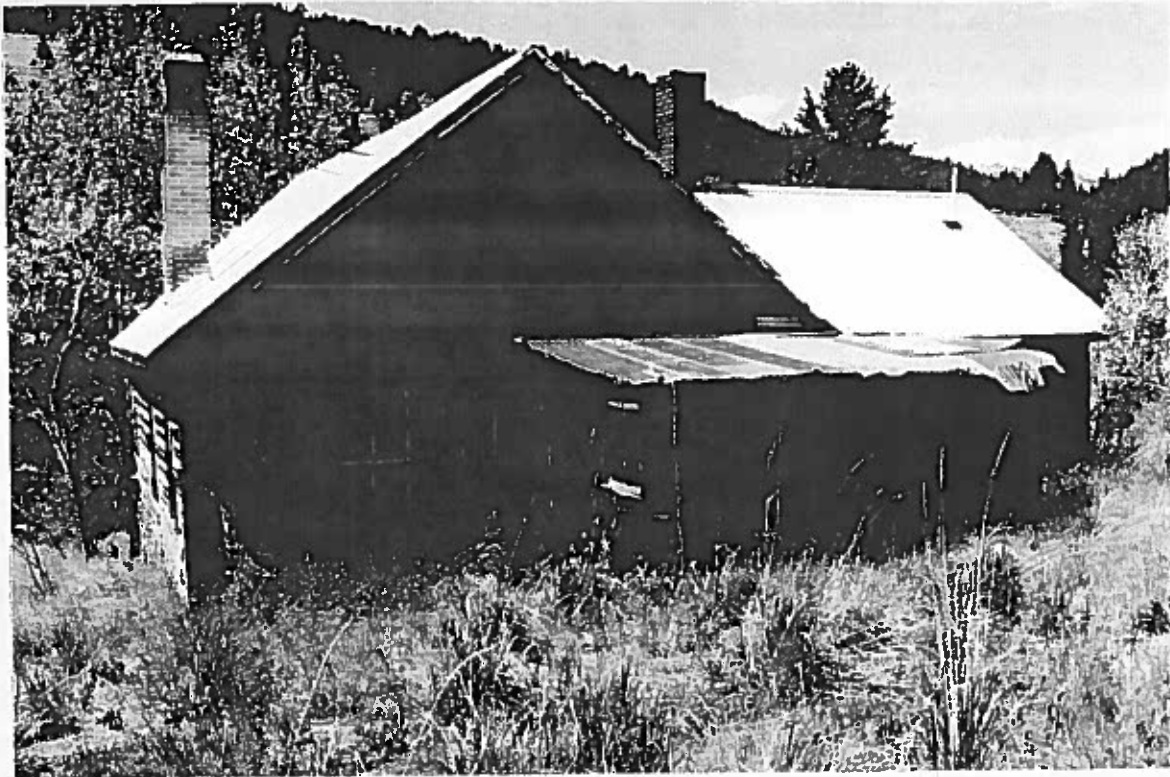


Figure 118: Looking west at the front of the Jardine House. The front shed roof structure was added as a vestibule to the original entrance. It is in poor condition. Note the high grade around this end of the building.



Figure 119: Looking northwest at the house. Note the galvanized metal roof which is covering the original wood shingle roof. The brick chimneys have some brick and mortar deterioration at the tops. The materials are generally in good condition.



Figure 120: Looking north at the log work and a typical wood double-hung window on the house. The logs and wood windows are weathered but are in good condition. There is some missing putty in the windows and some rot along the base of the logs.



Figure 121: Looking northeast at the house. The sloped grade at this end of the house has been dug out to allow a vehicle to access the area under the deck. However this has also caused the foundation to be undermined on this end of the building where there are some settlement cracks.



Figure 122: Looking north at a corner of the stone foundation where there is some settlement cracks.



Figure 123: Looking northeast at the base of the foundation under the deck. The foundation is undermined from water coming into the basement on the north side of the building and exiting under the foundation at this point.



Figure 124: Looking east at the deck area on the west side of the building. Note the weathered wood and the simple railing around the deck.

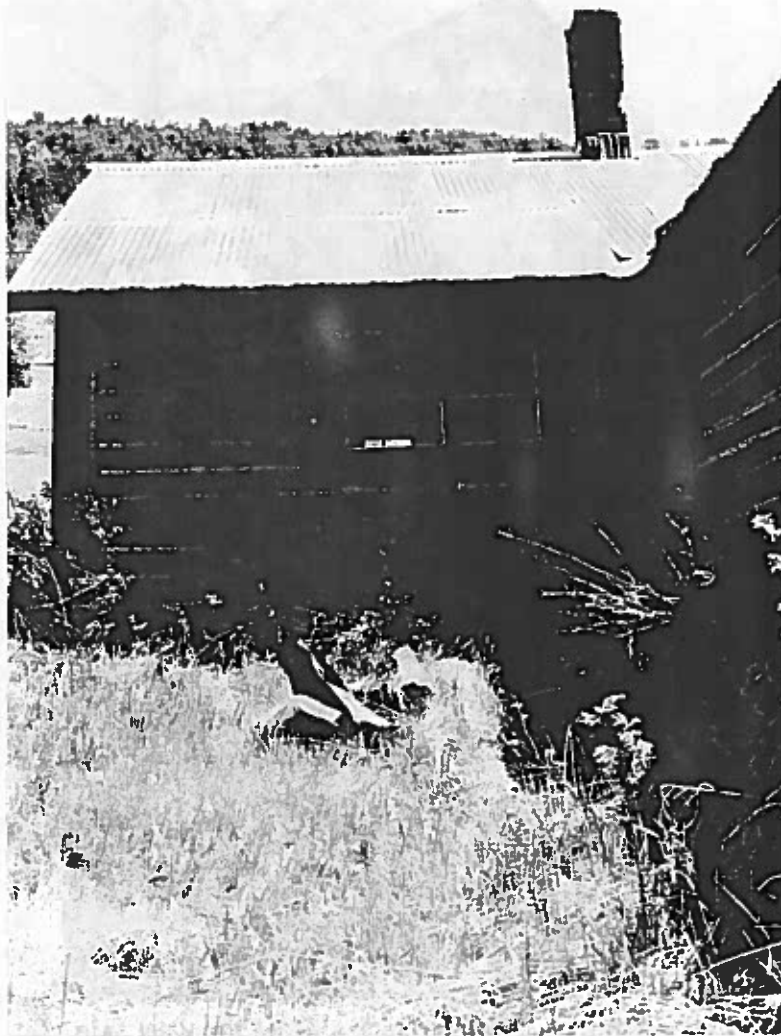


Figure 125: Looking east at the wing on the house. The materials are generally in good condition with the exception of the grade which allows water to flow against and into the basement of the building. The sill logs are rotted in some areas.



Figure 126: Looking south at the north wall of the house. The log walls and wood in the windows are weathered but in good condition. The daubing has hair line cracks but in most cases is still intact.



Figure 127: Looking south at the base of the north wall. The stone foundation has been removed partially for the plumbing. Because of the grade water from the roof and slope flows into the basement in this area.

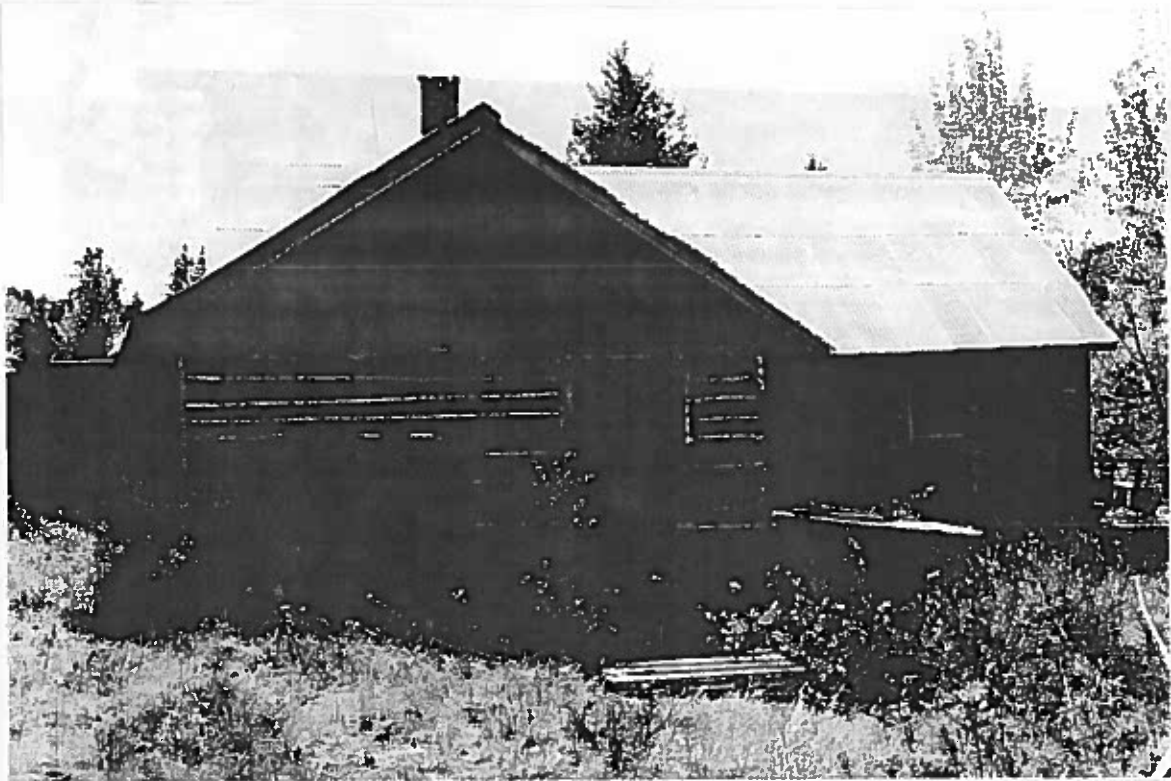


Figure 128: Looking south at the house. The main problem on this side of the building is the built-up grade which is causing rot in the sill logs and into the next one or two logs.

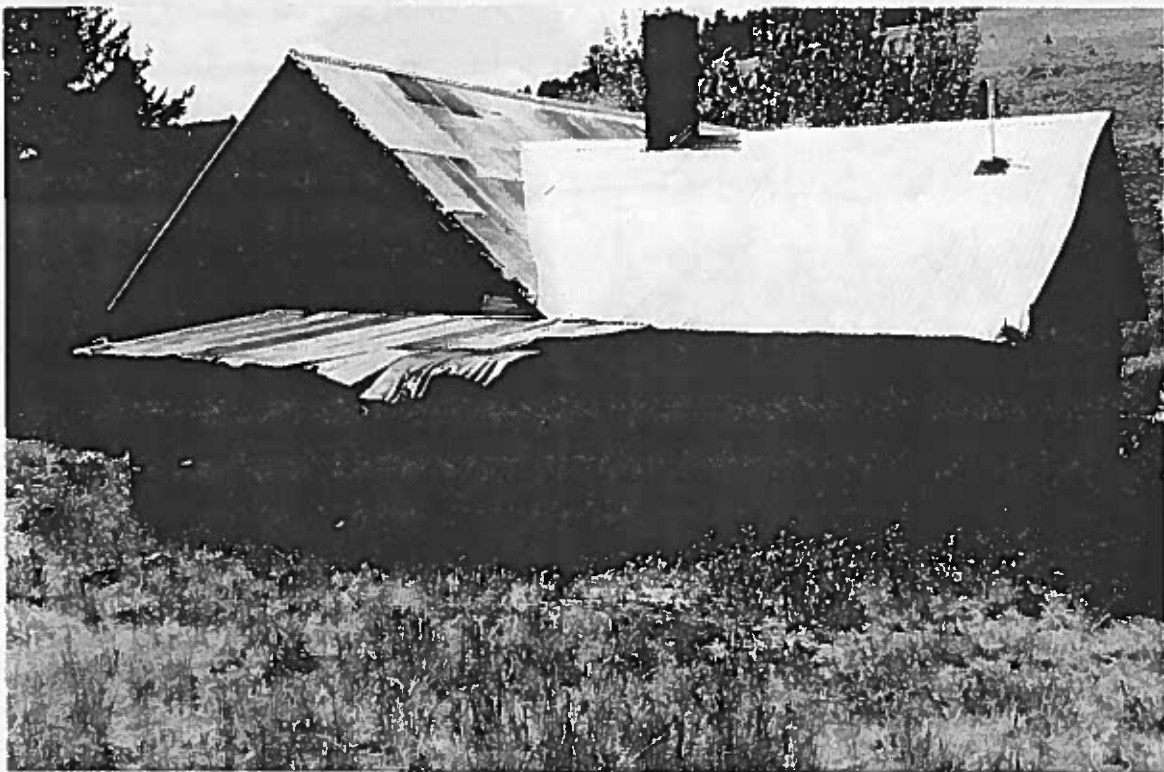


Figure 129: Looking southwest at the house. Note the deterioration of the shed roof structure.

Interior

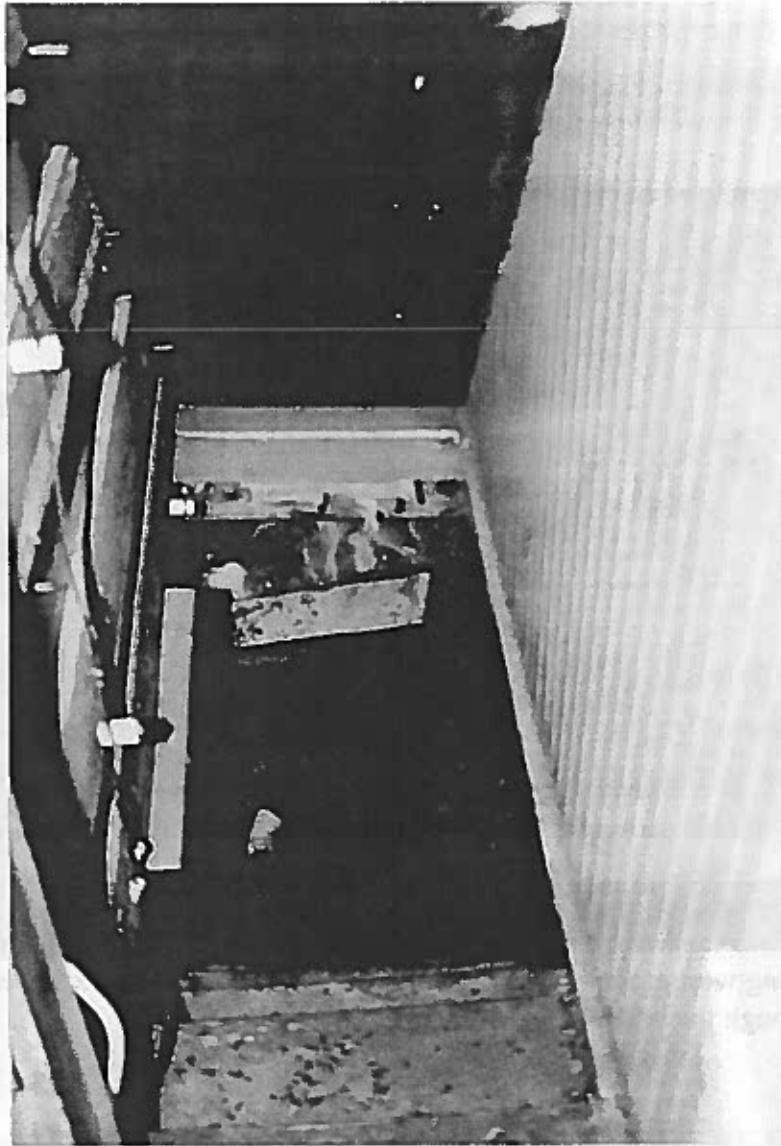


Figure 130: Looking down the steep steps to the basement.



Figure 131: Looking west at the area of the foundation that is undermined because of the water flowing through the building.



Figure 132: Looking south at the water line along the stone foundation for the fireplaces. There are some cracks in this wall due to settlement.



Figure 133: Looking north at the foundation and the areas where the water penetrates into the structure. Note the area to the right where the slope drains water directly into the basement.

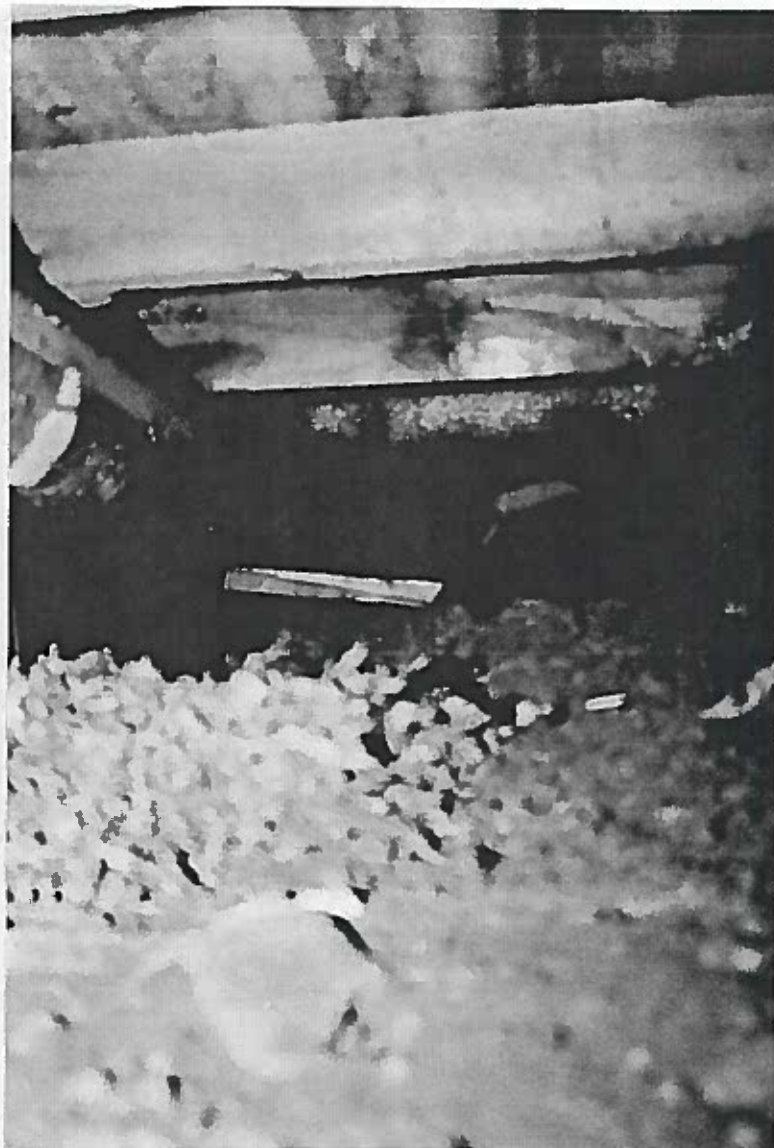


Figure 134: Looking east at the crawl space. The floor joists and structure appear to be dry.



Figure 135: Looking northeast at the crawl space. The wood looks dry. There are a couple of the log piers that appear to be out of alignment with the log beams.



Figure 136: Looking east at the steep steps up to the first floor.



Figure 137: Looking southwest at the living room and fireplace. Note the newer materials that have been added to the walls and ceiling. Original wall and ceiling paper exists under the newer materials.

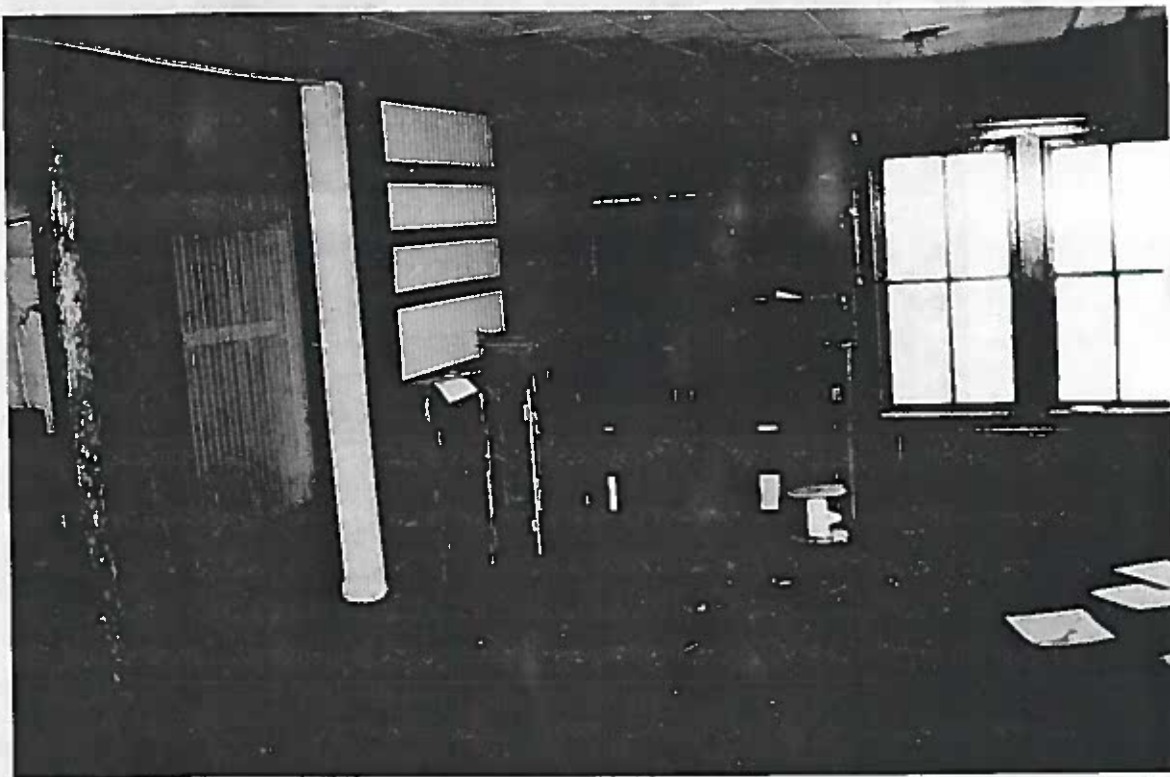


Figure 138: Looking northeast at the living room. Note the wood on the walls from the older buildings such as the mill.

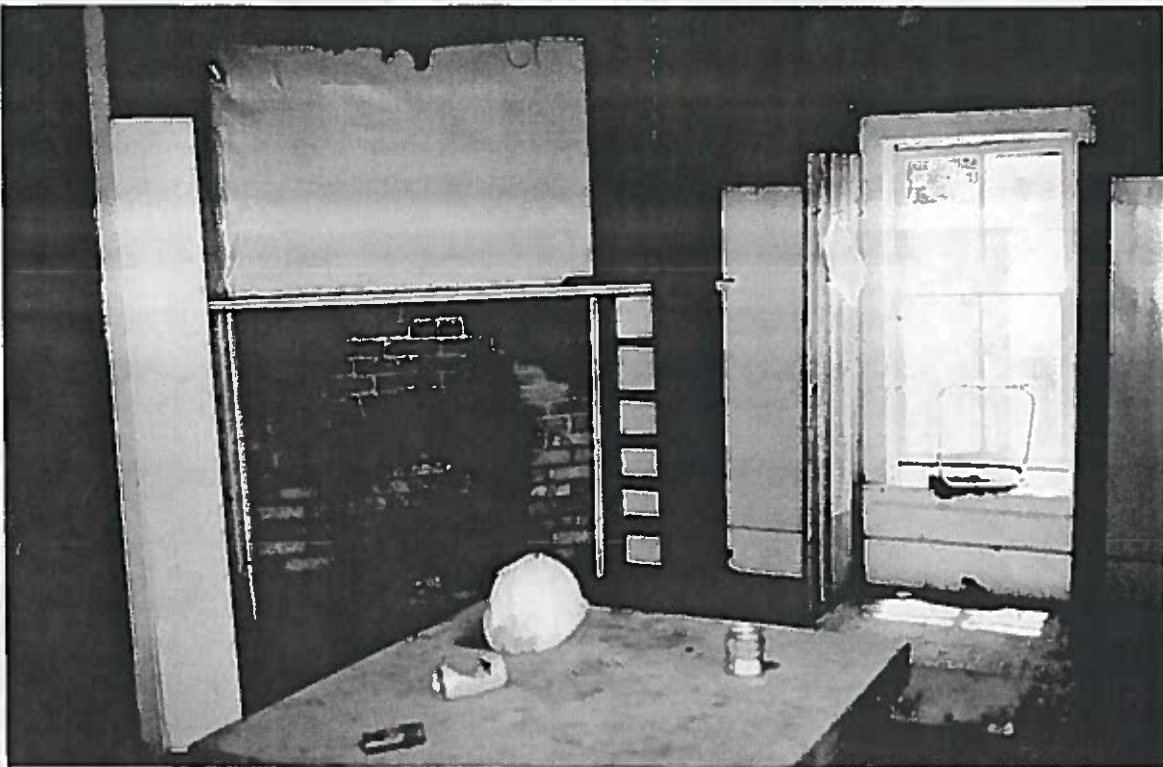


Figure 139: Looking south at the fireplace and window in the dining room. Some of the walls have been covered over with wood.

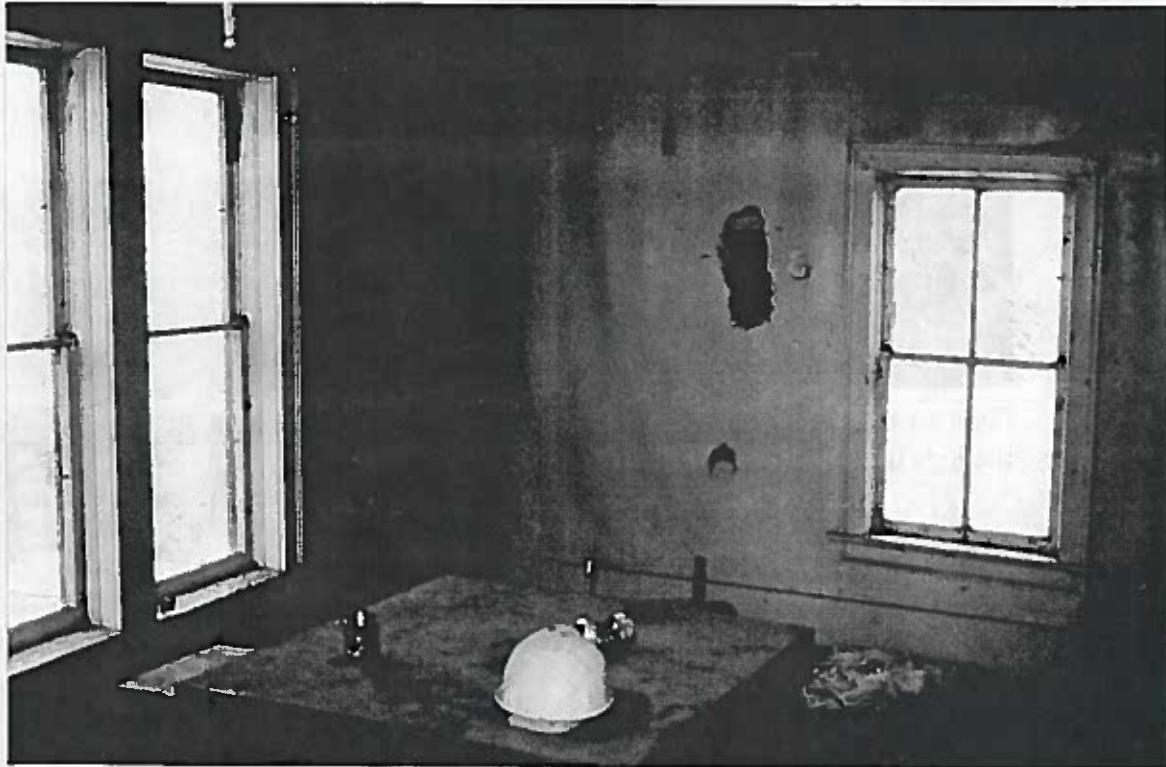


Figure 140: Looking northwest at the dining room. Note the hole in the wall.



Figure 141: Looking northeast at the hole in the wall. Note the logs under the sheetrock.



Figure 142: Looking west at the hallway from the kitchen to the dining room. Note the beaded board ceiling which appears to be original.

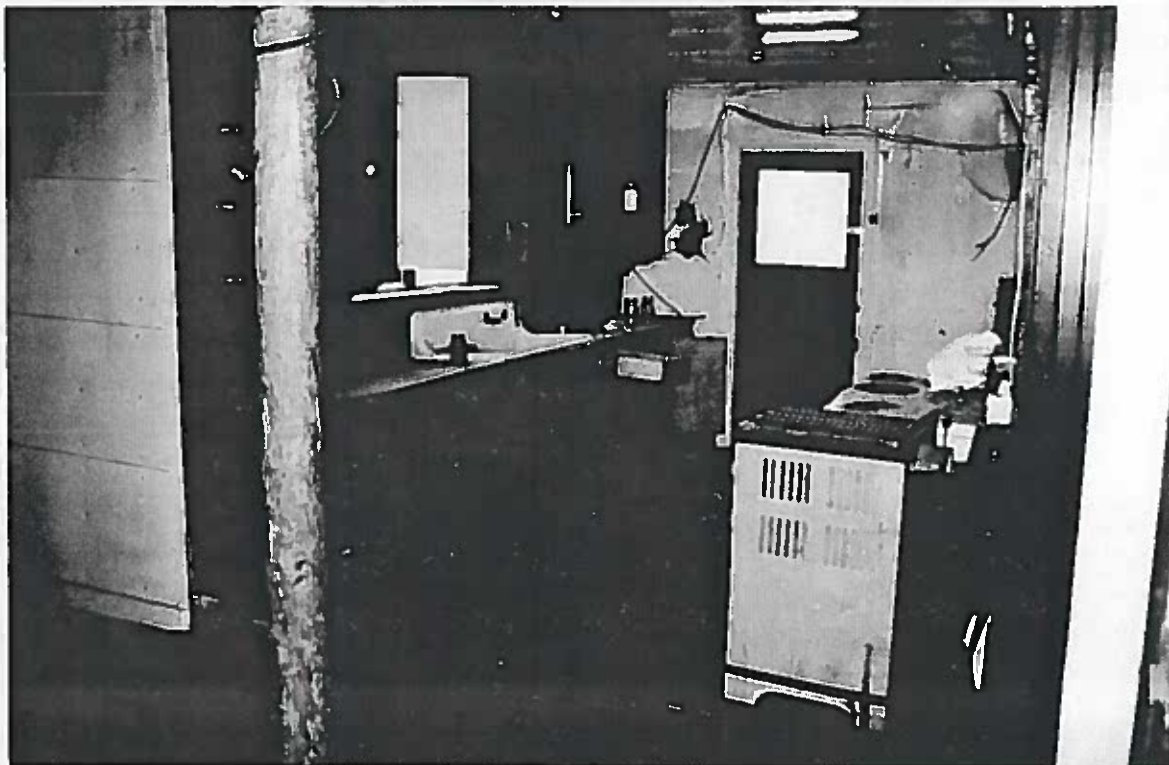


Figure 143: Looking north at the kitchen wing. Note the log column that supports the roof where a wall was removed to open up the spaces.



Figure 144: Looking northeast at the door to bathroom.
The wall and ceiling papers have been painted.



Figure 145: Looking up the stair steps to the attic space.
The steps are very steep.

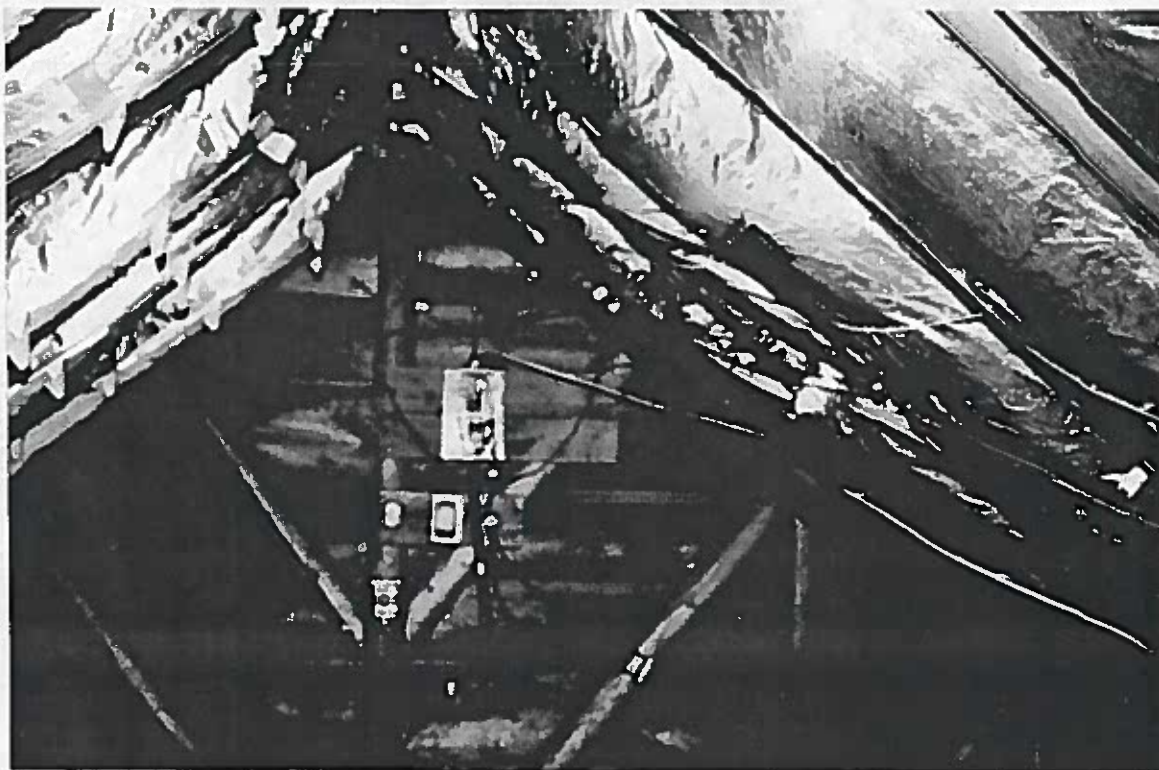


Figure 146: Looking west at the attic structure. Note the log structure on the gable end as well as the rafters. A new electrical panel has been installed over the years.



Figure 147: Looking east at the attic space at the finished space in the east half. Insulation has been added to the ceiling.



Figure 148: Looking north at the roof sheathing in the attic. Note some previous water staining that now appears to be dry.



Figure 149: Looking west at the wood door leading out of the finished half of the attic.



Figure 150: Looking down the stair to the first floor from the attic.

Cabin (HS-64)

Building Description

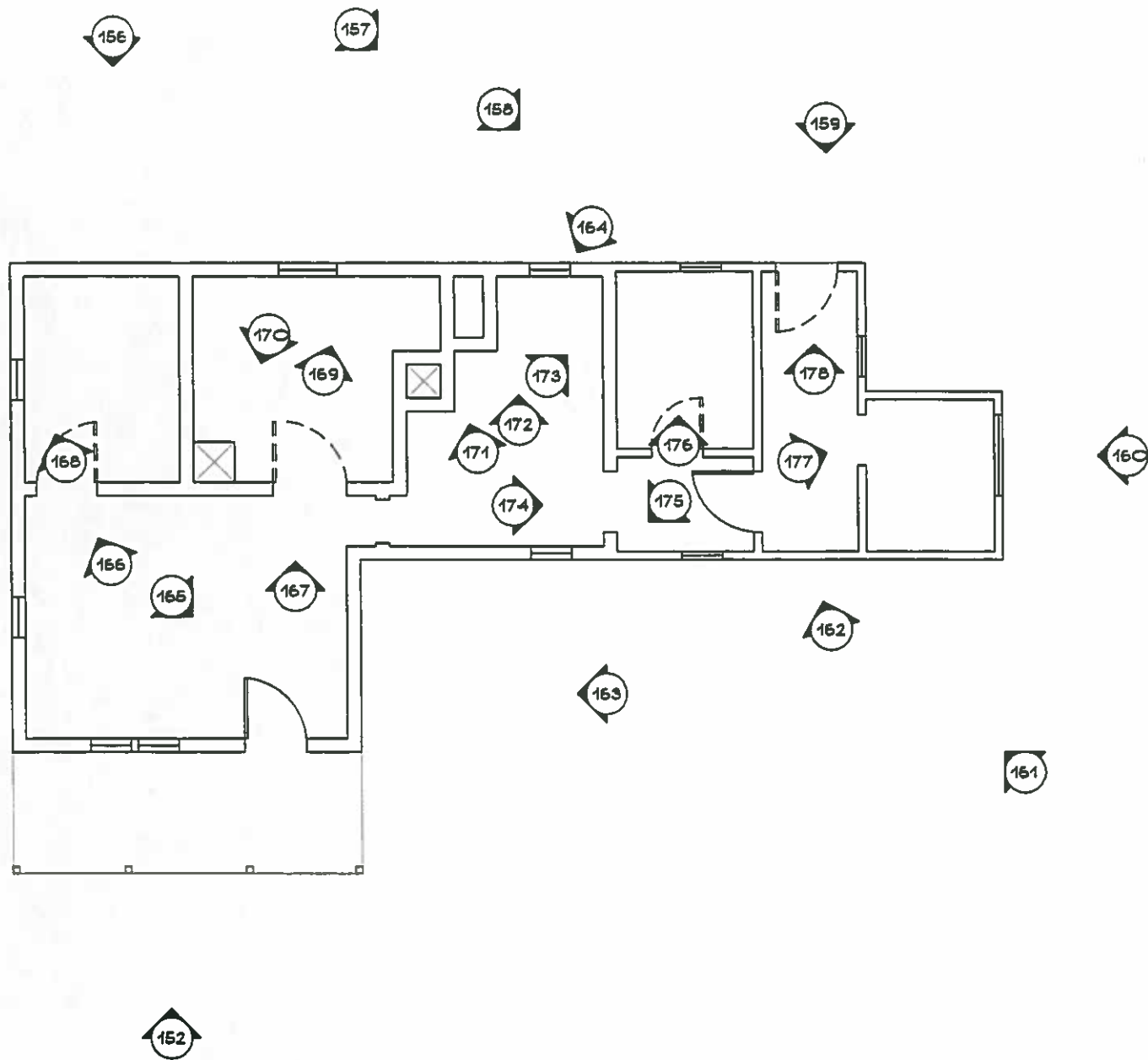
Structure #64 is an L-shaped log structure which employs the typical Jardine log construction technique. The original portion of the house is a 17' x 25' gable roof cabin with a porch along its east or front end. To it was added a 13' x 15' gable roof room on the north side. Two shed roof board and batten additions were later added to the north side of the new room. The house has two brick chimneys, and wood shingle roof and gable ends. There is no foundation and the cabin suffers from perimeter settlement. Fenestration includes wood one over one double hung windows and wood paneled doors.

The interior walls and ceilings are covered with some plaster and a majority of the walls especially in the center are covered with homosote. The cabin has been modernized over the years changing some of the finishes.

The cabin is unoccupied and there has been some vandalism. It also appears in the 1925 photograph of Jardine.

Condition

The cabin is generally in good condition. The main problems occur where the grade is high on the east side causing deterioration of the sill logs and the front porch. This has caused some settlement in the floor in the main room. There are also some floor problems in the kitchen area where the floor has been pulled out possibly because it was rotted. The addition on the west and north is in poor condition. The logs are in good condition however they are dry and some of the daubing is cracked or missing. The sill logs and possibly a second log around the front and north and south sides of the main building are rotted causing the settlement. The windows and doors are weathered and missing paint. The wood shingle roof is in poor condition. There is some deterioration with loose bricks and mortar on the chimneys.



 **1 FLOOR PLAN**
SCALE 1/8" = 1'-0"

FIGURE 151
CONDITION ASSESSMENT
RESIDENCE (HS 64)

1st Floor Plan



Figure 152: Looking west at the Cabin. Note the high grade at this end of the building causing water to flow onto the porch area from the adjacent road.

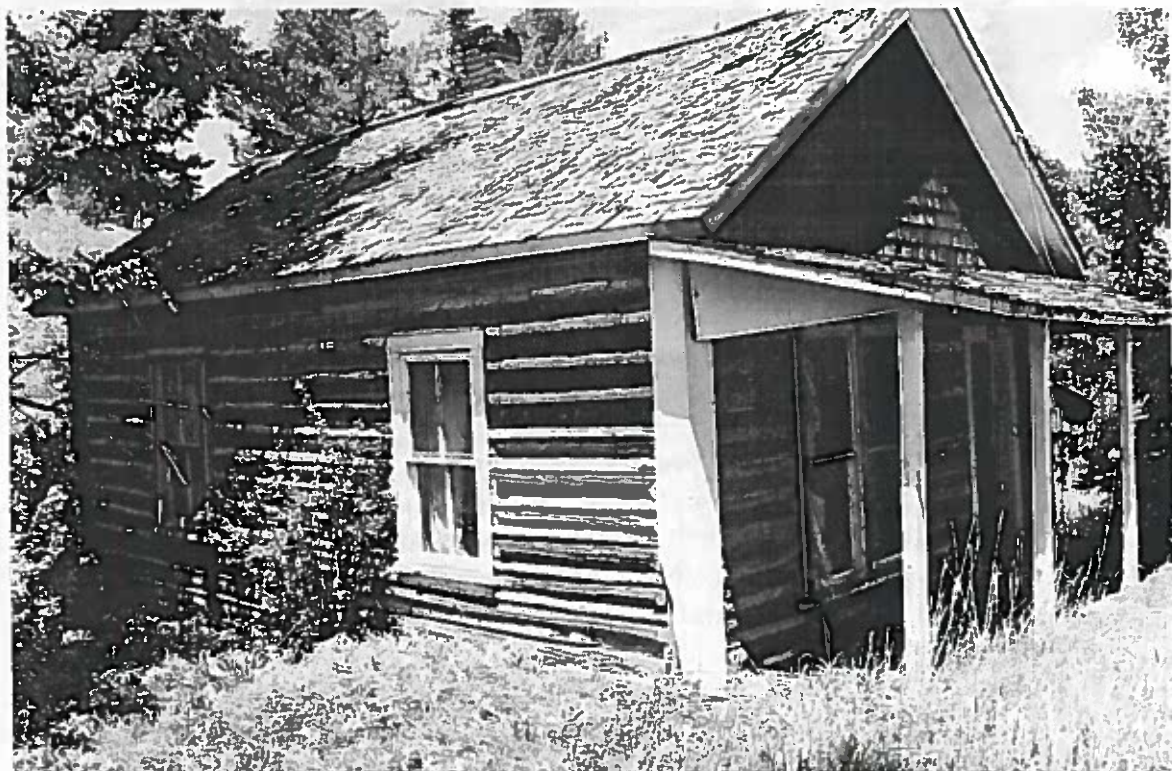


Figure 153: Looking northwest at the Cabin. Note the high grade extending around the corner of the building. Approximately two logs are under the grade and show rot from water penetration. The wood shingle roof is in poor condition.

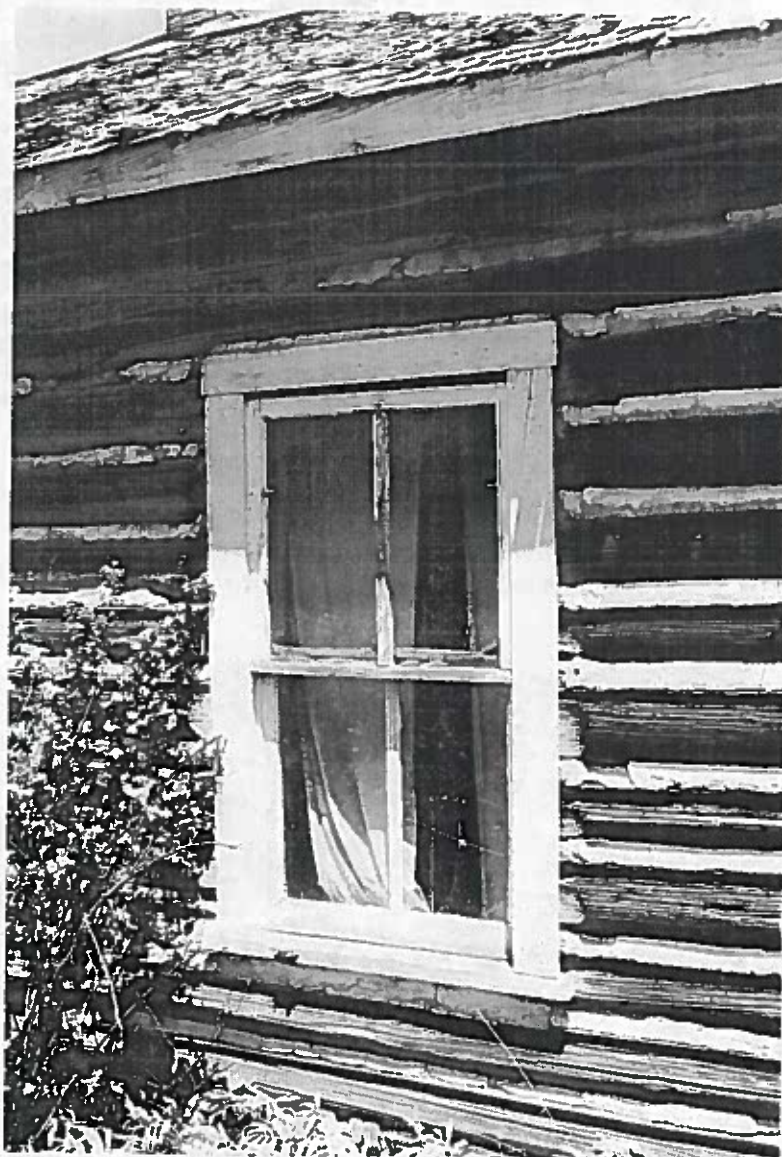


Figure 154: Looking north at a typical wood double-hung window on the building. Note the weathered wood and crack in the trim surround.



Figure 155: Looking northwest at a section of the log wall. Most of the log work is in good condition and some of the daubing is in good condition. However note the rotted sill log and the grade change along the building.



Figure 156: Looking northeast at the back of the building. The log work and gable end shingles are in good condition. The brick chimney has loose bricks and missing mortar.



Figure 157: Looking northeast at the back of the building. The trees and shrubbery are too close to the building causing moisture buildup along the base.



Figure 158: Looking northeast along the back of the building at the original log portion and the added frame buildings. The frame portion is in poor condition with rot at the base as well in the roof structure.



Figure 159: Looking east at the frame addition to the building. Note the collapsed area, missing walls and doors and settlement in the structure.



Figure 160: Looking south at the frame addition to the building. Note the wall missing and high grade around the structure.



Figure 161: Looking southwest at the frame addition to the building. Note the metal and sheet asphalt roofs which are in fair condition.



Figure 162: Looking southwest at the intersection of the frame structure and the log structure. Note the high grade around this section of the building.

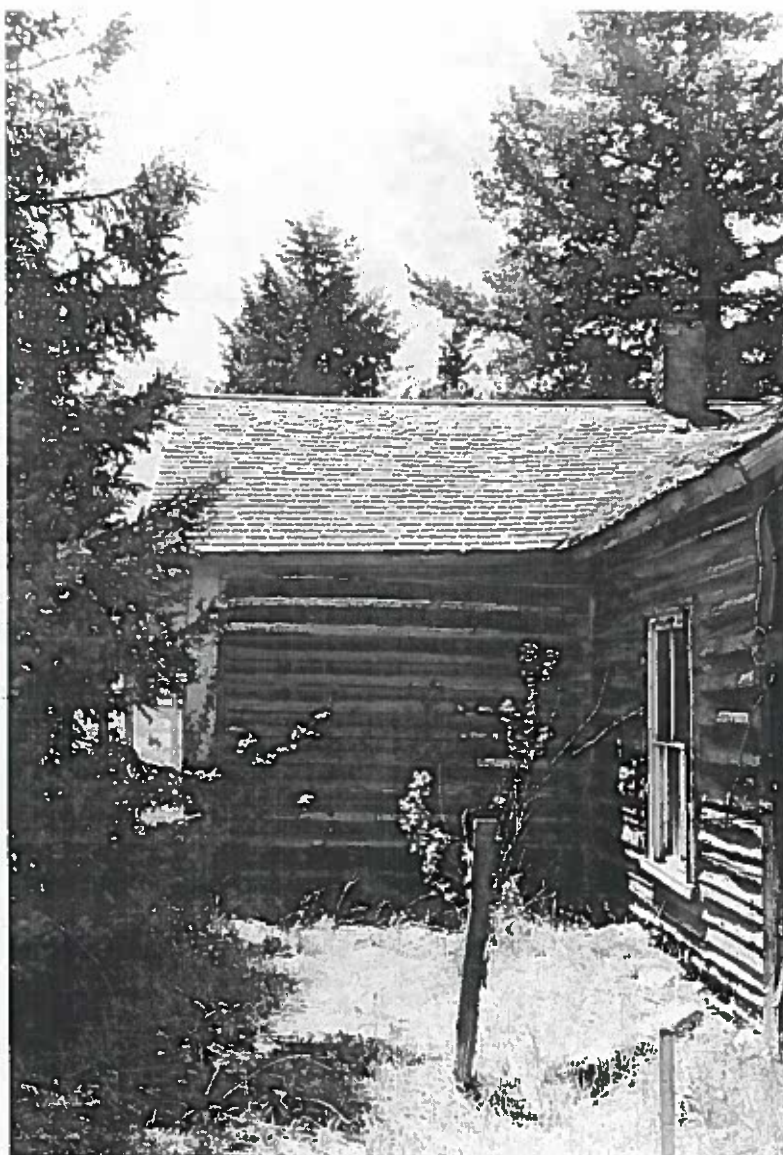


Figure 163: Looking south at the log structure. With the exception of the sill log and part of the second log on the left wing the logs are in good condition. The wood shingle roof on this section is in good condition with some minor shingle problems.

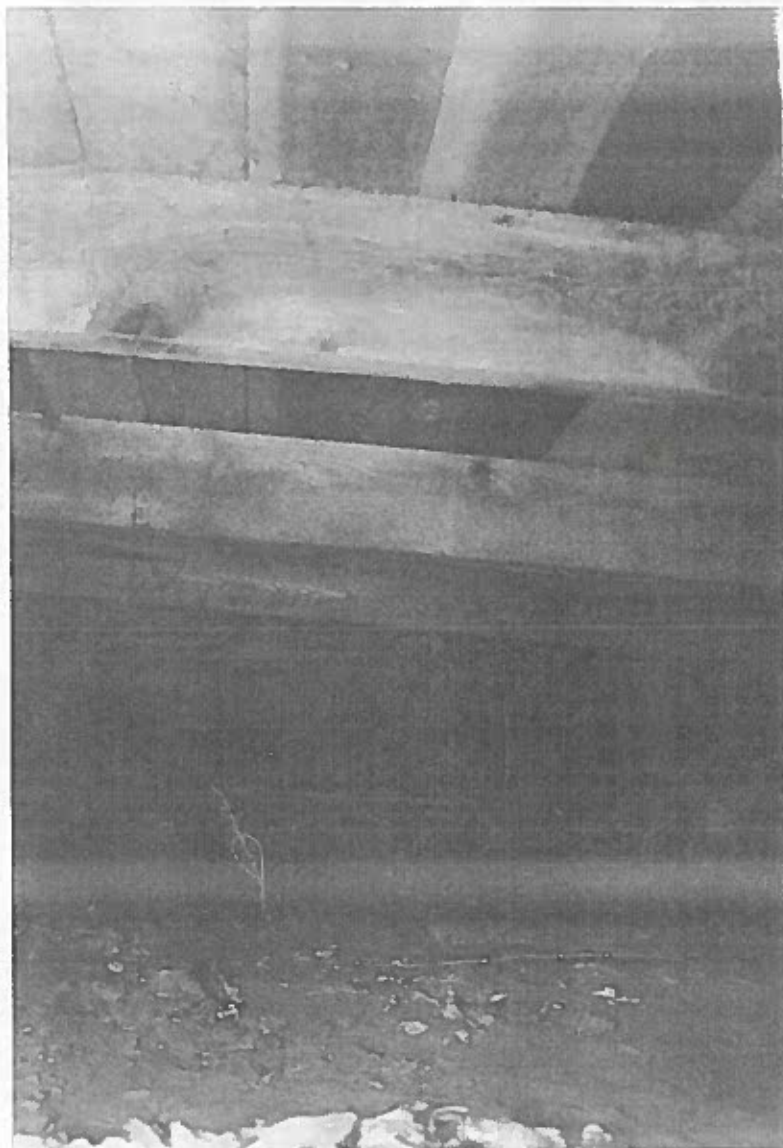


Figure 164: Looking east at a section of floor structure under the log cabin. Note the dry wood joists and sheathing.

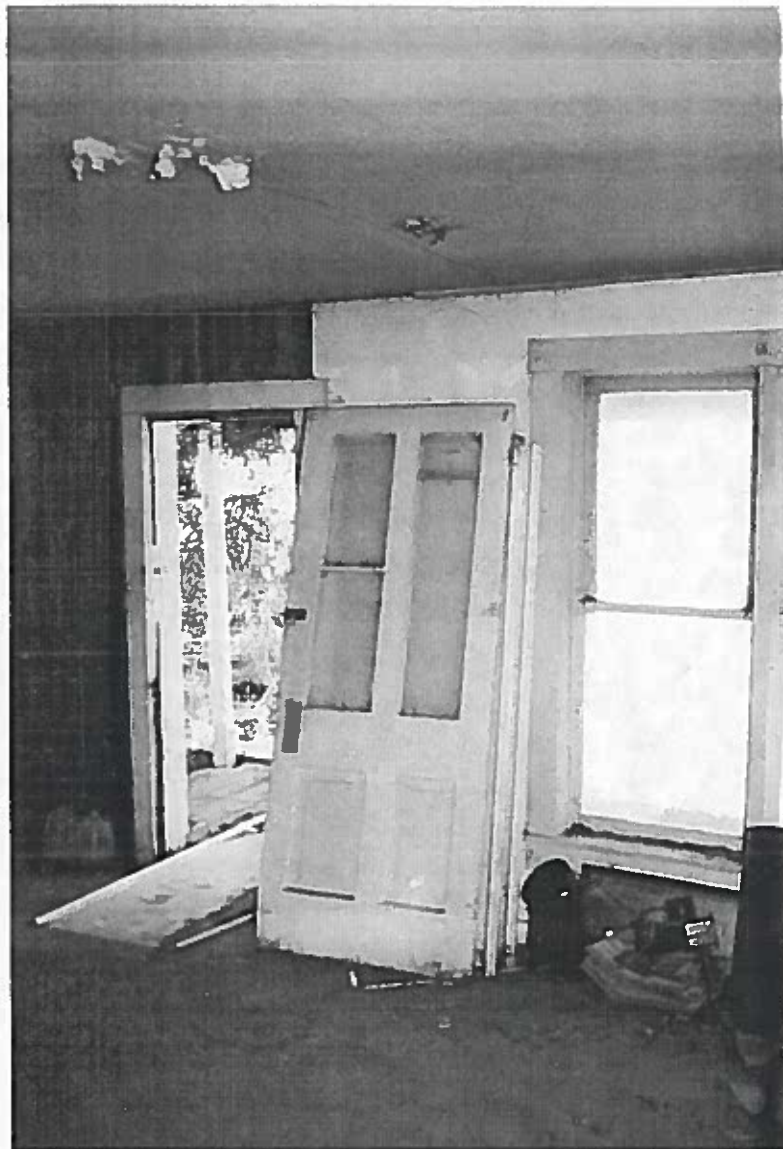


Figure 165: Looking east at the front entrance to the Cabin:
Note the door that has been removed.

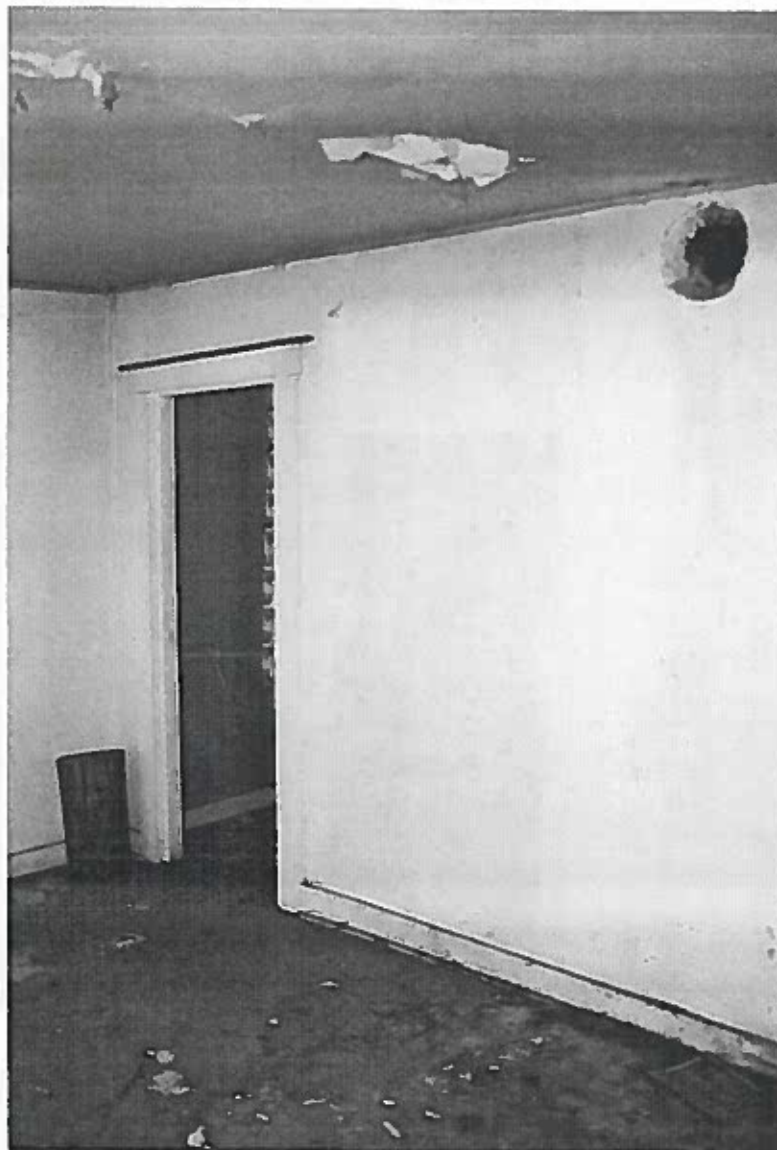


Figure 166: Looking southwest at the interior of the front room of the Cabin. Note the plaster walls and ceiling. There is some settlement along the outer wall on the left because of log deterioration has caused the plaster to crack. The fir floor also bulges in the center because of the settlement.



Figure 167: Looking west at the front room and door to a bedroom. Note the weathered wood that was taken from some of the buildings on the site.



Figure 168: Looking west at the southwest bedroom. Note the good plaster on the walls and ceilings.



Figure 169: Looking west a the middle bedroom. Note the plaster deterioration due to vandalism.

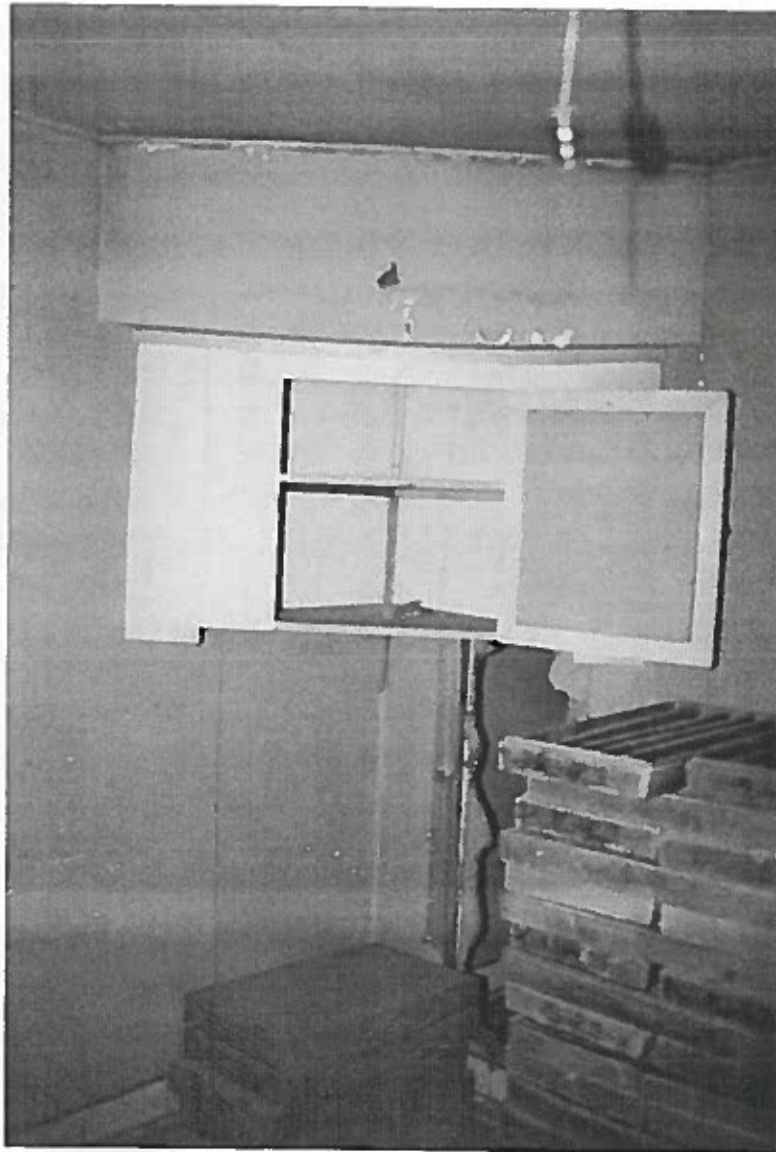


Figure 170: Looking southeast at the middle bedroom. A section of the wall has been removed into the other bedroom.



Figure 171: Looking southwest at the chimney area of the kitchen. There has been some water damage around the chimney.



Figure 172: Looking west at the kitchen cupboards.



Figure 173: Looking northwest at the kitchen. Note the holes in floor where the wood has been cut out.



Figure 174: Looking north at the back door from the kitchen in to the back frame addition.

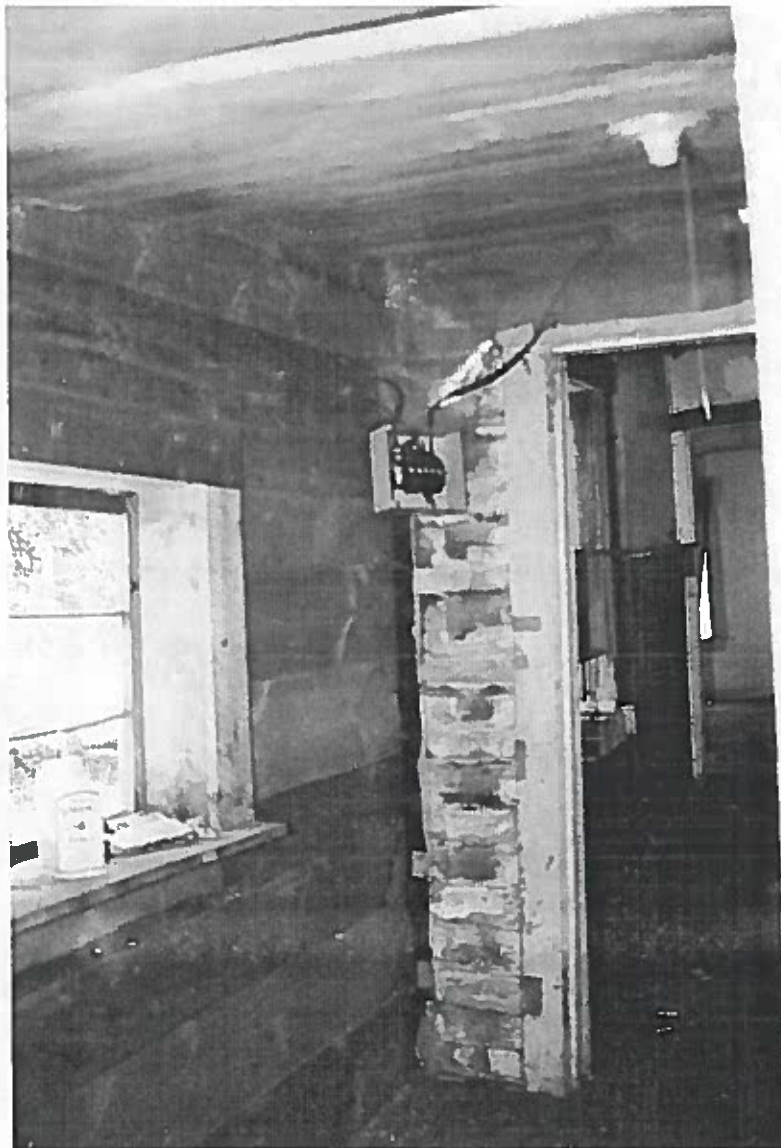


Figure 175: Looking southeast at the interior connection of the frame building and the log building. Note the good wood on the addition and log work at this area of the building.

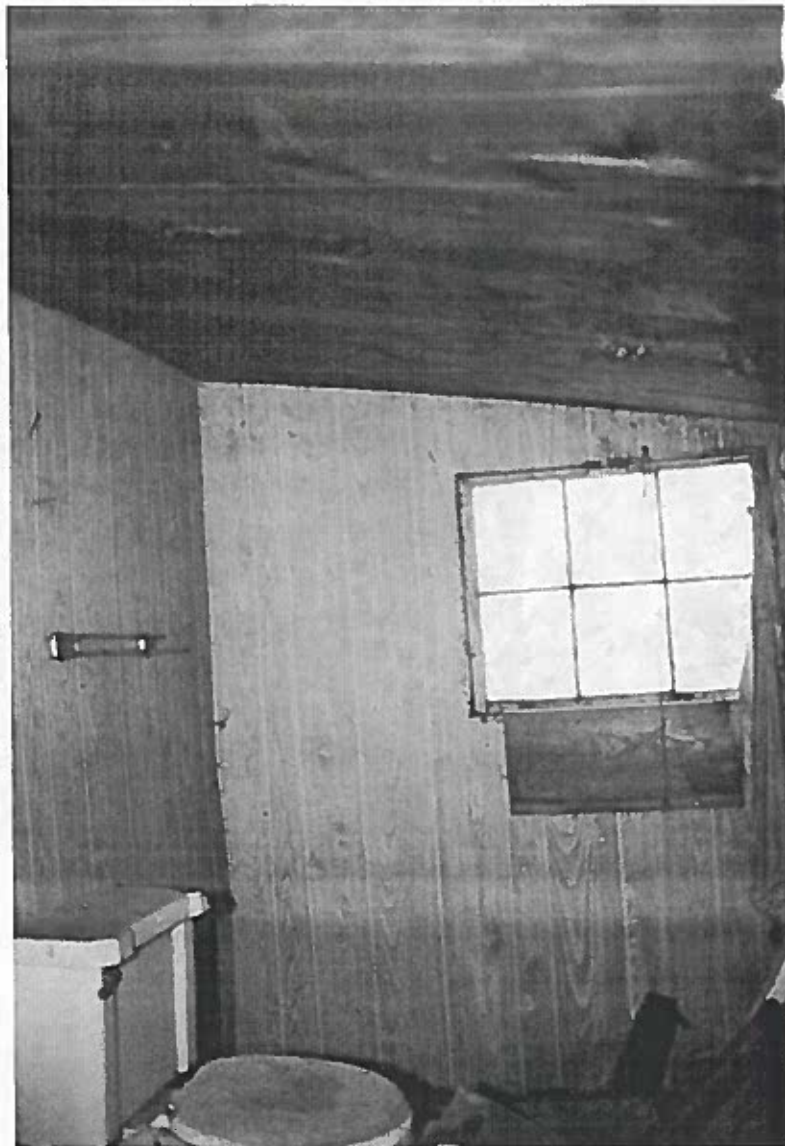


Figure 176: Looking west at the interior wood paneling on the bathroom in the frame addition to the building.



Figure 177: Looking north at the frame addition. Note the rotted floor boards, missing or removed doors, and open areas in the walls.



Figure 178: Looking northeast at a section of the frame addition. The base of the walls are deteriorating and the window is in poor condition.

Cabin (HS-65)

Building Description

Structure #65 is an L-shaped wood frame house with two separate shed roof additions on the back or west side of the house. The house has a log pier and partial stone foundation. The walls of the original building are covered with wood shingles. The additions have a board and batten siding. Each leg of the L has a sheet asphalt gable roof and there is a brick chimney near the intersection of the two ridge lines. Each leg of the L has a porch running along its east side. The southern porch has a concrete deck and the north porch is wood. The north porch still has a wood shingle hip roof. Fenestration includes one over one wood double hung windows and wood paneled doors.

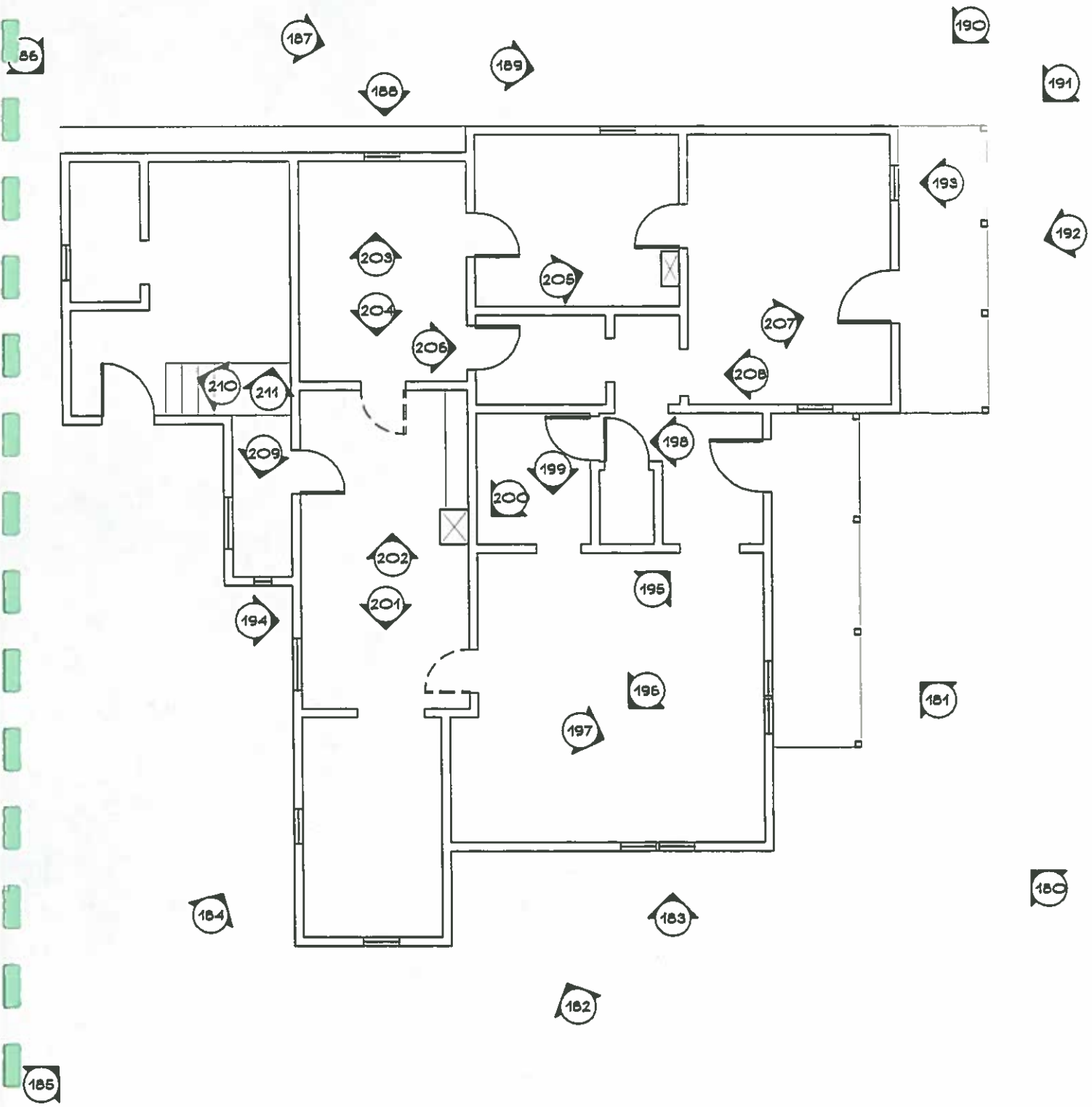
There are numerous interior finishes, including beaded board walls and ceiling in the back and plaster and homosote throughout the rest of the building.. The longest dimension of the stem of the L is about 40' and the base is about 24 feet long. Many of the new

The house is unoccupied

This building appears in the 1925 photograph of Jardine.

Condition

The building is in fair condition due to the problems with the wood piers set onto the ground. The major areas of rot and some settlement is on the east and north side due to the high grade. The wood porch is rotted and deteriorating, The wall singles are weathered and coming apart in some areas. The doors and windows are also weathered and need paint. The sheet asphalt roof is protecting the interior keeping the areas dry. The wood shingle roof over the porch is in poor condition. The brick chimneys have loose brick and some missing mortar. The later additions are in poor condition, having no foundations and the wall materials are rotted.



 **1 FLOOR PLAN**
SCALE 1/8" = 1'-0"

FIGURE 179
CONDITION ASSESSMENT
RESIDENCE (HS 65)



Figure 180: Looking northwest at the Cabin. Note the metal roof which is coming apart on the lower shed roof over the porch.

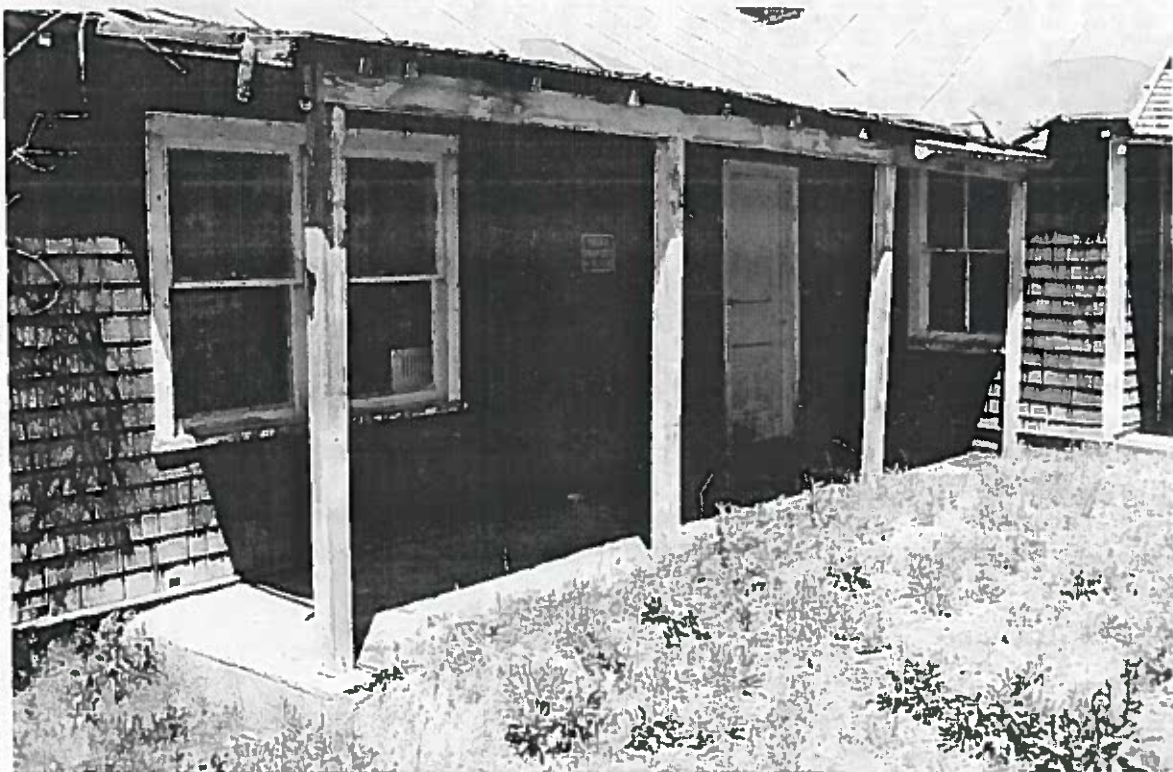


Figure 181: Looking northwest at the porch area. Note the high grade around this end of the building due to the buildup of the road over the years. There is some rot along the base of the wall shingles and the structure base.



Figure 182: Looking northwest at the end of the building. Note the weathered shingles.



Figure 183: Looking north at a pair of wood double-hung windows typical to the building. The windows are weathered, glass is missing and the glazing is missing. Note the vertical logs that have been put around the base of the building to enclose the crawl space.

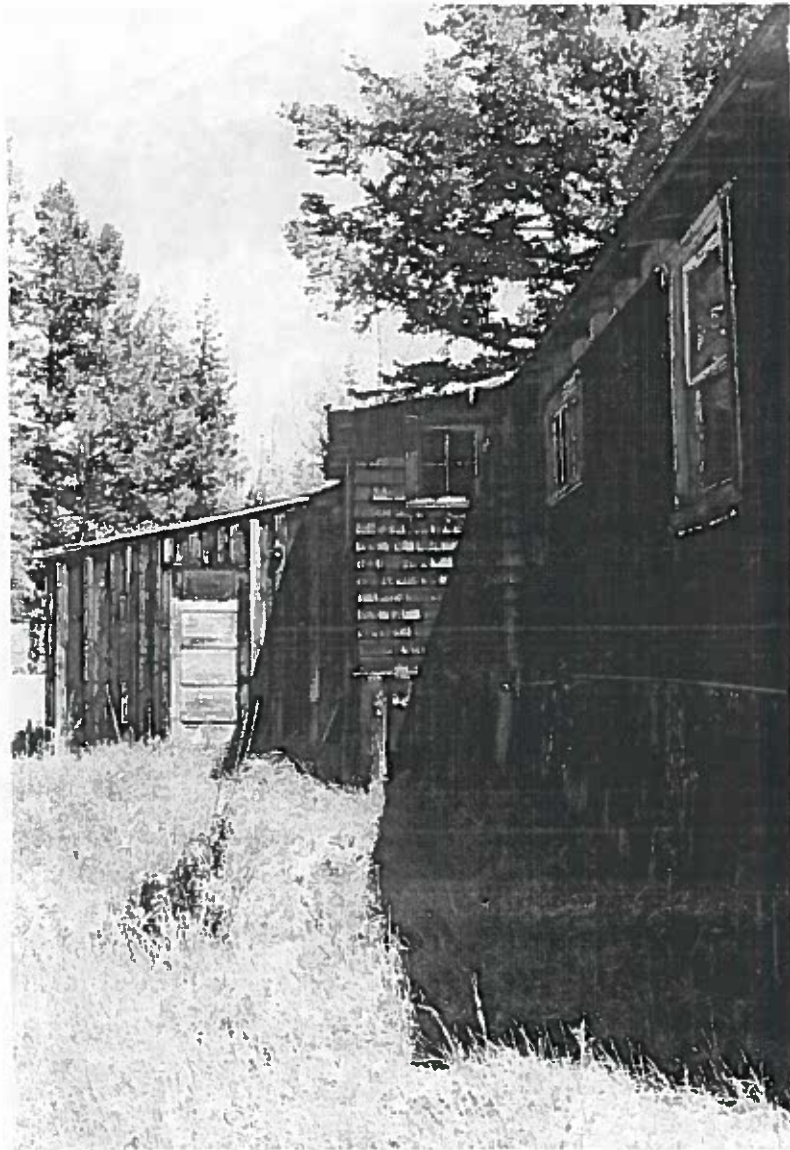


Figure 184: Looking north at the additions on the back of the building. The frame structures are deteriorating badly.

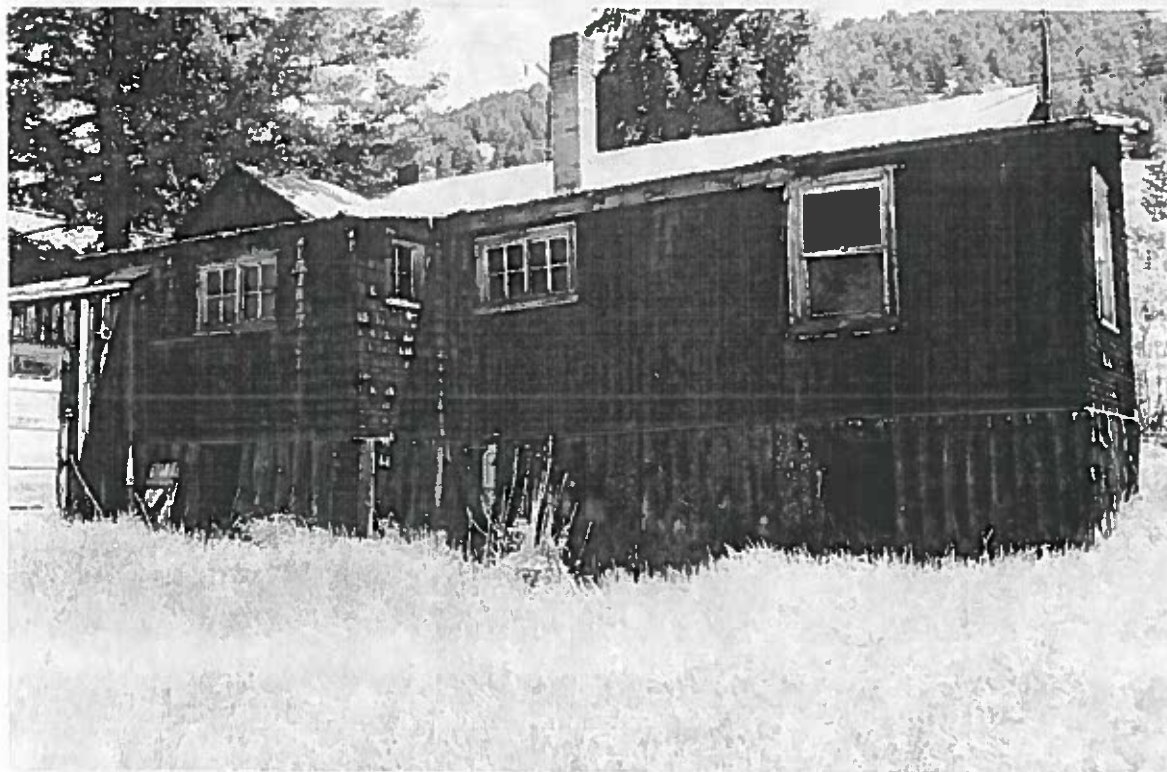


Figure 185: Looking northeast at the back of the Cabin. Note the deteriorating brick and mortar on the top of the chimney.

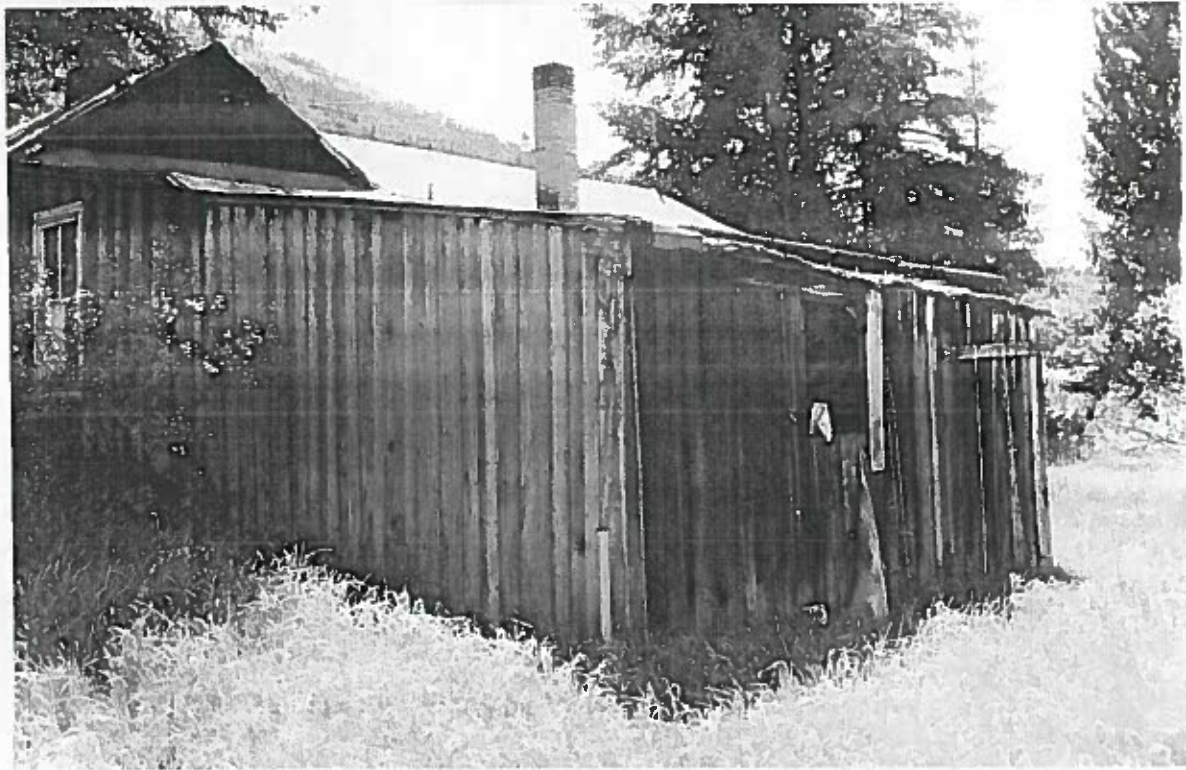


Figure 186: Looking southeast at the frame addition on the back of the building. The base is rotted as well as the roof and wall on the end.

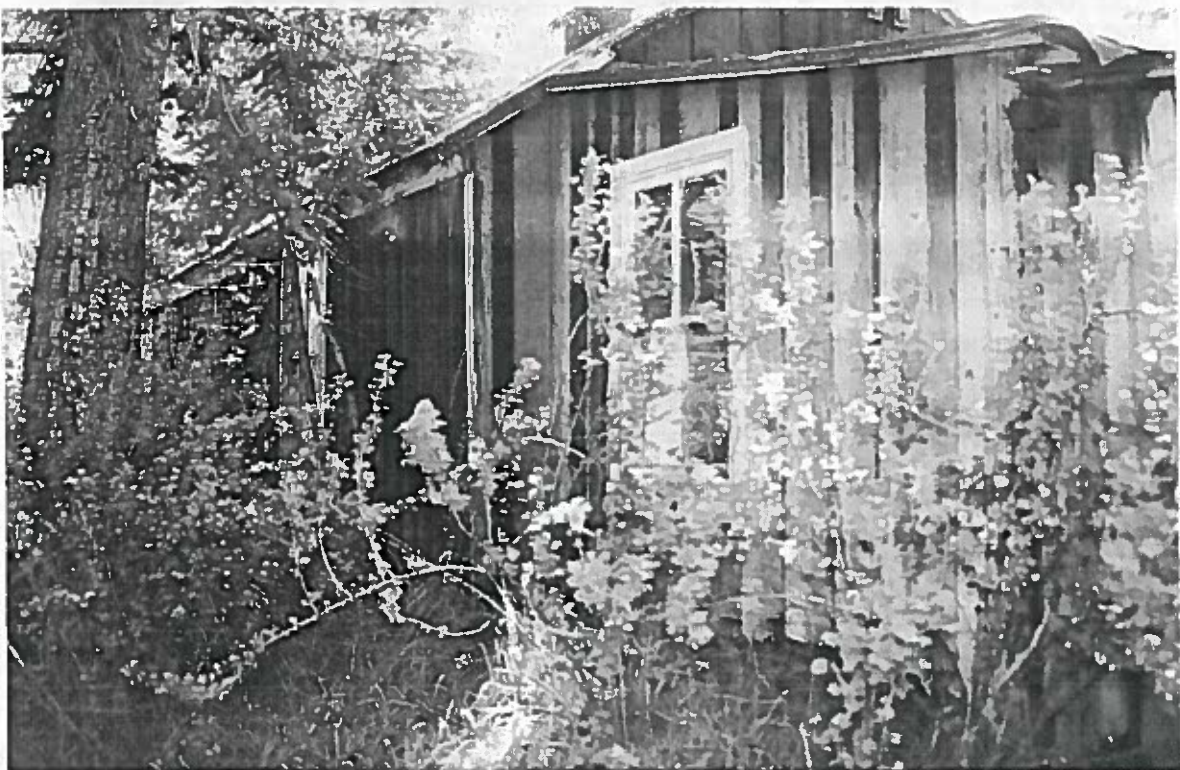


Figure 187: Looking east along the edge of the additions. There is no foundation under these sections of the Cabin.



Figure 188: Looking southeast at the base of the frame additions to the Cabin. Note the rotted wood board and batten siding on the ground where there is no foundation. Also note the weathered window.



Figure 189: Looking east along the wall of the additions onto the original building showing the buildup of materials and trees where the surfaces are rotting because of water penetration.



Figure 190: Looking southwest at the Cabin. The metal roof on this side of the building is in good condition. Note the brush and trees up against the building.



Figure 191: Looking southwest at the Cabin. Note the wood shingle roof over this porch structure which is in poor condition in some areas.



Figure 192: Looking southwest at the porch floor which is deteriorating badly because of the buildup of earth around the base and drainage of water from the road. Note the rotting bases of the columns also.



Figure 193: Looking northwest at a typical wood double-hung window under the porch. Note the weathered sill and missing glazing putty around the glass.



Figure 194: Looking east under the building at the main structure which appears to be wood piers on stone or wood footings. The area under the building in most cases appears to be dry.



Figure 195: Looking northeast from the living room at the front entrance door into the vestibule. The door is weathered with some rot at the base. Plywood covers the glass area.



Figure 196: Looking southwest at the front room. The plaster walls and ceiling, wood floors and general woodwork appears to be in good condition.



Figure 197: Looking southeast at the windows in the front room. There is some water damage along some of the sills and bottom sash of the windows as well as one piece of glass missing.



Figure 198: Looking west at the entrance to the north bedrooms from the front vestibule.

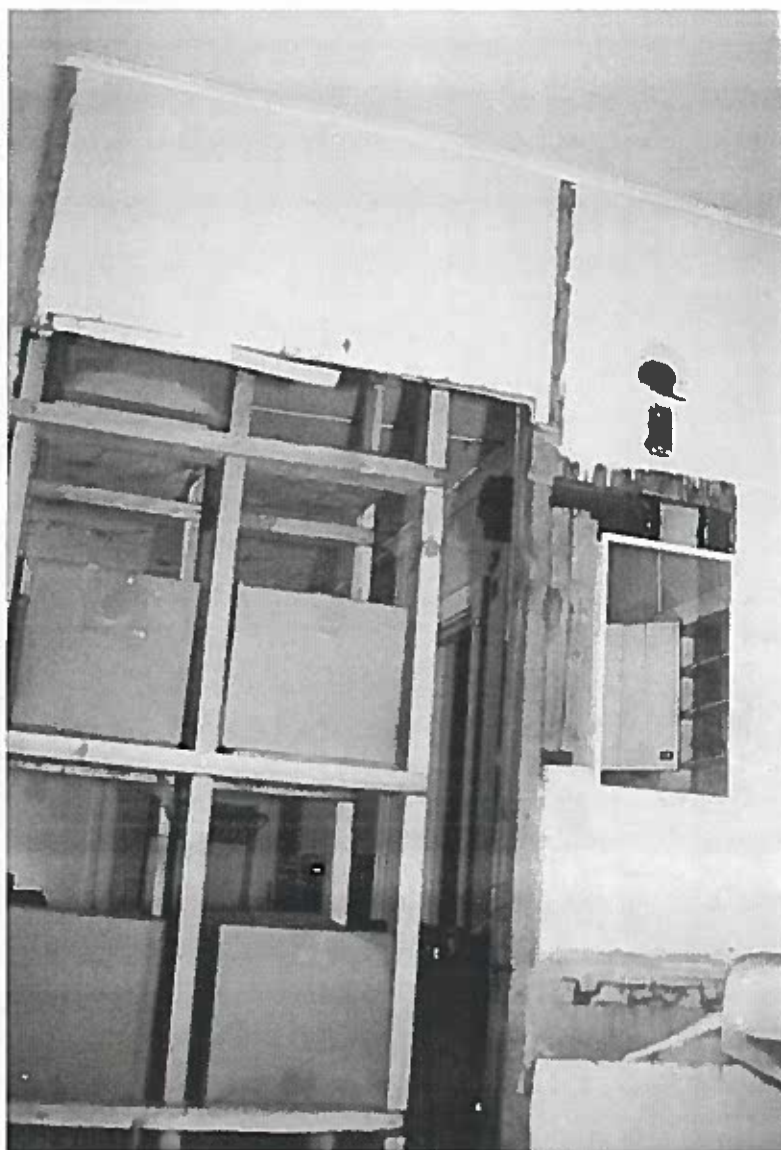


Figure 199: Looking south at the bathroom just south of the front vestibule. Note the removal of the wall materials in this area.

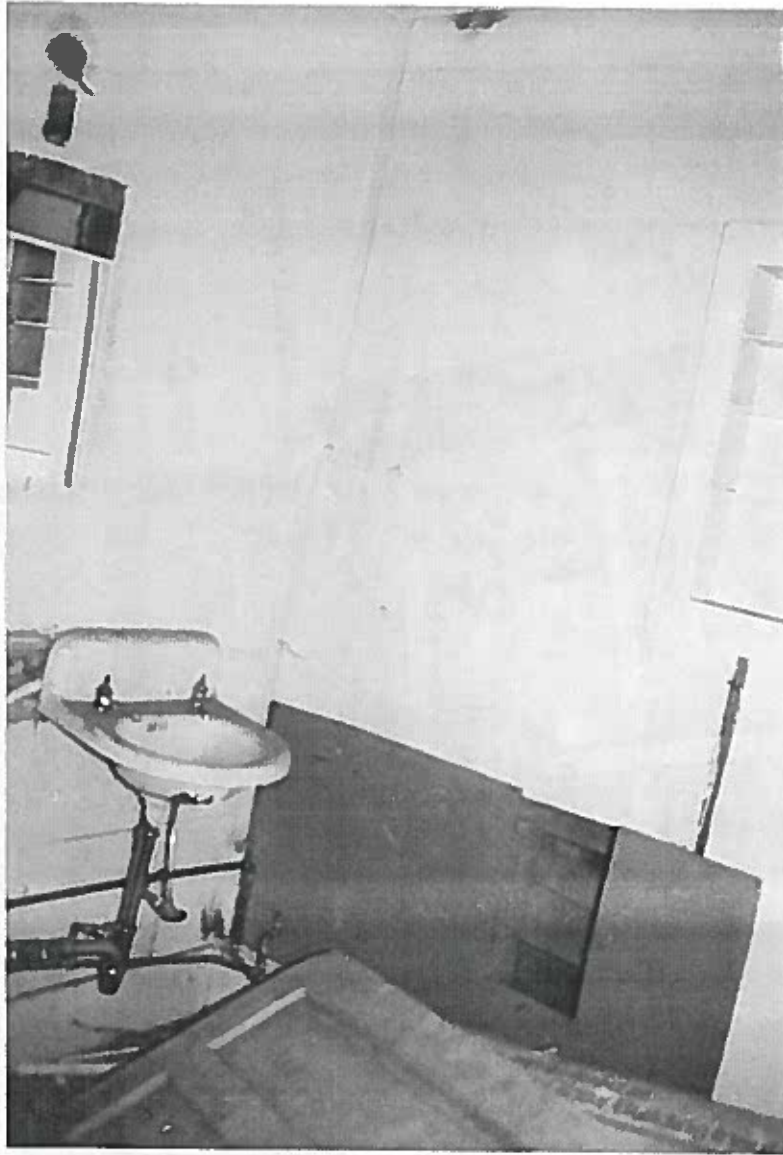


Figure 200: Looking west at the bathroom area. Note the sink and the wood paneled door on the floor.



Figure 201: Looking south at the kitchen and dining room area on the back of the building. The materials are generally in good condition in these areas.

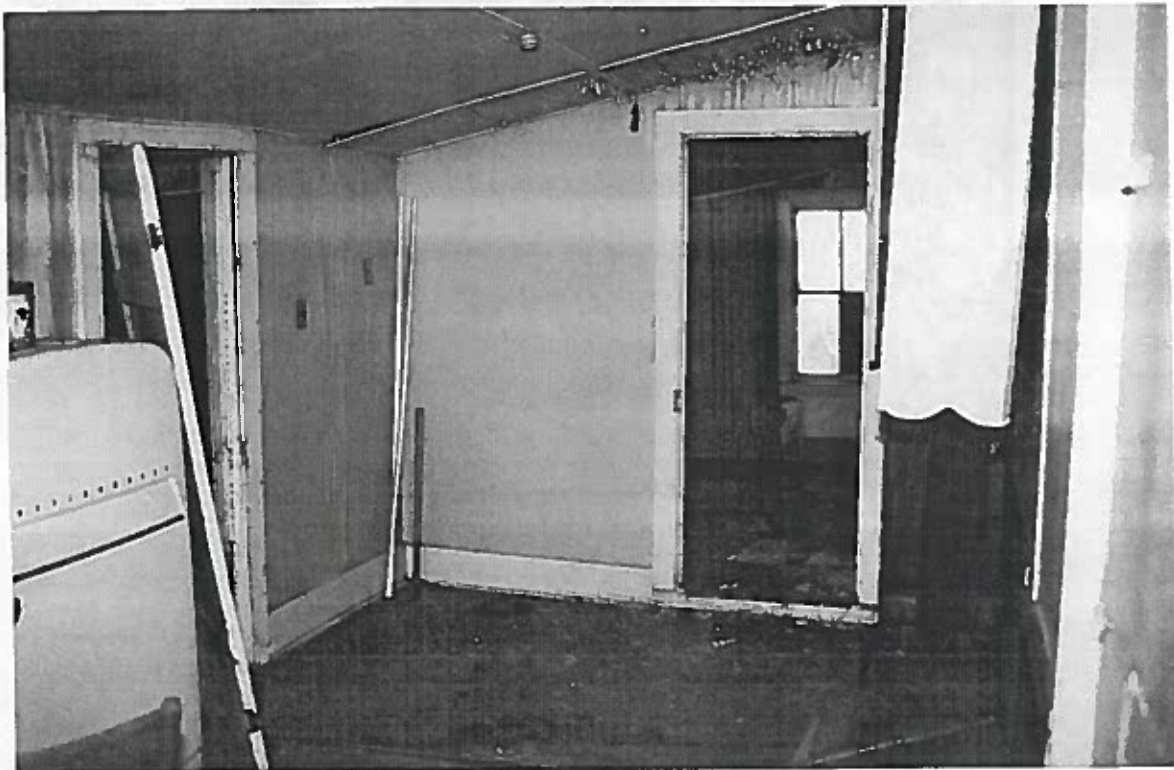


Figure 202: Looking north from the kitchen area to the back door on the left and to a bedroom.

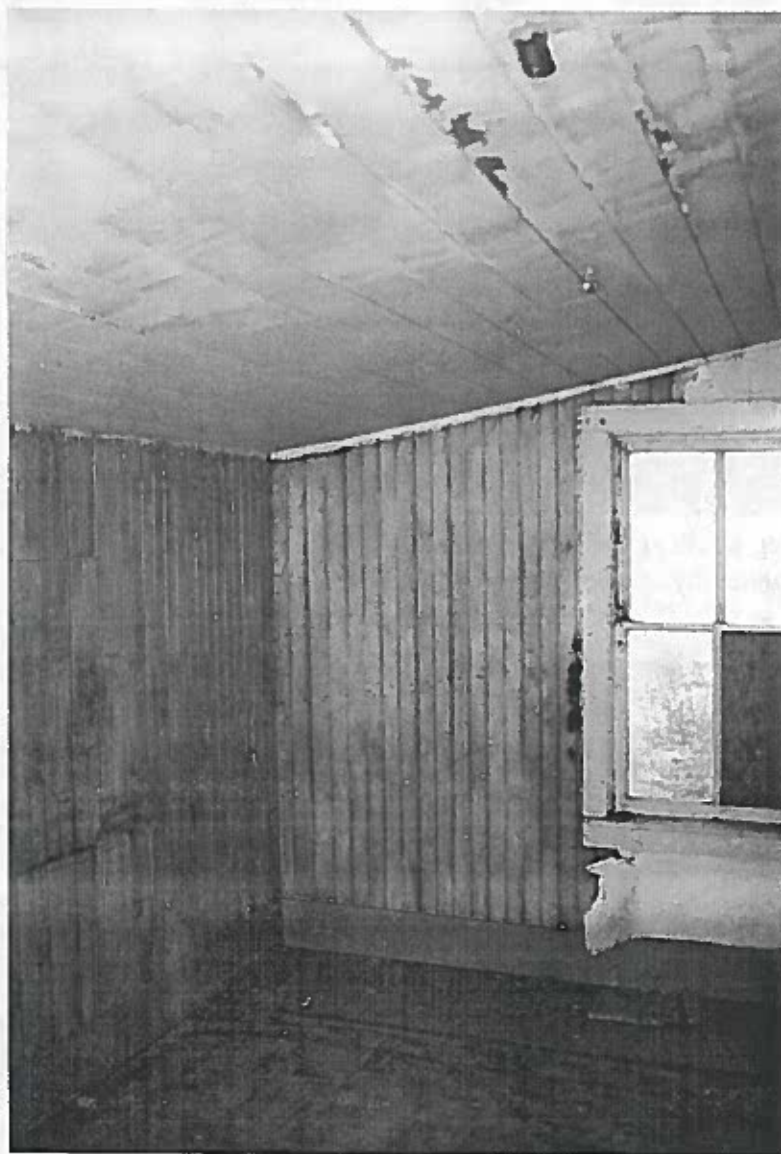


Figure 203: Looking north at the interior of the back bedroom. Note the wood bead board walls which had wallpaper covering the surfaces at a later date as seen under the window.



Figure 204: Looking south at the back bedroom. Note the water damage on the ceiling from the leaking roof. The roof appears to have been covered and there is no moisture penetration at this time.



Figure 205: Looking east at the middle bedroom. The materials on the walls, ceiling, and floors are similar and in good condition.



Figure 206: Looking east at the corridor between the back bedroom and the front vestibule. This appears to have been a storage area with its natural wood.

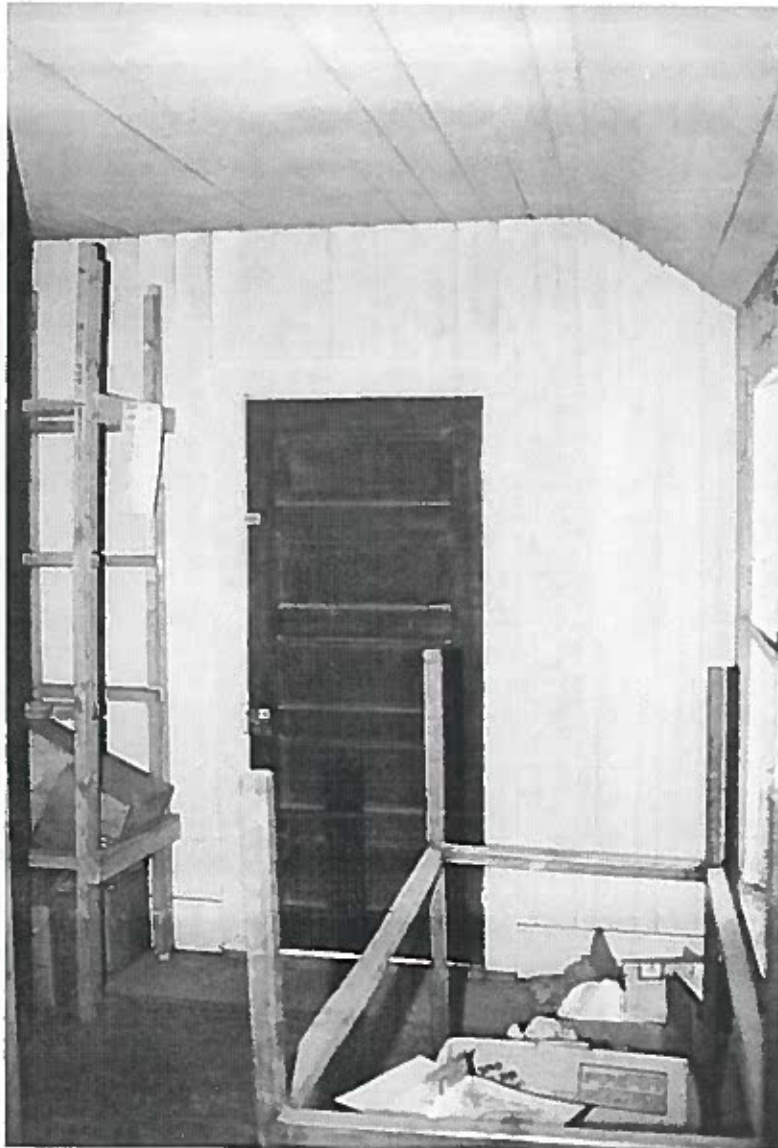


Figure 207: Looking east at the front bedroom and door to the porch. Note the wood walls and ceiling that appear to be in good condition.



Figure 208: Looking west at the front bedroom towards the door to the front vestibule area.

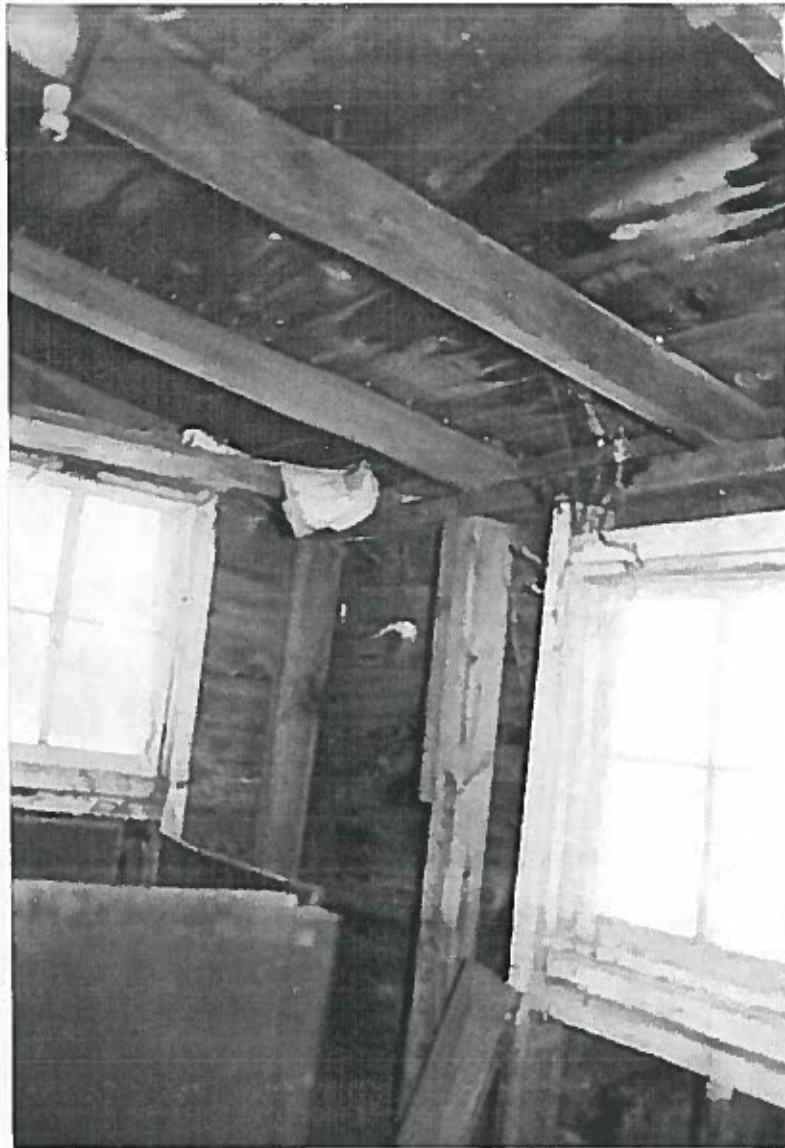


Figure 209: Looking southwest at the back wood frame addition. Note the water penetration on the roof and the weathering and rot along the base of the windows.



Figure 210: Looking west at the lower level of the frame addition. The wood floor is rotted out and the base of the structure is rotted. Additional posts have been added to help keep the roof intact from snow loads.

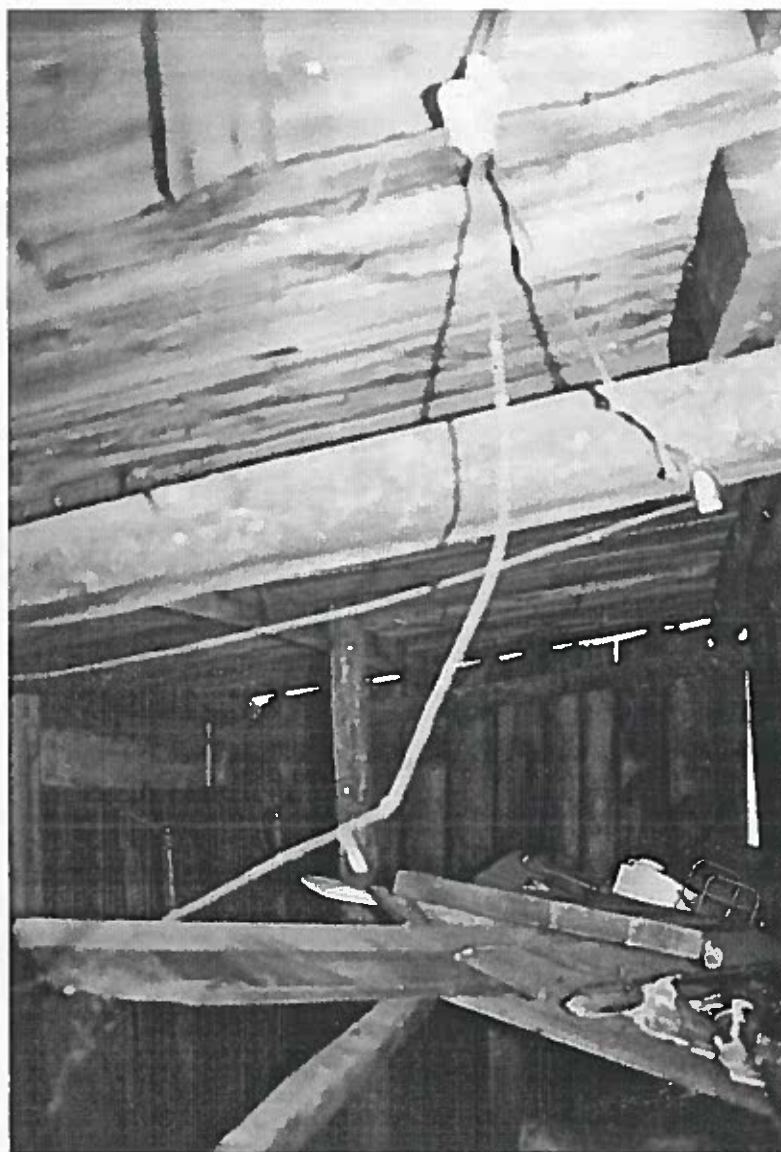


Figure 211: Looking north at the back wood frame addition. Note the additional supports which have been added to keep up the roof. Also note the exposed wiring.

Cabin (HS-70)

Building Description

Structure #70 is a L shaped log cabin measuring about 18' x 26' with a 18' x 18' wing. The cabin is constructed of hewn logs with dovetail joints. It is hard to determine if there is a foundation because the grade has built up around at least the first two logs. Several large wood frame additions have been to the north and west of the original log structure. A porch runs along the length of the original log cabin on the west and continues to run along the south side of the major frame addition. The log building has a gable roof and the gable roof of the additions have all been tied together in an ungainly fashion. The roof is covered with a sheet asphalt that is protecting the structure from leaks. Fenestration include wood paneled doors and the window openings are still intact however they contain a single pane of glass.

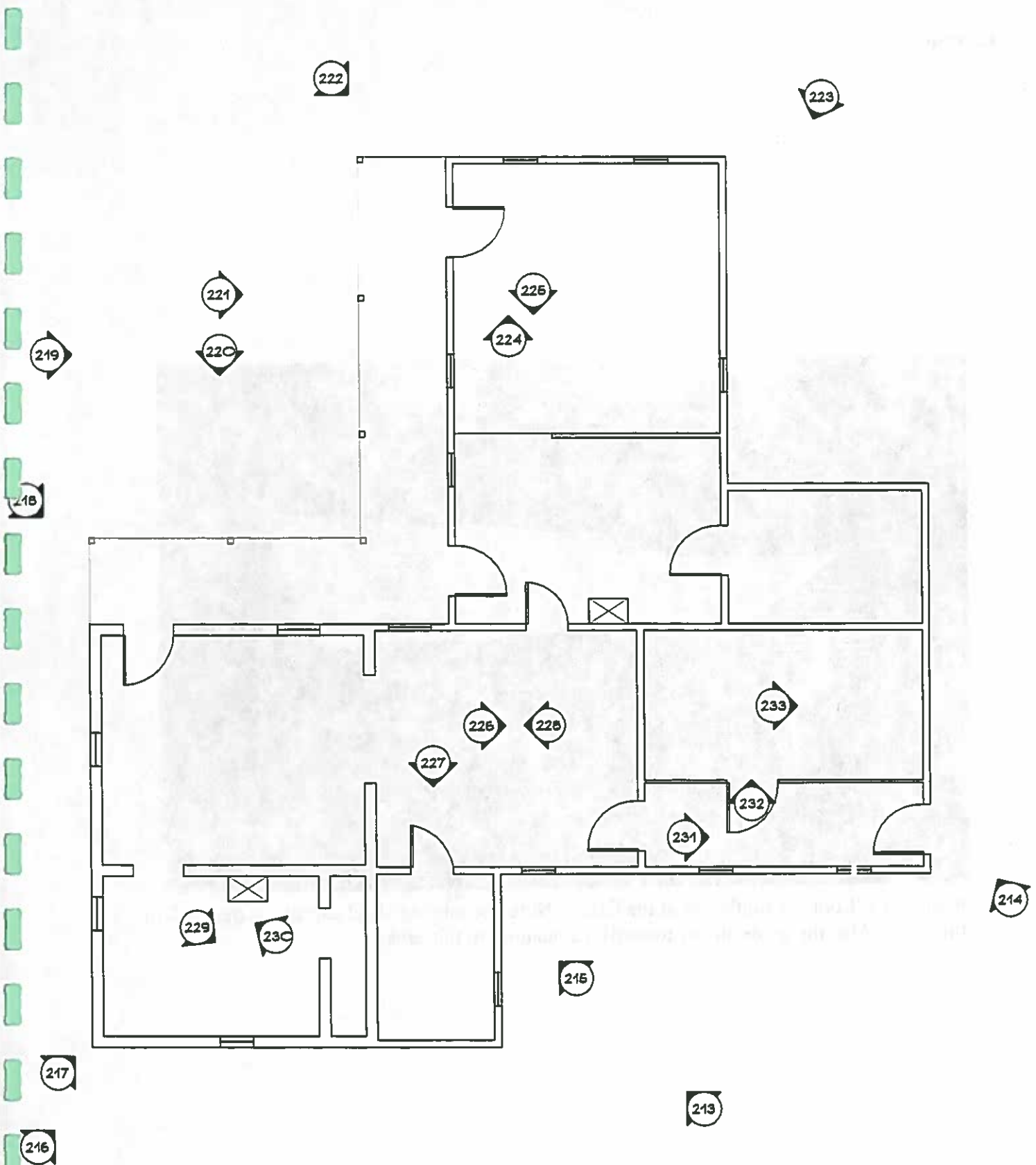
The interior contains the later homosote walls and ceilings. The area in the kitchen still has some of the original newspapers covering the log walls. There are wood floors throughout the building. The building is unused.

This building appears in the 1925 photograph of Jardine.

Condition

The log building is generally in good condition with the exception of the base two logs that are rotted causing some settlement in the building. This is due to the high grade and poor drainage around the building. There is also a significant amount of shrubbery against the building which is causing some deterioration. The daubing is loose and in some cases missing. The additions are in poor condition and do not appear to have any foundations but sit directly on the ground. This has caused the wood floors to rot out in the additions. The roof is good in that it is protecting the building. The doors and trim around the windows is weathered.

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 **1 FLOOR PLAN**
SCALE 1/8" = 1'-0"

FIGURE 212
CONDITION ASSESSMENT
RESIDENCE (HS 70)



Figure 213: Looking southwest at the Cabin. Note the missing sheet asphalt on the roof, to the right. Also the grade slopes towards the building in this area.

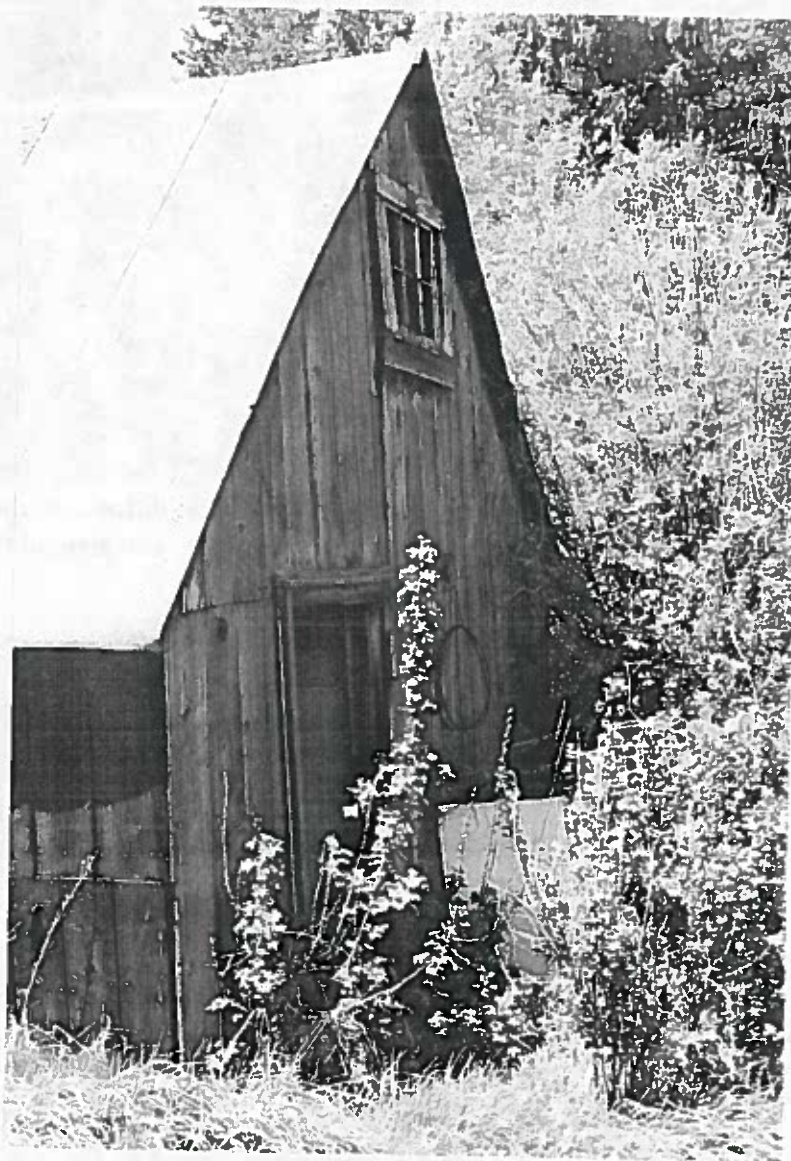


Figure 214: Looking southwest at the north end of the building. Note the weathered wood on the building and the high growth of shrubs and grass around the building.



Figure 215: Looking southwest at the intersection of the frame addition and the original log building. Note the deteriorated roof sheathing and the high grade around the building.



Figure 216: Looking northwest at the building. Note the high grade around this end of the building against the log work. The bottom sill log and at least one to two wall logs are deteriorated and rotted. The top of the brick chimney is also deteriorating.



Figure 217: Looking northwest at a corner notch on the building. Generally with the exception of the base logs the wall logs are in good condition. Note the damage on the edge of the roof sheathing.



Figure 218: Looking northeast at the log portion of the building. Note the porch which is in poor condition with some rot at the base and in the columns and roof.

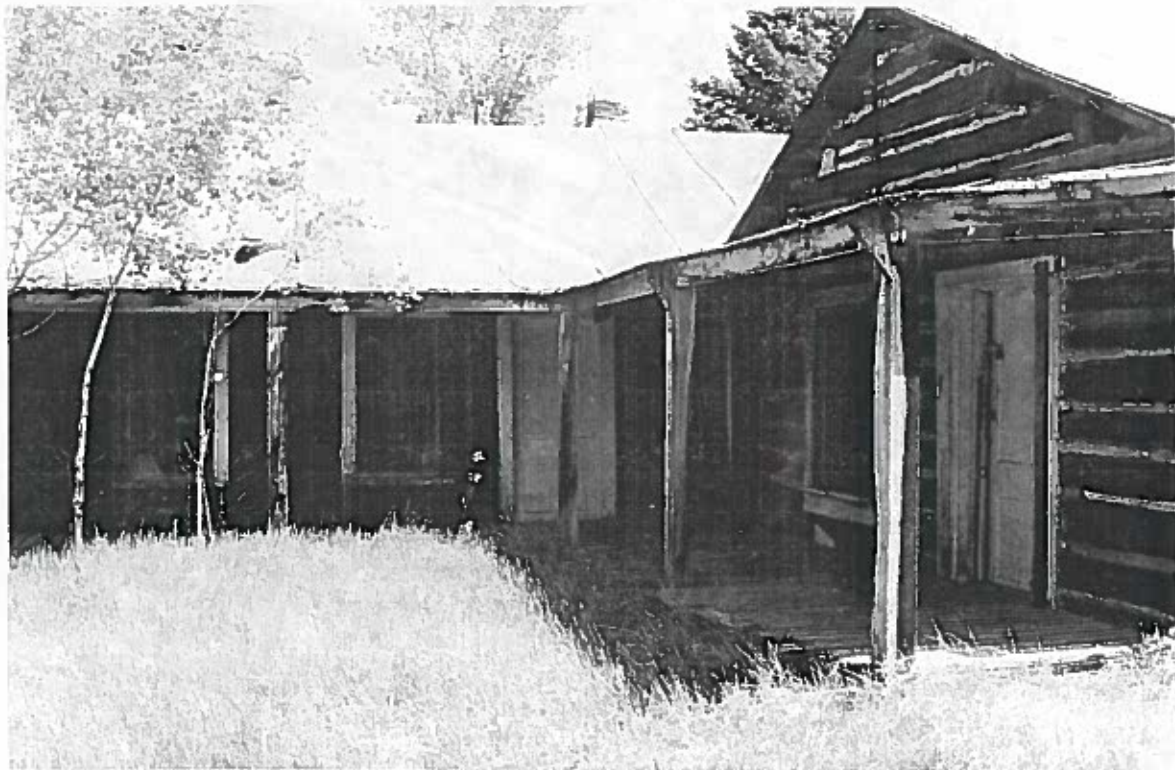


Figure 219: Looking north at the intersection of the porch on the log cabin and the wood frame addition. The sheet asphalt roof appears to be in good condition on this side.

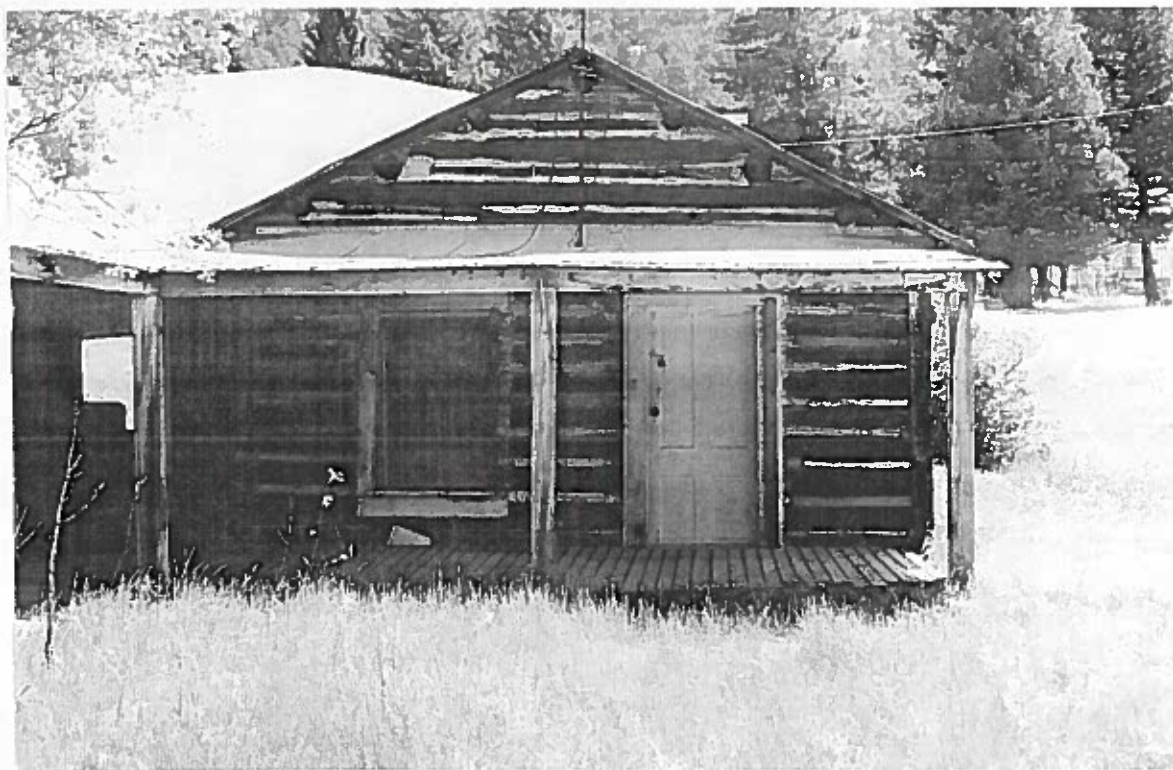


Figure 220: Looking east at the front of the log cabin. The wood paneled door and trim are weathered, and the window is missing its original double-hung sash.

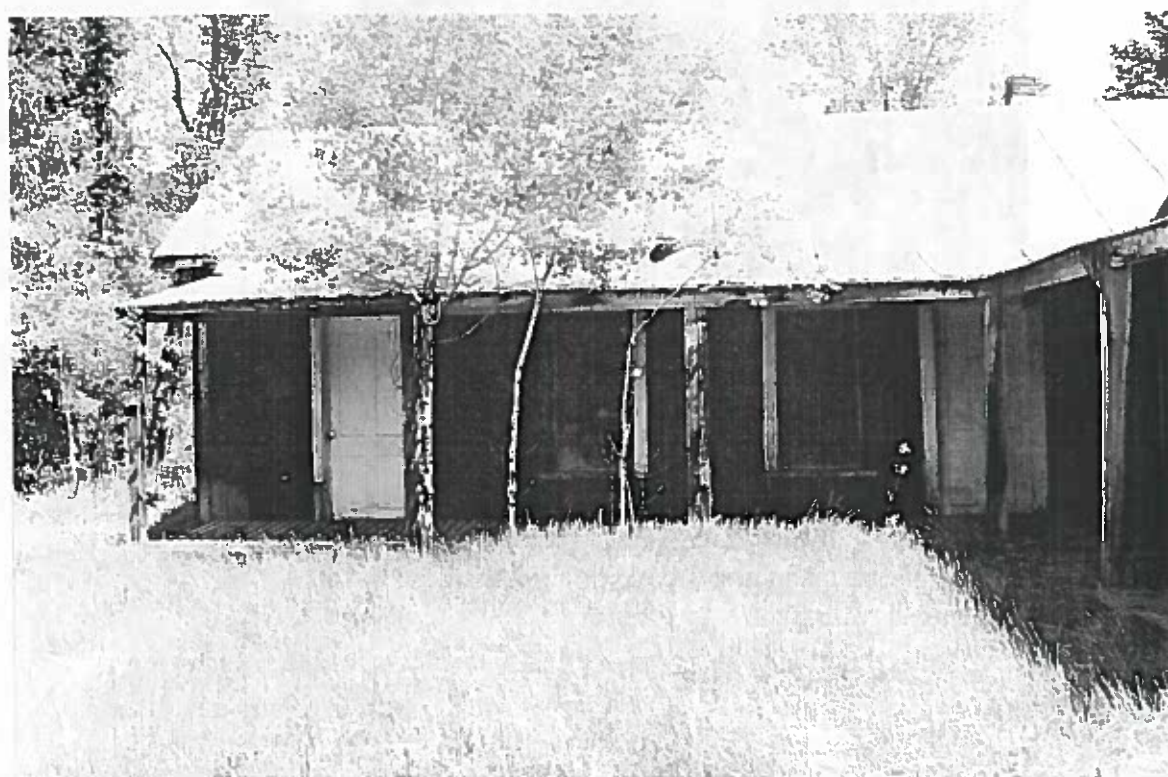


Figure 221: Looking north at the wood frame addition that was built on the ground with no foundation.



Figure 222: Looking northeast at the wood frame addition. The upper part is in good condition but the base of the building is rotting out.



Figure 223: Looking east along the north side of the building. Note the shrubbery along the building and the high grade around this end of the building also.



Figure 224: Looking west at the interior of the frame addition. The original floor has rotted out and is covered with a plywood sub-floor and frame.



Figure 226: Looking north at the back wall of the original log building with its original layers of wall paper and newspapers. Generally the materials are in fair to good condition.

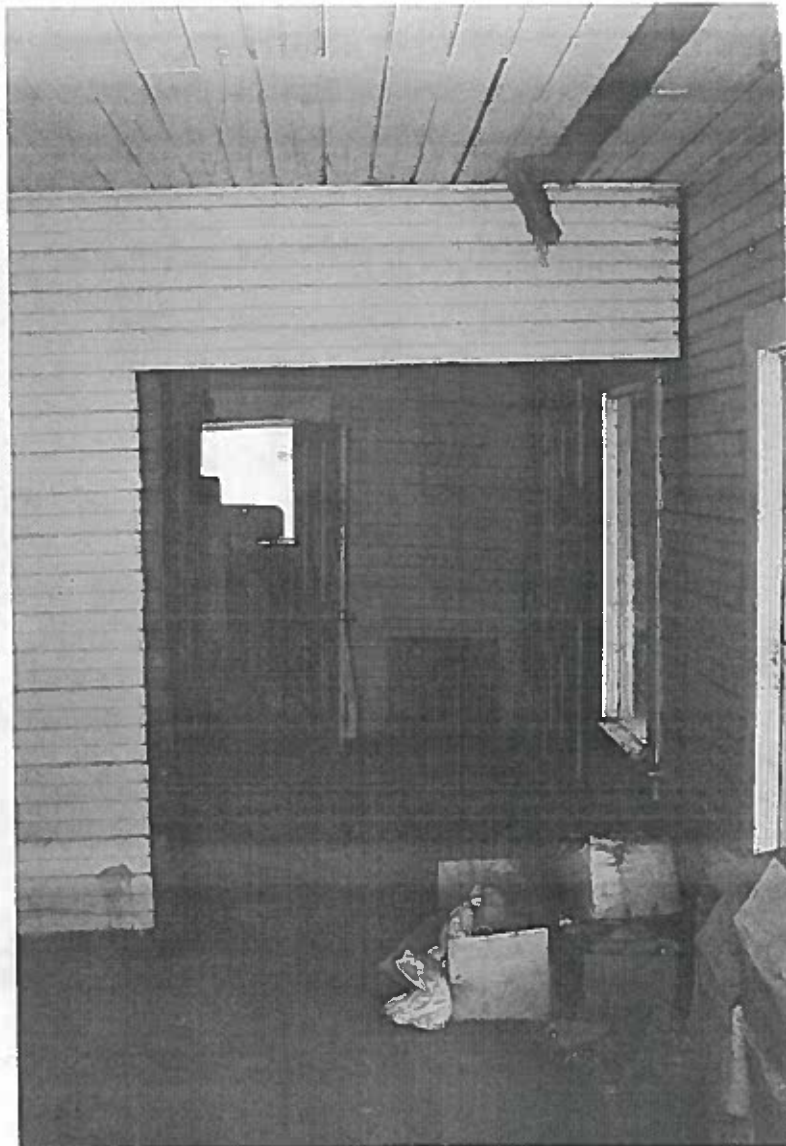


Figure 225: Looking east at the wood frame addition with its wood walls and ceiling. There is some settlement in the building because of the rotted floor and base. Also, the ceiling has some rot from previous water leaks.

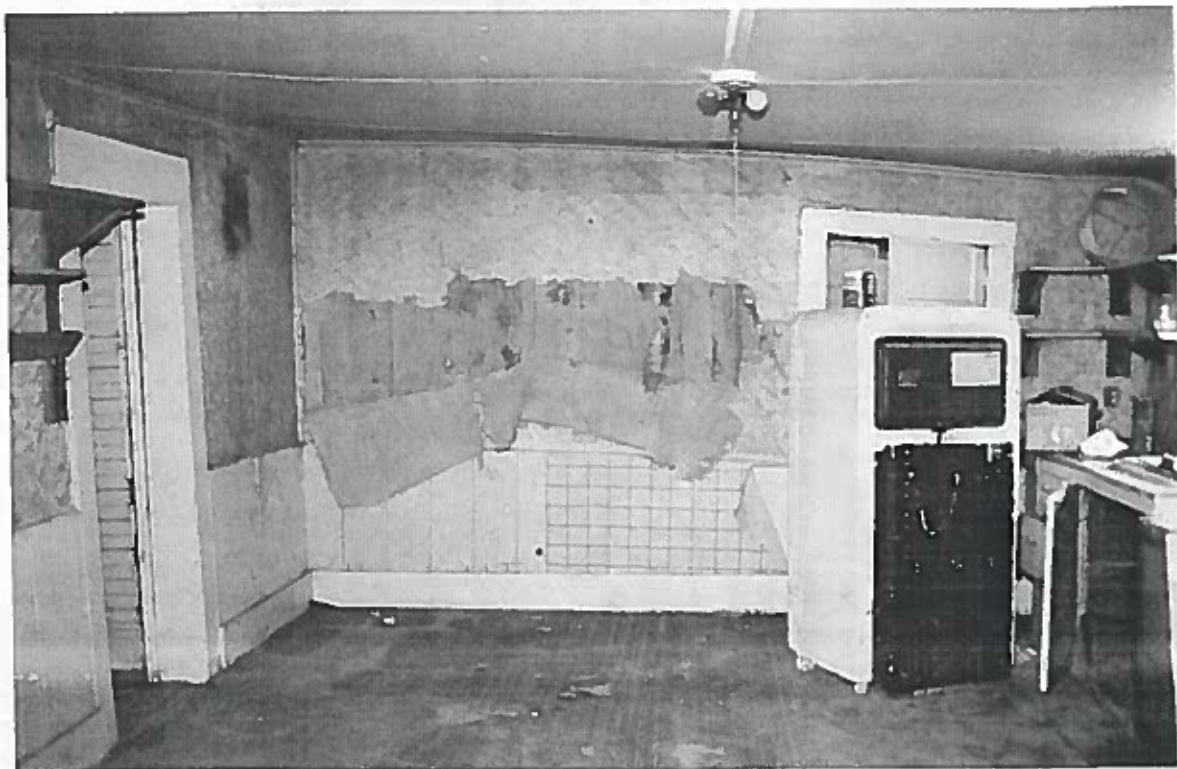


Figure 226: Looking north at the back wall of the original log building with its original layers of wall paper and newspapers. Generally the materials are in fair to good condition.

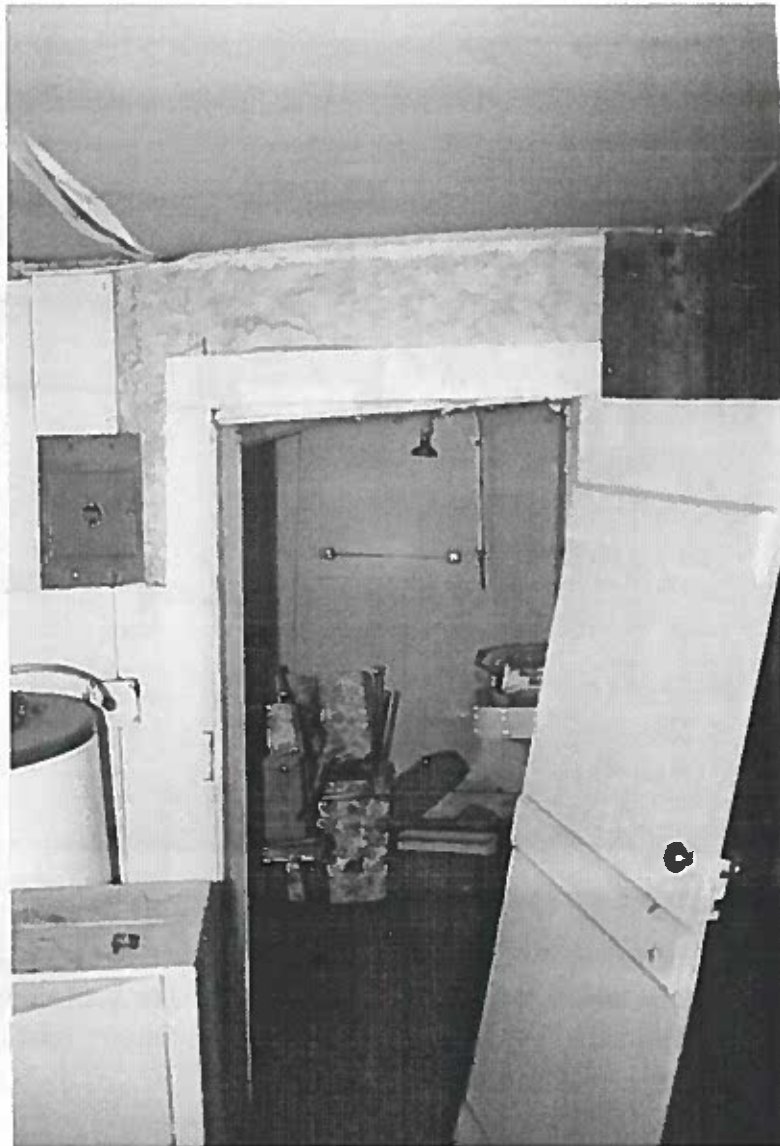


Figure 227: Looking east into the wood frame bathroom structure that was added to the log cabin. This area of the building is also in poor condition due to no foundation and the rot of the wood frame materials.

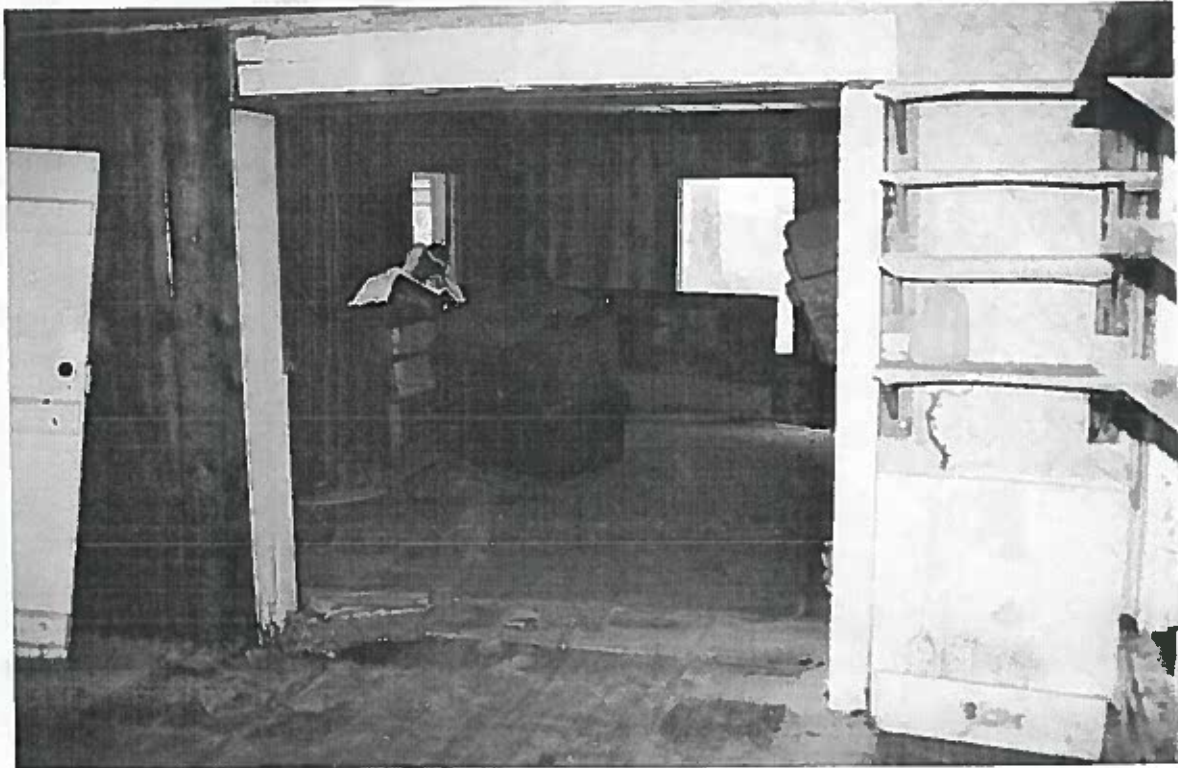


Figure 228: Looking south at the living room from the kitchen. The wall along this area has been opened up over the years. The structure is in good condition even though some of the finish materials are not.



Figure 229: Looking northeast at the bedroom area. The celotex materials on the walls and ceiling are in good condition although they are later materials.



Figure 230: Looking south at the door to the living room and a single pane window that has been added to the opening.



Figure 231: Looking north at the north wood frame addition to the building. Note the buckled floor built on grade. The walls are a thin frame with a hardboard siding.



Figure 232: Looking west at the rotted wood floor in the north addition.



Figure 233: Looking north at the wood frame wall with wood boards on the exterior wall.

Residence (HS-82)

Building Description

Structure #82 (north) is one of two company houses. It does not appear in the 1925 photograph of Jardine but was probably built shortly thereafter. In its original form it was identical to the south house, being of a modest bungalow style. This one story wood frame structure sits on a concrete foundation, about 20' 25', with a gable roof covered with a new metal roof. It has clapboard siding and a bungalow style porch on its west (front) facade. There are two brick chimneys at the ridge line. A small wood frame gable roof addition has been added to the rear. There does not appear to be any foundation on the addition. Fenestration includes wood paneled doors. The windows are one over one double hungs.

The interior consists of three rooms and a bath. There were four rooms originally but a wall has been taken out in the center of one side allowing one room to run the length of the building. The interior is covered with sheetrock and there are sheet vinyl floors.

Condition

The building is generally in good condition. The addition on the back has some problems with high grade around it causing some of the base sill and siding to rot out and deteriorate.

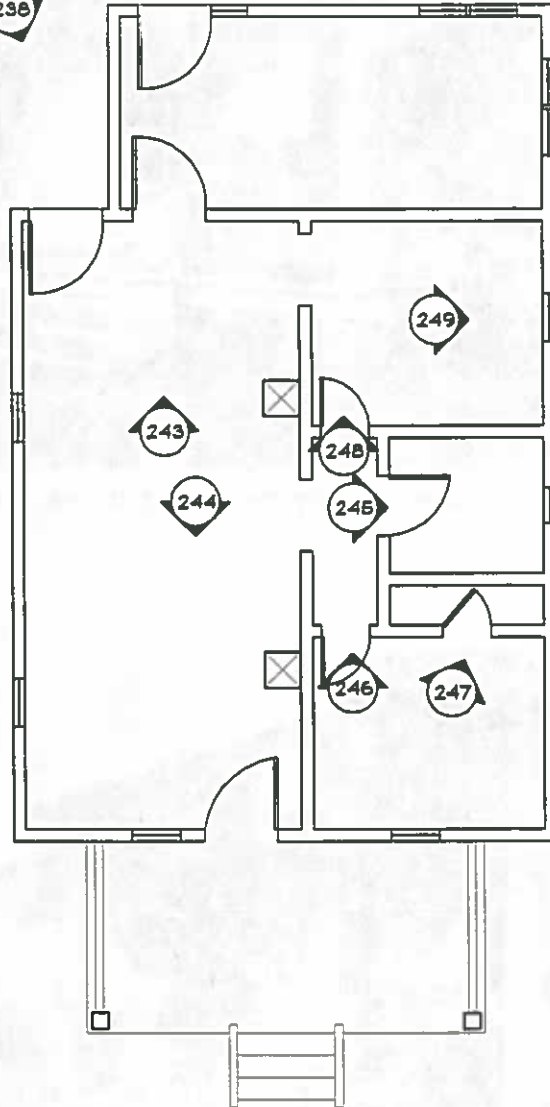
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1 FLOOR PLAN

SCALE 1/8" = 1'-0"

FIGURE 234
CONDITION ASSESSMENT
RESIDENCE (HS 82)

Exterior



Figure 235: Looking southeast at the residence. The exterior concrete foundation, wood siding, and metal roof are in good condition.



Figure 236: Looking southeast at the front porch. The porch deck has some floor deterioration but is generally in good condition.



Figure 237: Looking southeast at the back addition to the residence. Note the rotted base materials because of the high grade around the back of the building.

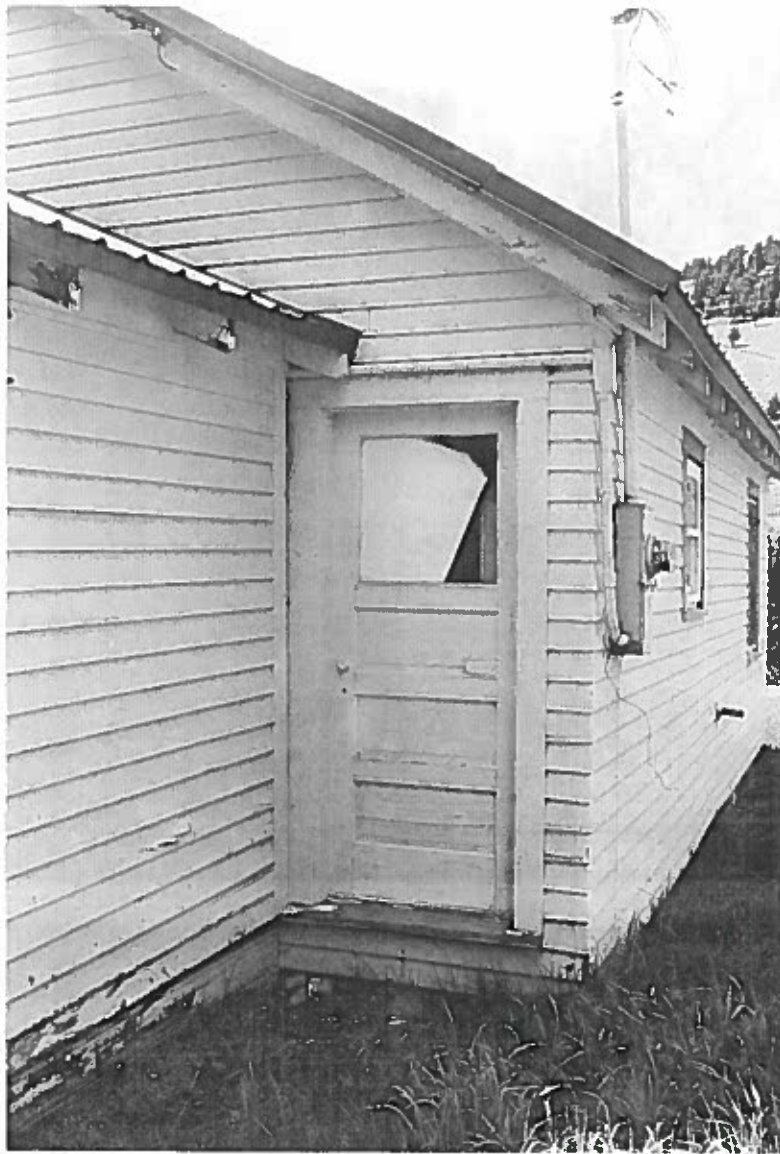


Figure 238: Looking west at the back door of the original structure. Note the weathered sill and base.



Figure 239: Looking northwest at the residence. Note the high grade around the base of the addition and the deteriorating paint on the walls.



Figure 240: Looking southwest at the back door of the addition. This is a metal paneled door. Note the weathered wood frame around the door.

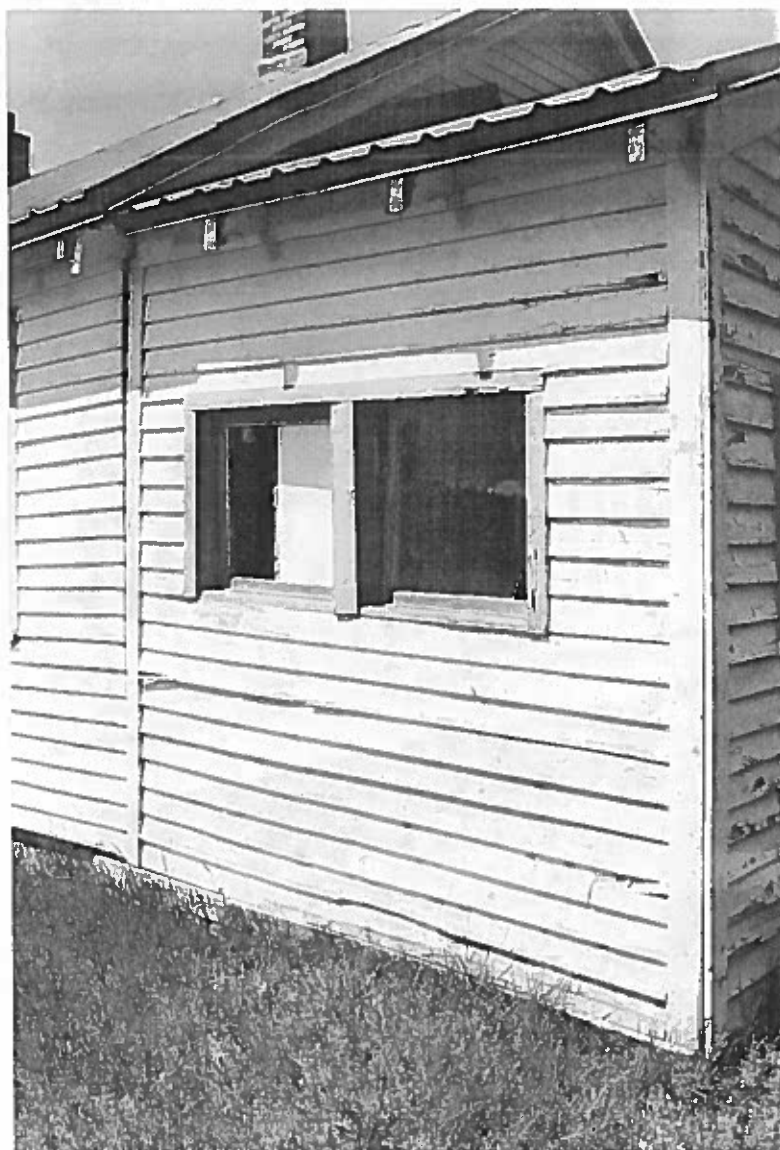


Figure 241: Looking northwest at the addition. Note the peeling paint and weathered wood around the window.



Figure 242: Looking northwest at the front porch. The base of the railing and base of the porch is weathered.



Figure 243: Looking east at the interior of the main room. The materials are in good condition with some minor wear.



Figure 244: Looking west at the main room.



Figure 245: Looking south at the bathroom.



Figure 246: Looking east at the hallway between the rooms.



Figure 248: Looking east at the back room. The materials are in good condition.

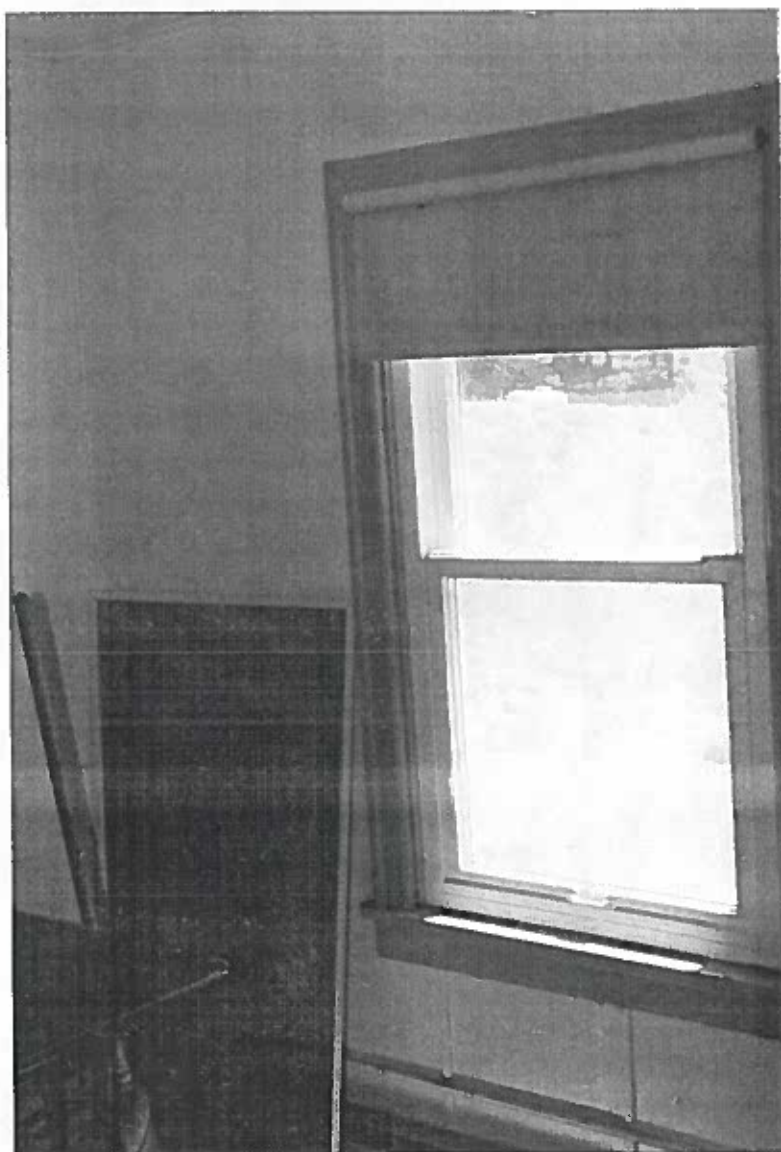


Figure 249: Looking south at a typical double-hung window in good condition.

Residence (HS-83)

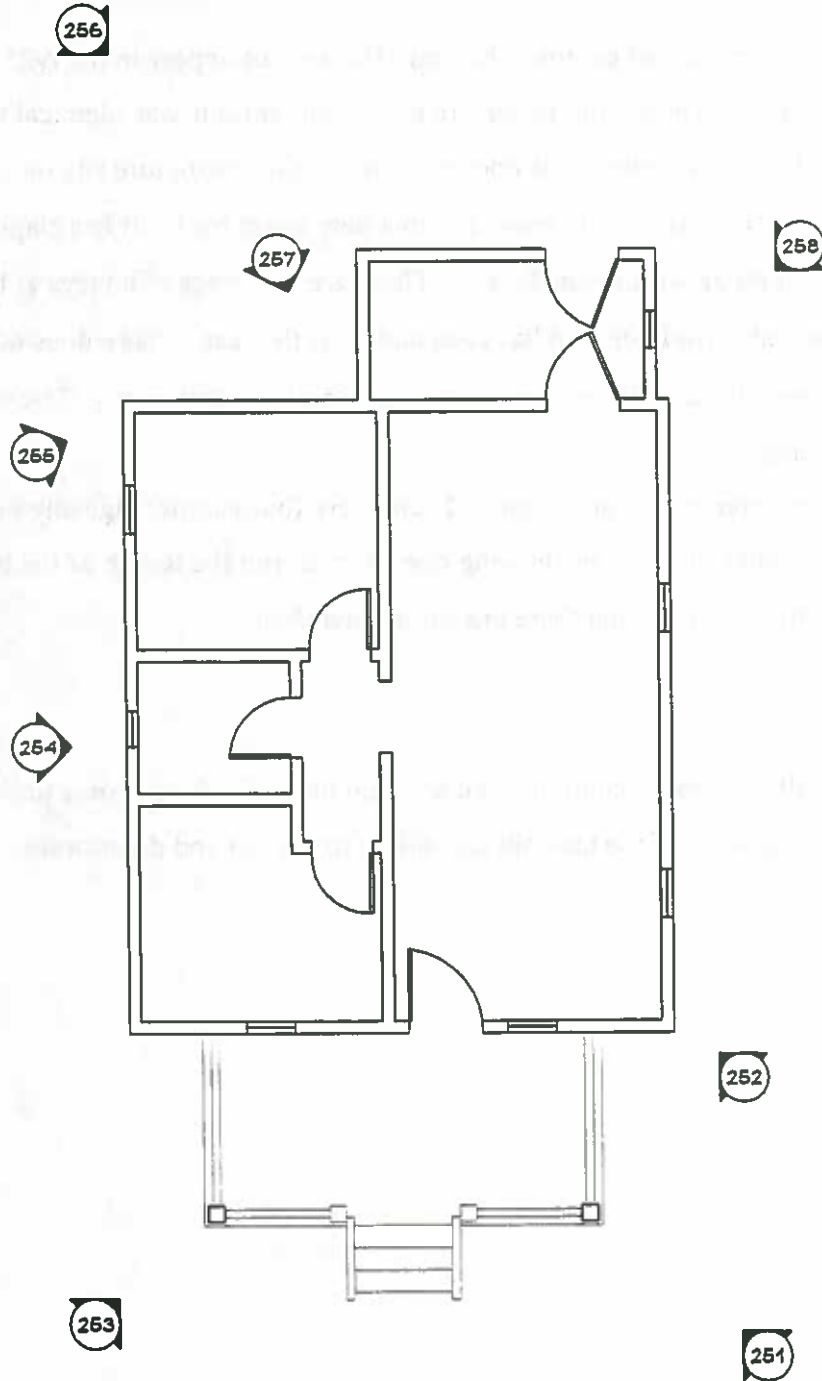
Building Description

Structure #83 (south) is one of two company houses. It does not appear in the 1925 photograph of Jardine but was probably built shortly thereafter. In its original form it was identical to the south house, being of a modest bungalow style. This one story wood frame structure sits on a concrete foundation, about 20' 25', with a gable roof covered with a new metal roof.. It has clapboard siding and a bungalow style porch on its west (front) facade. There are two brick chimneys at the ridge line. A small wood frame gable roof addition has been added to the rear. There does not appear to be any foundation on the addition. Fenestration includes wood paneled doors. The windows are one over one double hungs.

The interior consists of three rooms and a bath. There were four rooms originally but a wall has been taken out in the center of one side allowing one room to run the length of the building. The interior is covered with sheetrock and there are sheet vinyl floors.

Condition

The building is generally in good condition. The addition on the back has some problems with high grade around it causing some of the base sill and siding to rot out and deteriorate.



 **1 FLOOR PLAN**
SCALE 1/8" = 1'-0"

FIGURE 250
CONDITION ASSESSMENT
RESIDENCE (HS 83)



Figure 251: Looking northeast at the Residence. The foundation, walls and roof are in good condition.



Figure 252: Looking northeast at the building. Note the undermining of the foundation on the front of the building.



Figure 253: Looking southeast at the porch which appears to be in good condition.



Figure 254: Looking southeast at a typical wood double-hung window. The window and adjacent materials are in good condition.



Figure 255: Looking southeast at the base of the building near the back. Note the high grade around the building at this point which is causing some deterioration of the wood materials.

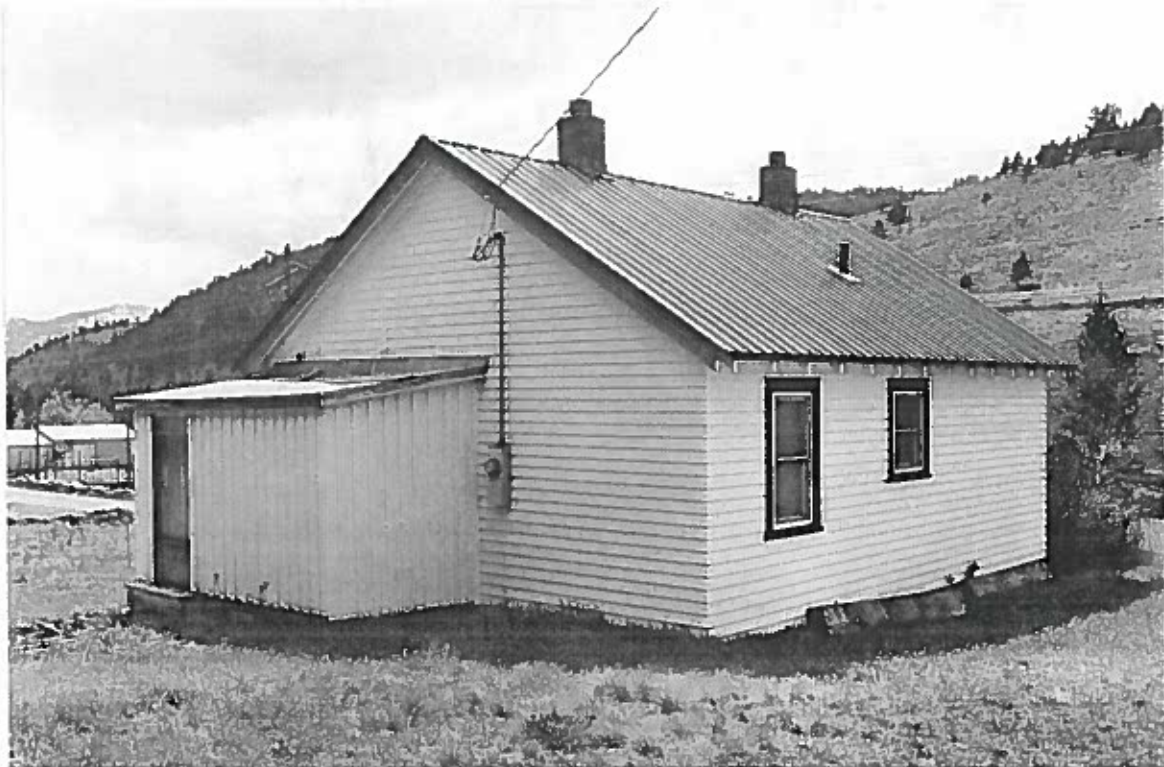


Figure 256: Looking southwest at the residence. Note the good condition of all of the materials on the exterior.



Figure 257: Looking southwest at the addition which is a frame structure with board and batten siding. It is in good condition but has no foundation under it.



Figure 258: Looking northwest at the addition. The building sits on some wood blocking..

Preservation Recommendations

The historic buildings at Jardine have been determined potentially eligible for inclusion on the National Register of Historic Places. If they become a part of the USDA Forest Service any action concerning the buildings and site will come under the Section 106 Compliance. The work will have to be reviewed and approved by the Montana State Historic Preservation Office. A memorandum of agreement could be put together where any work required under preservation maintenance, where all work is done in-kind and does not adversely affect the historical significance of the building could be approved. The buildings are in need initially of preservation maintenance, which includes stabilization that could be approved in advance of the work. This work would maintain the original historical and architectural integrity. It is essential to maintain the historical integrity of this important historical site.

In order to preserve a historic structure, levels of preservative treatment are considered in making decisions based on available evidence. The levels of preservation treatment are defined by the Secretary of the Interior to be as follows:

1. Stabilization is defined as the act or process of applying measures designed to re-establish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property, while maintaining the essential form as it exists at present.

Stabilization shall re-establish the structural stability of a property through the reinforcement of load-bearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather-resistant conditions for the property. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to re-establish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

2. Preservation is defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance of the historic building materials. Preservation shall maintain the existing form, integrity, and materials of a building, structure or site. Substantial reconstruction or restoration of lost features generally is not included in a preservation undertaking.

Preservation shall include techniques of arresting or retarding the deterioration of a property through a program of on-going maintenance.

3. Rehabilitation is defined as the act or process of returning a property to a state of utility

through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values. Another name for rehabilitation is adaptive reuse.

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural materials and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

4. Restoration is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by removing later work or by replacing missing, earlier work.
Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.

Reinforcement required for structural stability or the installation of protective or code required mechanical system shall be concealed whenever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.

5. Reconstruction is defined as the act or process of reproducing by new construction the exact form and detail of a structure or object, or a part thereof, as it appeared at a specific period of time. Reconstruction is a very difficult level of treatment that requires a great deal of documentation about the integrity of each aspect of the structure. The National Park Service does not generally encourage the reconstruction of historic structures. Reconstruction would be needed if it helps the integrity of the structure or each of its elements.

Reconstruction of all or a part of a historic property shall be appropriate when the reconstruction is essential for understanding and interpreting the value of a historic district, or when no other building, structure, object, or landscape feature with the same associative value has survived and sufficient historical documentation exists to insure an accurate reproduction of the original.

The reproduction of missing elements accomplished with new materials shall duplicate the composition, design, color, texture, and other visual qualities of the missing element. Reconstruction of missing architectural features shall be based upon accurate duplication

of original features substantiated by historical, physical, or pictorial evidence rather than upon conjectural designs or the availability of different architectural features from other

building.

Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original surviving features are unimpaired.

Some of these items come under separate categories in the budgeting and improvement work to be done on a historic structure. There are three areas to consider:

1. **Preservation:** This includes the major work to be done to maintain the existing form, integrity, and materials of a structure within the context of a new use change. The new use change must be consistent with the original historic character of the structure.
2. **Preservation Maintenance:** This includes the maintenance of items that are failing in their performance and making necessary alterations, like in-kind replacement, before major problems occur (i.e. roof repair, balcony and decks, etc.)
3. **Cyclical Maintenance:** This includes the annual maintenance of items to keep them in good shape (i.e., winterizing, painting windows, adjusting locks, etc.) This is done before there is a problem.

Ultimate Treatment and Use

The ultimate treatment and use for this property has been informally agreed to by the Forest Service as stated in the executive summary. This should be formalized for the purposes working with the Montana State Historic Preservation Office under Section 106 Compliance. The buildings will mainly be used for interpretation with the Bush Guest House used as a visitor/museum center and the Mining Headquarters Office to be used for a caretakers residence. Because of these use conditions, "preservation" is the most appropriate treatment for all of these buildings at the site as they are all in need of some maintenance. The buildings where there is some structural deterioration will need to be stabilized before applying other treatments. As defined in the Secretary of Interior's Standards and Guidelines, Preservation as a treatment, "maintains the existing integrity and character of an historic structure by arresting or retarding deterioration caused by natural forces or normal use. It includes both maintenance and stabilization. Maintenance is an activity mitigating wear and deterioration of a structure by protecting its condition. Stabilization involves stability of an unsafe, damaged or deteriorating structure while maintaining its existing character." Also, "Rehabilitation" is an appropriate

treatment for areas of contemporary use in the case of most of the buildings to meet today's uses. In most cases the original use is still the use today. As defined in the Standards, Rehabilitation "is the process of returning a property to state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values. "Restoration" is also a treatment to bring back the areas that have been altered over the years such as the rooms within the Bush Guest House that have been removed or altered over the years. Restoration as a treatment, "accurately recovers the form and details of a property and its setting as it appeared at a particular time by removing later work or by replacing missing, earlier work.

The buildings will have to meet applicable codes as they are renovated in the future. The Americans with Disabilities Act (ADA) is applicable especially in the areas of visitor use such as the a Visitor/Museum Center in the Bush Guest House. The buildings will have to meet the requirements of the current Uniform Building Code. Additions, alterations, and repairs to historic buildings are addressed in section 3404 of the 1997 Uniform Building Code. The 1997 Uniform Code for Building Conservation addresses the minimal requirements for historic buildings. Later rehabilitation will be covered under later codes as they are developed. All other current Fire/Safety codes along with Mechanical and Electrical Codes are also applicable.

The buildings at Jardine are in need of some preservation maintenance and rehabilitation to restore the integrity of the historic fabric. These materials (historic fabric) and the architectural features are one of the reasons that this complex is historically and architecturally significant. Generally, the buildings are in good to fair condition with some major problems in the bases of the buildings because of the high grade and lack of proper foundations. Modifications to the exteriors have been minor with exceptions of the later additions that have caused some problems in the overall preservation of the original buildings. The interiors have been modified somewhat because of changes in use and some new materials covering some of the original materials. Walls have been opened up or removed because of changes in use.

Treatment Recommendations

The recommendations for the preservation of the buildings in the proposed Jardine Historic District and related buildings are as follows:

Site

1. The site needs to be cleaned up to protect the historic buildings. This includes the removal of any hazardous elements that might be a problem when the site is opened up to visitors. This would include but not be limited to cleaning up sites around buildings of boards, trash, holes etc. This may be part of the reclamation plan.
2. Reclamation efforts should protect the historic buildings by providing protection to the areas where the reclamation efforts come in contact or close to the structures. If some of the roads are to be removed, they should be completed in a way that will protect the building and the final plan for reclamation should not effect overall integrity of the buildings and site around the buildings. A plan for protection should be prepared for areas that effect the historic buildings.
3. The roads that are to remain should be graded to eliminate the problems with drainage towards the buildings. This will require in some cases elimination of the high grade around the buildings at this time as part of the road building. This occurs at the present time on the east side of the Miners Cabins (HS-64) and (HS-65), the Bush Guest House (HS-67), and the Schoolhouse (HS-79). All of the reclamation work should not increase the problems but should help to eliminate the problems.
4. There are many historic artifacts around the buildings especially around the Bush Guest House. These items should be inventoried and protected during the reclamation work and into the future. Most of the items appear to be metal which could be left in the open but should be protected in the future under a roof structure. These artifacts would be part of the interpretation of the site.

Revenue Mill (HS-34)

Short-term recommendations:

1. Photograph and measure the building. This will have to done very carefully because of the collapsed condition of the upper end of the building. The purpose of this is to document what is to remain and what should be removed to stop the deterioration and could be used also for interpreting the site.
2. Carefully remove the collapsed sections of the mill to keep the rest of the upper section of the building from collapsing. This will provide the opportunity to inspect the structure

and start with the stabilization. Stabilize the upper end of the building to keep the upper section from collapsing. A structural engineer should be brought in to provide a plan for the stabilization and how to remove the collapsed section and protect the integrity of the rest of the building. The rock than can be carefully removed as part of the reclamation plan. This should be carefully done so that the building can be protected.

3. The building needs to be protected from additional deterioration due to water penetration. Stabilize the roof structure and provide sheathing where necessary to provide a base for the roof. Originally the west side of the roof was covered with corrugated sheet metal. The whole roof should be covered with corrugated sheet metal to not only protect the interior of the building but also to allow for snow to move easily off of the building.
4. Completely fence the area to keep visitors out of the building. Still allow for the viewing of the building.

Long-term recommendations

5. Clean up the interior of the building. It will have to be determined if there are any hazardous materials that will have to mitigated.
6. The mill is one of the few early mills left in Montana's mining camps and should be retained and interpreted because of its historical significance and integrity. Provide for that interpretation.

Bush Guest House

Short-term recommendations

1. Pull the soil away from the base of the house and provide positive drainage with a swale to drain the water away from the building. This will require some work to the road on the east side to make all of this work. The grade should be about six to eight inches below the top of the foundation. The earth should be dug out around and under the porches, especially on the front porch.
2. The building will have to be jacked up in the center under the chimney and on the northeast corner to help level the building. Care should be taken that the lifting does not cause any other elements to break apart. A new concrete and stone foundation will have to be installed to stabilize the floors and walls. Point all of the stone foundation walls where necessary to match existing.
3. The sills and siding on the northeast corner of the building should be replaced in-kind to stabilize the building once the area is raised. Dig out the crawl space where necessary to provide for proper ventilation under the floor joists.

4. Repair and restore the porches in-kind. The piers and floor structure will have to be replaced because of the rotted wood. At the same time provide for handicap access to the front of the building.
5. Repair and maintain the exterior doors and windows. This will require some work on the doors where they are separating, work on the windows to replace glazing where necessary, and prime and paint to provide a proper seal of the wood. This is also required of the exterior casing.
6. The exterior clapboard siding should be scraped down and the surface prepared to provide a base for the repainting of the building. Prime, and finish with two coats of paint. Prior to any work the paint should be checked for lead and appropriate actions taken.
7. Maintain the metal roofing, and repair and point the brick chimney.

Long-term recommendations:

8. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.
9. The interior shall be restored to its original four rooms by removing some of the later materials and rebuilding the wall that was removed along the corridor in the southeast corner of the building. Refinish and replace the doors and trim as necessary. Sand and refinish the fir floors using an oil and wax mixture for easy maintenance. This will require some replacement of the floor in the room in the northeast corner as some of the floor is rotted out. The interior wall and ceiling surfaces along with the trim shall be prepared and painted.
10. Prepare a plan for the reuse of the building as a visitors center/museum. This should be prepared in coordination with the interior restoration as stated above. The plan should include interpretation of the building and site, displays, mechanical and electrical systems, security and fire suppressions or at least detection, and access to all of the areas for handicap accessibility. Provided as part of the plan should be handicap bathrooms but there may not be enough room, therefore they might be better located somewhere else on the site. This might be good also from the standpoint that anyone on the site could use the bathrooms without the visitor center being opened.

Company Headquarters (HS-73)

Short-term recommendations

1. Pull the soil away from the base of the house and provide positive drainage with a swale

to drain the water away from the building especially on the east side. It is hard to determine at this point but the back portion of the building may require a foundation. The grade should be about six to eight inches below the top of the foundation.

2. The stone foundation needs to be stabilized where it is settling on the southwest corner of the building. Remove the stone in the corner, install a concrete footing and rebuild the stone foundation to match existing. Point all of the stone foundation walls where necessary using mortar to match existing.
3. The sills and siding on the east side and related north and south sides of the building should be replaced in-kind to stabilize the building once the soil is removed from around the building. Dig out the crawl space where necessary to provide for proper ventilation under the floor joists.
4. Maintain the metal roofing, and repair and point the brick chimney.

Long-term recommendations

5. Remove the later computer room addition on the north side of the building. Repair and replace siding as necessary.
6. Renovate the front porch so that the columns and stair center on the gable end over the entrance. Even though I have no documentation that the existing stair location is not accurate, it does not appear to be right and because the porch has been changed it appears to be out of place.
7. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.
8. Prepare a plan for the reuse of the building as a caretakers residence. This should be prepared in coordination without restoring the whole interior. The interior renovation should not be a complete restoration of the original building as we don't know exactly what that was. However, it would be good to replace some of the modern doors, trim and fixtures that take away from the building and make it more compatible. The plan should include interpretation of the building, mechanical and electrical systems, security and fire suppressions or at least detection.

Schoolhouse (HS-79)

Short-term recommendations:

1. Pull the soil away from the base of the schoolhouse and provide positive drainage with a

swale to drain the water away from the building. This will require some work to the road on the east side to make all of this work. This road may be removed as part of the reclamation plan. The grade should be about six to eight inches below the top of the foundation. The earth should be dug out around and under the building as necessary to protect the floor structure through proper ventilation. Remove the trees and shrubbery that has grown up against the building.

2. The building will have to be jacked up in the center under both exterior walls and the interior center wall. Care should be taken that the lifting does not cause any other elements to break apart. A new concrete foundation with stone on the exposed areas will have to be installed to stabilize the floors and walls. It is hard to determine at this point if there is any foundation under the building. If there is no foundation at all, then install a proper foundation under the whole building. This will also require replacement of the floor joists where rotted.
3. The sills and siding on both sides of the building should be replaced in-kind to stabilize the building once the area is raised. Dig out the crawl space where necessary to provide for proper ventilation under the floor joists.
4. Remove the lean-to addition on the south side of the building. Repair and replace the siding as necessary. Stabilize and repair the entrance structure on the north side of the building.
5. Temporarily cover the roof with a corrugated metal roof. Repair and point the brick chimney.
6. Replace, repair and maintain the exterior doors and windows. This will require some work on the doors where they are separating, work on the windows to replace glazing where necessary, and prime and paint to provide a proper seal of the wood. This is also required of the exterior casing.
7. The exterior clapboard siding should be scraped down and the surface prepared to provide a base for the repainting of the building. Prime, and finish with two coats of paint. Prior to any work the paint should be checked for lead and appropriate actions taken.

Long-term recommendations:

8. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.
9. The interior shall be restored to its original two rooms by removing some of the later materials and rebuilding the center wall that was removed. Refinish and replace the doors

and trim as necessary. Sand and refinish the fir floors using an oil and wax mixture for easy maintenance. This will require some replacement of the floor in the room in the northeast corner as some of the floor is rotted out. The interior beaded board wall and ceiling surfaces along with the trim shall be prepared and painted.

10. Restore and interpret the building as a schoolhouse. This would require at a minimum to include some security but not any major environmental systems that would be required in a museum setting.

Jardine House (HS-63)

Short-term recommendations:

1. Pull the soil away from the base of the house and provide positive drainage with a swale to drain the water away from the building. This will require some work to the road on the east side to make all of this work. The roadway may be removed as part of the reclamation plan. The grade should be about six to eight inches below the top of the foundation. This will also require that the lean-to shed on the east side be removed, and the front of the building restored.
2. The stone foundation needs to be stabilized where it is settling on the southwest corner of the building. Remove the stone in the corner, install a concrete footing under all areas where the foundation is undermined and rebuild the stone foundation to match existing. Rebuild the stone foundation on the north side of the building and grade away from the building so that the water does not penetrate into the basement area. Point all of the stone foundation walls where necessary using mortar to match existing.
3. Replace the rotted sill and wall logs around the north end of the building. Make sure the foundation is properly prepared and the logs should be replaced in-kind. Daub all of the logs and oil the exterior with a FPL treatment of linseed oil and turpentine.
4. Repair and maintain the exterior doors and windows. This will require some work on the doors where they are separating, work on the windows to replace glazing where necessary, and prime and paint to provide a proper seal of the wood. This is also required of the exterior casing.
5. Maintain the metal roofing, and repair and point the brick chimneys.

Long-term recommendations:

6. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.

7. The interior should be cleaned up of the newer (1960's +) changes and protect as required to maintain the exterior of the building. Save and protect all original materials. Document all layers of wall and ceiling paper.
8. The front porch and deck area should be stabilized. Repair and replace wood pieces as required. Provide a secure and approved (code) railing.
9. Interpret the building as part of the interpretation plan for the whole site.

Miner's Cabin (HS-64)

Short-term recommendations:

1. Pull the soil away from the base of the cabin and provide positive drainage with a swale to drain the water away from the building. This will require some work to the road on the east side of the building to make all of this work. The grade should be about six to eight inches below the top of the foundation. The earth should be dug out around and under the front porch.
2. Carefully remove the later frame additions on the north and west sides of the building and return to the original log cabin. Repair the logs as necessary to return to the original log wall configuration.
3. Stabilize the original stone and log pier foundation. Add a stone foundation along the east side of the building on a concrete footing. Point all of the existing stone foundation as necessary matching in-kind.
4. Replace the rotted sill and wall logs around the north, east, and south ends of the building. Make sure the foundation is properly prepared and the logs should be replaced in-kind. Daub all of the logs and oil the exterior with a FPL treatment of linseed oil and turpentine.
5. Reinstall missing, repair and maintain the exterior doors and windows. This will require some work on the doors where they are separating, work on the windows to replace glazing where necessary, and prime and paint to provide a proper seal of the wood. This is also required of the exterior casing.
6. Temporarily cover the roof with a corrugated metal roof. Repair and point the brick chimney.

Long-term recommendations

7. Repair and restore the front porch in-kind. This will require that the piers, floor structure

and flooring will have to be replaced because of the rotted wood.

8. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.
9. The interior should be cleaned up of the newer (1960's +) changes and protect as required to maintain the exterior of the building. Save and protect all original materials.
10. Interpret the building as part of the interpretation plan for the whole site.

Miner's Cabin (HS-65)

Short-term recommendations:

1. Pull the soil away from the base of the cabin and provide positive drainage with a swale to drain the water away from the building. This will require some work to the road on the east side of the building to make all of this work. The grade should be about six to eight inches below the top of the foundation. The earth should be dug out around and under the front porch to the north.
2. Carefully remove the later frame additions on the north and west sides of the building and return to the original building. Repair the frame and shingles as necessary to return to the original wall configuration.
3. Stabilize the original log pier foundation with the stone bases. Add a foundation along the east side of the building on a concrete footing. Replace the rotted log piers as required to maintain the structural integrity of the building.
4. Replace the rotted wood sills and sidewall shingles around the north, and east ends of the building. Make sure the foundation is properly prepared and there is drainage away from the building. Reattach the sidewall shingles where necessary, brush down the surface to return to the natural wood and provide a FPL finish of linseed oil and turpentine.
5. Repair and maintain the exterior doors and windows. This will require some work on the doors where they are separating, work on the windows to replace glazing where necessary, and prime and paint to provide a proper seal of the wood. This is also required of the exterior casing.
6. Temporarily cover the roof with a corrugated metal roof. Repair and point the brick chimneys.

Long-term recommendations

7. Repair and restore the front porches in-kind. This will require that the piers, floor structure and flooring will have to be replaced because of the rotted wood on the porch to the north. Remove the concrete slab on the porch to the south and replace the porch similar to the north porch with a foundation, wood joists and a wood deck.
8. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.
9. The interior should be cleaned up of the newer (1960's +) changes and protect as required to maintain the exterior of the building. Save and protect all original materials.
10. Interpret the building as part of the interpretation plan for the whole site.

Miner's Cabin (HS-70)

Short-term recommendations:

1. Pull the soil away from the base of the cabin and provide positive drainage with a swale to drain the water away from the building. This will require a major swale on the east side of the building to take into consideration the hill on that side of the building. The grade should be about six to eight inches below the top of the foundation. The earth should be dug out around and under the front porch.
2. Carefully remove the later frame additions on the north and west sides of the building and return to the original log cabin. Repair the logs as necessary to return to the original log wall configuration.
3. It does not appear that this building has a foundation because of the settlement. The original log building should be raised and a concrete and stone installed around the building.
4. Replace the rotted sill and wall logs around the north, east, and south ends of the building. Make sure the foundation is properly prepared and the logs should be replaced in-kind. Daub all of the logs and oil the exterior with a FPL treatment of linseed oil and turpentine.
5. Replace, repair and maintain the exterior doors and windows. This will require some work on the doors where they are separating and replacement where necessary. The single pane fixed windows should be replaced in the future with wood one over one double-hung windows. Prime and paint to provide a proper seal of the wood. This is also required of the exterior casing.

6. Temporarily cover the roof with a corrugated metal roof. Repair and point the brick chimney.

Long-term recommendations

7. Repair and restore the front porch in-kind. This will require that the piers, floor structure and flooring will have to be replaced because of the rotted wood.
8. In the future as part of the restoration of the building remove the metal roof and replace with wood shingles. This will bring back the integrity and significance of the original roof.
9. The interior should be cleaned up of the newer (1960's +) changes and protect as required to maintain the exterior of the building. Save and protect all original materials including the original wallpapers, and newspapers.
10. Interpret the building as part of the interpretation plan for the whole site.

Residence (82)

Short-term recommendations:

1. Pull the soil away from the base of the residence along the east addition and provide positive drainage with a swale to drain the water away from the building. This will require a swale on the east side of the building to take into consideration the hill on that side. The grade should be about six to eight inches below the top of the foundation.
2. A new foundation should be installed around the addition on the back of the building. The rotted sill plates and siding should be replaced in-kind. However if the back addition is not needed for any purposes it could be removed and the back of the building restored.

Residence (83)

Short-term recommendations:

1. Pull the soil away from the base of the residence along the east addition and provide positive drainage with a swale to drain the water away from the building. This will require a swale on the east side of the building to take into consideration the hill on that side. The grade should be about six to eight inches below the top of the foundation.
2. Stabilize the concrete foundation on the southwest corner of the building and replace and repair where necessary to establish a good foundation. A new foundation should be installed around the addition on the back of the building. The rotted sill plates and siding

should be replaced in-kind. However if the back addition is not needed for any purposes it could be removed and the back of the building restored.

General Recommendations

1. All of the other newer buildings on the site shall be maintained until they are no longer needed and then they should be removed. The areas around these buildings should be reclaimed.
2. Prepare an Historic Preservation Maintenance Guide for the eligible Jardine Mining District Historic Site. This should be part of the plan for ongoing maintenance of the buildings as well as yearly budgeting for the protection of this significant historic site.
3. Prepare an interpretive plan for the site and buildings that is integrated with the history of mining in the area as well as the history of the community of Jardine. This should include but not be limited to interpretive signage on the site, and displays within the Visitor Center/ Museum.

APPENDIX A

Preliminary Cost Estimates

Preliminary Cost Estimates

The preliminary costs estimates for the preservation of the buildings and site at the eligible Jardine Historic District reflect the needs of the buildings based on a list of priorities put together by the Gallatin National Forest. These costs reflect an estimate based on the information available without complete plans and specifications for a detailed estimate. It was difficult to get a complete determination of what is required to stabilize the Revenue Mill considering the problems on the upper end of the building where there is severe structural failure. There is going to be overlapping work associated with the stabilization of this building and the removal of the rock against the building under the reclamation plan. A structural engineer will have to be brought in to assess the damage and come up with a stabilization plan. The estimated costs reflect an educated guess. The other area where there are a few problems in coming up with good costs is the site work where some of the work is going to be accomplished under the reclamation plan. These costs are in addition to the reclamation plan costs. The work could be competed at the same time. All of the cost are rounded up for budgeting purposes and 12% contingency has been added because of the unknowns without further investigation or further studies by other professionals. These costs are based on the year 2000 estimates. Present inflation is around 4% for future estimating. The preliminary estimated costs are as follows:

Site Work (General)	\$ 80,000
A/E Fees	12,000
SUBTOTAL	\$92,000
Revenue Mill	
Structural stabilization	288,000
Roof	56,000
Clean up and fencing	40,000
A/E Fees	38,400
SUBTOTAL	\$422,400
Bush Guest House	
Grading and foundation	52,000

Restore porches	16,000
Wall repair and painting	32,000
Windows and doors	6,000
Roof	10,000
Interior Renovation as Visitors Center/Museum	108,000
A/E Fees	26,880
SUBTOTAL	\$250,880

Company Headquarters

Grading and foundation	18,000
Wall repair and painting	7,000
Roof	8,000
Front porch	5,000
Interior work	30,000
A/E Fees	6,800
SUBTOTAL	\$74,800

Schoolhouse

Grading and foundation	48,000
Wall repair and painting	24,000
Roof	11,000
Windows and doors	9,000
Interior work	30,000
A/E Fees	12,200
SUBTOTAL	\$134,200

Jardine House

Grading and foundation	49,000
Log replacement	32,000
Windows and doors	8,000
Roof	11,000
Porch	6,000

Interior	10,000	
A/E Fees	11,600	
SUBTOTAL		\$127,600

Miners Cabin 64

Remove frame additions	14,000	
Grading and foundation	37,000	
Log replacement	35,000	
Windows and doors	10,000	
Roof	7,800	
Porch	9,000	
Interior	10,000	
A/E Fees	12,280	
SUBTOTAL		\$135,080

Miners Cabin 65

Remove frame additions	16,000	
Grading and foundation	44,000	
Frame and siding replacement	30,000	
Windows and doors	10,000	
Roof	11,400	
Porch	18,000	
Interior	10,000	
A/E Fees	13,940	
SUBTOTAL		\$153,340

Miners Cabin 70

Remove frame additions	20,000	
Grading and foundation	46,000	
Log replacement	30,000	
Windows and doors	12,000	
Roof	14,000	

Porch	10,000	
Interior	10,000	
A/E Fees	14,200	
SUBTOTAL		\$156,200
Residence 82	20,000	
Residence 83	20,000	
A/E Fees	4,000	
SUBTOTAL		\$44,000
Interpretation	80,000	
SUBTOTAL		\$80,000
Maintenance Guides	10,000	
SUBTOTAL		\$10,000
Operations per year	60,000	
SUBTOTAL		\$60,000
TOTAL		<u>\$1,740,500</u>