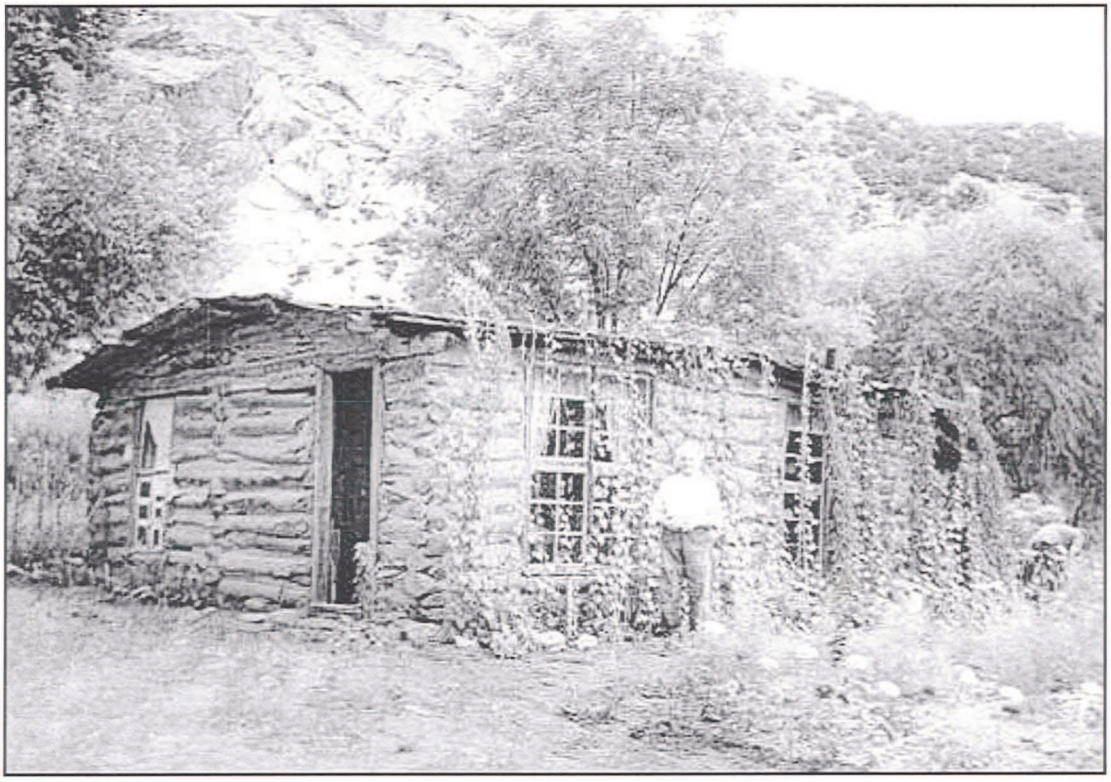
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Josie Bassett Morris Ranch
Historic Structure Report
Dinosaur National Monument



Prepared for Dinosaur National Monument
and the Intermountain Region Support Office
Department of the Interior
National Park Service

By
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March, 2000

SCANNED 4/19/00

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Executive Summary

This Historic Structures Report (HSR) for the Josie Bassett Morris Ranch at Cub Creek, Dinosaur National Monument (DINO), is based upon a review of historical photographs, National Park Service (NPS) cultural resource reports (including a 1985 National Register of Historic Places nomination and 1985 and 1998 List of Classified Structures [LCS] surveys), NPS assessment of effect compliance records (AEF forms); assorted secondary sources; and, transcribed interviews with Frank McKnight (1979) and Amy Lube (1989), Morris' grandchildren who lived at the Cub Creek ranch from 1915 until 1925 and who visited frequently thereafter.

Since 1978, the remains of the Josie Bassett Morris Ranch building complex have been retained in "moldering ruin" status. That is to say, the official park service policy towards this property has been to allow it to deteriorate naturally. In 1999, monument staff effected a change in the direction of management for this property, based upon public input. It is now the intent of the park service to stabilize and preserve the principal building at the property, Morris' cabin (HS-200), and to stabilize the remaining resources. (See the administrative data section for a more detailed discussion of the administrative history of this site.)

During May of 1999, Historical Architect Jim McDonald of James R. McDonald Architects, conducted field and archival research at the monument. Working from a bibliography provided by the National Park Service, he gathered documents from the park headquarters, Dinosaur, Colorado, from the DINO Museum and Archives, Quarry Visitor Center, Utah, and from the Uintah County Library, Vernal, Utah.; and the Intermountain Region Support Office, National Park Service, Denver, Colorado.[1] McDonald also completed the field condition assessment and onsite photographic recordation. Treatment and use recommendations are based upon historical significance, current building condition, and the NPS proposed site use.

National Park Service staff assigned to the project included Wayne Prokopetz, Cultural Resource Specialist, for Dinosaur National Monument and A. Sayre Hutchison, Historical Architect from the Intermountain Region Support Office, Denver. The project was completed as work order #25 under contract number 1443-CX-1200-94-024.

In the following report, detailed descriptive information and drawings are provided for Morris' cabin (HS-200), the chicken house (HS-201), the root cellar (HS-206), the footbridge (HS-207), and the milking shed (HS-220). The 1986 National Register nomination for the ranch also lists an outhouse (HS-202), a tack shed (HS-203), an animal shed (HS-204) and a corral (HS-205), as contributing resources. However all of these resources, formerly located near the mouth of Pig Canyon, burned in 1988. Only scattered foundation stones and a shallow outhouse pit remain to show their general location. In the following report, information regarding these resources is therefore limited to the identification of their former locations, as shown on the site plans included in the body of the text. It should be noted that the root cellar (HS-206) was removed from the List of Classified Structures (LCS) during the most recent 1998 update, due to

[1] Not all sources listed in the NPS bibliography contained site-specific information. Only referenced material is included in the bibliography that concludes the historic site narrative.

the fact that very little of the structure is extant. Information regarding this resource will be maintained in the "shadow" LCS database, under its existing number.

In contrast, the milking shed located adjacent to the corral and fence at the mouth of Pig (a.k.a. Hog) Canyon was not included in the National Register documentation nor had it been assigned either a park Historic Structure (HS) or LCS number. This resource, although badly deteriorated, is believed to date to the historic period and retains some structural integrity. Thus, the milking shed has been added to the LCS, and has been assigned a HS number (see below).[2]

Administrative Data

Historic and Common Name: Josie Bassett Morris Ranch at Cub Creek

Other Names: Cub Creek Ranch

Smithsonian Number: 42UN1661

National Register Identification Number: 86003394

Historic Structure Numbers:

Josie Morris Cabin: DINO/HS-200
Chicken Coop: DINO/HS-201
Root Cellar: DINO/HS-206
Footbridge: DINO/HS-207
Milking Shed: DINO/HS-220

LCS Numbers:

Josie Morris Cabin: 10733
Chicken Coop: 23014
Root Cellar: 23018
Footbridge: 52766
Milking Shed: 100775

Locational Data: The Morris homestead building cluster is located in Uintah County, Utah. It is approximately 12 miles northeast from Jensen, Utah, on the north side of the Cub Creek drainage, 4 miles south of the Green River at the southern base of the Yampa Plateau. The legal location for the improvements corresponds to the SE¼ NE¼ SE¼ and the NE¼ SE¼ SE¼ of Section 35 and the N½ SW¼ of Section 36, T4S, R24E, (Split Mountain Utah 7.5 minute quadrangle).

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[2] HRA would not necessarily recommend that this resource be included in the count of contributing and noncontributing resources. Essentially, it is a ruin that adds some detail and texture to the site. However, it is also a relatively small-scale resource, and not critical to the eligibility of the property as a whole.

Proposed Treatment: In 1978, Rocky Mountain Region Historical Architect Rodd Wheaton reported:

> close inspection of the ranch indicates that it does NOT meet criteria for nomination to the National Register of Historic Places, historically or architecturally. . . . It is the recommendation of the Regional Historic Preservation Team that the site be considered for "moldering remnant" status. Beyond fencing to protect the building from livestock, more appropriate window covering, and site policing, we do not believe it is in the best interest of the Park Service to expend any additional preservation funds at this site. The building should be maintained status quo as a *discovery site*. . . .[3] We recommend that Package 139, Josie Morris Ranch Stabilization, be dropped from the [regional preservation] program" (Wheaton 1978; emphasis added).

In 1985, Western Historical Studies prepared a multiple resource nomination for the entire monument, with Morris' ranch included as an eligible property. As a result of this nomination, the ranch was determined eligible for listing in the National Register of Historic Places. In accordance with this finding, both the 1985 and 1998 LCS surveys state that ranch resources "Must be Preserved and Maintained." Exceptions are limited only to the footbridge, which the NPS determined "May be Preserved and Maintained." Impact types to the site and to individual resources within site boundaries include Structural Deterioration; Vandalism; and Visitation.

The 1986 General Management Plan identifies seven areas of concentrated historic resources within the Monument boundaries where management strategies might include "preservation, restoration where deemed appropriate by professional analysis, [and] interpretation." Cub Creek is included in one of the seven zones:

> This highly scenic district contains about 30 separate archeological sites including rock shelters, petroglyph panels, pit houses, and chipping sites. There has been a succession of cultures here from about 1000 AD to the present century when pioneers settled the area. Although the area was used for grazing since 1870, it was not permanently settled until about 1914 when Josephine Bassett Morris moved into the area. The chinked log structure in which she lived is in poor condition and is in need of stabilization to prevent further deterioration (National Park Service 1986:25).

Development permitted within the park's cultural zones includes access to cultural resources; trails for confined and contained use; protective enclosures; and interpretive facilities.

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[3] In 1978, the Director of the National Park Service established that
"The National Park Service contains [sic] many structures and structural remains that do not qualify for listing in the National Register of Historic Places, yet which hold some historical or architectural interest. . . . These structures and remains may be grouped into two categories:

Remnant Discovery Sites: These contain structural remains . . . which are sometimes found in a deteriorated or ruinous condition. Examples are the remnants of chestnut log cabins in Shenandoah. . . . . Remnant Discovery Sites, as evidence of past human habitation or activity in scattered locations, serve as interesting features for visitors to happen upon as they hike through the parks. They should be left to molder naturally, thereby providing public enjoyment as long as they exist.

Non-Critical Historic Structures: These are essentially intact and standing structures of sub-National Register significance, yet which possess some historic or architectural interest ([NPS] Director 1978)."

Most recently, monument personnel have made a proposal to enhance the interpretive value of the Josie Bassett Morris Ranch. The cabin, which represents the principal resource at the property, will be the center of these efforts. In the short term, the park service would like to restore the exterior appearance of the cabin; long-term plans for the building may include complete restoration of the interior. Thus, the most appropriate treatment for this building is "preservation," with initial attention given to the exterior appearance of the building. The remaining buildings and landscape features have been determined to be "secondary structures" for which the proposed ultimate treatment is stabilization.

Related Studies

Bernard, Mary C. *Historical and Archival Research for the Josie Bassett Morris Cabin and Ranch Complex, Dinosaur National Monument*, 1998. Annotated bibliography prepared by InterMountain Archaeology Services for the NPS. On file at Dinosaur National Monument Headquarters, Jensen, Colorado.

National Park Service. *Dinosaur National Monument General Management Plan*, 1986. On file at National Park Service Intermountain Region Support Office, Denver, Colorado.

National Park Service. *Dinosaur National Monument Historic Resource Study*, 1988.

National Park Service. *List of Classified Structures Report,* 1985, 8/19/1998. On file at National Park Service Intermountain Region Support Office, Denver, Colorado.

Robinson, Harry B. "Historical Aspects of Dinosaur National Monument," 1954. On file at National Park Service Intermountain Region Support Office, Denver, Colorado.

Western Historical Studies (Stephen and Carol Mehls). "Dinosaur National Monument Multiple Resources National Register of Historic Places Nomination." Maintenance Files, Dinosaur National Monument Headquarters, Jensen, Utah, 1985.

Cultural Resource Data

National Register Significance: On December 19, 1986, the National Park Service listed the Josie Morris Ranch Complex in the National Register of Historic Places for its significant association with local ranching (criterion A) and with local "celebrity" Josie Bassett Morris (criterion B). Contributing buildings and structures included the cabin, chicken coop, outhouse, tack shed, animal shed, corral, root cellar, and footbridge. Western Historical Studies determined that interior spaces did not contribute to the significance of the individual buildings, due to a lack of physical integrity. No period of significance was established for the complex (Western Historical Studies 1985: 8:1; 8:5).

Part I. Developmental History

Dinosaur National Monument[1] is located within Moffat County, Colorado and Uintah County, Utah. The boundary of the monument is drawn to include a portion of the Green and Yampa river canyons, in a semiarid region of dry hot summers, dry cold winters, and extreme topographic relief. The low-elevation canyon bottoms receive 7 to 9 inches of moisture annually. The higher plateaus, between 6,000 and 9,000 feet, receive 11 to 14 inches, much of which falls as snow during the difficult winters. Daily maximum and minimum temperatures during a normal summer day can range from 45 to 100 degrees Fahrenheit. Agricultural use within the Monument boundaries has traditionally been limited to subsistence gardens, minimal forage production, and livestock grazing – both winter grazing, in the canyon bottoms, and summer grazing, in the higher reaches of the Zenobia Basin. Land use and site development at Josie Bassett Morris's Cub Creek Ranch conform to this prevailing trend.

A. Historical Background and Context

Morris, rumored to have dated Butch Cassidy, rumored to have rustled cattle, known to have been well educated and refined and yet to have done men's work in men's clothes, is often described as an enduring symbol of the old West. The physical remains of her divided life are equally symbolic. Various friends and family described her small cabin as "rustic," yet filled with hand-stitched quilts, good books, and music from a battery-powered radio. They remarked on her abundant flower gardens (a feminine contrast to the more prosaic subsistence gardens and bachelor-like existence), as well as the isolation of her homestead from commercial centers and from social circles. In tandem and in contrast, the cabin, the gardens, and the isolation conveyed the full sense and rich history of Josie's world (Figure 1).



Figure 1. Photograph of Josie Bassett Morris. (No date, Photo. No. 3008, Uintah County Library, Vernal Utah.)

On January 17, 1874, Josephine (Josie) Bassett was born in Rockport, Arkansas, to Major Herbert Bassett and Mary Eliza (Elizabeth) Chamberlain Bassett.[2] Soon after Josie's birth, the Bassett family migrated to Browns Park, Colorado,

[1] Dinosaur National Monument was established by Presidential Proclamation 1313 on October 4, 1915 (39Stat. 1752), as an 80-acre monument to preserve the outstanding fossil resources at the quarry north of Jensen, Utah. In 1938, the monument was enlarged to 203,885 acres, again by a Presidential Proclamation, No. 2290. The purpose of Dinosaur National Monument is to provide for protection and visitor enjoyment of the fossil resources and the scenic canyon areas of the Green and Yampa rivers. National Park Service General Management Plan, 1988, updated 1991:1-2.

[2] Lula Parker Betenson, as told to Dora Flack, *Butch Cassidy, My Brother* (Brigham Young University Press, Provo, Utah, 1975), pp. 239-240.

"the end of the world," where they established a rough cattle ranch and a gentle home containing books (by Emerson, Shakespeare, Sir Walter Scott, and others), china, silver, "dainty glassware," and an organ.[3] In this home, traditional gender roles were largely reversed, with Elizabeth running the ranch and Herbert attending to the children's education and providing them with "unhurried attention." Historian Grace McClure argues that this role reversal would form Josie's "adult attitudes towards the relationships between men and women."[4] Despite Elizabeth's example, however, Josie is remembered as a dutiful daughter, a calm contrast to her more volatile sister Ann, and a "homebody" who "actually liked to work around the house." As the eldest daughter, Josie quickly assumed responsibility for the care of younger siblings, developing the culinary skills, generosity, and "habit of commanding" often noted by those who met her in later years, at her Cub Creek Ranch.[5] In 1890, at the age of 16, Josie moved to Salt Lake City to board at St. Mary's of the Wasatch Catholic academy, thus continuing the education in music and literature that would impact the design and character of her Cub Creek home.

In 1892, Josie Bassett returned to Brown's Park and married Jim McKnight, with whom she had two sons, Crawford and Herbert ("Chick"). Soon widowed, she remarried several times, and on November 24, 1913 married fifth and final husband, Ben Morris.[6] Forced from Browns Park, reportedly with Ben evading the law, they moved to Jensen where Ben sought work in the mines and Josie searched for land to homestead. In 1914, she located the site of her future Cub Creek Ranch.[7] McClure describes the discovery:

> when Josie rode out to explore, the Green River was too dangerous to ford because of the spring breakup of the ice. She therefore crossed the Green by way of the bridge at Jensen and backtracked through two steep, narrow canyons. For ten miles she followed a primitive trail, no more than a wagon track, before she reached her destination. But once she arrived, she forgot all about the long hard ride. At the base of a high ridge, which was actually the last shoulder of Blue Mountain, she found land heavily covered with a tangle of brush fed by strong springs, signifying that crops and pastures would flourish there once the ground was cleared. Except for one ranch halfway back along the trail to town, there were no settlers for miles around. This meant that, in addition to the one hundred and sixty acres she could claim, there would be space for livestock to graze in the surrounding public lands. Most pleasing of all was the beauty of the area, with its huge bluffs towering over the spot where she would build her cabin (Figure 2).[8]

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[3] Grace McClure, *The Bassett Women* (Athens: Swallow Press/Ohio University Press, 1985), pp. 8, 40.

[4] McClure, *The Bassett Women*, p. 45.

[5] McClure, *The Bassett Women*, p. 37.

[6] According to Bardon, Basset married Charley Ranney, Charles Williams, and Emerson Wells, before marrying her fifth and final husband Ben Morris. However, her grandson, Frank McKnight, reports that she was married only four time. Becky Bardon, "Josie," research paper prepared for Utah History 457, Uintah Basin Branch Campus, Utah State University, May 30, 1996, File Folder 1024, Regional Room, Uintah County Library, Vernal, Utah, p. 7-8. Frank McKnight [grandson of Josie Morris], written response to NPS questions, December 27, 1979 [McKnight transcript], on file at Quarry Archives.

[7] Esther Campbell, as told to Carole L. Jackson, *Visit with Josie* (Vernal, Utah: Published by Jackson, 1992, p. III. McClure (pp. 121-123) supports Campbell's claim that Josie Morris located the site alone, and introduced stock at a later date. Lube remembers that Bassett Morris was traveling with Ben Morris and that they trailed an estimated 50 cattle and 150 sheep brought from their Brown's Park ranch.

[8] McClure, *The Bassett Women*, p. 122.

The site offered a chance to grow crops, public lands for grazing cattle and sheep, and the promise of hard work.[9] Prior to Morris settling on the claim, a neighbor by the name of Ben Daniels had used the area as winter range for his stock. However Daniels had no legal claim to the land "so [Josie] proved up . . . and stayed."[10] Ultimately, her claim would include 280 acres extending "down Cub Creek, . . . beyond those red hills [to the east]."[11] She used two state-owned school sections to graze her stock.[12] Her husband Ben helped her construct the first improvements at the site, however the homestead claim was filed in Josie's name, not Ben's, and she eventually received title to the land.

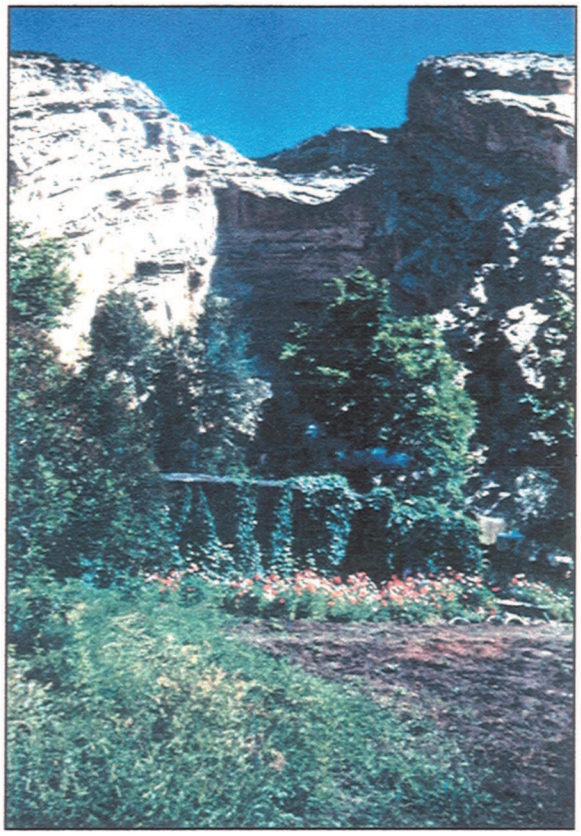


Figure 2. Photograph of Morris' cabin and garden, box canyon behind cabin, circa 1960. (Jossie Bassett Morris Slide Catalog, Slide No. 2313, Quarry Visitor Center, Dinosaur NM.)

Reportedly in response to her displeasure at his "crude ways" and mistreatment of animals, in 1915 Josie Morris asked Ben to leave her ranch.[13] For the next ten years Morris shared the ranch and two small cabins with her son and business partner Crawford McKnight, his wife Flossie and their children[14]. The McKnights moved to town ca. 1925 and from then until December 1963, Morris ranched alone, master of what granddaughter Amy McKnight Lube would describe as her "kingdom . . . her total domain."[15]

This personal isolation was compounded by the distance to town and the rudimentary character of the transportation system. Morris first traveled to Jensen "along the second canyon to the west of the creek crossing," by way of Dredge Flat and a Green River ford near what is now the Split Mountain campground; "you ended up right at Highway 40 right near the bridge in

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[9] Amy Lube [granddaughter of Josie Morris], interviewed by Paul Hlina, DINO Seasonal Ranger, July 15, 1986 [Lube interview], transcribed copy on file at Quarry Archives, p. 23.

[10] Lube interview, p. 5.

[11] Lube interview, p. 11; McKnight transcript, p.7.

[12] Lube, p. 11.

[13] McClure, *The Bassett Women*, p. 124.

[14] Karen Doris Burton, *Dinosaurs and Moonshine. Tales of Josie Morris Bassett and Jensen's Other Unique History and Folklore* (Jensen, Utah: Vincent Brothers, 1990), p. 18; Becky Bardon, "Josie," research paper prepared for Utah History 457, Uintah Basin Branch Campus, Utah State University, May 30, 1996, File Folder 1024, Regional Room, Uintah County Library, Vernal, Utah, p. 3.

[15] Lube, p. 2.

Jensen."[16] By the 1930s, the current access route past Chew Ranch had been constructed. Grandson Frank McKnight describes Morris's trips to town:

> If she was just going to town after mail or to visit, she would go horseback and she would ford the river just above, or to the north of where Chew's ranch is right now. In fact, the old ford was right at the north end of [the NPS] Green River Campground. That was the shortest route to Jensen. Then if she had to go to Vernal she'd get someone to take her [in an automobile]. . . . But, if she was going after groceries and stuff, as a rule she took her team of horses and her old buckboard or buggy . . . so that she could haul a load back. When she took her buggy if the water was low sometimes she did ford with a team of horses, but as a rule she'd go through the two canyons and come out near the Jensen bridge.[17]

The current cabin (HS-200) is the fifth residence constructed at the site.[18] Josie and Ben Morris resided first (and only briefly) in a tent cabin, with wood floors and quarter walls and a canvas roof.[19] The second residence (paired with a small cabin reserved for Morris's father and, later, for Crawford and Flossie McKnight) was located at the mouth of Pig Canyon. Spring floods, running through the cabin, drove Morris and Crawford's family to a third cabin built at or near the present-day cabin site. Granddaughter Amy Lube describes this cabin as larger and more elaborate than either its predecessors or successor: "there was two bedrooms on the south and a living room between them and the kitchen. At the end of that long, long living room [was] a beautiful window. You could look out there and see the canyon."[20] McClure describes the building as containing three bedrooms, "a large one for Flossie and Crawford, one for Josie, and one for the children."[21]

Circa 1930, Morris leased this cabin to a family of six and relocated to a two-room dugout constructed in the side of a hill approximately a half mile to the west of the current building complex.[22] According to Lube, upon termination of the lease (ca. 1933) Morris found her cabin in gross disrepair and swore " 'I will not live in a place that that woman . . . lived."[23] Morris, aided by "three of the younger fellows that lived in Jensen" tore down the cabin and constructed the current building, of salvaged logs and windows, but on a new foundation, with an altered floorplan (Figures 3 and 4). This use of salvaged logs may account for the varied notching styles.

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[16] McKnight transcript, p. 7.

[17] McKnight transcript, pp. 13-14.

[18] Memories/descriptions of Josie's cabin from the 1920s are in reference to earlier buildings. It is often difficult, however, to date visitors' memories and therefore to determine which cabin they describe. Lube and McKnight are careful, however, to clarify their descriptions.

[19] Hugh C. Garner, "I Remember Josie Bassett Morris Of Brown's Park," Utah State Historical Society Newsletter, June 1991, Vol. 41, No. 3, p. 6.

[20] Lube interview, p. 14.

[21] McClure, *The Bassett Women*, p. 133.

[22] McKnight transcript, p. 3. McKnight also remembers a guest house ("a big long, one-room building") constructed adjacent to, and at the same time as, the dugout. There is no record in the files reviewed to-date that this area has been surveyed or that the remains of either building have been located.

[23] Lube interview, p. 14.

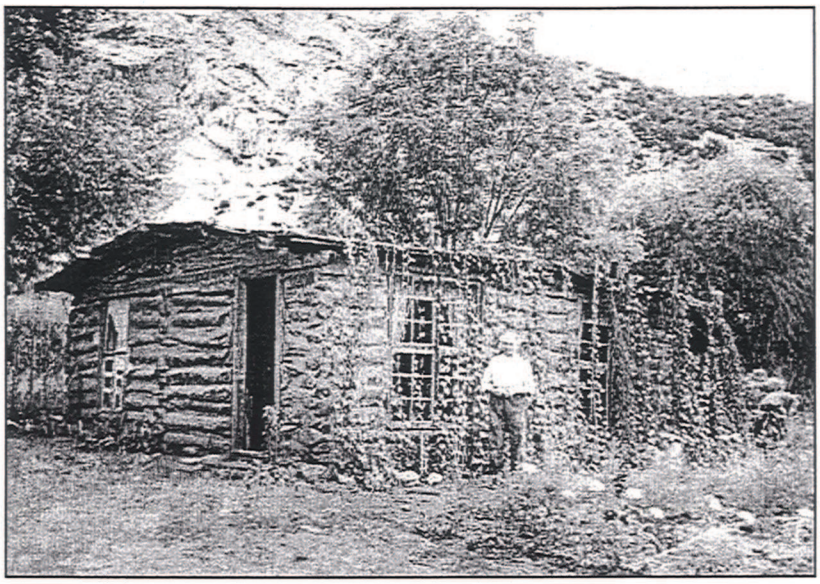


Figure 3. Photograph of Morris standing beside the south wall of her cabin. (No date, Uintah County Library, Vernal Utah.)

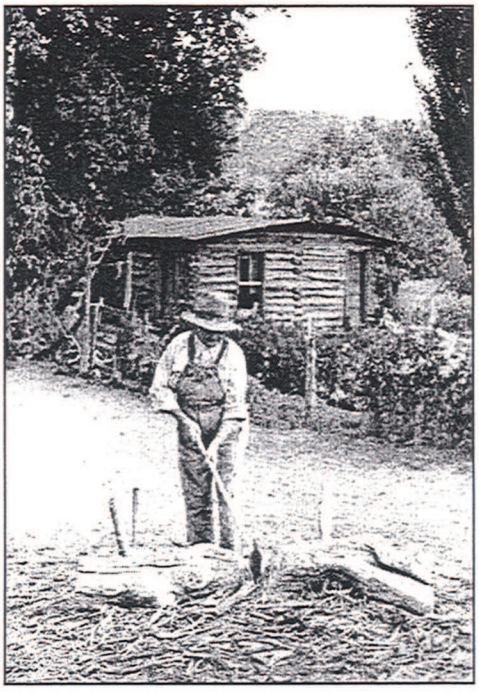


Figure 4. Photograph of Morris chopping wood. The north and west elevations of her cabin are visible in the background. (No date, Uintah County Library, Vernal Utah.)

Like the previous buildings, the cabin incorporated a large picture window that provided sufficient light for Morris to quilt and crochet, and that eased her claustrophobia. A site "way up the creek" provided a source of gypsum, used in the chinking on this and other buildings.[24]

Morris's grandchildren provide physical descriptions of the cabin that contrast with later accounts of a sparsely furnished, crudely built building.[25] According to both Lube and McKnight, the cabin was well built and contained two bedrooms, a living room, a kitchen, and a screened porch, all kept in "good repair." Chinking and daubing were reapplied seasonally. The kitchen, prone to settling, was jacked up "from time to time" and supported by stone blocks.[26]

[24] Lube interview, pp. 14, 22; McKnight transcript, p. 3.

[25] John Stewart, "Josie Bassett Morris: A Husband Killer?" *Quarterly of the National Association and Center for Outlaw and Lawman History*, Summer 1984, Vertical File #1024, Regional Room, Uintah County Library, Vernal, Utah.

[26] McKnight transcript, pp. 6-7.

Moon vine (morning glory) covered the porch, where Morris slept during all but the coldest months. The south bedroom was Morris's, used during the winter, while the north bedroom was used as a guest room and for general storage. The central room served as a combination living room/dining room/and work room.[27] A fireplace, constructed of petrified wood, dominated the north wall of the central room. (Following a chimney fire, ca. 1945, this fireplace was augmented by the brick interior fireplace.) The NPS removed the historic north-wall chimney ca. 1980 and boarded over the fireplace opening).

McKnight remembers, and historic photographs show, that the cabin was wallpapered throughout (Figure 5). The living room floor was concrete, mixed with inferior sand, laid at a depth of less than one inch, and prone to rapid disintegration. McClure reports that Morris was rueful about the mistake, sorry that she had tried "to be so fancy."[28] All other floors were dirt.



Figure 5. Photograph of Morris in her wallpapered living room, circa 1960. (Jossie Bassett Morris Slide Catalog, Slide No. 4157, Quarry Visitor Center, Dinosaur NM.)

Visitors remember these floors as being remarkably dust free, the result of daily applications of water, splashed on the floors each morning to create a hard-packed surface on top of which Morris lay rag rugs.[29]

In contrast to the sparse furnishings remembered by visitor John Stewart – "just a bed, stove, table and a couple of chairs" – McKnight and McClure describe relatively elaborate furnishings. These included a writing desk; a china cabinet filled with cut and colored glass, painted teacups and saucers; mirrored dressers; an eight-day clock; flowers in vases; and mounted deer and antelope heads, the horns of one of which held Morris's rifle. The kitchen was cluttered with kitchen ware, crowded by the large wood-burning stove, rough tables, counter supported by overturned metal barrels, but functional (Figure 6). Piecemeal, Morris distributed bits and pieces of her quilt collection and housegoods to friends and neighbors over the course of the last years of her life; many items are presumed to remain in the Vernal/Jensen area.[30] A detailed furnishings list is attached as Appendix A.

[27] Lube interview, p. 14; McKnight transcript, p. 4.

[28] McClure, *The Bassett Women*, p. 150.

[29] Lube interview, p. 13.

[30] Lube interview, p. 18.



Figure 6. Morris in her kitchen, circa 1960. (*A Visit with Josie,* by Carol L. Jackson, 1992, photo reprinted with the permission of the author.)

Morris raised chickens, turkeys, ducks, geese (the first won at a turkey shoot), sheep, pigs, and cattle. Two horses pulled the scraper and the buggy. Simple drift fences, strung across the mouth of Pig Canyon to the east of the cabin and the unnamed box canyon to the north of the cabin restricted stock movement. Additional fencing, "strings of barbed wire," kept stock from the gardens (see Figure 4). Estimates of the number of cattle run by Morris vary from an estimated 200 head during the years of her partnership with McKnight to just a few head in the last decades of Morris's life.[31] McClure writes that by the 1920s, Morris and McKnight understood (as did ranchers throughout the West) that their economic future lay not in large commercial herds but in the small-scale controlled breeding of registered stock.

> The future of the homestead was not in raising large numbers of cattle; those days had passed forever as the range filled up. Instead they were concentrating on a small herd, probably never over two hundred head, of registered white-faced Hereford cattle, serviced by their own bull, a massive creature named Prince Albert. These and a small flock of sheep were all that their graze would maintain.[32]

Morris is rumored to have illicitly augmented this herd, as necessary. Despite the fact that the local sheriff never successfully prosecuted a claim against her, local tradition established that Morris rustled cattle, both for personal sustenance and for commercial sale to Jensen butcher shops. Morris vaguely supported the rumors when she demonstrated for *Life* magazine how she would rustle a cow "if I were a rustler."[33] According to rumor and to the surveillance visits of neighboring ranchers, rustled cattle were held in both Pig Canyon and the box canyon north of the cabin until butchered. The heavy brush of these same canyons hid the carcasses and hides.[34]

Outbuildings currently on site – a chicken house, the ruins of a root cellar, and a milking shed – reflect only a portion of the historic complex. In 1979 McKnight reported "there's hardly any [of the smaller buildings] left." A two-room spring house (northeast of the cabin), well house (location unknown), storage shed (north of the cabin), and hog pen (in Pig Canyon) were not present in 1985, at the time of the first LCS survey. An animal shed, tack shed, and outhouse

[31] Lube interview, p. 4.

[32] McClure, *The Bassett Women*, p. 135.

[33] Anonymous, "Life Visits Josie, Queen of Cattle Rustlers," *Life*, January 5, 1948, Vol. 24, No.1, p. 84.

[34] Bardon, pp. 5-6; *Life*, passim.

located near the mouth of Pig Canyon burned in 1988. The root cellar, although evident at the side of Split Mountain north of the cabin, is greatly deteriorated.

The spring house was against the hill northeast of the cabin, next to a large box elder tree, over the spring. Sandstone slabs covered the floor and in one corner was a dug out "big enough to dip a bucket down in to get a bucket of water." Log construction – "big logs . . . chinked with mortar" – provided insulation; "it was nice and cool in there." The front (south) room of the two-room building housed milk and cream. In the back room, hidden behind the milk cupboard, Morris fermented apricot mash distilled at the still hidden in the thick brush of the unnamed box canyon north of the cabin, "underneath that old crotchy [sic] tree."[35]

Morris kept her two horses in the animal shed located adjacent to the tack shed, near the mouth of Pig Canyon. Dirt, piled on the roof of the low building, provided insulation "and kept the animals warm" (Lube 1986:24). The small tack shed contained a grain bin and a bar for hanging tack.

The root cellar is the second such building constructed at the site, built when Morris first moved her residence from the mouth of Pig Canyon (Lube 1986:18). Historically, "18" of dirt and stuff" covered the cellar roof, providing insulation, as did the bank construction. Lube remembers that "it never froze, it was a good root cellar. And being built into a hill, you didn't even have to climb down steps like on some root cellars, you could walk straight into it" (Lube 1986:18). The 1948 *Life* magazine article describes the root cellar as a "rude, raftered room." Accompanying photographs show rough-hewn beams, mud-plastered walls, and open shelving units lined with canned goods (*Life* 1948).

The chicken house was built of large-diameter logs, well chinked with gypsum on the outside and lined with wallpaper and with newspaper on the inside. Thus insulated, it "was always warm."

No information has been found on the physical characteristics of the milk shed in Pig Canyon. Lube reports only that "we always had three or four cows to milk."[36]

Ben Daniels held water rights to Cub Creek, which limited Morris' rights to the runoff from tributary springs and seasonal runoff.[37] The water captured from these sources was conveyed via "miles and miles" of irrigation ditch to flower beds, the red garden, the black garden, and a field of alfalfa and corn.[38] The large pond, still evident west of the cabin, served as a swimming/bathing hole and also provided irrigation for the garden across the gulch. "Josie would pull the cork in the headgate and the water would run to the garden . . . and when all the water was gone we'd put in the cork and let it fill up."[39] Two additional ponds, one to the south and one to the west of the cabin, also provided water for irrigation as well as a home for Morris's

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[35] Lube interview, p. 17.

[36] Lube interview, p. 11.

[37] McClure, *The Bassett Women*, p. 129.

[38] Lube interview, p. 7; McKnight transcript, p. 9.

[39] Lube interview, p. 21.

ducks and geese. A fourth pond, at the mouth of the box canyon north of the cabin (at the site of the current NPS parking area), provided domestic water.[40]

Morris's gardens contained both ornamentals and vegetables and were fenced to keep out errant stock. Historic photographs show juniper post/wire fencing and simple milled-lumber gates (Figure 7). Granddaughter Amy Lube remembers that the garden nearest the cabin, beneath the window, contained "a big bank of flowers," and "long rows of vegetables . . . Potatoes and carrots, and lettuce . . . radishes and stuff. . . . This was the garden that she'd just run out [to] and get something quick for dinner." The "big gardens" were named for the color of their soil; of these the red garden is reported to have been located southwest of the house, "near the road," while the precise location of the black garden has not been determined. Lube remembers studying the Porter Walton seed catalogue during the winter months, setting seeds in interior windows in the late winter, and planting in early spring. Flowers included cosmos, marigolds, zinnias, clematis, iris, gladiolas, tulips, and poppies, planted not only in distinct flower beds but also scattered liberally among the vegetables. Morris "was always a great one to try something new," and her gardens at various times included okra, black-eyed peas, and other exotics in addition to the standard lettuce, tomatoes, beans, squash, corn, onions, potatoes. Corn and squash provided fodder for the pigs and cattle.[41] The remaining was eaten fresh through the summer and canned for winter use.



Figure 7. Morris standing at the gate into her garden. (No date, Uintah County Library, Vernal Utah.)

Lube and McKnight provide conflicting information on the character of the front yard, immediately surrounding the cabin. Lube remembers hard packed earth and native grasses and dates the planted grass to the National Park Service (Figure 8).[42] McKnight remembers lawn grass to the east of the cabin.[43] Both remember the area surrounding the cabin as neat and clean, shaded and protected by the poplar trees that Morris planted "where ever she lived."[44]

The orchard, reported by McKnight to have been located ¼ mile *east* of the cabin, contained multiple varieties of apples, hardy peaches, apricots, multiple varieties of plums, gooseberries, Himalayan berries, and raspberries. Additional fruit trees, some of which remained productive as

[40] McKnight transcript, p. 11. McKnight reports that the earthen dam east of the cabin near the mouth of the second canyon was constructed by Harry Aumiller and was not associated with Josie's operation.

[41] Lube interview, p. 3.

[42] Lube interview, p. 16.

[43] McKnight transcript, p. 8.

[44] Lube interview, p. 1; McKnight, p. 8.

late as 1979, were located immediately *west* of the cabin, outside the confines of the primary orchard. [45] Fruit not eaten fresh was canned or dried. It was also used to make the fruit brandy that Morris sold during Prohibition (and which contributed – in tandem with rumors of cattle rustling – to her local standing as a symbol of the Old West).



Figure 8. Morris standing in front of the south wall of the cabin. Note the frame sleeping porch. (*A Visit with Josie,* by Carol L. Jackson, 1992, photo reprinted with the permission of the author.)

As with the stock, produce and moonshine provided sustenance but never an ample livelihood. Lube remembers that "[Morris] tried repeatedly over the years to build something up" but with only limited success: "One little old woman couldn't do it all." Circa 1945, pressured by bill collectors and denied a loan at the Jensen bank, Morris finally proved up on the homestead that she had first claimed in 1913, deeded her land to an assignee deemed "young enough to secure the loan the bank had refused her," and then watched in horror as the assignee sold all but the building site and five acres of her claim to Harry Aumiller. McClure reports that the building site was excluded from the sale only by good fortune: the buildings had mistakenly been constructed outside the boundaries of the homestead claim. When the land was opened for sale, Crawford McKnight had purchased the 5 acres and gifted it to his mother, thus allowing her to remain in her home.[46]

Morris died at her granddaughter Bell's home in Salt Lake City in June of 1964, after breaking her hip during an early morning trip to the pond for water. A heart attack remains the official cause of death, although Lube remains convinced that she died of the fury of being removed from her Cub Creek home.[47]

By the 1970s, the National Park Service had incorporated Morris's ranch in their two-hour tram tour of the park: the buildings were deteriorating "in a picturesque manner and therefore presented the park with a good interpretive site."[48] Maintenance efforts since Morris's death appear to have been limited to the 1975 construction of a protective roof structure, designed to slow deterioration of the main cabin, the 1978 construction of board-and-batten shutters for the cabin window openings and the ca. 1980 removal of the failing north-wall chimney.[49] In 1979,

[45] McKnight transcript, p. 8.

[46] McClure, *The Bassett Women*, pp. 183-184.

[47] As with many aspects of Morris' life, there are different versions of the exact circumstances of her death. Her grandson Frank indicates that Josie died from a fall in his sister Bell's home in Salt Lake City, where she had gone to recuperate after breaking her hip. Her granddaughter Amy Lube indicates that Josie didn't break her hip, but her leg, although she agrees that she died at their sister Bell's house in Salt Lake City.

[48] Borjes, 1978, DINO Maintenance file, Headquarters, Jensen, Utah.

[49] Rodd Wheaton, RMR Historical Architect, to Associate Regional Director, Planning and Resource Preservation, May 4, 1978, DINO Maintenance file, Headquarters, Jensen, Utah.

the Rocky Mountain Regional Office determined to allow the ranch to molder, and dropped the Josie Morris Ranch Stabilization Package, from the park service preservation program.[50] Documented preservation efforts post-dating this decision are limited to the 1988 replacement of deteriorated juniper fence posts and four-strand wire (with like material).[51]

B. Chronology of Development and Use

▸Site

- 1913, Homestead site selected by Morris. Between 1913 and 1925, Morris builds a dwelling and several outbuildings at the mouth of Pig Canyon. (The outbuildings may be the same as those destroyed by fire in 1988.)
- 1925 (Circa), Morris builds new dwelling in vicinity of HS-200, in order to avoid seasonal flooding that characterized the previous dwelling at mouth of Pig Canyon.
- 1933 (Circa), Morris dismantles 1925 dwelling and constructs fifth and final residence (HS-200) with salvaged materials. Root cellar (HS-206) and the footbridge (HS-207) believed to be constructed at about the same time.
- 1945, Majority of homestead claim sold by Morris' assignee – exception is 5-acre building site.
- 1975, Park Service constructs protective roof over HS-200 to retard deterioration.
- 1980, (circa) Park Service builds parking area in vicinity of domestic water supply pond.
- 1988, Wildfire destroys outhouse (HS-202), tack shed (HS-203), animal shed (HS-204) and a corral (HS-205) at mouth of Pig Canyon; park service replaces juniper fence post and four-strand wire fencing.

Relatively little information is available regarding the evolution of the site as a whole, other than that derived from oral history interviews with Morris' descendants. We do know that over the years Morris built several different dwellings, at least two of which were located near the mouth of Pig Canyon. She abandoned this location due to the fact that the area flooded seasonally. In the early 1930s, Morris, with the aid of several hired men, constructed her fifth and final dwelling (HS-200) at the mouth of a box canyon west of Pig Canyon. The root cellar (HS-206) and first footbridge (HS-207), are believed to have been constructed at about the same time. Little is known of the other buildings mentioned in historical documents, i.e., the dug-out in which she lived for several years while leasing her primary residence, and the spring house. The locations of these resources have not been verified.

The two most substantial post-historical changes to the site result from park service management of the property as an interpretive facility, and from the 1988 wildfire. In 1979, Morris' descendants commented on the scarcity of the small-scale buildings and structures that had once been part of their grandmother's homestead. Although not formally documented, the

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[50] Ibid.

[51] Richard A. Strait, Associate Regional Director, to Superintendent, Dinosaur National Monument, June 17, 1988, DINO Maintenance files, Headquarters, Jensen, Utah.

lack of small-scale features is likely the result of park service cleanup efforts. The parking lot (constructed by the park service circa 1980), replaced the pond that Morris used for her domestic water supply. Most recently, the 1988 fire destroyed the majority of the remaining outbuildings (the tack shed, animal shed, corral and outhouse) formerly located at the mouth of Pig Canyon. Today, the site is greatly diminished in terms of the density and richness of buildings, structures and landscape features. Figure 9 shows the chronology of construction at the site.

▸Cabin, HS-200

- 1933 (circa), Constructed by Morris and three hired hands using materials salvaged from the 1925 dwelling
- 1945, interior brick fireplace added
- 1975, park service constructed protective roof structure to retard deterioration
- 1978, wood "shutters" added to exterior doors and windows
- 1980, park service removes exterior petrified wood chimney

Since its original construction in about 1933, there have been few deliberate modifications to the cabin, other than those associated with park service management of the building. The one substantial change made during Morris' tenure was the addition of the interior brick fireplace. After the park service took over the site, they made several modifications – most of which have been intended to retard deterioration of the building or rectify life safety hazards. These include the construction of the protective roof structure, the addition of the board shutters – to protect the historic fabric from vandalism, and the removal of the petrified wood chimney on the north elevation which was in danger of collapsing. Figures 10 through 14 show the chronology of construction for the cabin.

▸Chicken Coop, HS-201

The date of construction of the chicken coop is unknown. It is assumed that it predates the 1933 construction of the cabin. At some point in time, railroad ties were added to the retaining wall at the rear of the fenced run adjacent to the coop. Figures 15 and 16 show the chronology of construction for the chicken coop.

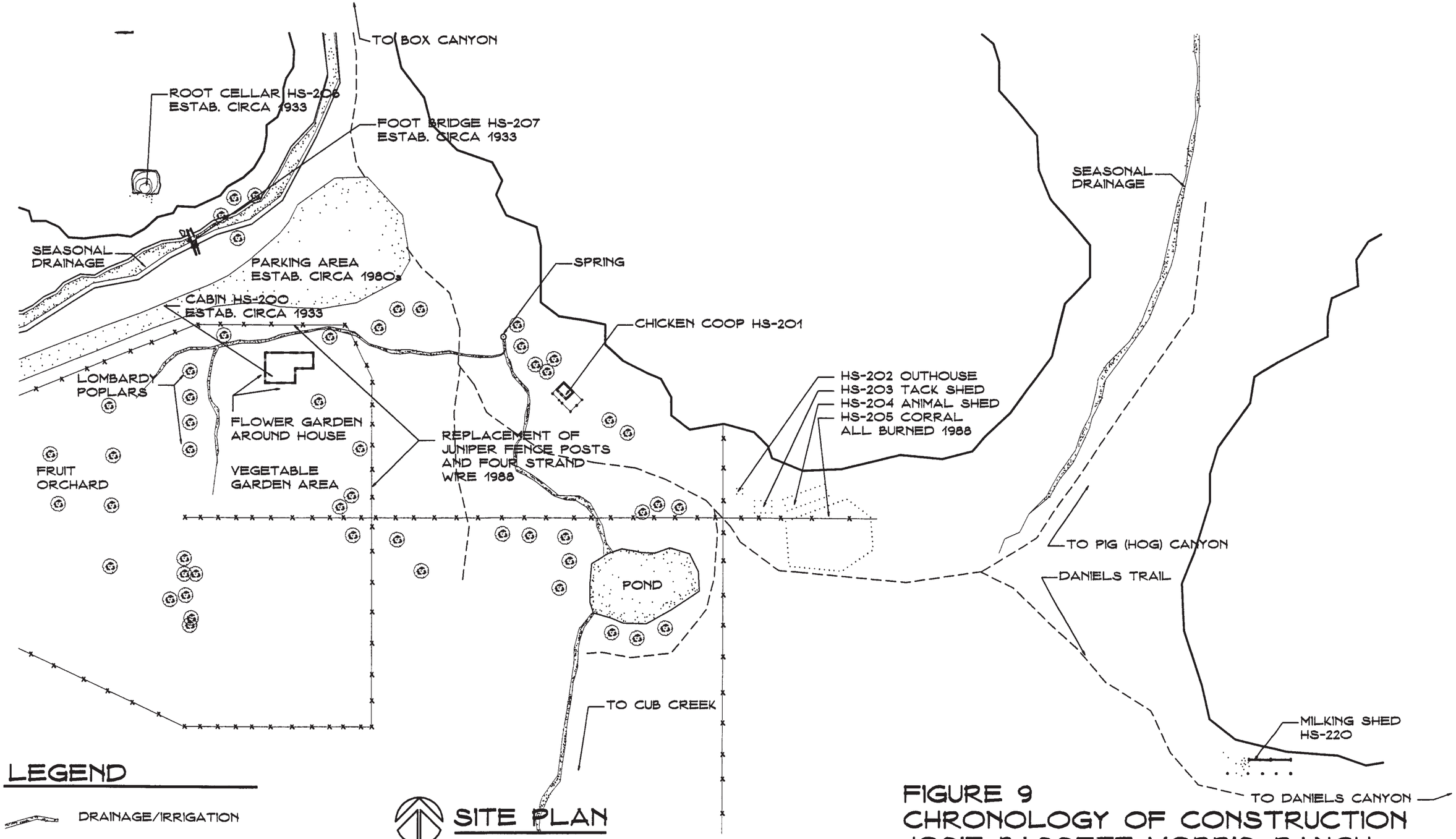
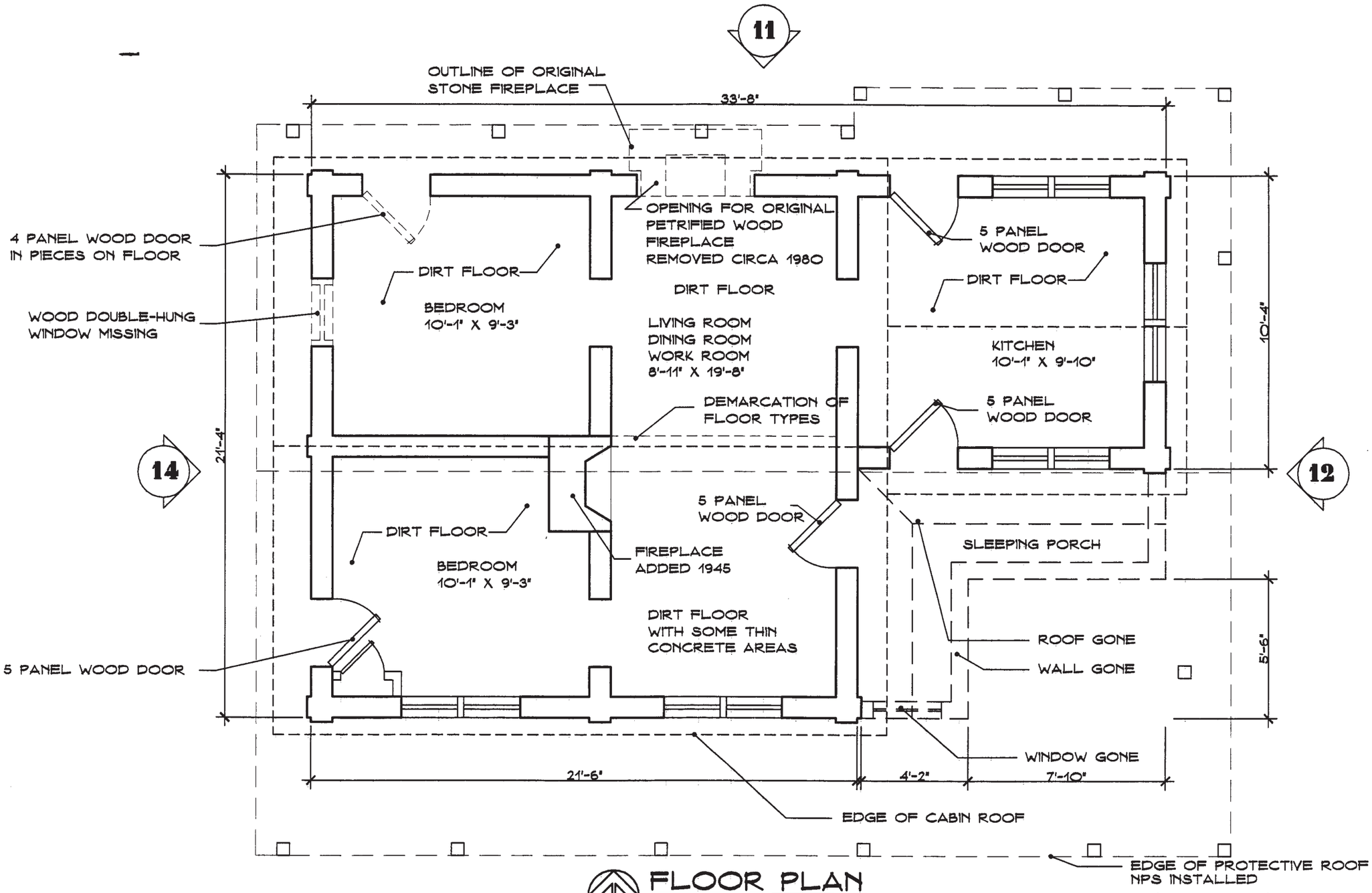


FIGURE 9
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS RANCH

122/25000 sheet 7 of 11

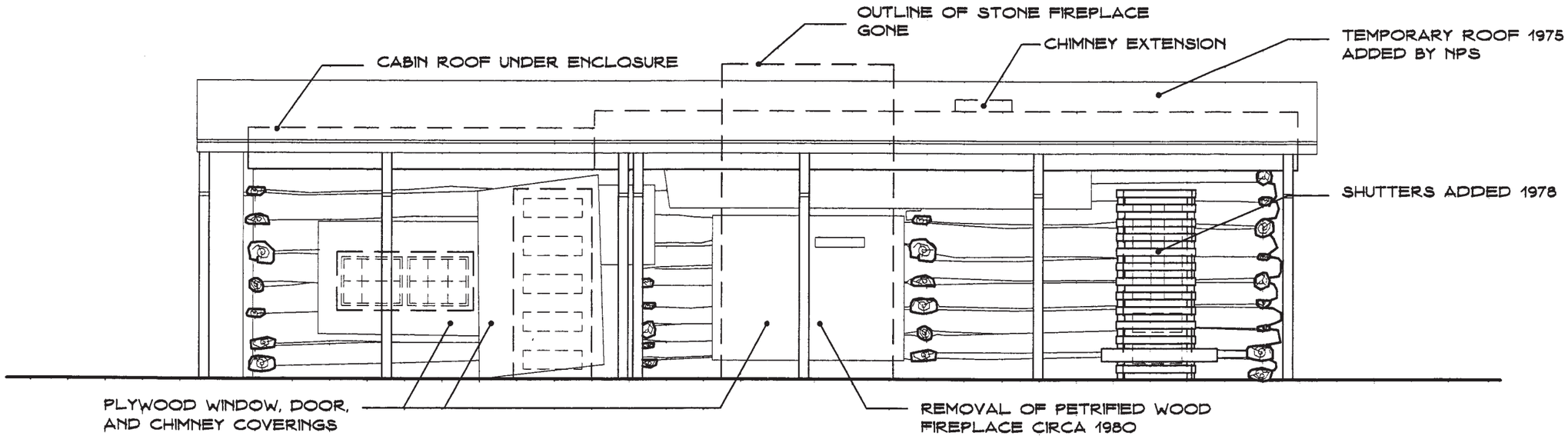


FLOOR PLAN
SCALE: 1/4" = 1'-0"

13

FIGURE 10 (1 OF 5)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CABIN HS-200

122/25000 sheet 2 of 11

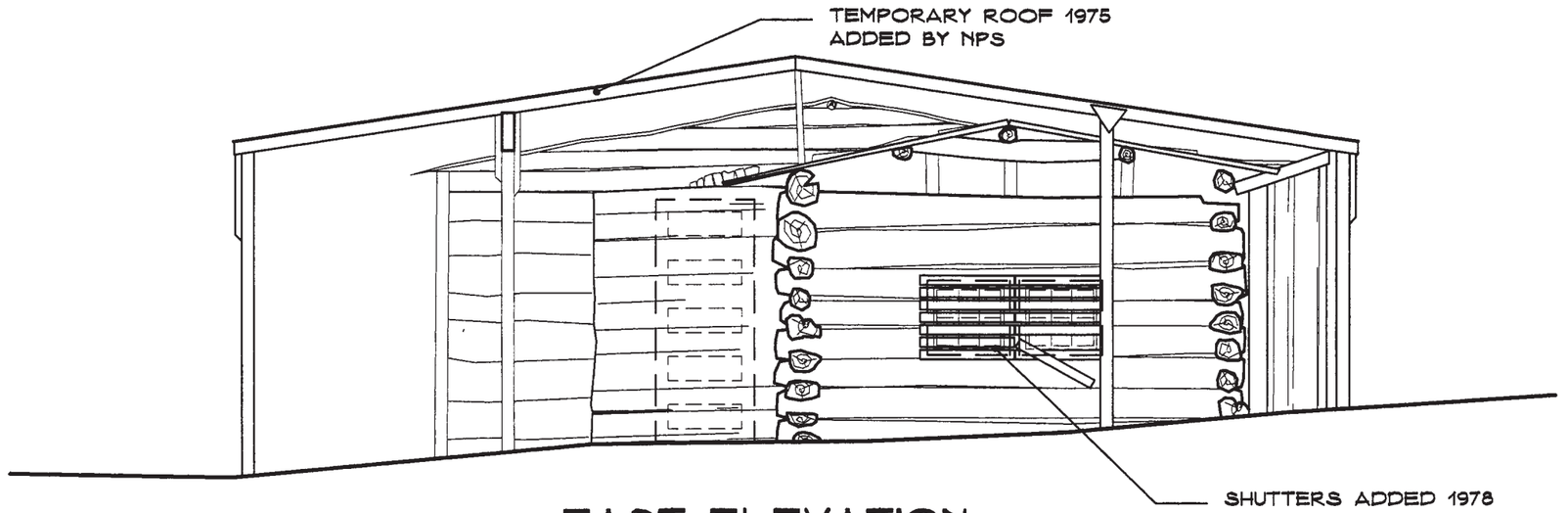


NORTH ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 11 (2 OF 5)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CABIN HS-200

122/25000 sheet 3 of 11

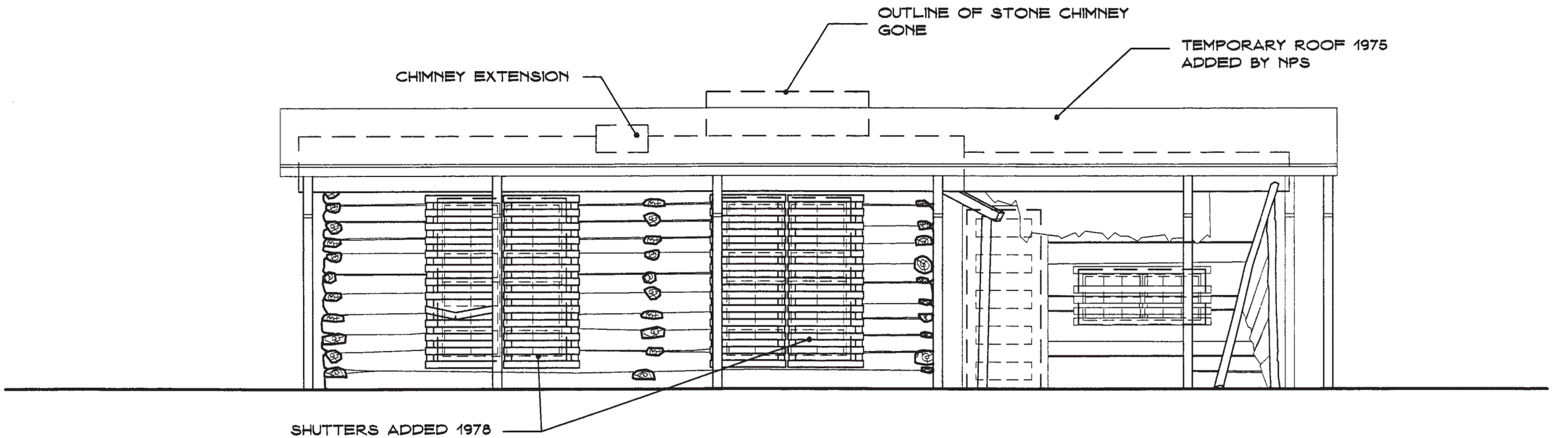


EAST ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 12 (3 OF 5)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CABIN HS-200

122/25000 sheet 4 of 11

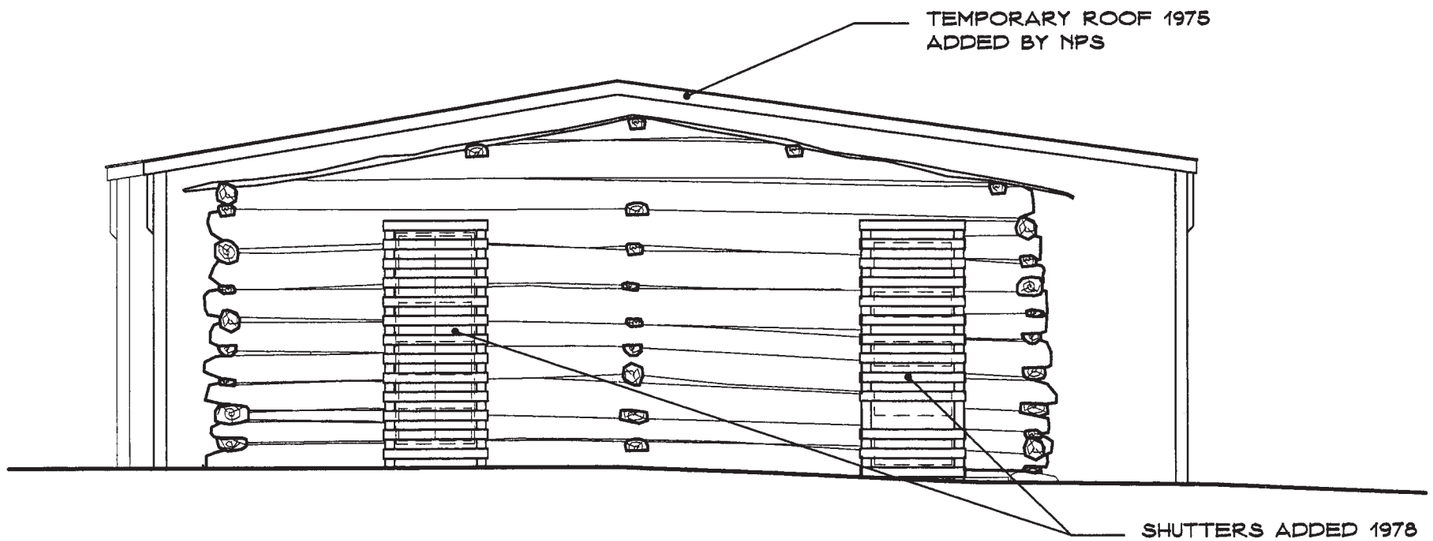


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 13 (4 OF 5)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CABIN HS-200

122/25000 sheet 5 of 11



WEST ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 14 (5 OF 5)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CABIN HS-200

122/25000 sheet 69 11

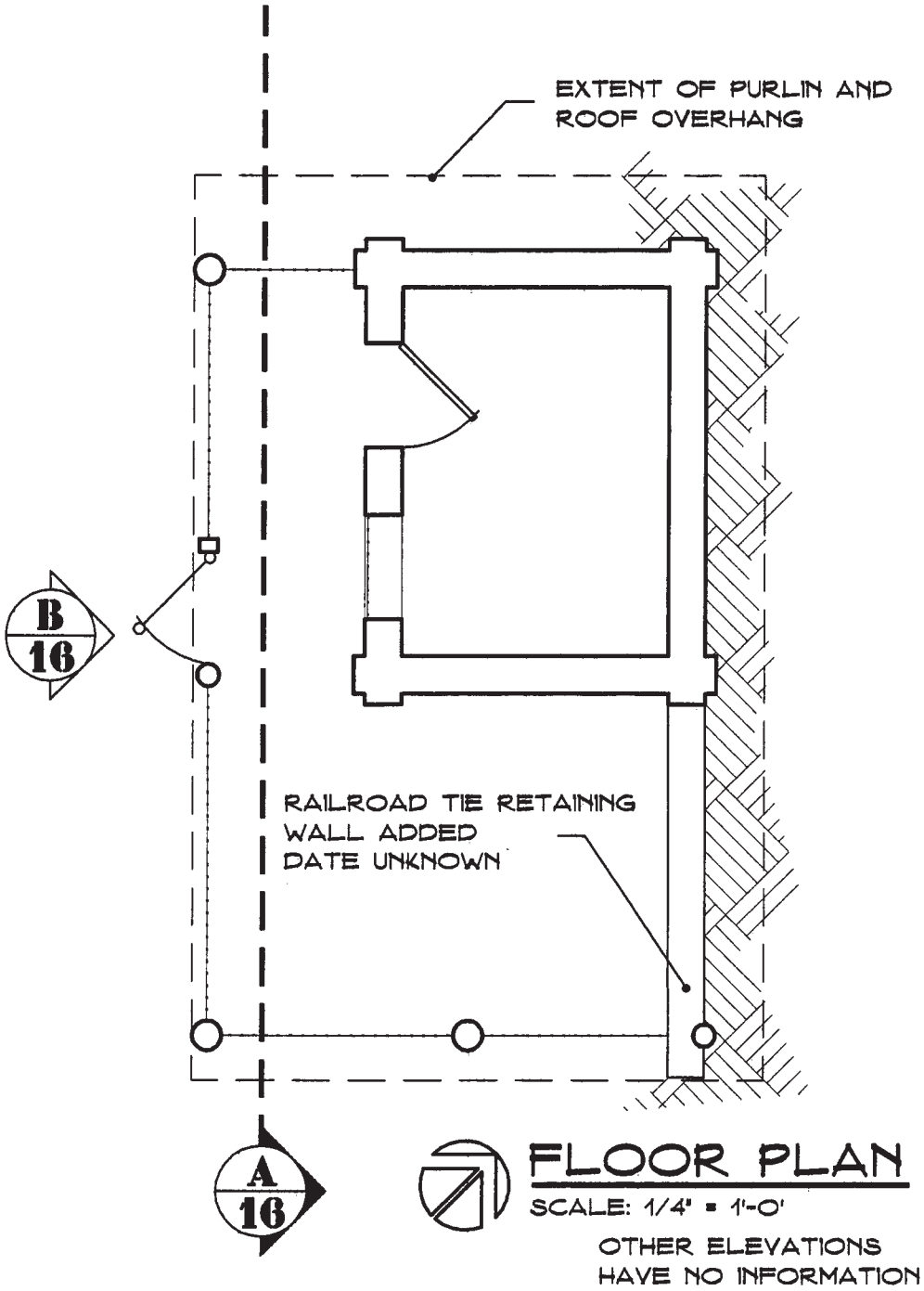
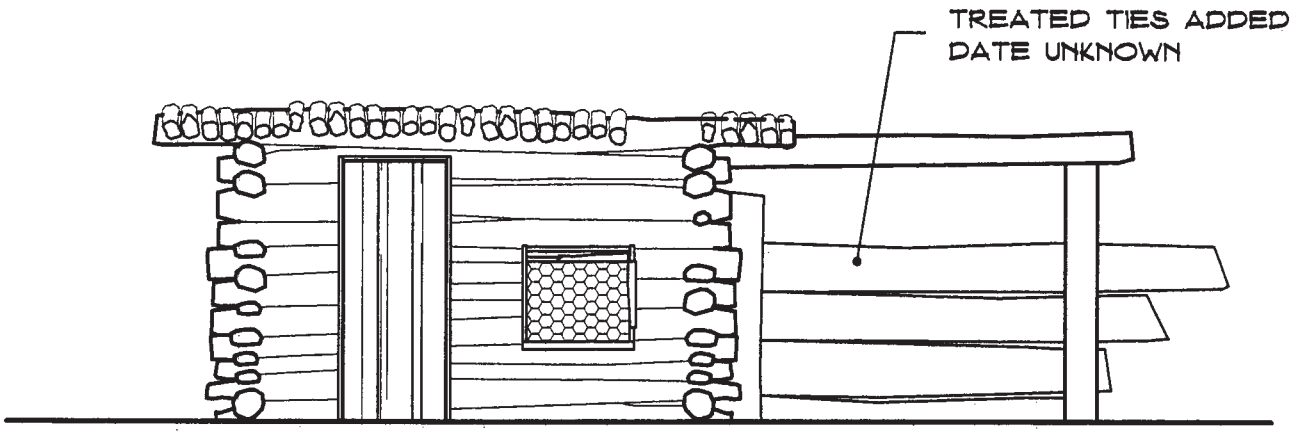


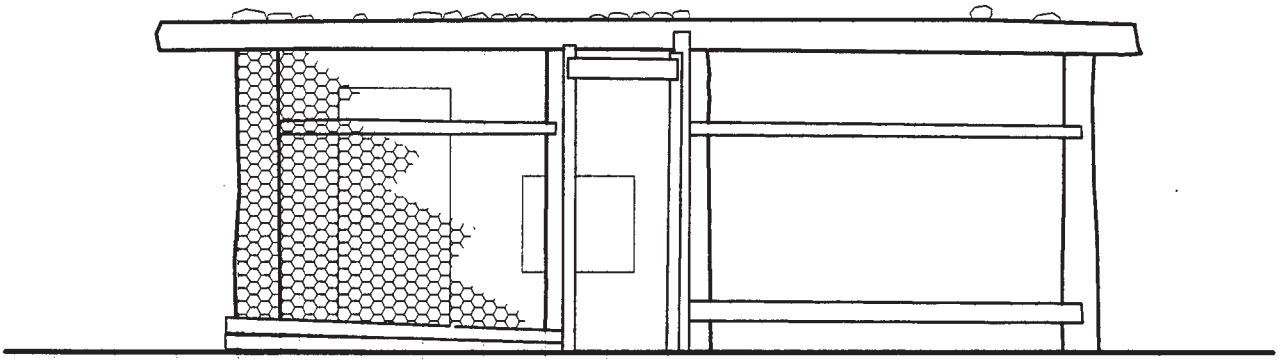
FIGURE 15 (1 OF 2)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

122/25000 sheet 7 of 11



A SOUTH WEST ELEVATION

SCALE: 1/4" = 1'-0"



B SOUTH WEST ELEVATION AT FENCE

SCALE: 1/4" = 1'-0"

FIGURE 16 (2 OF 2)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

122/25000 sheet 8 of 11

▸Root Cellar, HS-206

The date of construction of the root cellar is presumed to be the same as that of the cabin (circa 1933), since it is located in close proximity to that building. However it could have been constructed slightly earlier (about 1925), when Morris built the first dwelling at the mouth of the box canyon. It is apparent that the building site has been cleaned (presumably by the park service), since all of the roofing materials have been removed from the interior of the building.[52] Figure 17 shows the chronology of construction for the root cellar.

▸Foot Bridge, HS-207

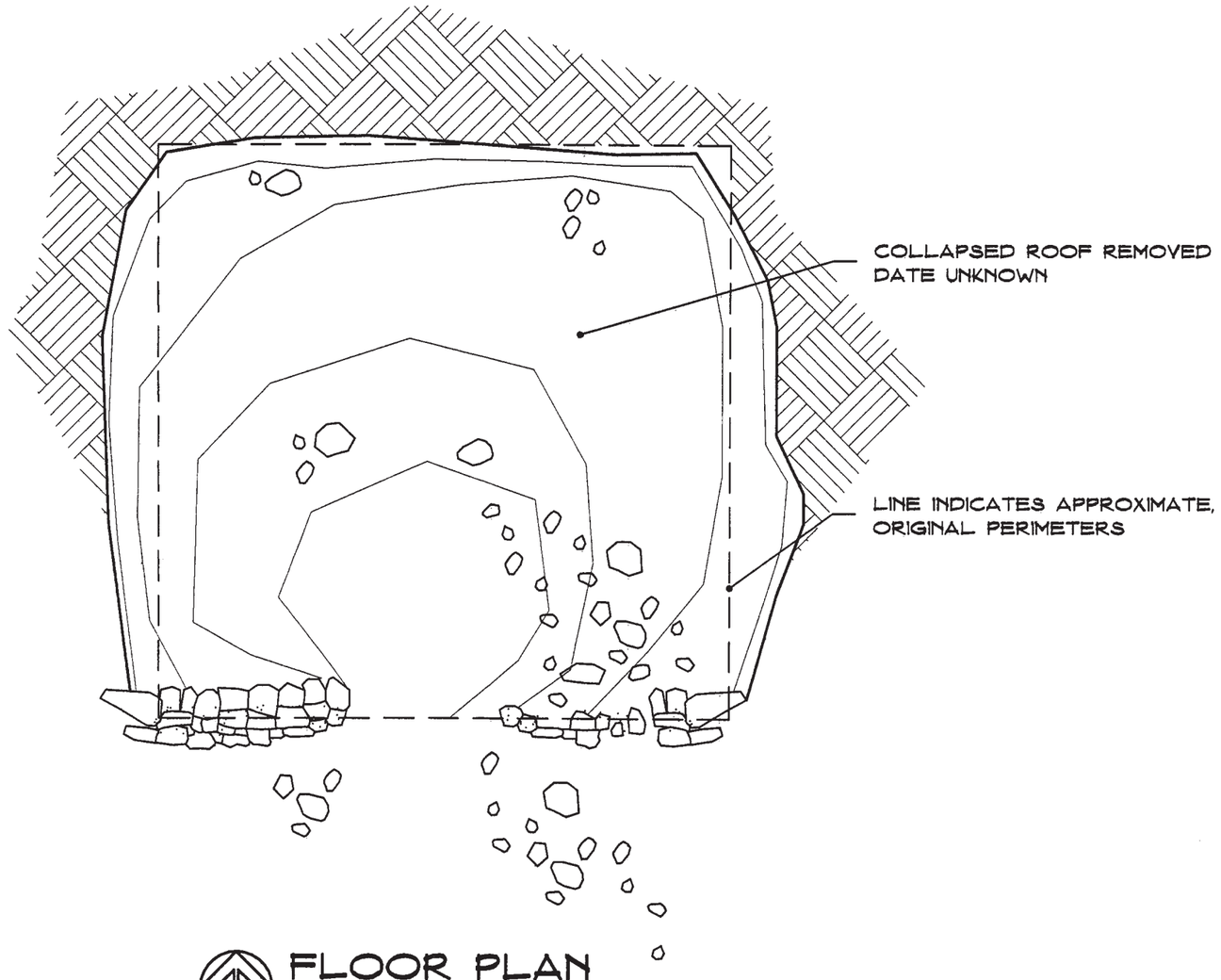
Little is known of the construction history of the footbridge. Since it leads to the root cellar, it is believed to have been constructed at approximately the same time, i.e., circa 1933. However, the materials used in its construction, specifically the board decking, appear to be relatively new. This structure may have been rebuilt or replaced by the park service after they acquired the site. Figure 18 illustrates what is known of the chronology of construction for the footbridge.

▸Milking Shed, HS-220

Like the footbridge, little is known of the construction history of the milking shed. However, it is presumed to date a relatively early period of site development, when Morris and her husband were first improving the property – possibly between 1913 and 1920. It is apparent that the area within and surrounding the building has been cleared of structural debris – probably by the park service. Figure 19 shows what little is known of the chronology of construction of the milking shed.

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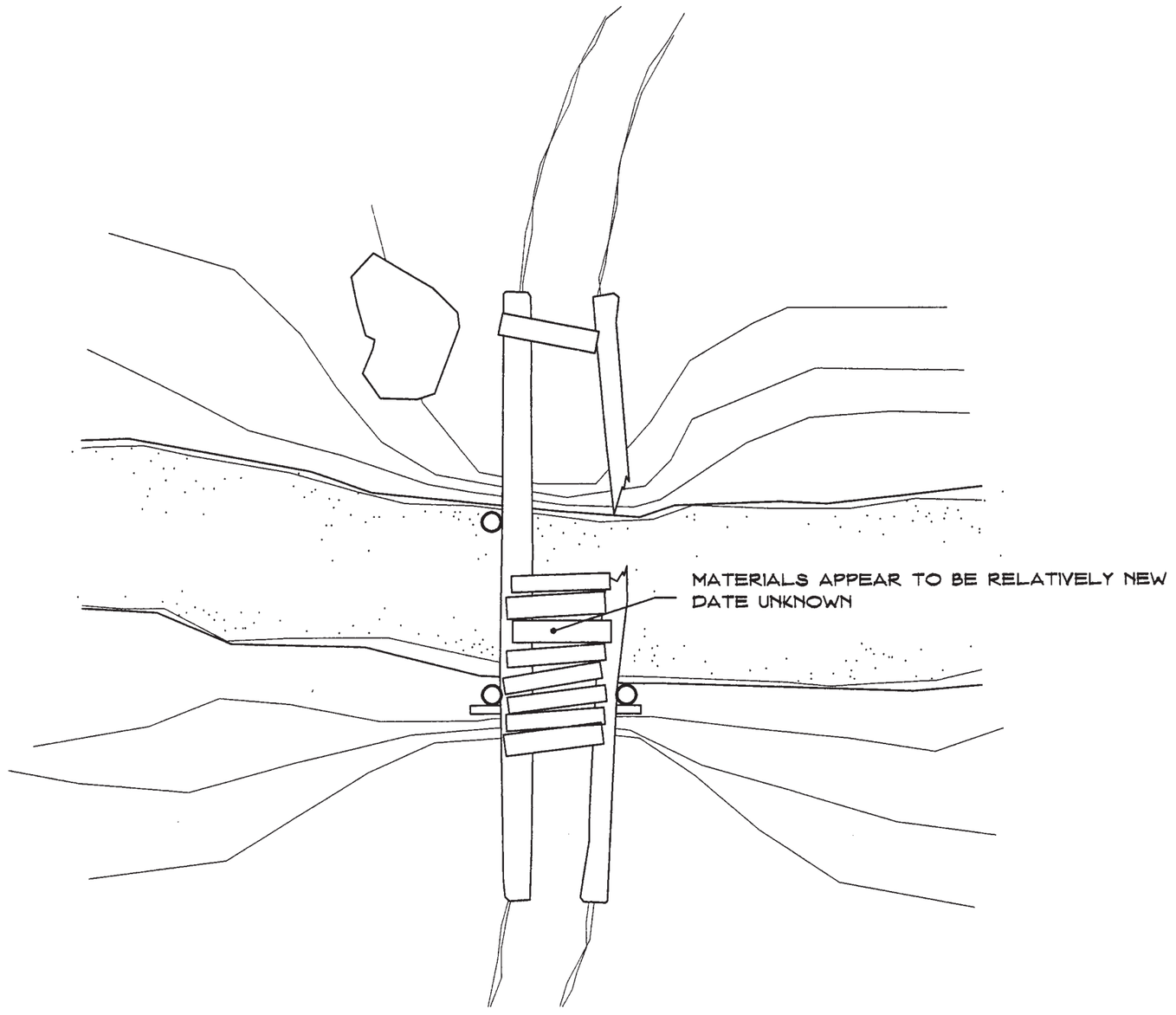
[52] A photograph accompanying the 1948 *Life* magazine article, shows that the root cellar (described in the photo caption as a pantry) had a roof supported by a central log beam with what appear to be juniper post rafters. Descriptions of the building provided by her granddaughter indicate that the top covering was dirt.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIGURE 17 (1 OF 1)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS ROOT CELLAR HS-206

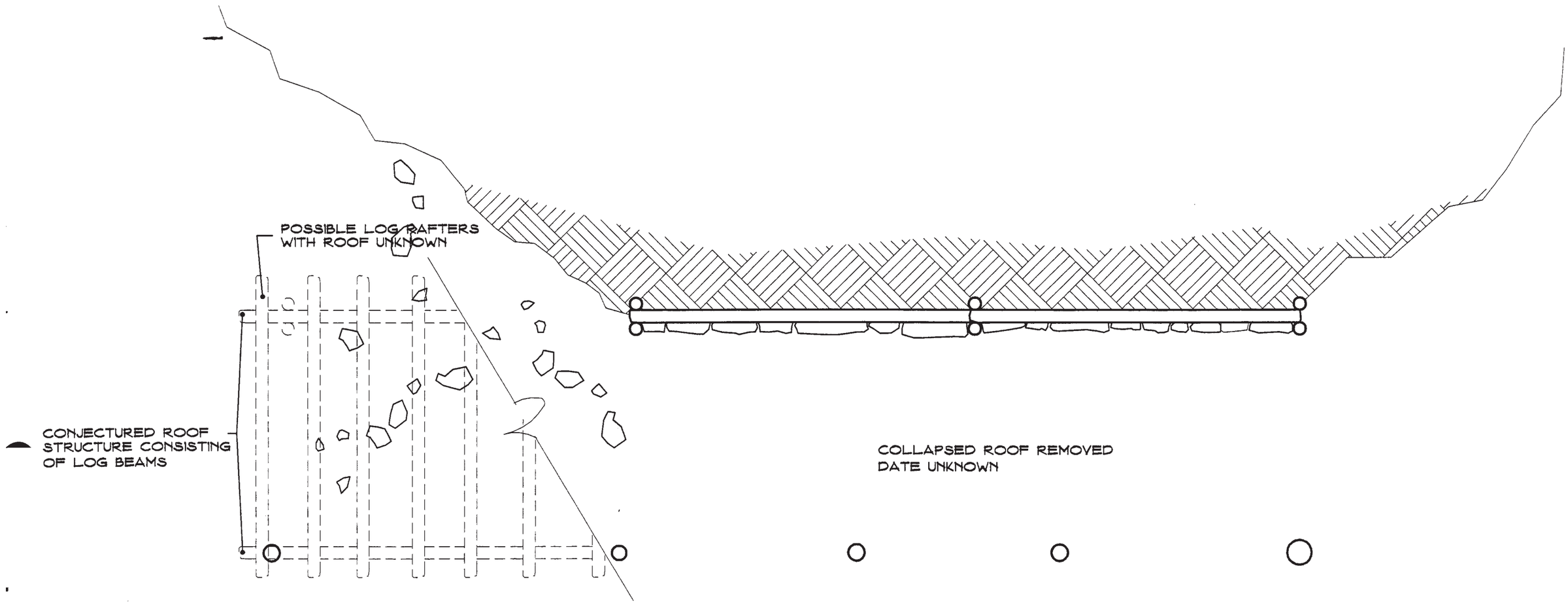
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PLAN
SCALE: 1/4" = 1'-0"

FIGURE 18 (1 OF 1)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS FOOT BRIDGE HS-207

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sheet 10 of 11



FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIGURE 19 (1 OF 1)
CHRONOLOGY OF CONSTRUCTION
JOSIE BASSETT MORRIS MILKING SHED HS-220

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C. Physical Description and Condition

▸Site Description

The Josie Bassett Morris site is located in the level area at the base of the steep, south slope of the Yampa Plateau, a free-standing erosional feature south of the Green River. The plateau is the dominant topographical feature at the site, with a vertical rise of over 2000 feet within a distance of less that two miles. The westward flowing Cub Creek, a perennial stream, is located approximately 1000 feet south of the building cluster that constitutes Morris' homestead improvements. The hill slopes above the north side of the site are steep and rocky, vegetated with juniper. An unnamed box canyon located directly north of the cabin generates a seasonal flow of water that drains past the north edge of the building site. Current access to the site is via a gravel road, ending in a large graded and graveled parking area north of the cabin.

Features of the site that may have contributed to its selection include, the sheltering influence of the slope behind the complex, and perhaps more importantly, the presence of the many springs in the vicinity, including one located east of the cabin (HS-200). Ditches lead from this spring west, to the former vegetable garden, to a row of four Lombardy poplars and a fruit orchard beyond, as well as to a small pond located southeast from the spring. (This pond may be one of those mentioned by Morris' grandchildren for keeping her ducks and geese.)

Today the site is organized into several functional areas, reflecting the most recent, 1930s iteration, of Morris' improvements. The main residence (HS-200), located at the mouth of the box canyon, forms the nucleus of a once-elaborate set of vegetable and flower gardens. The ruins of the root cellar (HS-206) are located in the hill slope northwest from the cabin, accessible via a plank footbridge. A chicken coop (HS-201) is located about 300 feet southeast of the cabin, amidst a stand of scrub trees, at the base of the plateau. About 1000 feet to the southeast, clustered near the mouth of Pig Canyon, are the remains of the agricultural outbuildings as well as the outhouse, all of which burned during the 1988 wildfire. The only distinguishable remains of a building are those of the milking barn (no HS or LCS number currently assigned), which is located at the base of the hill slope southeast of the mouth of Hog Canyon. All evidence of Morris' prior dwellings at the mouth of Pig Canyon has been removed.

Site Condition

Several features of the site contribute to its current poor condition, the principal one being poor drainage (Figure 20). Although the region has relatively little rainfall, the slope of the land coupled with the position of the buildings and the various springs, irrigation systems and ponds, results in water pooling around the base of buildings and other improvements. Specifically, drainage is poor on the north side of the cabin because the natural grade of the land as well as the park service-constructed roadway slopes toward the cabin. In addition, the ground on the east side of the cabin appears to be continuously moist – probably a result of ground water from the adjacent spring. The moist soil contributes to the settlement on the east side of the building. Site drainage in the vicinity of the chicken coop and the milking barn is also poor, due to the fact that the water draining from the slope behind the buildings pools at their bases.

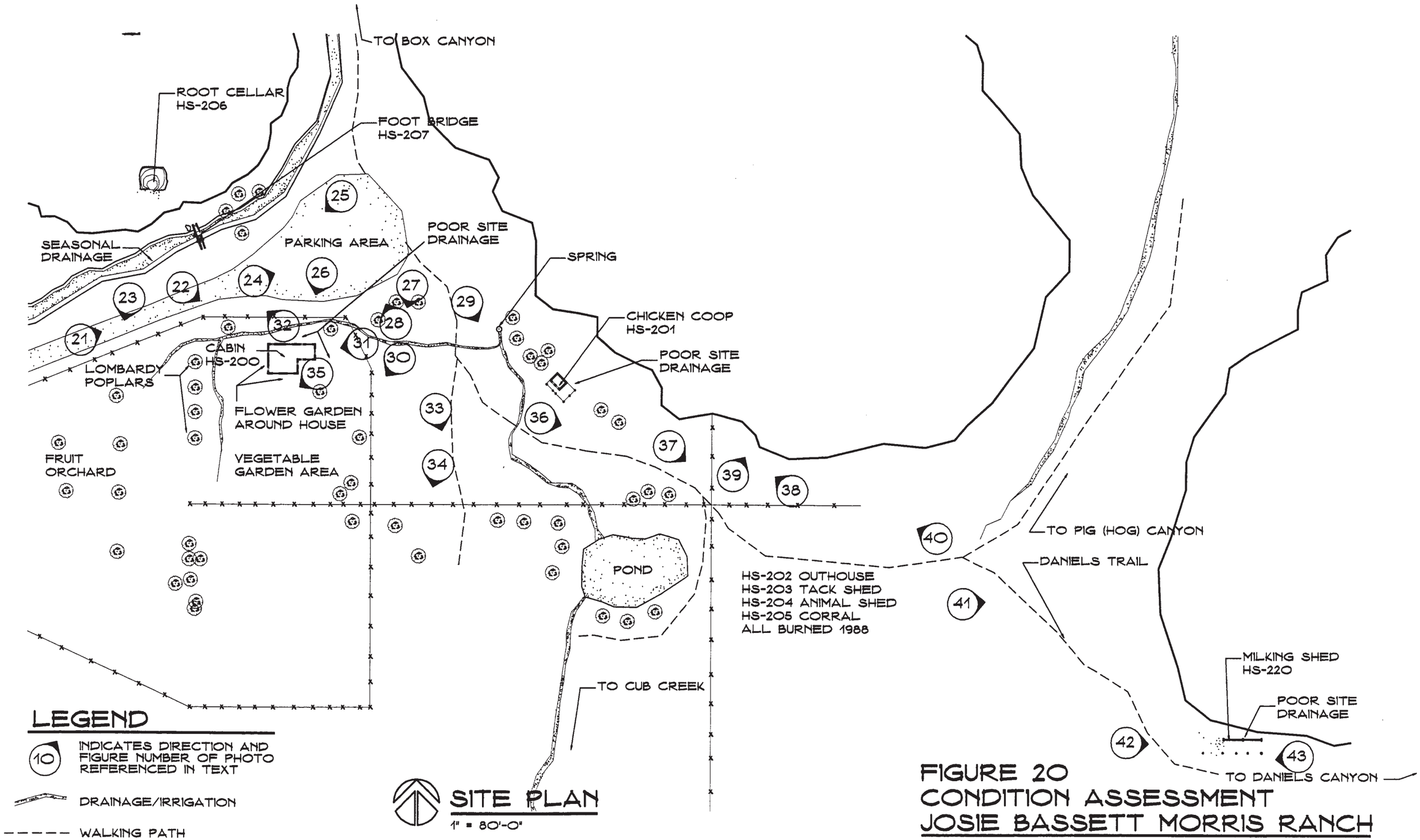


FIGURE 20
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS RANCH

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sheet 1 of 21

Overall, the site also suffers from neglect. The fruit trees have not been pruned and the water-loving Lombardy poplars are beginning to decline due to the fact that the diversion ditches from the spring are not maintained. Much of the native vegetation in the area is very much overgrown, obscuring the improvements at the site. Although it is possible to distinguish the likely location of the flower and vegetable gardens, the once-verdant character of Morris' yard is no longer apparent, and the number and variety of ornamentals is greatly diminished. Figures 21 through 43 illustrate the existing condition of the site as a whole.



Figure 21. Looking northeast along the road to the parking area at the Josie Morris site. Note the cabin (HS-200) on the right. (1999 Photo)



Figure 22. Looking southeast at the cabin (HS-200) from the main road to the site. (1999 Photo)



Figure 23. Looking south at the fruit trees from the road. (1999 Photo)



Figure 24. Looking northeast at the parking area. (1999 Photo)



Figure 25. Looking southwest at the road to the site from the parking area. (1999 Photo)



Figure 26. Looking south at the cabin (HS-200) from the parking area. (1999 Photo)



Figure 27. Looking south at the site to the east of the cabin. Note the interpretive sign, drainage ditch, trees, fences etc. that is part of the site landscape. (1999 Photo)



Figure 28. Looking north from the site towards the parking area and the box canyon. (1999 Photo)



Figure 29. Looking east towards the chicken coop (HS-201) and to the trail to Pig Canyon. (1999 Photo)



Figure 30. Looking west towards the cabin (HS-200). (1999 Photo)



Figure 31. Looking west towards the cabin (HS-200). Note the juniper posts and 4-strand barbed wire fence. (1999 Photo)



Figure 32. Looking northwest from the cabin (HS-200) at the road. Note the lapped fence gate for people to enter the site, constructed by the park service at an unknown date. (1999 Photo)



Figure 33. Looking south towards the fields beyond the cabin (HS-200). (1999 Photo)



Figure 34. Looking south at the fields beyond the cabin (HS-200) towards Cub Creek. (1999 Photo)



Figure 35. Looking southwest at the interpretive signs in front of the cabin (HS-200) and the fruit trees beyond. (1999 Photo)



Figure 36. Looking east at the trees and trail to Pig Canyon. (1999 Photo)



Figure 37. Looking southeast at the fence line near the pond along the trail to Pig Canyon. (1999 Photo)



Figure 38. Looking northeast at the site of the outhouse (HS-202), tack shed (HS-203) and the animal shed (HS-204), which burned in 1988. (1999 Photo)



Figure 39. Looking northwest at the site of the outhouse (HS-202), tack shed (HS-203) and the animal shed (HS-204), which burned in 1988. (1999 Photo)



Figure 40. Looking northwest at the site of the outhouse (HS-202), tack shed (HS-203) and the animal shed (HS-204), from the trail at the intersection of the trail to Pig Canyon and to the milking shed. (1999 Photo)



Figure 41. Looking at some fenced areas with downed trees. Pig Canyon is to the left. (1999 Photo)



Figure 42. Looking east at the milking shed from the trail. (1999 Photo)



Figure 43. Looking west towards the trail beside the milking shed. (1999 Photo)

▸Josie Bassett Morris Cabin (HS-200)

Description

The cabin is a one-story log building, constructed on a stone pier foundation. The logs are joined at the corners with flat-, saddle- and v-notches. The building has a rectangular plan with a wing (containing the kitchen). Some of the wood chinking (including pieces of split logs and milled lumber) remains between the logs, however it appears that all of the daubing is missing. The cabin is covered with a shallow gable roof. The roof of the kitchen wing (also a shallow gable) is slightly lower than that of the main building. The entire roof was once covered with green rolled asphalt roofing, run vertically from the eave to the ridge. However, most of the roofing is missing. The remaining chimney has been cut down to the level of the roof. The doors and windows are weathered and there is no indication that they were ever painted. A secondary roofed structure, supported by plain 4 x 4 posts, has been constructed over the cabin to protect it from further deterioration. The center of this structure is supported by the roof of the original cabin.

The north (front) elevation has an entrance at the west edge of the wall; the four-panel door that formerly hung in this entrance is lying in pieces on the floor inside the building. The remains of the brick chimney are located east of center in the main rectangle of the building. The north elevation of the kitchen wing contains another entry, with a five-panel wood door as well as a four-by-four-light sliding window.

The west (side) elevation contains an entrance with a five-panel wood door at the south edge of the wall, and a window opening towards the north edge. This opening formerly contained a six-over-six-light, double-hung window. The south (rear) elevation contains two evenly spaced window-openings, each with a pair of six-light wooden sashes, tied together into fixed units. The east elevation of the kitchen wing contains a central window opening with a four-by-four-light sliding window.

A frame, screened, sleeping porch, formerly occupied the southeast corner of the building, in the space between the east elevation of the main block and the south elevation of the kitchen wing. The porch formerly sheltered two entrances (each with a five-panel wooden door); one that led into the living room from the east elevation of the main block, and one that led into the kitchen from the south elevation of the wing. The porch also sheltered a four-by-four-light sliding window in the south elevation of the kitchen wing. There was a four-light fixed window on the south end of the sleeping porch.

The interior of the cabin is divided into four rooms; a kitchen, a living room, (which was also the dining room and a work room), and two bedrooms. The cabin was never plumbed or electrified. The interior walls of the cabin are log and all were covered with wallpaper on a linen backing and nailed to the logs. However, most of the wallpaper has either been removed or is in poor condition because of water leaking into the interior, and it is difficult to determine the color and design of the paper. The floor is a dirt floor that was watered down and allowed to harden. The south side of the living room has a partial cement cap where it appears that cement was mixed into the dirt to give it a hard surface. The ceiling is an exposed joist system of small logs or dimensional lumber, with rough board sheathing above the joists. There does not appear to have been any interior doors in the cabin. The later brick fireplace still exists on the west side of

the living room. The fireplace base and concrete block type chimney is exposed in the southwest bedroom.

Condition

Based upon the LCS condition definitions, the cabin is in poor condition, as illustrated in Figures 44 through 87. There is no evidence of insect damage, however the interior of the cabin is accessible to small animals such as mice and packrats. Specific problems include the following:

Exterior

Foundation. The stone foundation has shifted outward, causing some settlement throughout the building. The kitchen wing foundation has settled considerably. This appears to be due to the fact that a small stream emanating from a spring located on the east side of the cabin, saturates the ground near the kitchen wing, and causing it to sink.

Wall Logs. The sill and plate logs have rotted. There is rot in the wall logs around the kitchen wing and on both sides of the original fireplace location on the north side. The logs have fallen out of the gable end of the kitchen wing. All of the daubing is missing.

Roof. The roof is in poor condition with most of the sheathing and roof structure rotted. This problem is exacerbated by the weight of the protective roof structure, the center of which rests on the cabin roof.

Doors and Windows. The doors and windows that remain are weathered to bare wood. The four-panel wood door from the north elevation entrance is in pieces, and the sash is missing entirely from the window opening in the south end of the west elevation. The lack of window and door coverings allows blowing rain and snow to enter the interior.

Interior

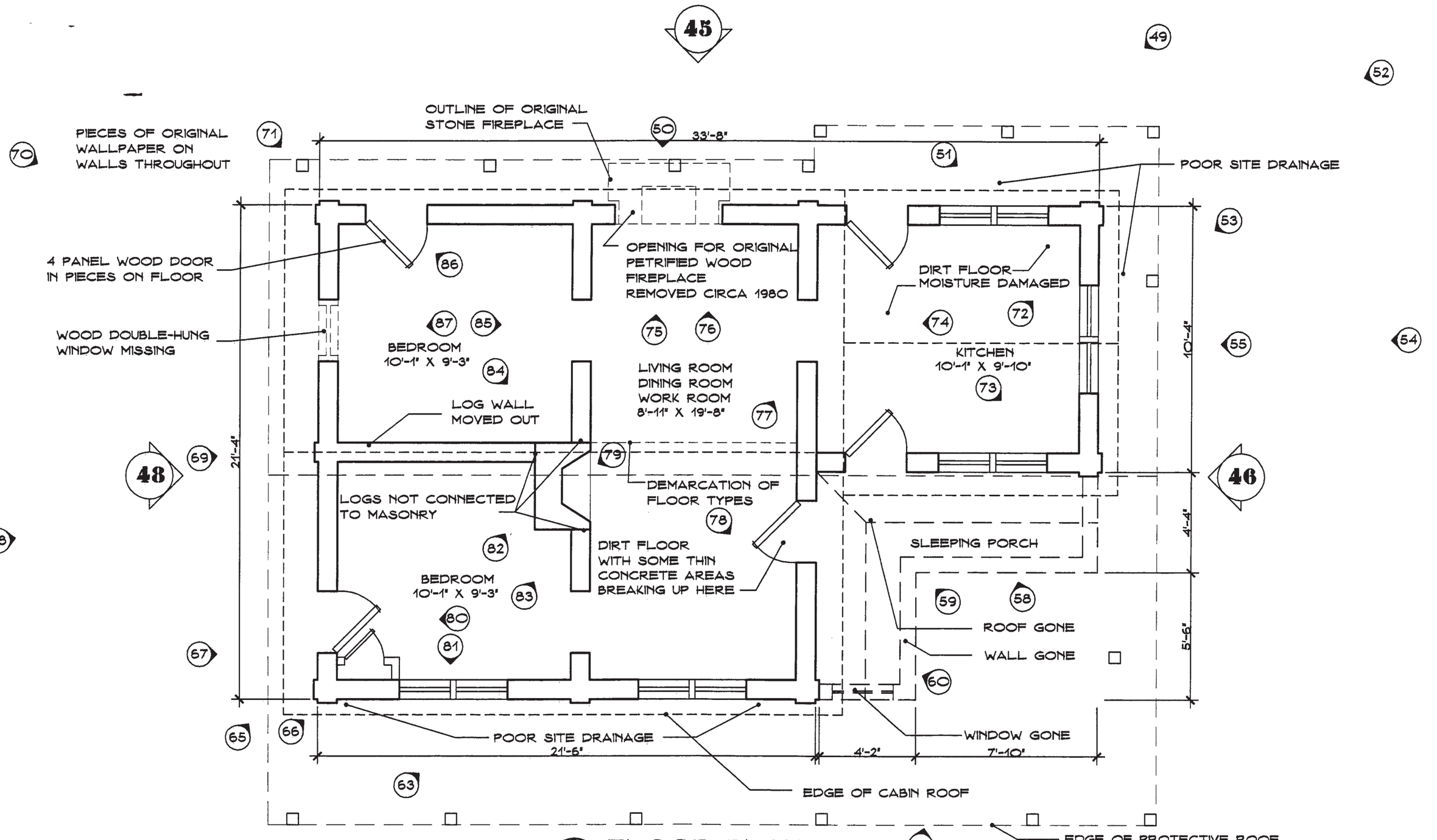
Floor. The dirt floor remains intact with very little pitting or deterioration – except in the kitchen area, apparently due to moisture penetration from ground water. The concrete portion around the exterior door to the sleeping porch has deteriorated.

Walls. The tops of the logs that form the interior walls have also rotted; the lower logs appear to be in good condition. However, the wallpaper is loose or missing and what remains is heavily water stained. The common wall between the two bedrooms is not anchored to the fireplace, thus the end is moving outward due to pressure from above.

Ceiling. The open ceiling joists and sheathing is rotted and water stained.

Doors and Windows. It appears that there was no interior window trim, since the wallpaper wrapped around the jamb. The wooden sashes are weathered and water-stained as are the remaining doors. (There is no indication that either the doors or windows were ever painted.)

Brick and Concrete Block Fireplace. The brick on the upper part of the chimney face has fallen away or is loose.



FLOOR PLAN

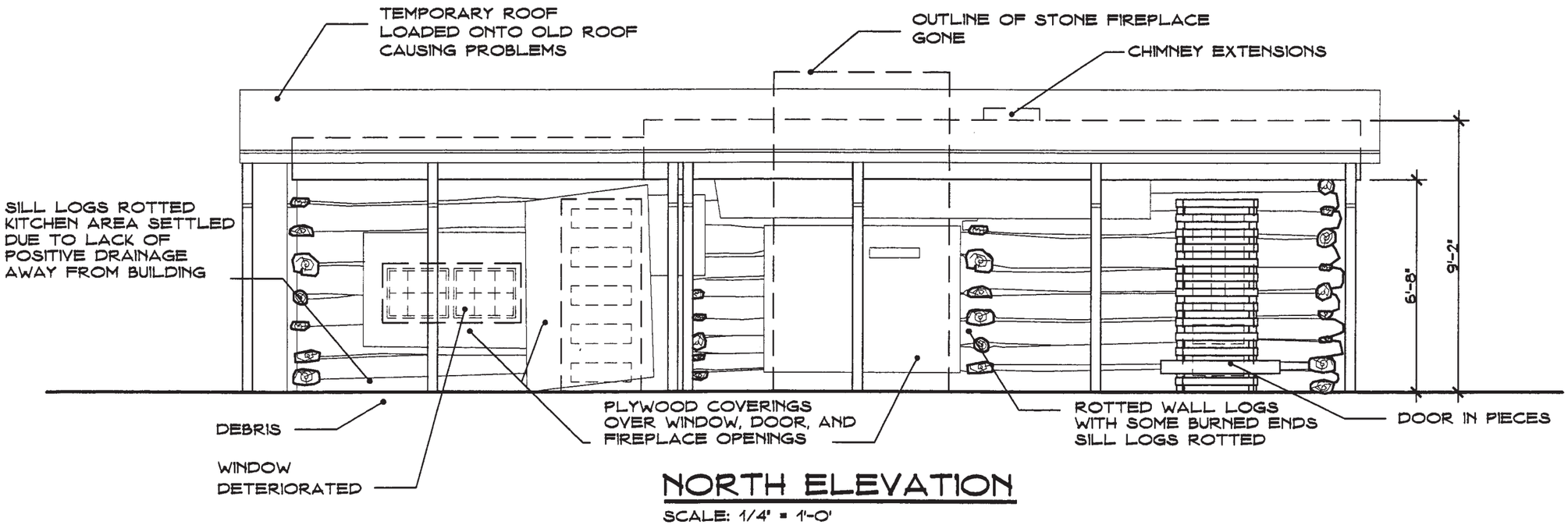
SCALE: 1/4" = 1'-0"

FIGURE 44 (1 OF 5)

CONDITION ASSESSMENT

JOSIE BASSETT MORRIS CABIN HS-200

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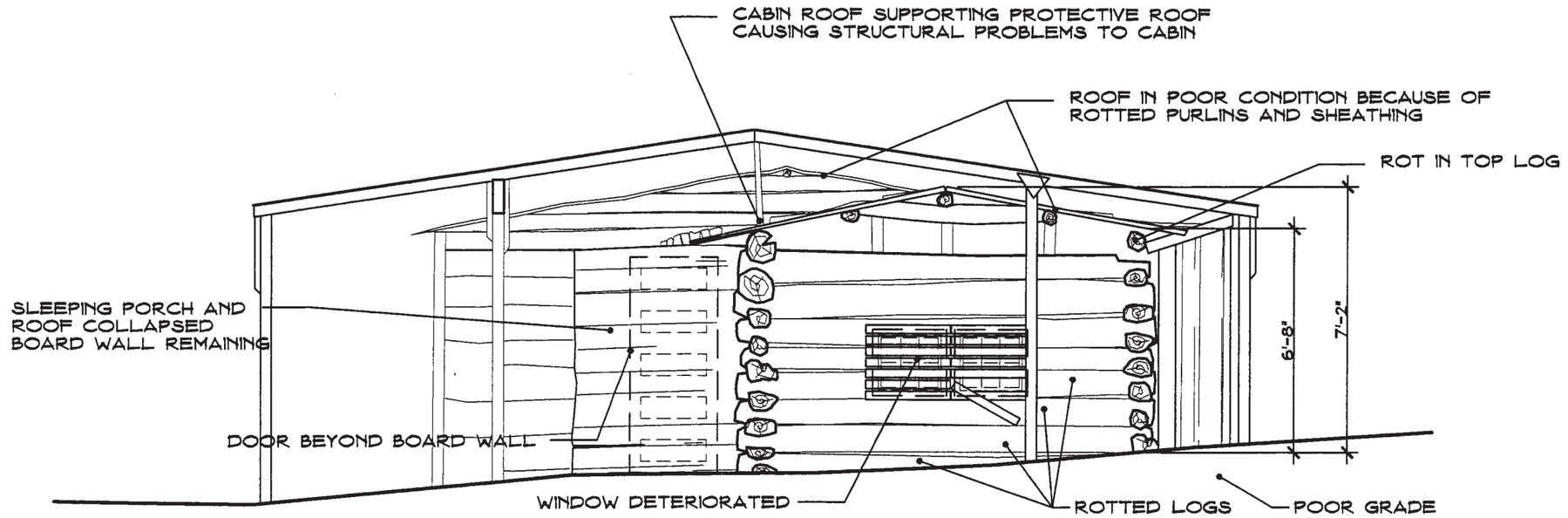


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 45 (2 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CABIN HS-200

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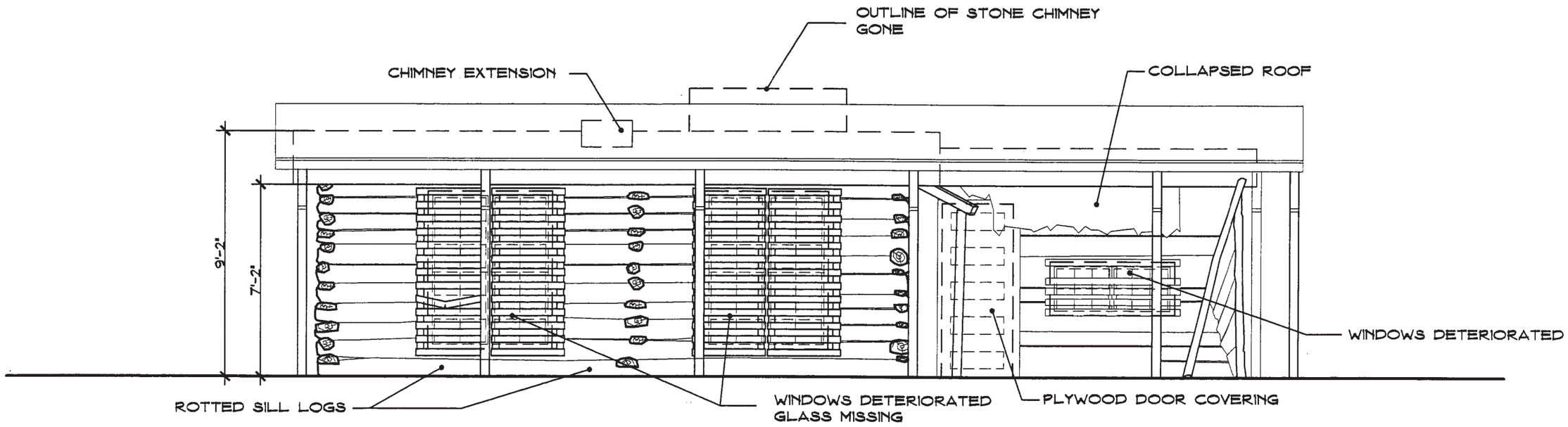


EAST ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 46 (3 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CABIN HS-200

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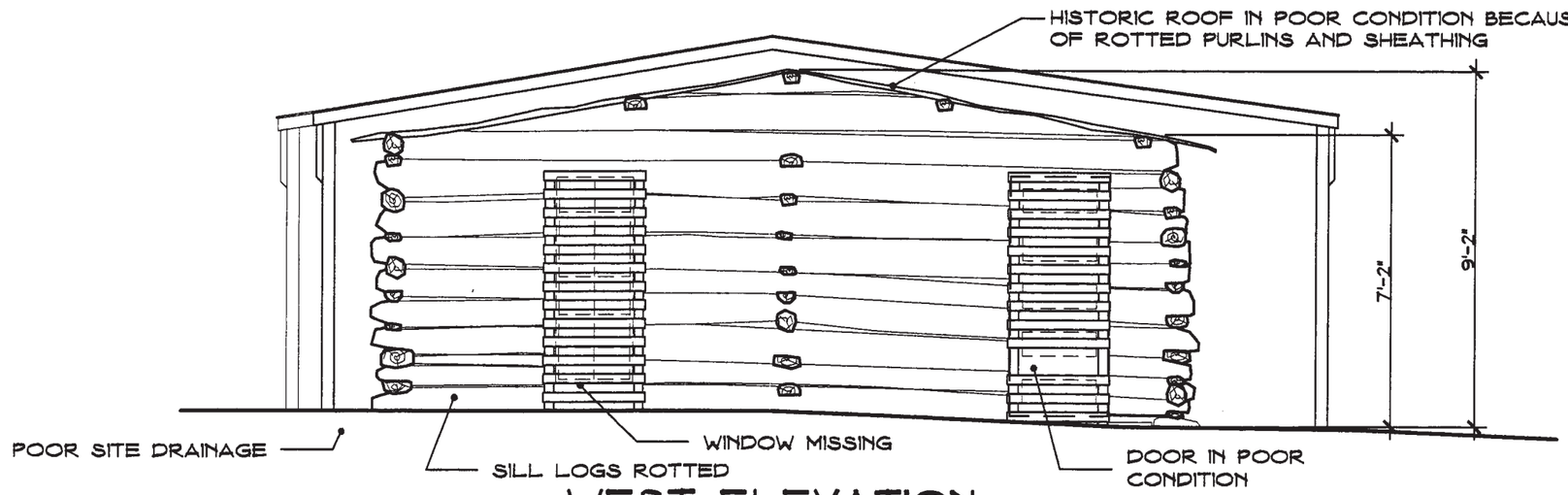


SOUTH ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 47 (4 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CABIN HS-200

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sheet 5 of 21



WEST ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 48 (5 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CABIN HS-200

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sheet 69 21



Figure 49. Looking southwest at the cabin (HS-200). Note the protective roof structure and the slope of the grade towards the building. (1999 Photo)



Figure 50. Looking south at the location of the original petrified wood fireplace removed in 1980 (HS-200). (1999 Photo)



Figure 51. Looking southeast at a storage area just outside the kitchen on the north side (HS-200). (1999 Photo)

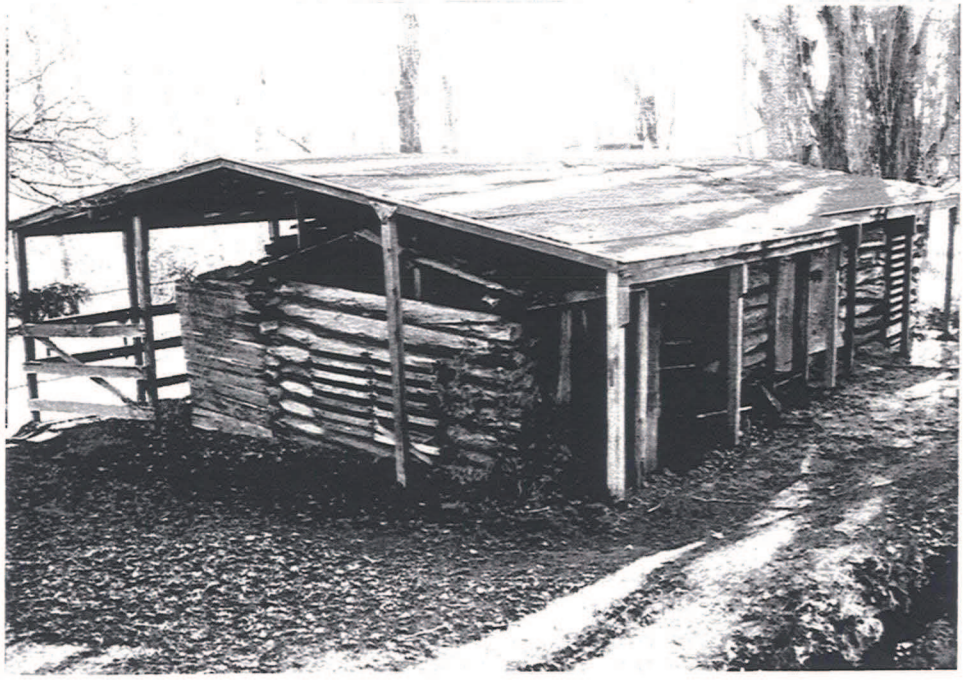


Figure 52. Looking southwest at the cabin (HS-200). Note the protective roof structure that was built over the historic cabin. The center of the protective structure is resting on the original roof of the cabin. (1999 Photo)



Figure 53. Looking southwest at the kitchen area which is settling into the ground because of poor drainage and an unstable foundation (HS-200). Note the rotted purlins, joists and sheathing. (1999 Photo)



Figure 54. Looking west at the cabin (HS-200). Note the settlement in the building and the poor grade across the site. (1999 Photo)



Figure 55. Looking west at the kitchen area (HS-200). The window is deteriorated and there is rot in the sill logs and some of the wall logs. (1999 Photo)



Figure 56. Looking northwest at the kitchen area and the remains of the sleeping porch addition to the building (HS-200). (1999 Photo)



Figure 57. Looking northwest at the cabin (HS-200). The fenced area encloses the sleeping porch, which has collapsed. (1999 Photo)



Figure 58. Looking north at the collapsed roof and wall of the sleeping porch (HS-200). The sill and plate logs are rotted. (1999 Photo)



Figure 59. Looking northwest at the structure of the protective roof over the cabin (HS-200). Note that the protective roof structure is bearing on the historic cabin roof. (1999 Photo)



Figure 60. Looking northwest at the log wall and door to the living room (HS-200). The five-panel wood door is in poor condition, and some of the wall logs are rotten. (1999 Photo)

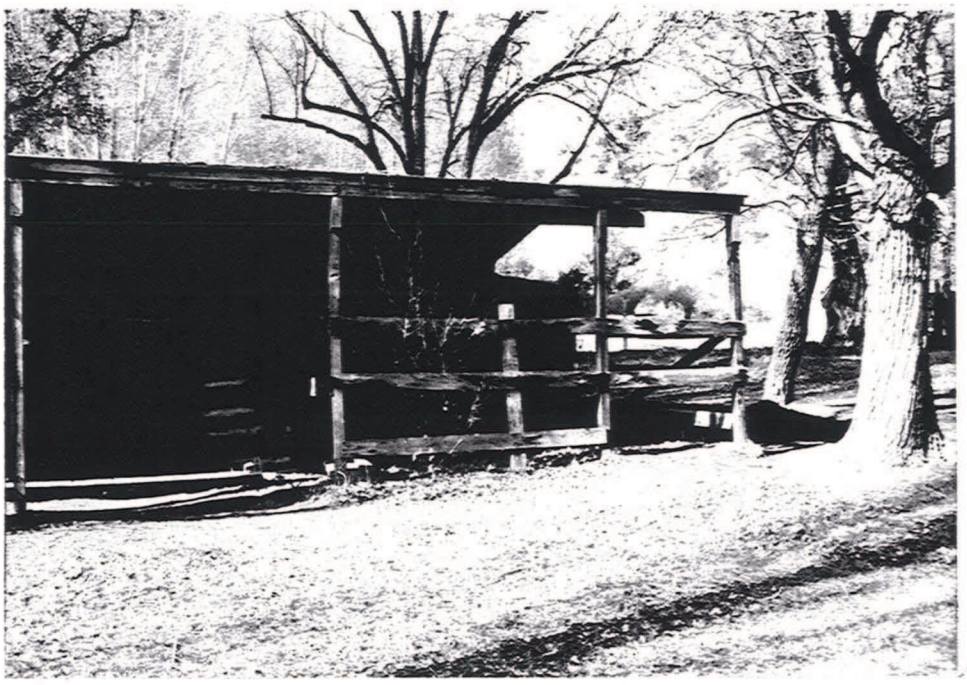


Figure 61. Looking north at the south elevation of the cabin (HS-200). (1999 Photo)

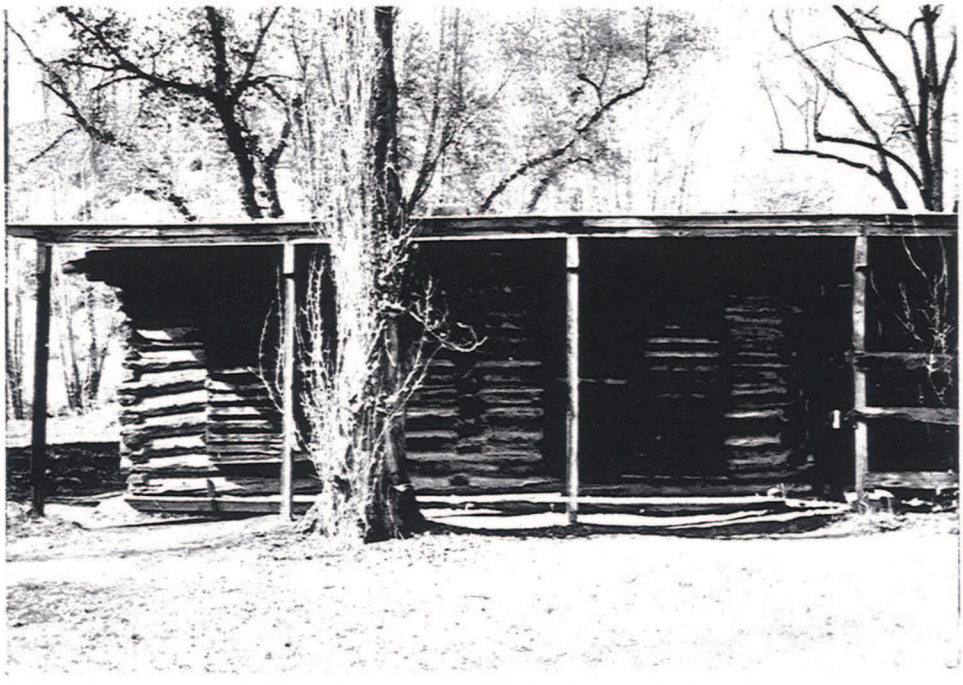


Figure 62. Looking north at the south elevation of the cabin (HS-200). The two large window-openings (each of which contain four, six-light fixed wooden sashes) correspond to the living room and the bedroom. They are deteriorated and have been covered with shutters. (1999 Photo)



Figure 63. Looking northeast at one of the fixed windows in the bedroom (HS-200). Note the rot in the logs above the windows. The wood on the window is weathered and some of the glass is missing. (1999 Photo)

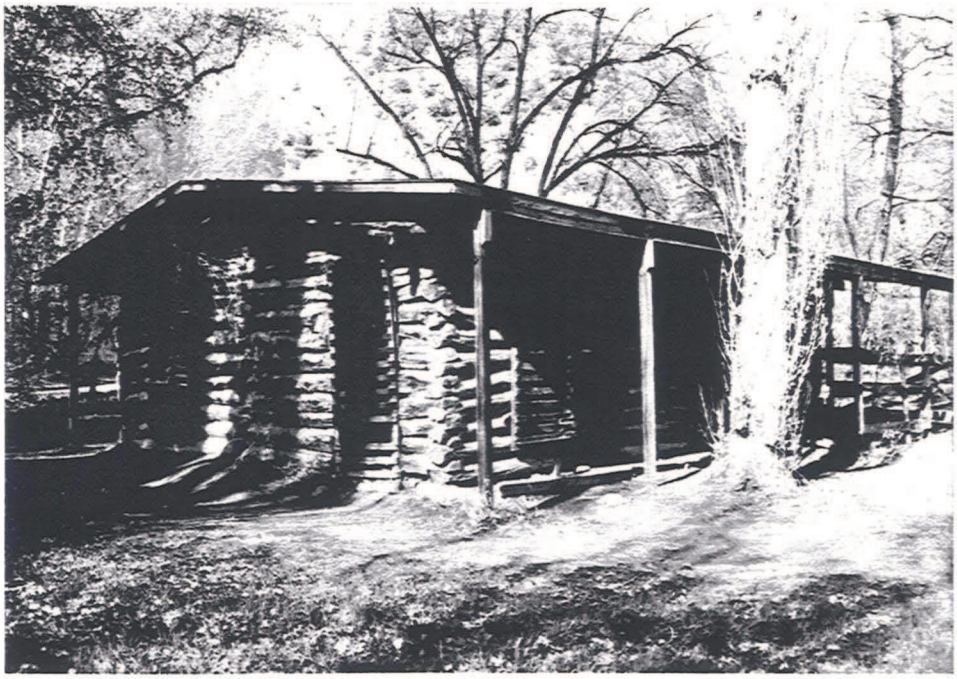


Figure 64. Looking northeast at the cabin (HS-200). The logs in this corner are in better condition than those in the remainder of the building, due to the fact that moisture drains away from the base of the building on this side. (1999 Photo)

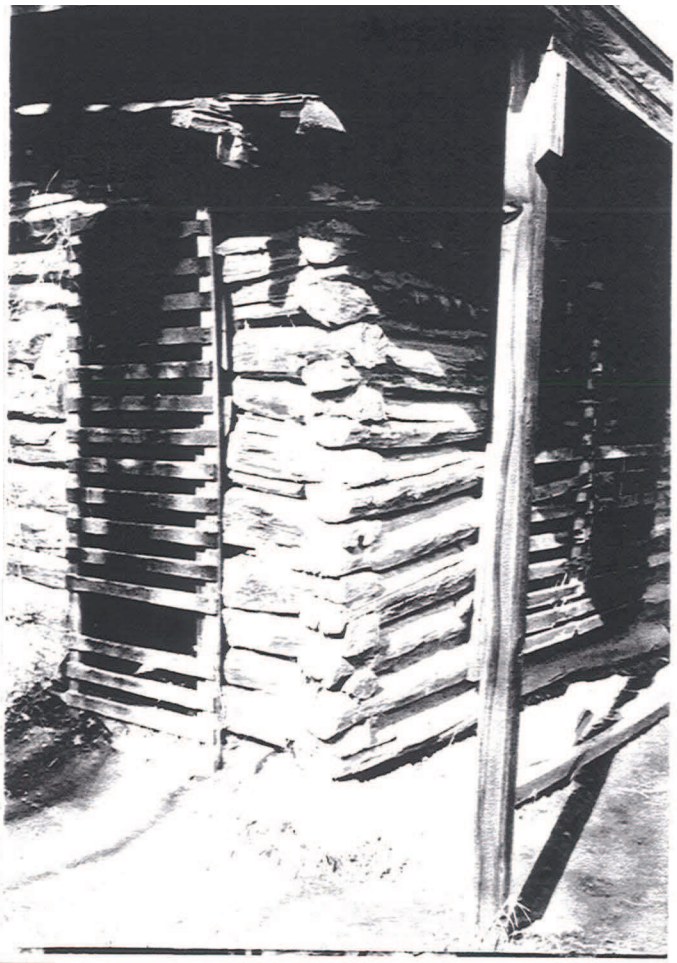


Figure 65. Looking northeast at the log corner (HS-200). Note the flat lapped joints with wood chinking and some daubing which is in poor condition. (1999 Photo)



Figure 66. Looking northeast at the base of the corner (HS-200). Note the stone pier foundation. There is some rot in the sill log, probably due to the fact that a flowerbed ran along the wall. (1999 Photo)



Figure 67. Looking east at the shuttered doorway into the southwest bedroom (HS-200). The five-panel wood door is weathered and deteriorated. (1999 Photo)



Figure 68. Looking east at the west elevation of the cabin (HS-200). The logs are in better condition on this wall because water drains away from the base of the building on this side. (1999 Photo)

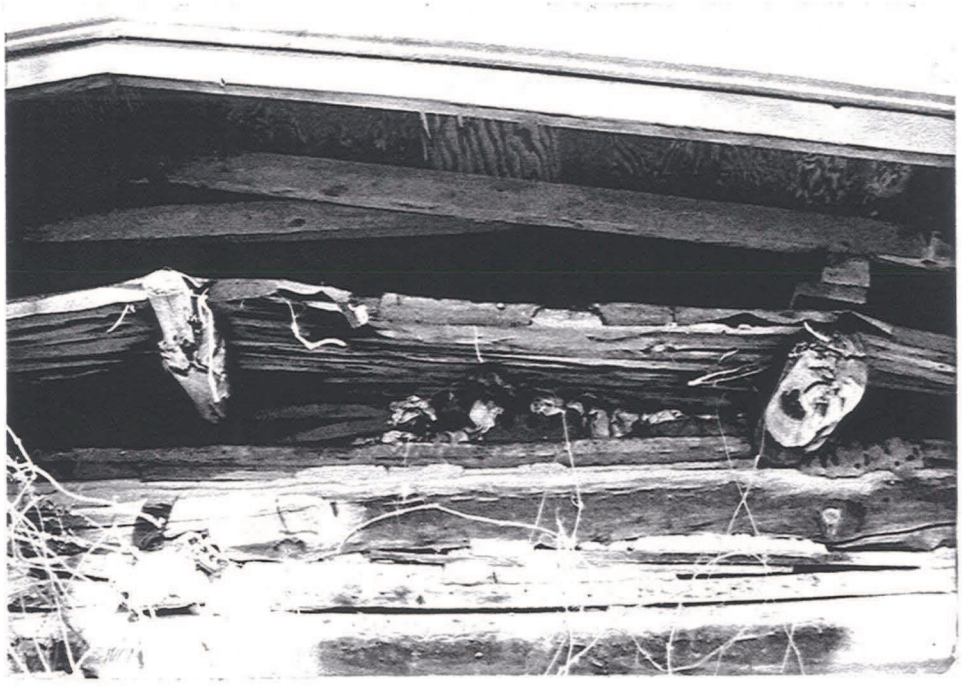


Figure 69. Looking east at the roof detail (HS-200). The roof and purlins are rotted. (1999 Photo)

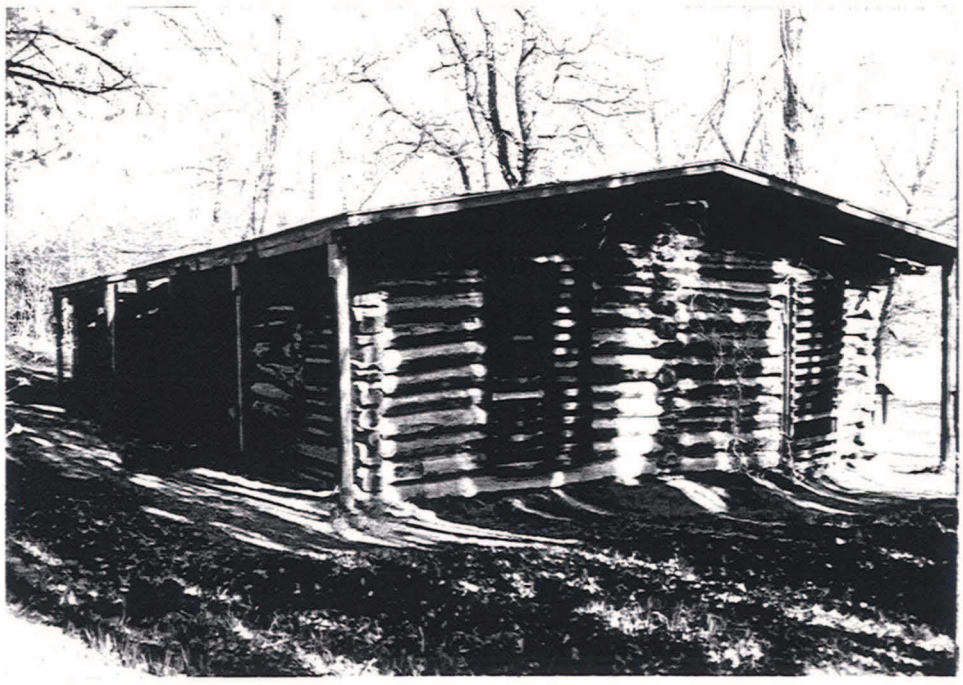


Figure 70. Looking southeast at the cabin (HS-200). Note the poor grade to the left where there is considerable rot in the base of the building. On this side the grade slopes toward the building, causing moisture to pool at its base. (1999 Photo)



Figure 71. Looking southeast at the shuttered door into the northwest bedroom (HS-200). There is also some rot in the top wall logs. (1999 Photo)



Figure 72. Looking northeast at the corner of the kitchen (HS-200). Note the four-light sliding-sash window on the left and the missing window sash on the right. The columns in the center support the roof and temporary roof. (1999 Photo)



Figure 73. Looking southeast at the corner of the kitchen (HS-200). Note that the logs have fallen out of the east gable end. Here, there is minor rot in the logs—due to water getting behind the interior cardboard and wallpaper. (1999 Photo)



Figure 74. Looking west at the opening between the kitchen and living room (HS-200). The floor is dirt that has been compacted to form a hard surface. However, water leaking into the building has disturbed the surface. Note the pieces of wall paper on the logs. (1999 Photo)



Figure 75. Looking north at the log wall of the living room where the original petrified wood fireplace was located (HS-200). Note the surface burns on the logs above the opening. (1999 Photo)



Figure 76. Looking north up at the protective roof structure (HS-200). The log and dimensional lumber structure with board sheathing is rotted and has deteriorated. (1999 Photo)



Figure 77. Looking northeast at the entrance to the kitchen from the living room (HS-200). Note the wallpaper on the log walls of the living room. (1999 Photo)



Figure 78. Looking south down at the floor of the living room. In this area, cement was added to the dirt to give a harder surface (HS-200). Some of the floor still exists on the south end of the room. (1999 Photo)



Figure 79. Looking southwest at the brick fireplace in the living room (HS-200). The logs above the hearth have shifted pushing the top bricks outward. Note the vent cover on the ground in front of the fireplace. (1999 Photo)



Figure 80. Looking west at a closet area in the south bedroom (HS-200). Again notice the wallpaper on the log walls. (1999 Photo)



Figure 81. Looking south at the window opening in the south bedroom (HS-200). This opening contains four fixed sashes, each with six lights, several of which are missing. Note the deteriorated wood. (1999 Photo)

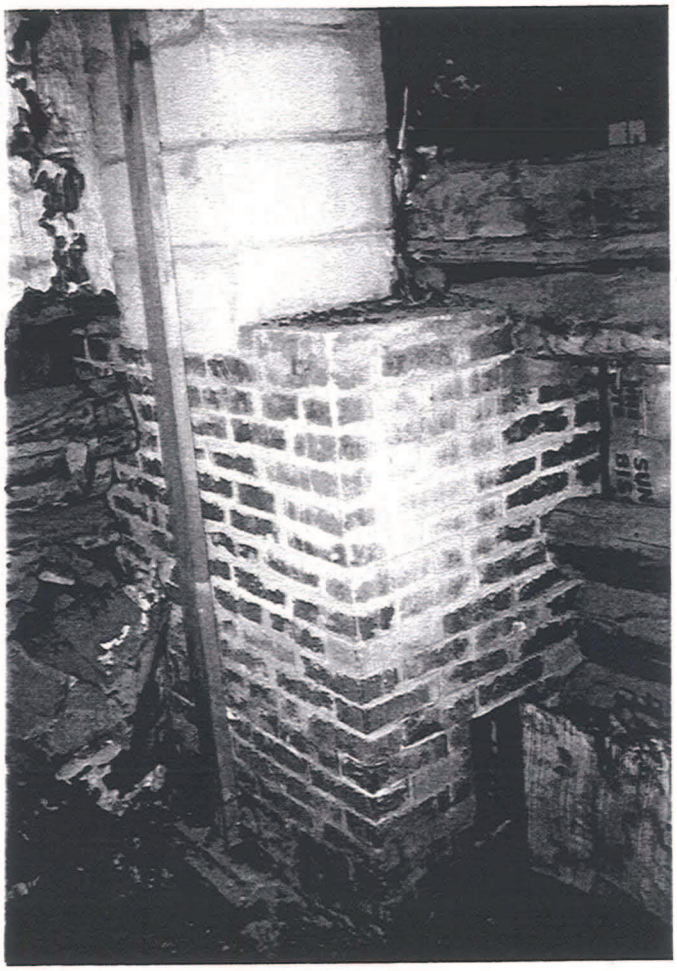


Figure 82. Looking northeast at the back of the fireplace in the south bedroom (HS-200). Note that the wall logs are not secured to the fireplace. (1999 Photo)

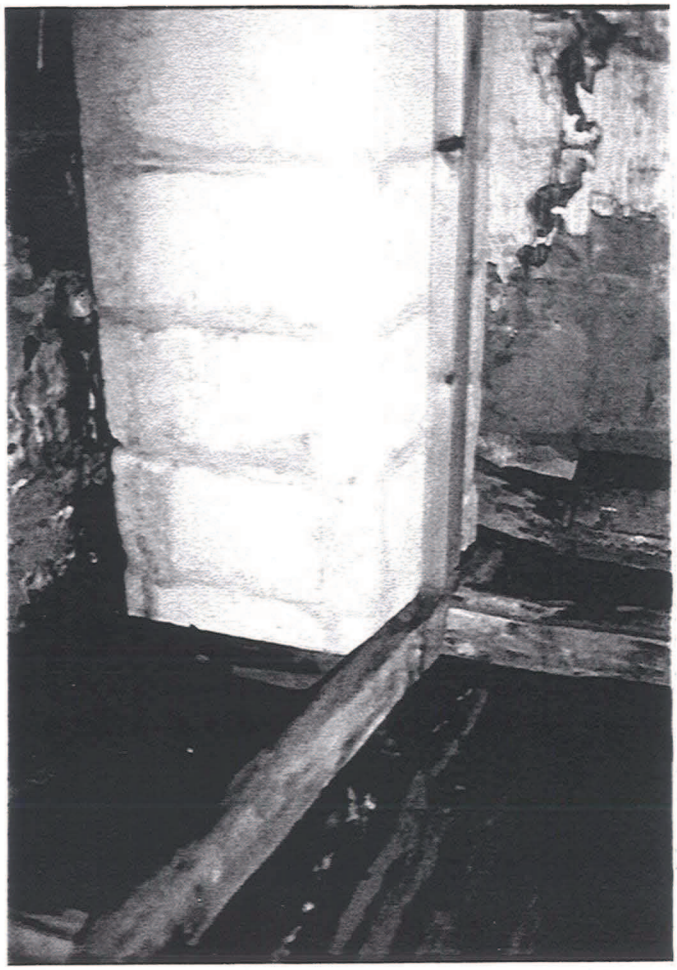


Figure 83. Looking northeast at the concrete block chimney from the fireplace (HS-200). The portion above the roof has been removed. (1999 Photo)

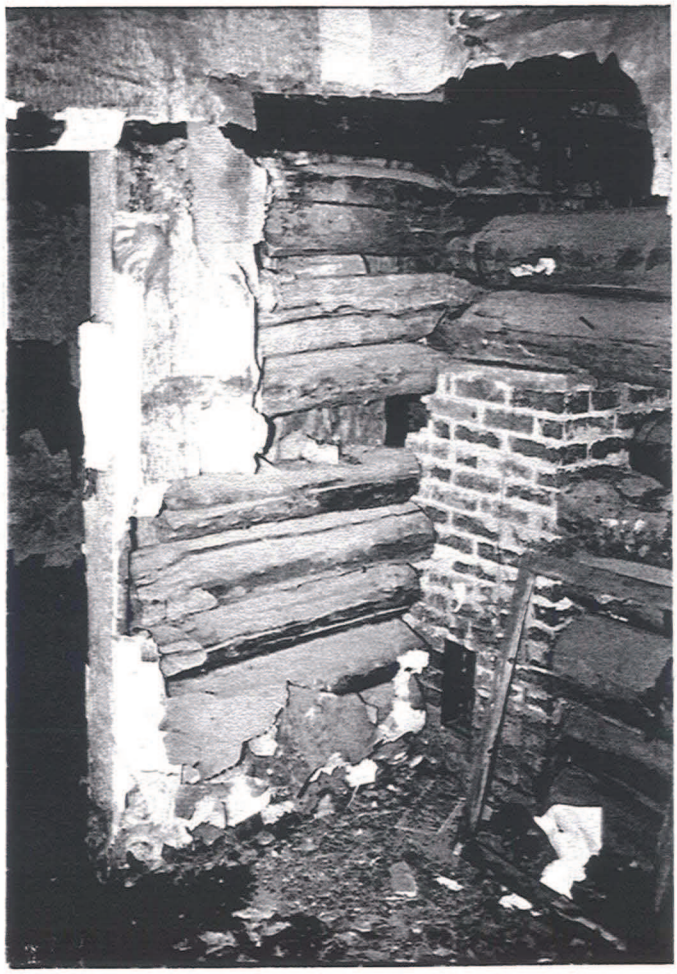


Figure 84. Looking southeast at the fireplace corner in the north bedroom (HS-200). Note the wallpaper and the loose logs. (1999 Photo)



Figure 85. Looking east at the doorway from the north bedroom to the living room and the kitchen beyond (HS-200). (1999 Photo)



Figure 86. Looking northwest at the door opening to the exterior from the north bedroom (HS-200). The four-panel wood door is in pieces on the floor. (1999 Photo)



Figure 87. Looking west at the window opening in the north bedroom (HS-200). The window sash is missing. (1999 Photo)

▸Chicken Coop (HS-201)

Description

The chicken coop is a one-story, rectangular plan, log building constructed on a dry-laid stone foundation, with the rear of the building bermed into the hillside. The wall logs are joined at the corners with flat or "V" notches. There is no chinking or daubing in the walls. The chicken coop is covered with a partial log roof, formerly covered with sod. These logs extended out from the roof to cover an exterior run south and west sides of the coop. The exterior of the run is enclosed with chicken wire. The southwest (front) elevation has a window opening (also enclosed with chicken wire), and a vertical board door with a horizontal batten at the top and bottom and a diagonal batten, all on the back.

The exterior run attached to the coop extends around the southwest and southeast elevations. As stated above, the purlins used in the roof of the coop extended across the run. Like the coop, the roof of the run was once covered with log sheathing and sod. The exterior sides of the run are enclosed with chicken wire attached to a log, post-and-beam fence. A log and railroad tie retaining wall is located at the base of the hill on the southeast side of the coop. A board and chicken wire gate is located in the southwest elevation of the fence.

Condition

Based upon the LCS condition definitions, the chicken coop is in poor condition, as illustrated in Figures 88 through 108. At the time of the survey, there was no evidence of insect damage, however the interior of the building is accessible to small animals, such as mice and packrats. Specific structural problems include the following:

Exterior

Foundation. The stone foundation appears to have settled. However, since much of the foundation is covered with dirt, it is difficult to tell how much of the deterioration is due to movement of the foundation stones or rotting of the bottom wall logs. The high sloping grade on the back of the building, which is subject to colluvial action, appears to be pushing the foundation stones down slope.

Wall logs. The sill and plate logs of the coop are rotted. The wall logs on the back of the building have rotted because of the dirt accumulated against the wall prevents the wood from drying. The logs and ties that form the retaining wall in the run are in the same condition for the same reason – soil holds moisture against the wood causing deterioration.

Roof. The dirt that remains on the roof holds moisture against the log and pole structure causing it to rot. The log purlins are rotted throughout; the portions that formerly formed the roof of the outside run have collapsed completely. The small amount of remaining log sheathing has also rotted.

Fence. The log and pole fence around the outside run has collapsed in the southeast corner, apparently due to the roof falling on it. In addition, the fence as a whole has been weakened due to rot in the log posts.

Door and Window. The vertical board door and the window jamb are weathered. There is some rot in the base of the door.

Interior

Wall logs. The wall logs on the interior of the coop are water stained from the leaking roof.

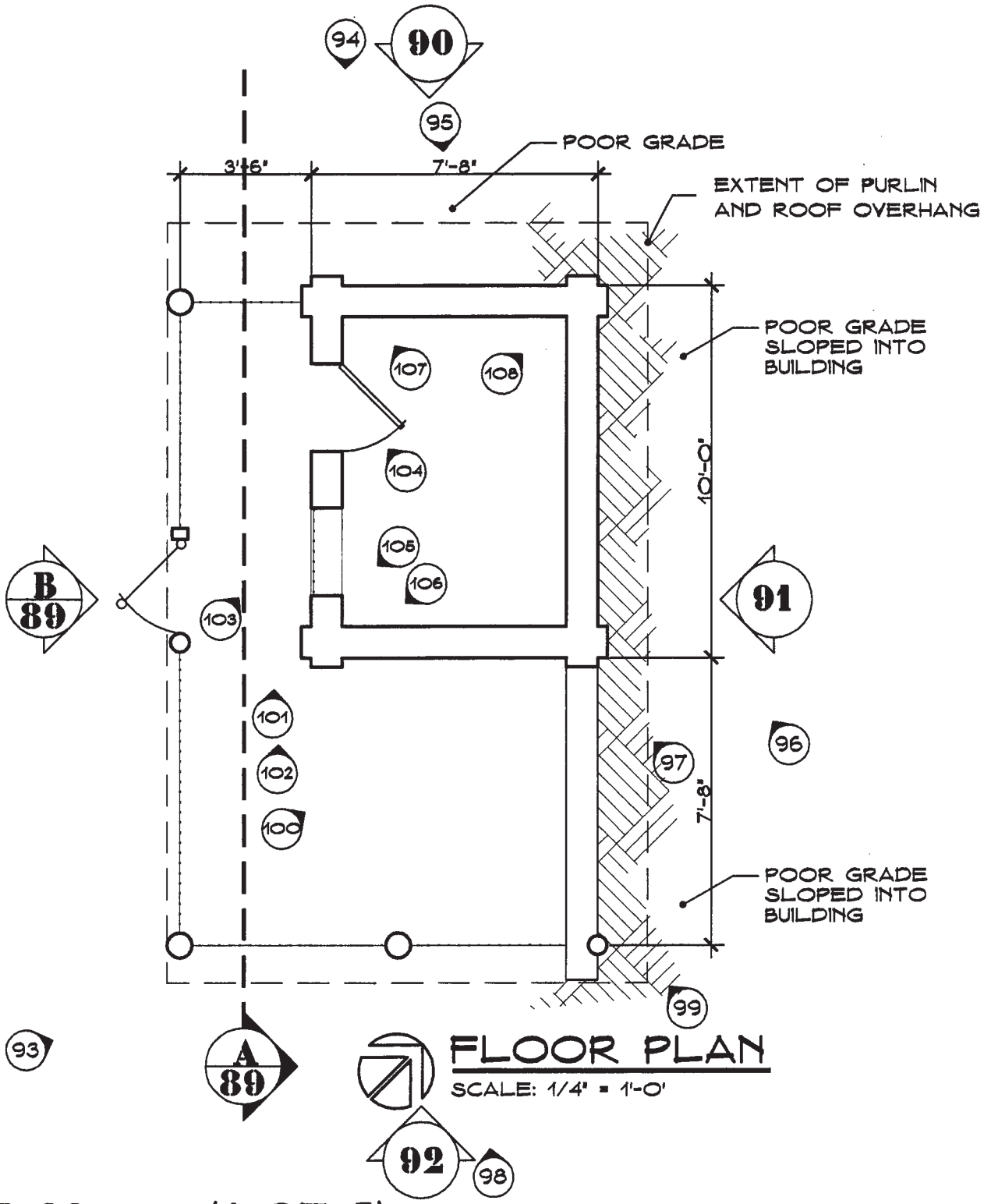
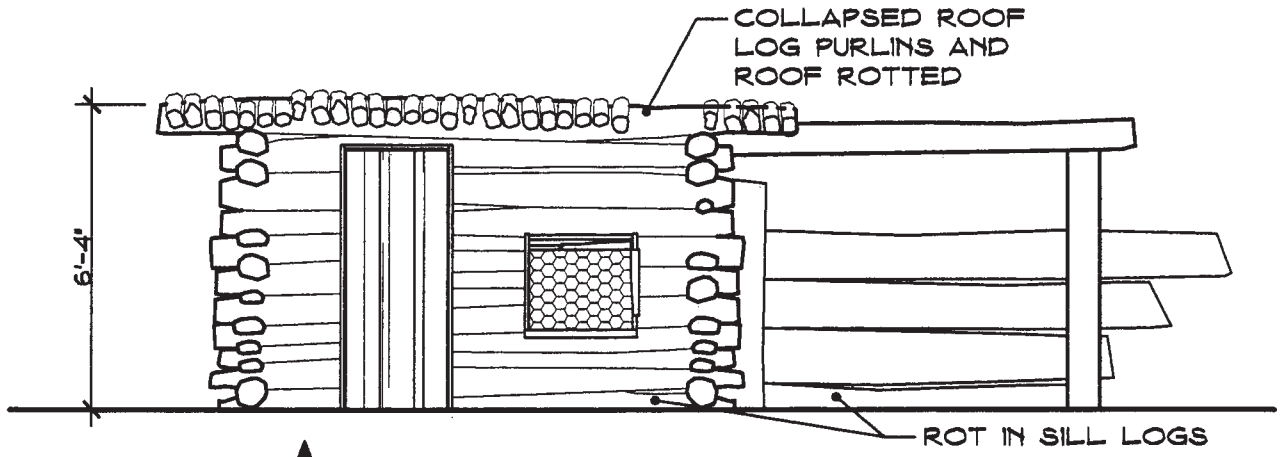


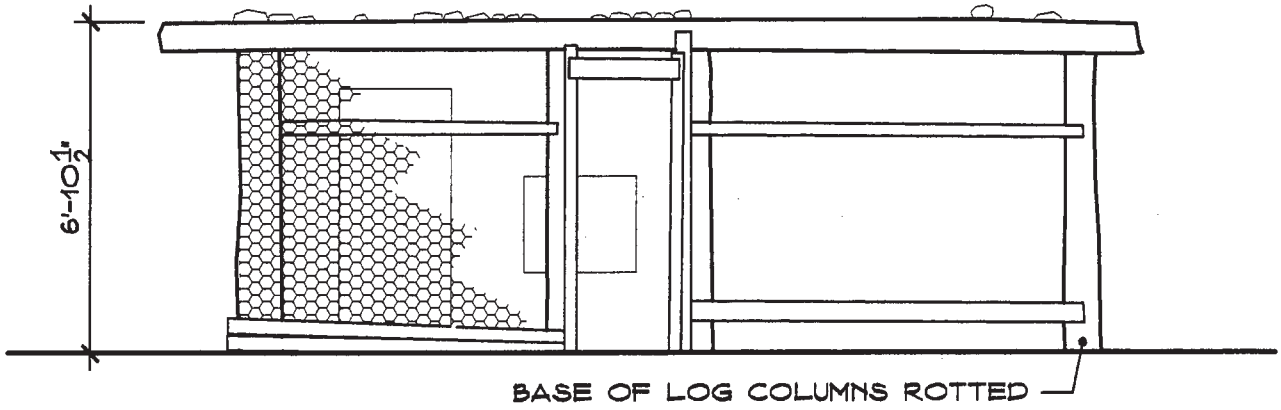
FIGURE 88 (1 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

122/25001
sheet 7 of 21



A SOUTH WEST ELEVATION

SCALE: 1/4" = 1'-0"

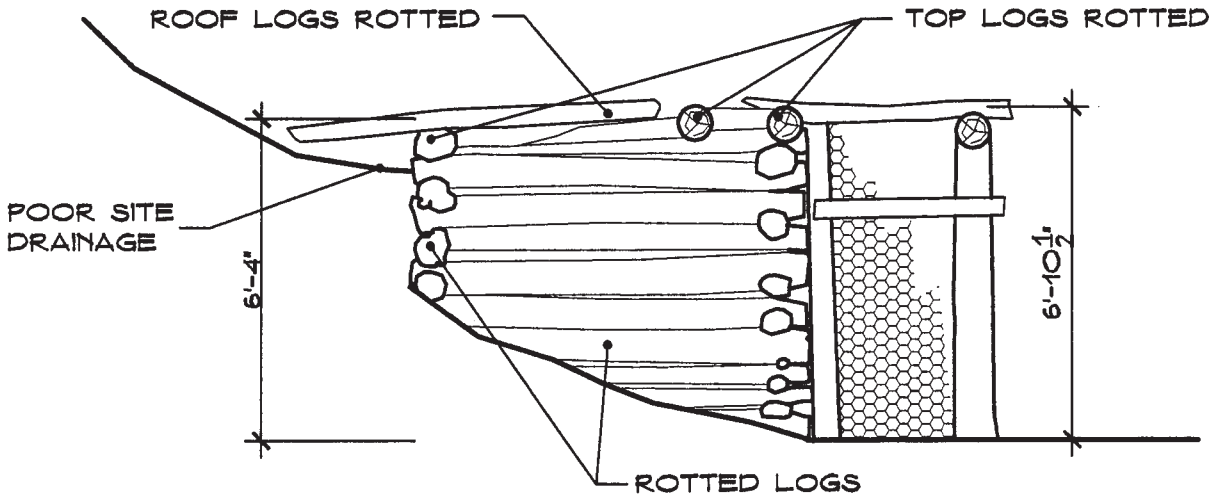


B SOUTH WEST ELEVATION AT FENCE

SCALE: 1/4" = 1'-0"

FIGURE 89 (2 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

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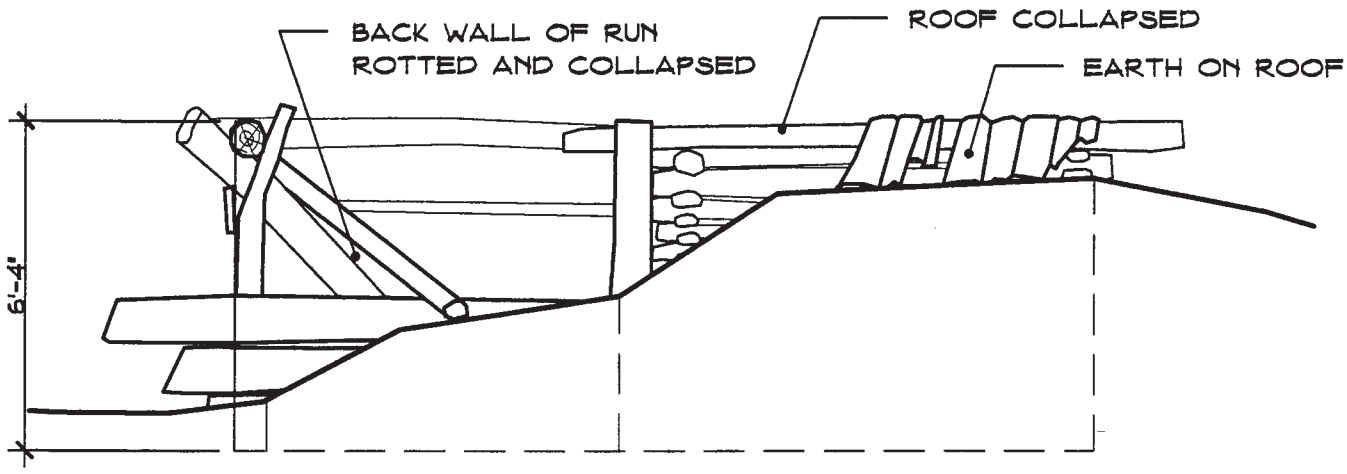


NORTH WEST ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 90 (3 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

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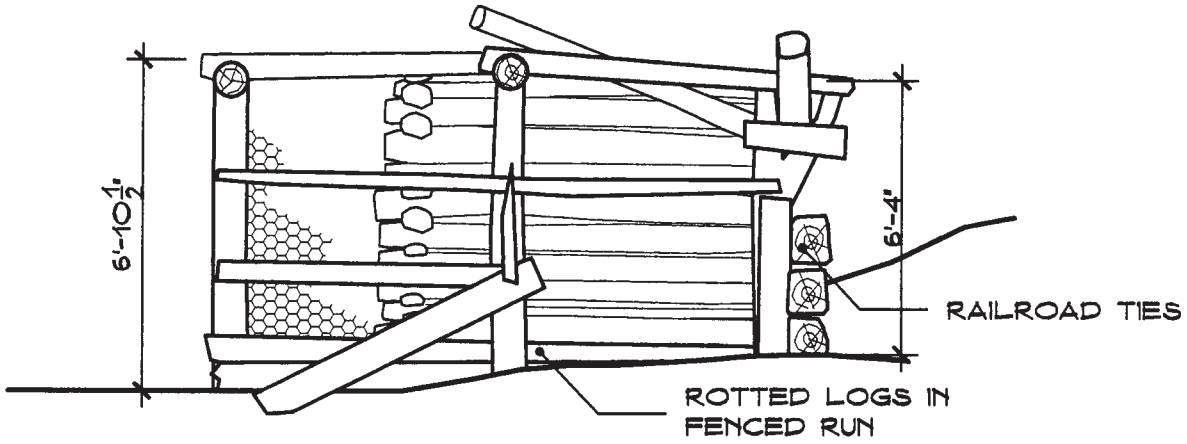


NORTH EAST ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 91 (4 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

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SOUTH EAST ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 92 (5 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS CHICKEN COOP HS-201

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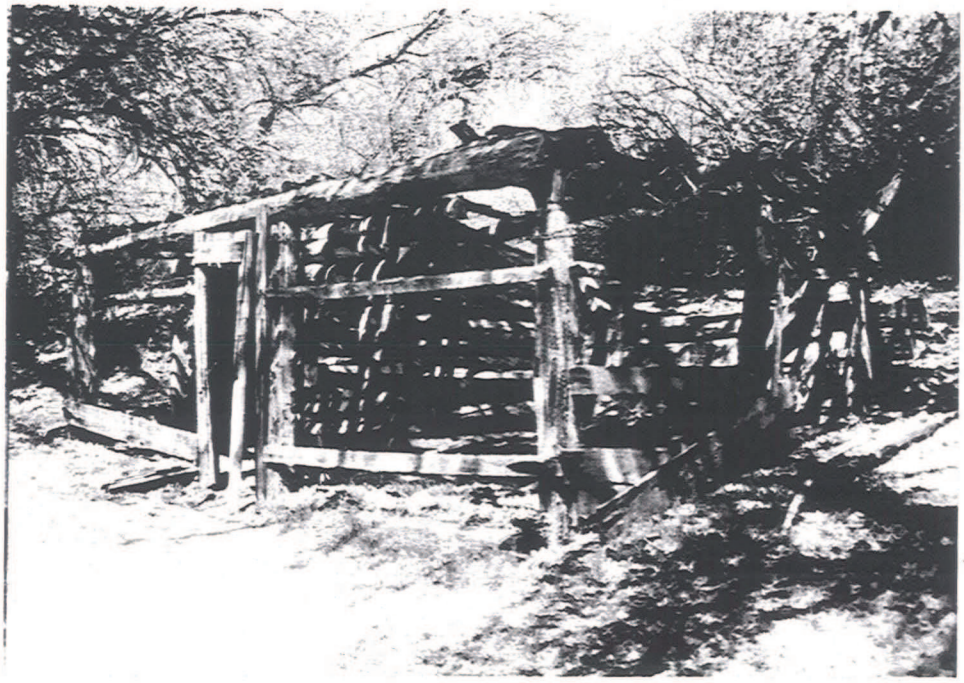


Figure 93. Looking north at the chicken coop (HS-201). Note the fenced run around the two sides of the log coop. (1999 Photo)

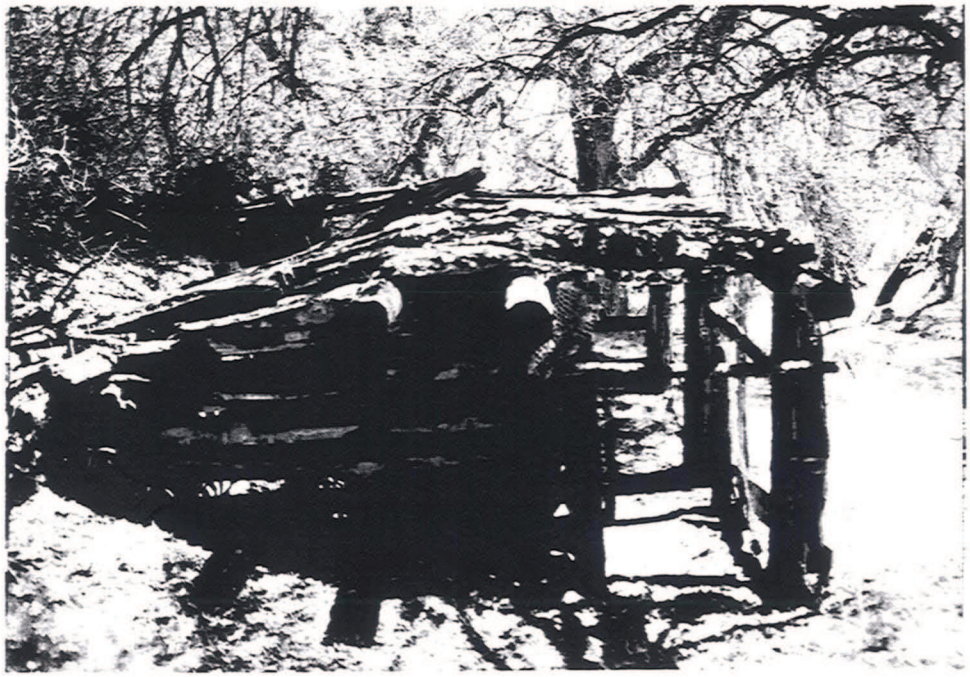


Figure 94. Looking southeast at the chicken coop (HS-201). Note poor grade along this side of the building and the rotted roof members. (1999 Photo)



Figure 95. Looking southeast across the roof of the chicken coop (HS-201). Note the collapsed and rotted log roof covering. (1999 Photo)



Figure 96. Looking west at the collapsed log retaining wall on the back of the run (HS-201). Note the poor grade and dirt accumulated against the building. (1999 Photo)

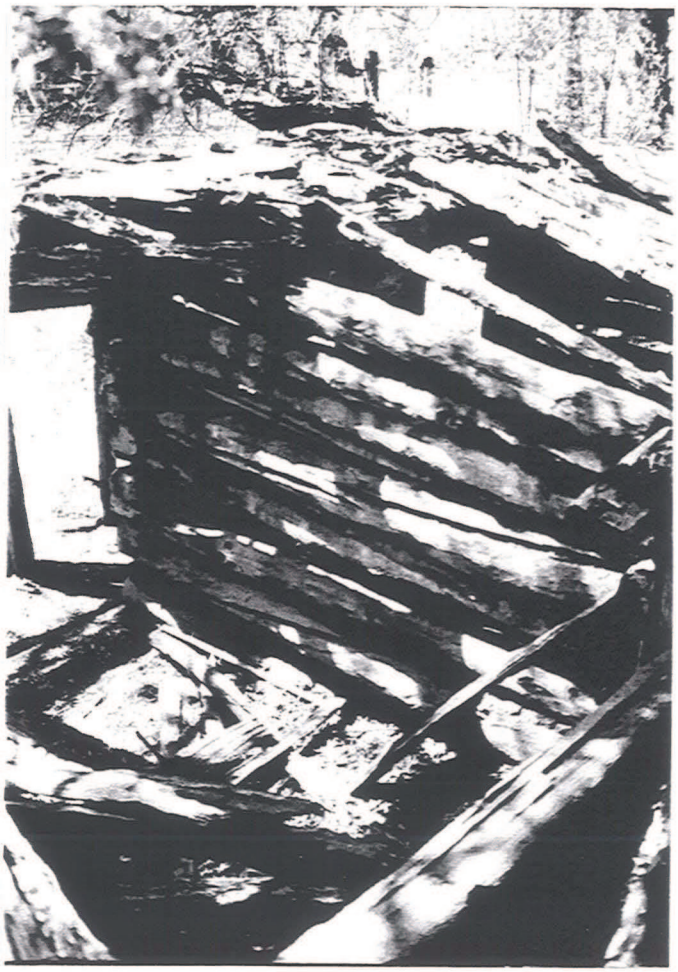


Figure 97. Looking west at the side wall of the coop from inside the fenced run (HS-201). Some of the roof including the support structure has collapsed. (1999 Photo)

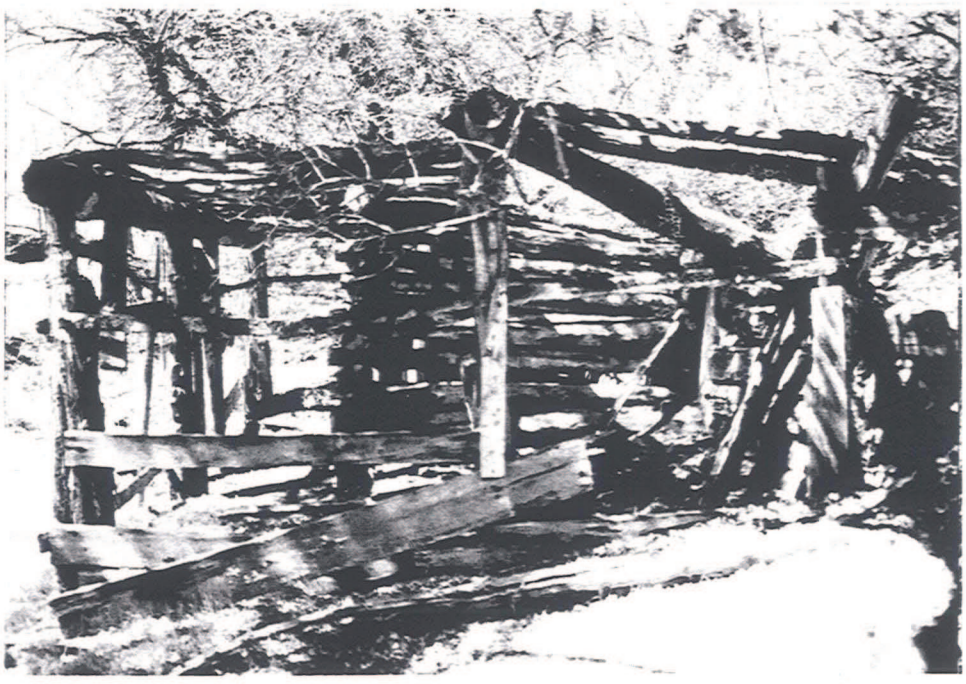


Figure 98. Looking northwest at the fenced run around the coop (HS-201). Note the collapsed back section of the fence. The posts and logs are in good condition. (1999 Photo)



Figure 99. Looking west at the corner detail of the fence (HS-201). Note the railroad ties on the bottom level. (1999 Photo)



Figure 100. Looking north at the log side of the building (HS-201). Note the logs, which, although checked, are dry and in fair condition. (1999 Photo)

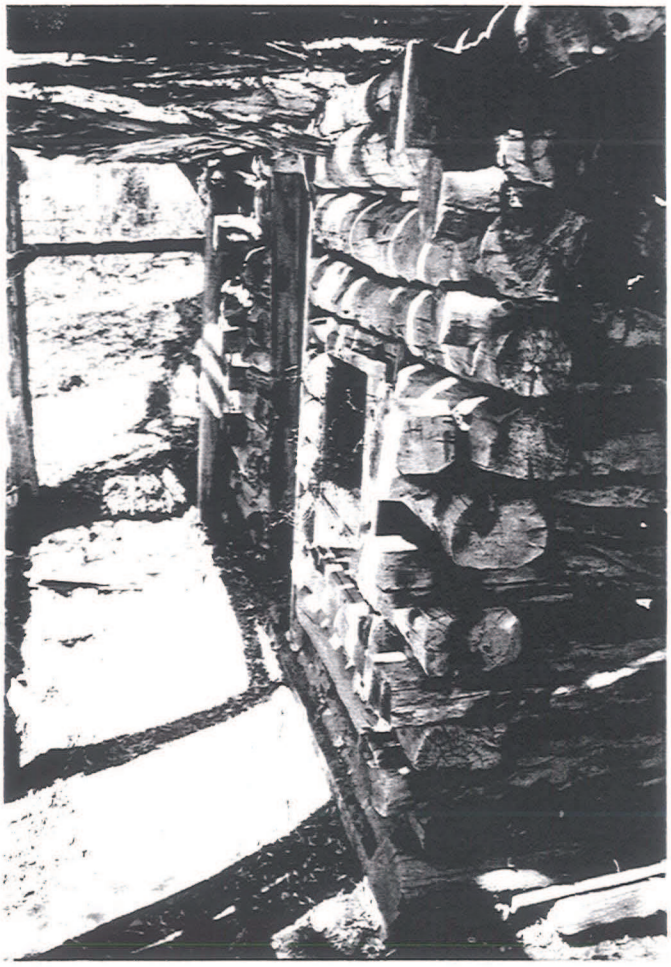


Figure 101. Looking northwest at the front of the log chicken coop (HS-201). Note the rough notching at the corner joints. There is some minor rot in the sill logs but most of the wall logs are in good condition. (1999 Photo)



Figure 102. Looking northwest at the plate log and the roof logs spanning the distance between the front of the coop and the yard fence (HS-201). The roof logs are in poor condition. (1999 Photo)



Figure 103. Looking north at the window opening with chicken wire across the front (HS-201). (1999 Photo)



Figure 104. Looking west at the inside of the vertical plank door (HS-201). The door is weathered and the base board has rotted. (1999 Photo)



Figure 105. Looking south at the interior corner of the log structure (HS-201). There appears to be some cement daubing in the lower logs. (1999 Photo)



Figure 106. Looking south at the top of the log purlin that is rotted (HS-201). (1999 Photo)



Figure 107. Looking west at the interior corner of the log coop showing the connection of the walls and the roof purlins with the rotted log slab roof covering (HS-201). (1999 Photo)



Figure 108. Looking north at the interior corner of the log structure (HS-201). The back wall of the building appears to have the most rot, due to the leaking roof and the grade behind the building. (1999 Photo)

▸Root Cellar (HS-206)

Description

The root cellar is in ruins, consisting of a dugout area in the side of the hill with a segment of a dry-laid stone wall on the south side. The remaining materials from the collapsed cellar have been removed. The remains are insufficient to establish the original exterior appearance of the building.

Condition

Based upon the LCS condition definitions, the root cellar is in poor condition, as illustrated by Figures 109 through 113. The dirt walls of the dug out are sloughing into the opening and the partial stone wall at the front of the building is collapsing. Other than natural erosional forces, impacts to this ruin are few.

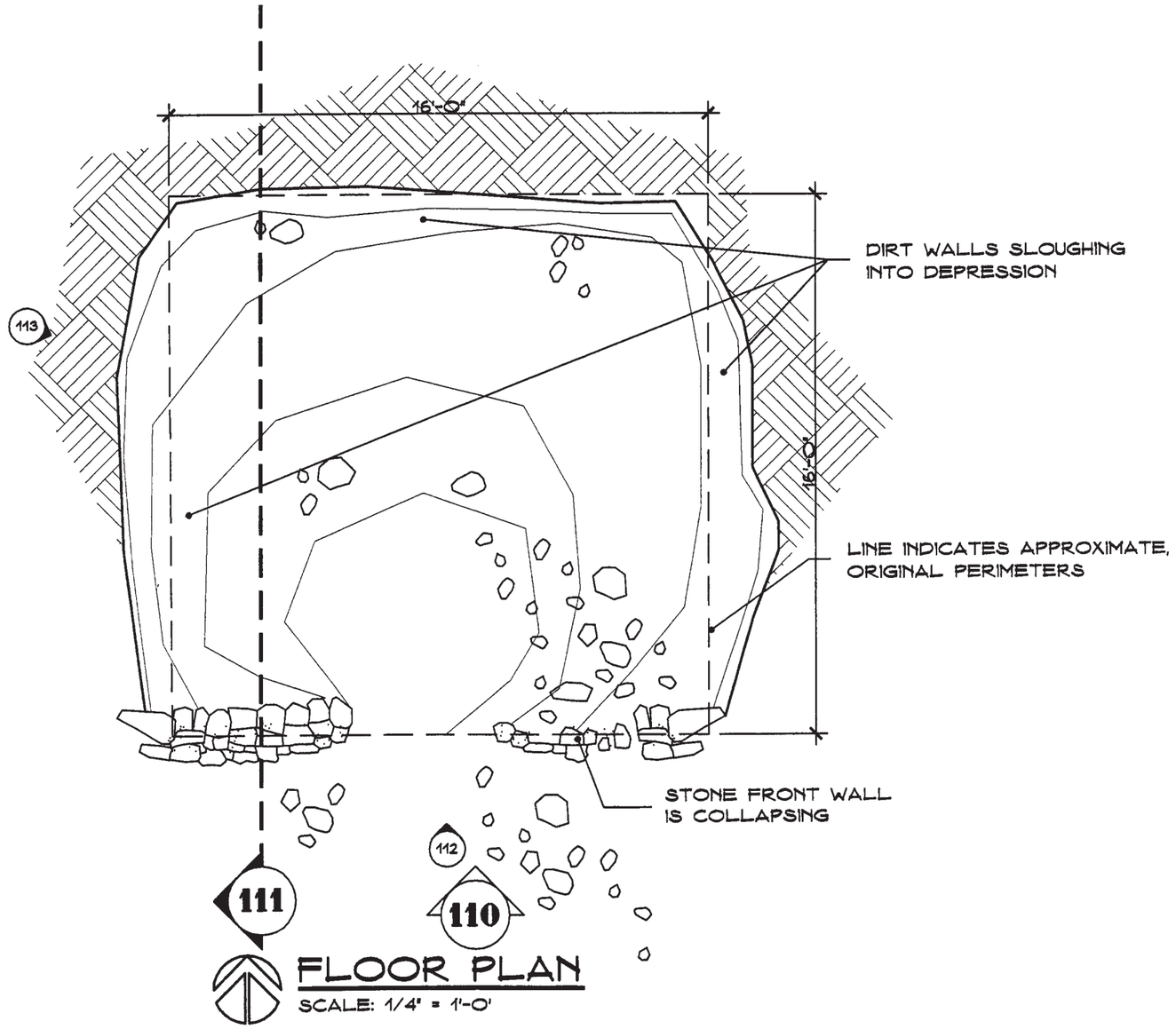
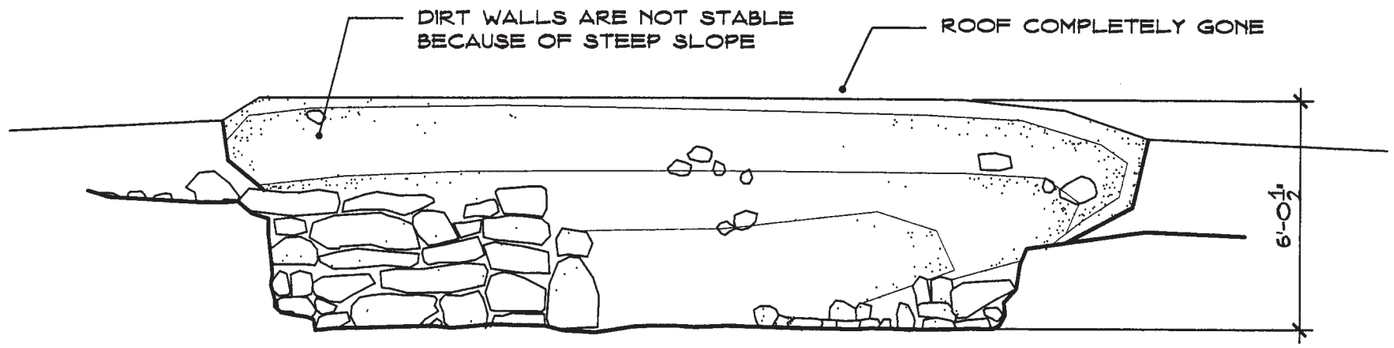


FIGURE 109 (1 OF 3)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS ROOT CELLAR HS-206

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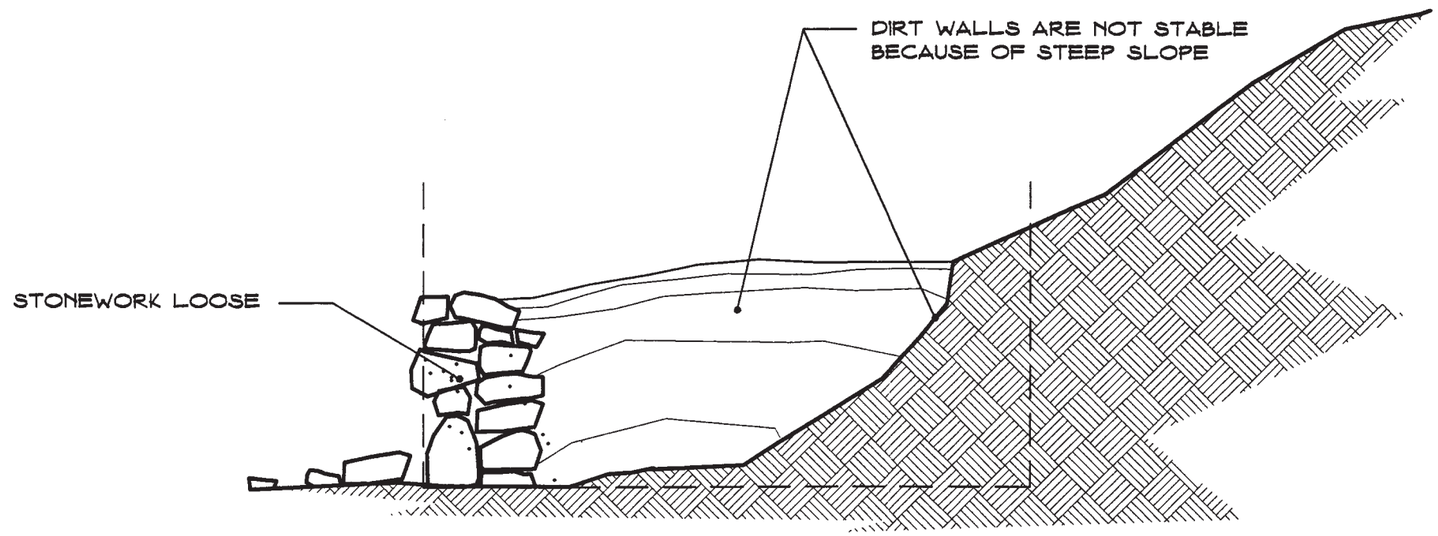


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 110 (2 OF 3)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS ROOT CELLAR HS-206

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SECTION
SCALE: 1/4" = 1'-0'

FIGURE 111 (3 OF 3)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS ROOT CELLAR HS-206

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Figure 112. Looking north at the root cellar (HS-206). Note the collapsed dry-laid stone wall at the front of the building and the eroding back wall. (1999 Photo)



Figure 113. Looking east at the interior of the root cellar (HS-206). The area has been completely cleared of structural debris. (1999 Photo)

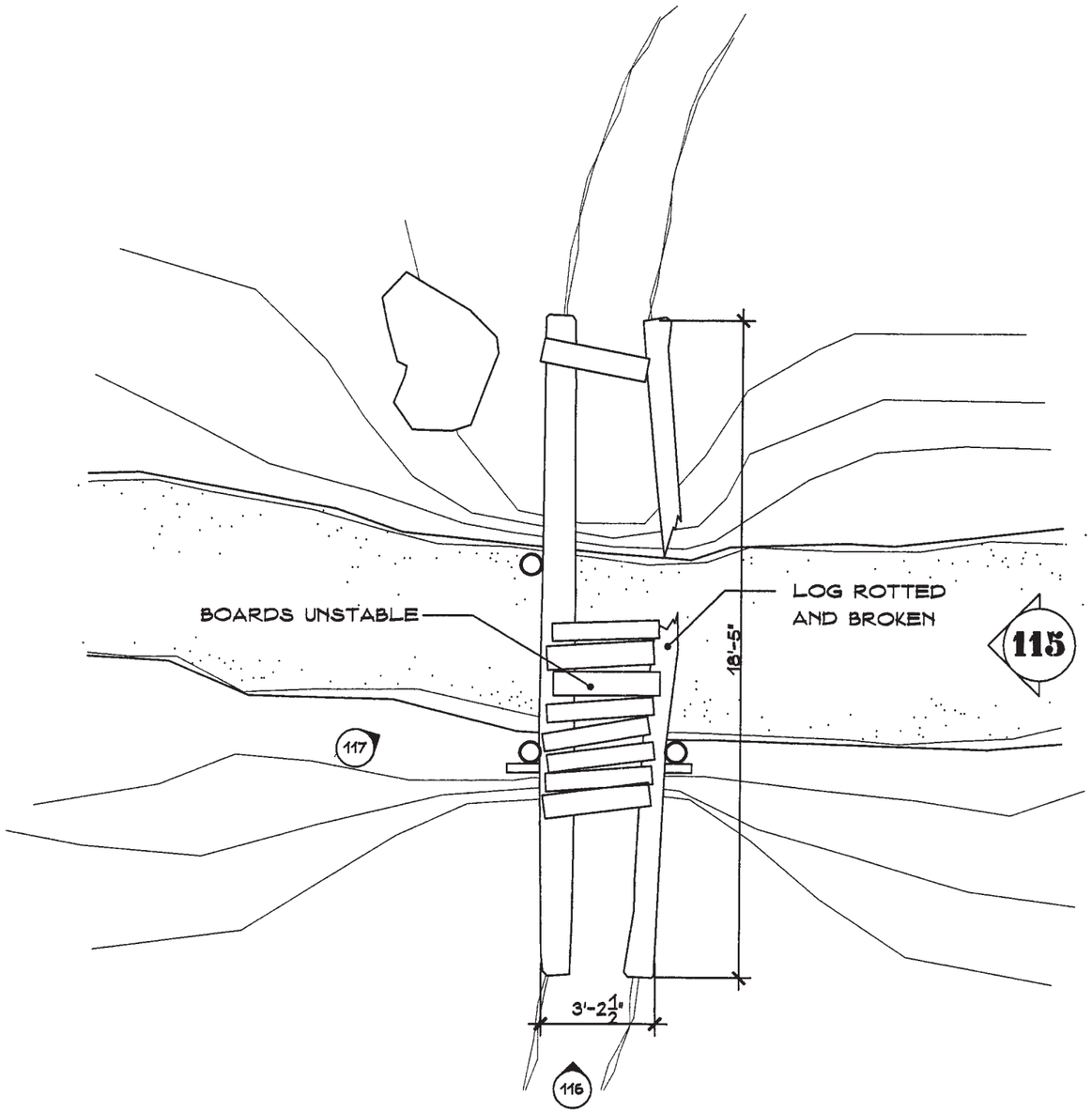
▸Josie Bassett Morris Footbridge (HS-207)

Description

The footbridge consists of two, 8"-diameter log stringers, spanning a dry creek bed. Two vertical log posts set on either side of the log stringers hold the span in place. Rough-cut boards, nailed to the top of the log stringers, form the deck of the bridge.

Condition

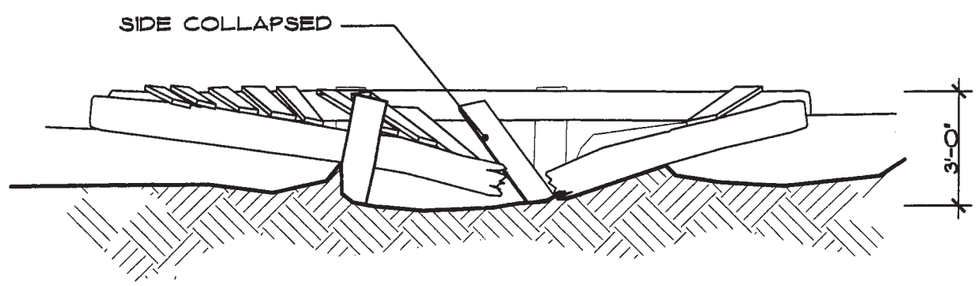
This resource is in poor condition as indicated by Figures 114 through 117. The east log stringer has rotted through, causing the bridge to collapse. The bridge planks consist of rough-cut 2 x 6" boards.



PLAN
SCALE: 1/4" = 1'-0"

FIGURE 114 (1 OF 2)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS FOOT BRIDGE HS-207

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EAST ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 115 (2 OF 2)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS FOOT BRIDGE HS-207

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Figure 116. Looking north at the footbridge (HS-207). Note the collapsed stringer on the right side. (1999 Photo)



Figure 117. Looking northeast at the footbridge (HS-207). Note the post and log detail with boards decking. Most of these materials appear to be new. (1999 Photo)

▸Milking Shed (HS-220)

Description

The milking shed is a ruin consisting of a partial back wall and five log posts that formed the front wall. The back wall is set into a notch cut into the hillside, and consists of three sets of 8" double posts. The bottom two feet between the posts is filled with uncut dry-laid field stone, while the area above the stone is filled with horizontally placed logs set between the vertical posts. Approximately 9 1/2 feet to the south are five log columns, each with a "V" notch at the top – presumably to carry a log cross beam. All remaining building components have been removed during prior clean-up efforts at the site, presumably conducted by monument staff.

It is difficult to determine the original appearance of this building from the current remains. The log beam missing from the log columns likely formed the front support for a shed-style roof. Poles or milled lumber may have been laid perpendicular to the beam, so that one end rested on the beam and the other on the top of the rear (lower) wall. The poles or boards could have been nailed or wired to the support beams. It is unclear, however, as to whether or not the front and sides of the building were enclosed.

Condition

Based upon the LCS condition definitions, the milking shed is in poor condition. Figures 118 through 132 show the existing conditions of the structure. Indeed, this resource can be classified as a ruin. Although the remaining materials are in fair condition with some minor rot on the logs against the hillside, the remaining components of the rear wall are subject to the same gravitational forces as found in the chicken coop. That is to say, the downward movement of earth from the hillside is pushing against the wall and contributing to its failure.

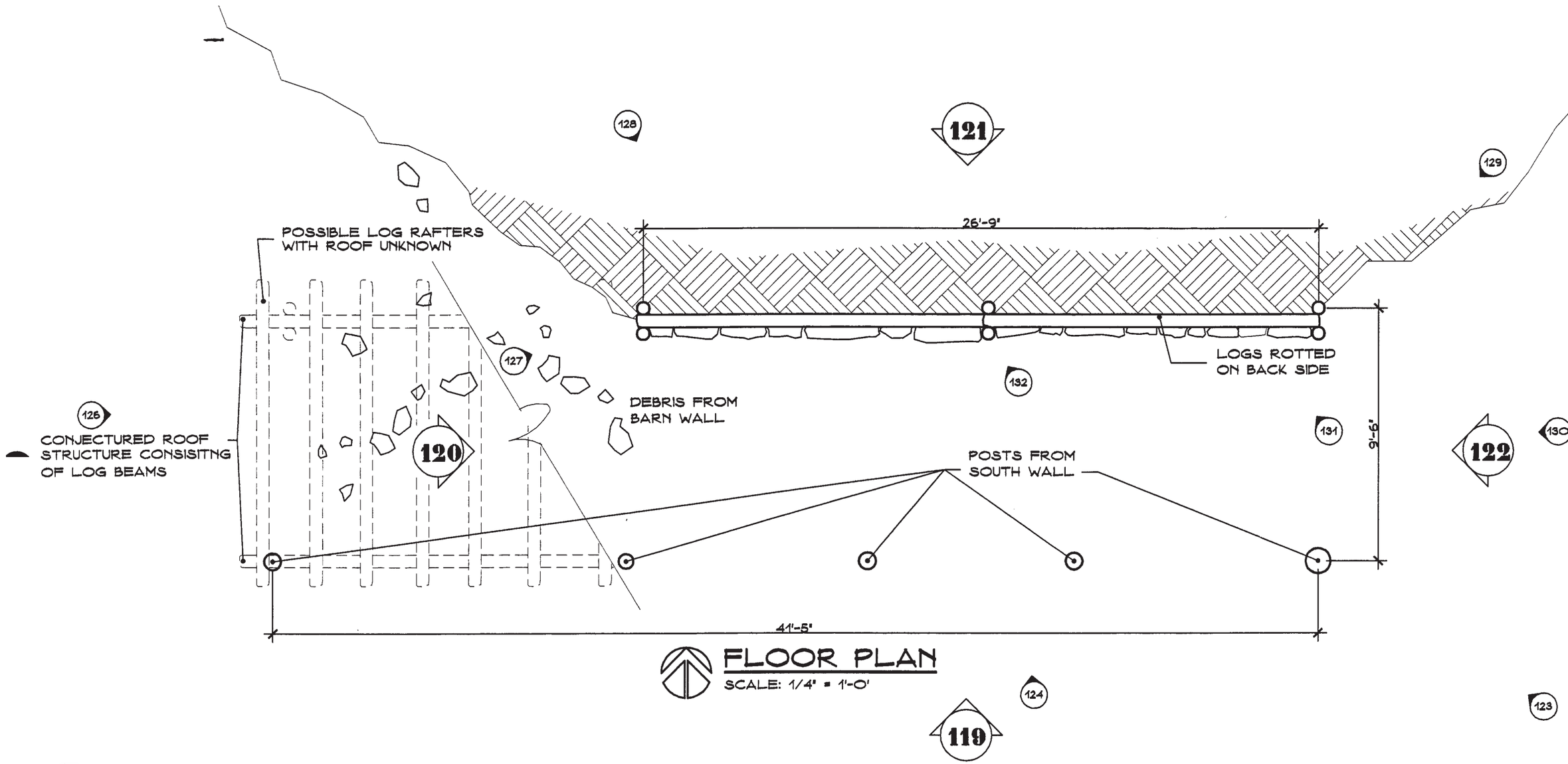
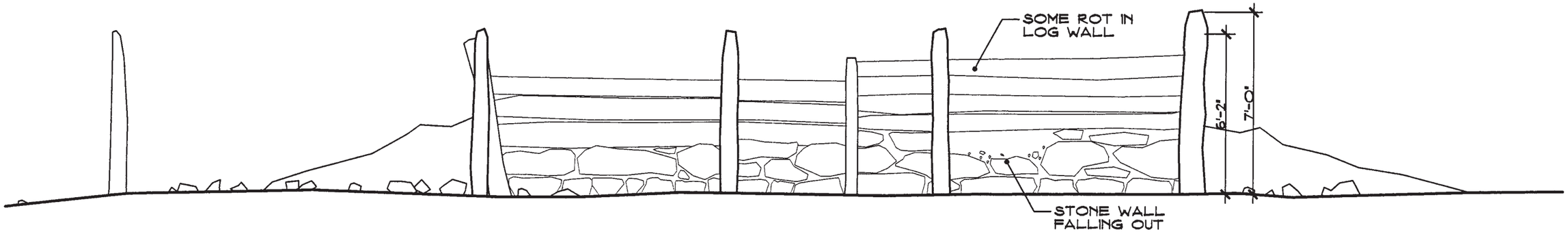


FIGURE 118 (1 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS MILKING SHED HS-220

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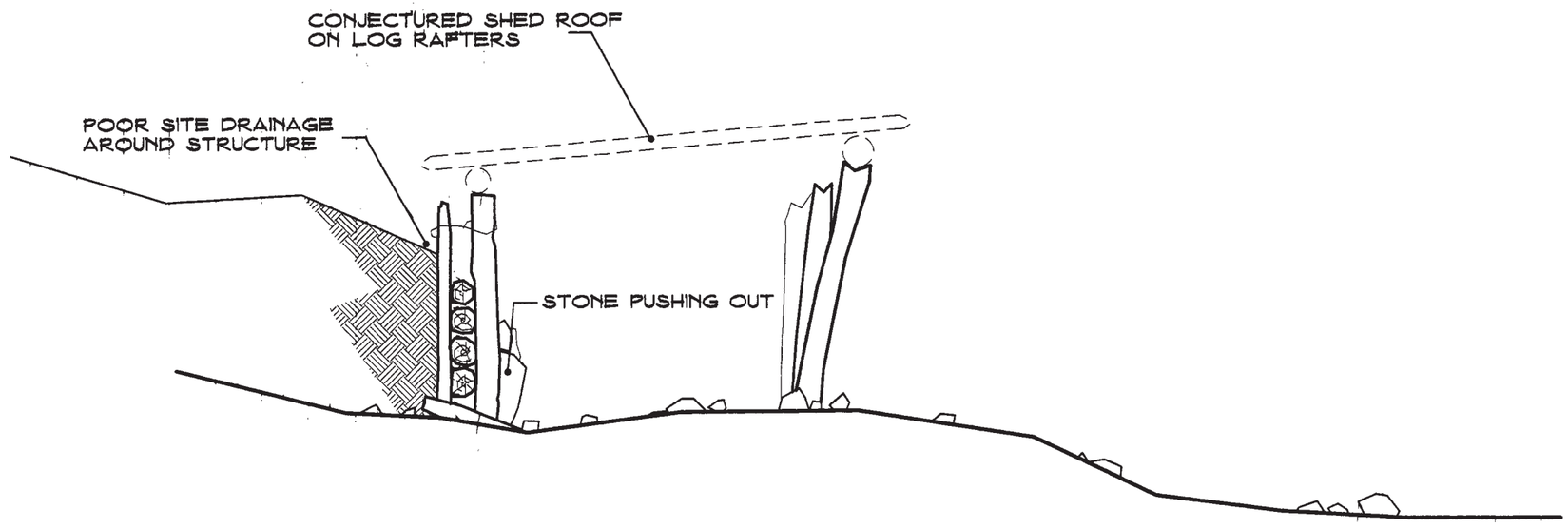


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 119 (2 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS MILKING SHED HS-220

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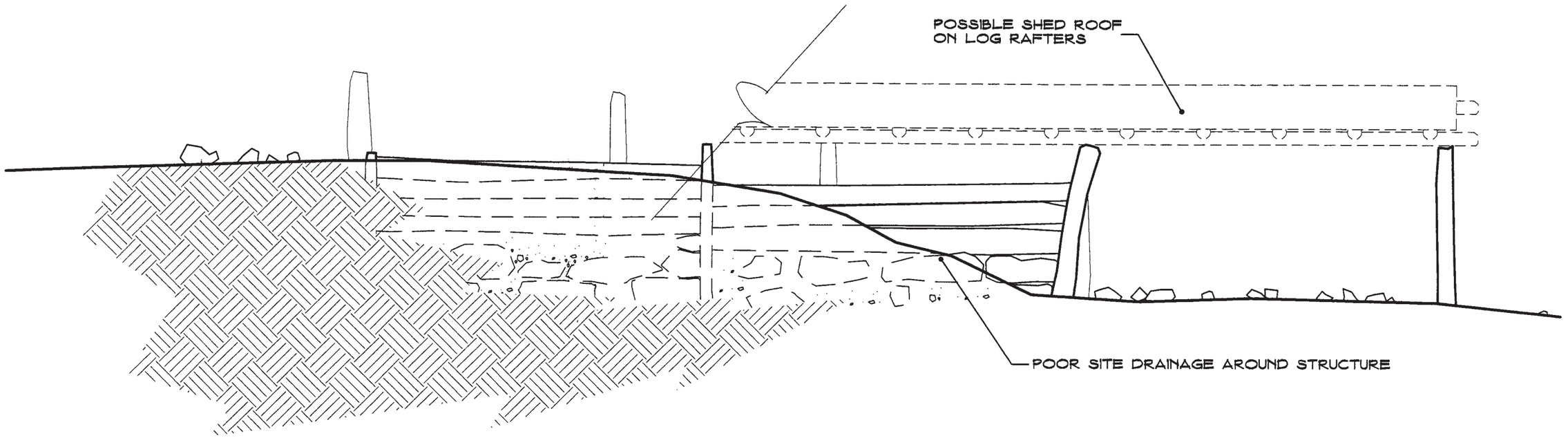


WEST ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 120 (3 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS MILKING SHED HS-220

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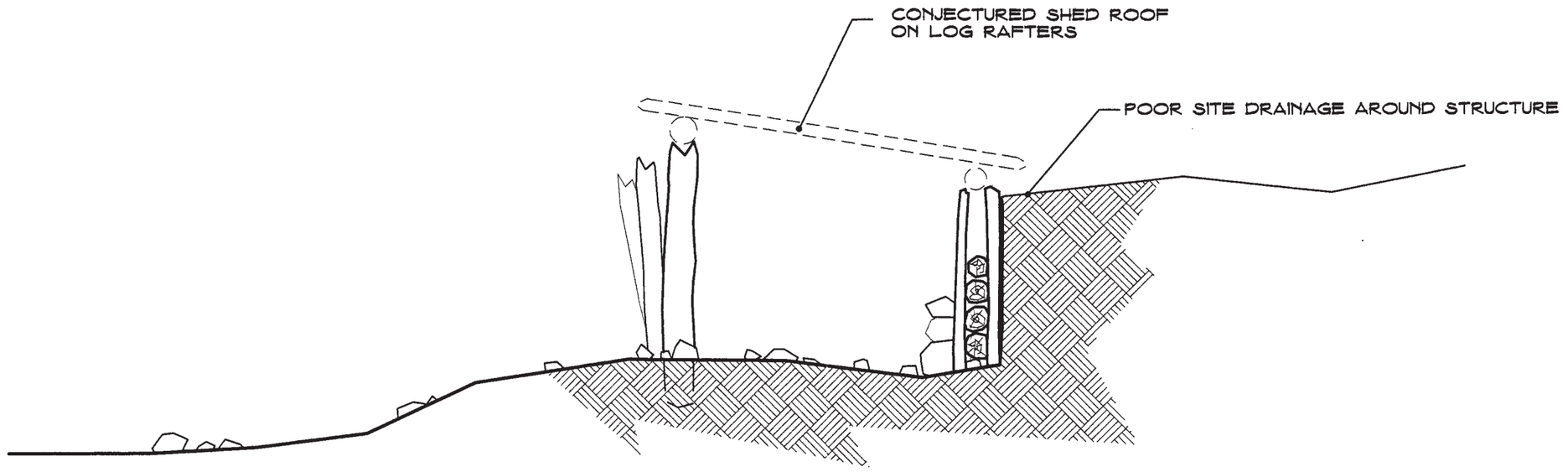


NORTH ELEVATION

SCALE: 1/4" = 1'-0'

FIGURE 121 (4 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS MILKING SHED HS-220

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EAST ELEVATION

SCALE: 1/4" = 1'-0"

FIGURE 122 (5 OF 5)
CONDITION ASSESSMENT
JOSIE BASSETT MORRIS MILKING SHED HS-220

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Figure 123. Looking northwest at the remains of the milking shed (HS-220). Note the log posts that formed the front of the shed. The log and stone rear wall is in the background. (1999 Photo)



Figure 124. Looking north at the remains of the milking shed (HS-220). (1999 Photo)



Figure 125. Looking northeast at the remains of the milking shed (HS-220). (1999 Photo)



Figure 126. Looking east at the remains of the milking shed (HS-220). Part of the back wall of the shed is missing. (1999 Photo)



Figure 127. Looking northeast at the post detail which held the logs on the back wall with stones filling in the bottom section (HS-220). (1999 Photo)



Figure 128. Looking southeast at the remains of the milking shed (HS-220). Note the grade along the back wall. (1999 Photo)



Figure 129. Looking southwest at the remains of the milking shed (HS-220). Note the high grade on the back of the building. (1999 Photo)



Figure 130. Looking west at the remains of the milking shed (HS-220). Note the v-notch at the top of the log posts, which held a log beam for the front of the building. (1999 Photo)



Figure 131. Looking northwest at the dried laid foundation of the back wall and logs above (HS-220). Erosional forces (probably both alluvial and colluvial) have displaced some of the foundation stones. (1999 Photo)



Figure 132. Looking northwest at the detail of the log posts stone and log wall (HS-220). (1999 Photo)

Part II. Treatment and Use

A. Ultimate Treatment and Use

Although the ultimate treatment and use for this property has not been formalized in park service planning documents, monument staff have indicated that they want to continue and enhance the use of the Josie Bassett Morris site for interpretive purposes; they are considering reversing the 1979 decision to let the cabin molder. Because of these recent decisions, "preservation" is the most appropriate ultimate treatment for the cabin (HS-201), while stabilization remains the preferred treatment for the remaining resources at the site. As defined in the Secretary of the 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 reestablishing the stability of an unsafe, damaged or deteriorating structure while maintaining its existing character." ***Retention of the character-defining features of this property will mean that the original, unskilled construction techniques currently exhibited in the buildings, must be replicated during treatment.***

According to monument staff, the first priority for this site is to return the exterior of the cabin to its original appearance. By necessity, some of the measures needed to stabilize the exterior of the building will involve work on the interior of the building. However, if the park desires to fully restore the interior and permit public access, then the building will have to meet accessibility standards established under the Americans with Disabilities Act (ADA). In order to make the cabin accessible, at least one exterior entrance will need to be widened to 32 inches clear. The most appropriate exterior entrance to modify would be the one in the south end of the west elevation, which leads to the southwest bedroom. Once inside the building, all the interior rooms would already be accessible because the interior doorways are wide enough to meet ADA standards. The dirt floor may not be stable enough to accommodate wheelchair access, in which case a suitable compatible running surface could be added (e.g., a concrete path colored to match the surrounding dirt). For this building, the goal should be to balance the need to make the interior accessible with the need to minimize the destruction of historic fabric.

If the park does decide to allow access to the interior of the cabin, the building will have to be monitored for health issues such as hanta virus. However, given that the cabin has a dirt floor it will be difficult to make it rodent-proof. Rodent infestations may have to be dealt with mechanically. Fire control systems for the building should not be necessary as long as the fireplaces and kitchen appliances are not functioning. Sanitary facilities can continue to be provided in a separate building near the parking lot.

With regard to making the site as a whole accessible, little work needs to be done. The pathways through the site will require little work other than providing simple plank bridges (where the paths intersect the constructed ditches), and grading (where the paths cross bedrock).

Under the provisions of the National Historic Preservation Act, any plans for the renovation or adaptive reuse of the buildings have to be reviewed and approved by the State Historic Preservation Office and the National Park Service. As a designated historic site, it is not

necessary that the buildings meet the current requirements of the Uniform Building Code. Additions, alterations, and repairs to historic buildings are addresses in section 3404 of the 1997 Uniform Building Code. The 1997 Uniform Code for Building Conservation addresses the minimal structural safety requirements for historic buildings under section 403.

▸Treatment Recommendations

The treatment recommendations are listed in the order in which they should be accomplished at the site. The priority rating system is based upon the following definitions:

Priority 1. High Impact to Resource/Immediate Need. Defects in this category constitute a threat to health and life safety or to the integrity of the resource. Action should be taken immediately.

Priority 2. High Impact to Resource/Urgent Work Required. Defects in this category should be corrected within one year to mitigate ongoing deterioration.

Priority 3. Moderate Impact to Resource. Defects in this category should be corrected to bring the resource up to a standard of functionality and appearance appropriate to its importance. This work may be subdivided into general housekeeping, regular maintenance, and, major projects.

Priority 4. Low to No Impact to Resource. Defects in this category may be corrected to enhance the usefulness, efficiency or appearance of the resource as funds permit.

Recommendations for the Site

1. Improve the drainage across the site as a whole – especially in the area around the historic buildings including the Cabin (HS-200), Chicken Coop (HS-201), and the Milking Barn (no number). This would require the construction of swales or berms along the upper sides of the buildings to create ways to channel the water to the sides and away from the structures. (Priority 1)

2. The trees should be pruned to eliminate dead branches, as well as any branches that threaten the historic resources. (Priority 3)

3. The fencing around the site should be repaired and re-built if necessary. (Priority 3)

4. Prune the remaining fruit trees and other trees on the site. (Priority 3)

5. Prepare a cultural landscape plan for the site what identifies the locations of the gardens and the irrigation systems. (Priority 4) (Kristin Cypher, Historical Landscape Architect from the Intermountain Region Support Office in Denver, has indicated that the Level II Cultural Landscape Inventory for this property is not scheduled until 2008.)

6. Prepare an interpretive plan for the site. (Priority 4)

Recommendations for the Cabin (HS-200)

1. Provide positive drainage around the building. (Priority 1)

2. Remove the dirt that has built up around the base of the building. (Priority 1)

3. The preservation alternative for the cabin includes the following steps, listed in the order in which they should be accomplished. Once this work commences, it will be necessary to carry it through to completion. Also, it would be best to collect wallpaper samples from the interior of the cabin before commencing with the demolition. Overall, this should be considered a Priority 2 task.

A. Remove the protective roof structure as well as the roof of the cabin. With regard to the cabin roof, conserve any reusable materials for the roof reconstruction.

B. Jack up the structure and reset the stone foundation on top of a concrete footing – the latter set on a stable base below grade. (The exact type of base material will have to be determined after drilling to determine soil makeup.) Although concrete was not used in the original construction of the building, it need not be visible, and will help to retard future settling of the building – especially in the kitchen wing. Another option would be to rework the existing foundation. However, simply replacing the foundation in kind will not solve the problem of settling – especially settling due to saturated earth. Although the area of disturbance associated with the first option is greater than with the second option, this disturbance can be mitigated through an archaeological data recovery project, conducted in association with the excavation for the footings.

C. Replace the rotted logs (sill, plate and wall logs) as necessary to stabilize the building. Only replace the logs that are rotted. Match all work in-kind to the existing materials. Treat the exterior log walls with a FPL treatment, (linseed oil, mineral spirits, and paraffin) to revitalize the logs.[53] Once the building is set back on its new foundation and tied together with the roof, replace the daubing with a mixture similar to that originally used by Morris, consisting of locally available gypsum and cement.

D. Reconstruct the roof of the cabin using in-kind materials, i.e., log purlins, board sheathing, and green, rolled asphalt roofing, applied in the same manner as the original.

E. Replace the bricks that have fallen out of the extant fireplace and rebuild the chimney through the roof.

F. Repair, or when necessary, rebuild the existing windows and doors and replace the missing windows and doors in-kind.

G. Using the existing color photographs, as well as samples of the wallpaper itself, document the interior wallpaper. Remove the deteriorated wallpaper and clean the log surfaces. Stabilize the log walls where the ends but against the fireplace to keep them from falling out. This can be accomplished by installing a wood plate against the fireplace wall, and nailing the log ends to the plate.

H. Grade and compact the dirt floor.

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[53] The basic recipe for FPL calls for 50% boiled linseed oil and 50% gum turpentine, with 1 ounce of melted paraffin added for each gallon applied. The ingredients are mixed together and applied when the temperature is at least 70 degrees or above. The range of proportions of linseed oil to turpentine can vary from 60% linseed oil/40% turpentine to 40% linseed oil/60% turpentine, depending upon climate. The correct proportion for a particular building can be selected by applying various samples with a hand sprayer. The mixture that soaks into the wood without leaving an oily residue on the surface is the one to use. The object should be to select the mixture with the highest proportion of linseed oil.

I. Reconstruct the petrified wood chimney on the exterior of the building. Neither the interior fireplace nor the exterior chimney need to be functional.

Recommendations for the Chicken Coop (HS-201)

1. Provide positive drainage around the building by constructing swales or berms to channel water away from the rear and side walls. (Priority 1)

2. Remove dirt and vegetation that has accumulated around the base of the building. (Priority 1)

3. Replace the logs (sill, plate and wall logs) as necessary to stabilize the structure. Only replace the logs that are rotted. Match all work in-kind to the existing materials. Treat the exterior log walls with a FPL treatment to revitalize the logs. (Priority 2)

4. When replacing the sill logs stabilize the stone foundation. (Priority 2)

5. Reconstruct the roof by replacing the log purlins, log sheathing, and sod. In addition to these materials, insert a membrane between the sod and sheathing in order to channel water away from the sheathing. (Priority 2)

6. Reset the rear retaining wall in the run. (Priority 2)

7. Reattach the chicken wire and replace where necessary. (Priority 3)

8. Repair the door and gate. (Priority 3)

Recommendations for the Root Cellar (HS-206)

1. Stabilize the sides of the embankment in order to prevent further sloughing of the soil. Optional treatments could include planting grass directly in the excavation or the application of biodegradable erosion matting. (Priority 2)

2. Stabilize the remaining segment of stone wall. (Priority 2)

Recommendations for the Foot Bridge (HS-207)

1. Replace the rotted and failed log with a new log to match in-kind. Replace the boards on the top to match in-kind. (Priority 4)

2. Apply FPL treatment. (Priority 4)

Recommendations for the Milking Shed (HS-220)

1. Provide positive drainage around the building by constructing swales or berms to channel water away from the rear wall. (Priority 2)

2. Re-set the stones at the base of the wall that have been pushed out of place by pressure from the slope behind the building. (Priority 2)

3. Apply FPL treatment to wood components. (Priority 2)

Part III. Cost Estimates

The cost of preservation of the Josie Bassett Morris cabin and of stabilization of the remaining resources located at the site are summarized below. It should be noted that monument staff specifically requested a more detailed cost estimating for the cabin than for the other resources.

Resource Name and Number	Cost of Preservation / Stabilization
Cabin (HS-200)	$183,651.40 (preservation)
Chicken Coop (HS-201)	$12,750.00 (stabilization)
Root cellar (HS-206)	$ 1,500.00 (stabilization)
Footbridge (HS-207)	$ 1,200.00 (stabilization)
Milking shed (HS-220)	$ 1,700.00 (stabilization)

Cost estimating worksheets are provided in Appendix A.

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Quarry Library and Archive Files, Quarry Visitor Center, Dinosaur National Monument.

Appendix A

Furnishings List

Appendix A: Furnishings List[1]

Kitchen

Cookstove (at east end of the kitchen)

Cupboard (used to store plates, bowls, silverware, canned goods)

Work table

Wooden ice chest (used to store non-perishables)

Wash stand with drawers (used to store face and hand towels and wash cloths)

Wash buckets (2) and water basin (on top of wash stand)

Shelf and mirror

Shelf (topped with "big coal oil lamp" and flour, sugar, coffee, and tea cannisters; placed over the window near the cookstove)

Wood box (next to cookstove)

Set of deer antlers used as gun rack for "old 32:20" (in kitchen, at entrance to living room)

Hook board for hats, coats, etc. (on back of door exterior board)

Living Room/Dining Room

Fireplace on the west wall

Dining room table with leaves (would seat 8)

Easy chairs

Davenport

Writing desk

Large cabinet with a full length glass doors (used to hold cut glass, stained glassware, hadnpainted teacups and saucers)

Shelves for house plants (under south window)

Two mounted heads (antelope and four-point buck)

Paintings ("lots of nice pictures")

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[1] Compiled from Frank McKnight [grandson of Josie Morris], written response to NPS questions, December 27, 1979, on file at Quarry Archives, Dinosaur National Monument.

South Bedroom (described as "decorated," in contrast to north bedroom)

Bedstead[2]

Built in cabinet (used to store "pretty vases" and other items)

Eight-day clock

Dresser

Chair

Shelves (often supporting vases of flowers)

North Bedroom

Dresser with mirror

Closet with curtain doors (armoire?)

Chair

Shelf for coal oil lamp

Hinged-lid wooden box/aka "shirt and waist box" (used to hold items of sentimental value and clothing))

[2] Rocky Mountain Region Historical Architect Rodd Wheaton described an "iron bedstead" in a 1975 site visit (Wheaton, "Trip Report, Dinosaur National Monument, Josie Basset Morris Ranch, June 10-11, 1975." On file in maintenance records, DINO Headquarters, Jensen, Utah).

Appendix B

Cost Estimate Spreadsheets

SITE:	Josie Bassett Morris Ranch			
BUILDING NAME:	Cabin			
BUILDING NUMBER:	HS-200			
DESCRIPTION	COST		UNIT	BUILDING
Square Ft (Unit)				
Repair/Replace Roofing	$ 7.00	SF	600	$ 4,200.00
Roof Structural System	8.00	LF	400	3,200.00
Replace Log Rafter Tails	8.50	LF	-	-
Repair Log Rafter Tails	200.00	EA	-	-
Replace Fascias	23.00	LF	112	2,576.00
Repair Chimney	25.00	SF	24	600.00
Repointing	10.00	SF	-	-
Replace Deteriorated Caps	100.00	EA	-	-
Repair Siding	6.00	SF	-	-
Repair Board & Batten	6.00	SF	-	-
Repoint Mortar Joints	8.00	SF	-	-
Replace Brick	50.00	EA	-	-
Replace Stone	400.00	CF	-	
Stucco	7.00	SF	-	-
Round Log (Dutchman)	400.00	EA	-	-
Round Log (Full Splice)	640.00	EA	-	-
Replace Sill Log	1,200.00	EA	11	13,200.00
Replace Mid-Wall	1,200.00	EA	10	12,000.00
Replace Top Plate	1,200.00	EA	6	7,200.00
Crown Ends (Saddle/Half)	325.00	EA	-	-
Crown Ends (Dovetail)	475.00	EA	-	-
Hewn Log Work	11.00	LF	-	-
Replace Daubing	4.80	LF	1,232	5,913.60
Replace Chinking	2.00	LF	1,232	2,464.00
Repair Chinking	4.00	LF	-	-
Replace Glass	65.00	EA	-	-
Repair Sills/Frames	35.00	LF	120	4,200.00

BUILDING NAME:	Josie Bassett Morris- Cabin			
Replace Windows	$ 1,000.00	EA	-	$ -
New Door	300.00	EA	3	900.00
Recondition Frame	300.00	EA	6	1,800.00
Repair Floor Boards	9.00	SF	-	-
Repair Railings	3.00	LF	-	-
Replace Post & Bracing	200.00	EA		
Replace Stone	400.00	CF	-	-
Replace/Patch Wood	25.00	SF	-	-
Level & Brace Foundation	20.00	LF	-	-
Pour New Foundation	135.00	LF	-	-
Patch Concrete Foundation	13.00	SF	-	-
Repair Stone Foundation	40.00	SF	-	-
Wood on Grade	27.00	LF	-	-
Foundation Drainage	20.00	LF	112	2,240.00
Refinish Windows	300.00	EA	12	3,600.00
Refinish Doors	400.00	EA	6	2,400.00
Refinish Siding	5.00	SF	-	-
Other:				
Repair Wall/ FPL		LS		
Demolition Later Roof		LS		3,000.00
Lift Building		LS		8,000.00
New Foundation		LS		19,800.00
Total Costs				**97,293.60**
Contingency	10%			9,729.36
Contingency o/p	20%			21,404.59
Location	30%			38,528.27
A/E Fees	10%			16,695.58
TOTAL COST PER BUILDING				$ 183,651.40

SITE:	Josie Bassett Morris Ranch			
BUILDING NAME:	Chicken Coop			
BUILDING NUMBER:	HS 201			
DESCRIPTION	COST		UNIT	BUILDING
Square Ft (Unit)				
Repair/Replace Roofing	$ 7.00	SF	200	$ 1,400.00
Roof Structural System	8.00	LF	100	800.00
Replace Log Rafter Tails	8.50	LF	-	-
Repair Log Rafter Tails	200.00	EA	-	-
Replace Fascias	23.00	LF	-	-
Repair Chimney	25.00	SF	-	-
Repointing	10.00	SF	-	-
Replace Deteriorated Caps	100.00	EA	-	-
Repair Siding	6.00	SF	-	-
Repair Board & Batten	6.00	SF	-	-
Repoint Mortar Joints	8.00	SF	-	-
Replace Brick	50.00	EA	-	-
Replace Stone	400.00	CF	-	-
Stucco	7.00	SF	-	-
Round Log (Dutchman)	400.00	EA	-	-
Round Log (Full Splice)	640.00	EA	-	-
Replace Sill Log	1,200.00	EA	2	2,400.00
Replace Mid-Wall	1,200.00	EA	3	3,600.00
Replace Top Plate	1,200.00	EA	2	2,400.00
Crown Ends (Saddle/Half)	325.00	EA	-	-
Crown Ends (Dovetail)	475.00	EA	-	-
Hewn Log Work	11.00	LF	-	-
Replace Daubing	4.80	LF	-	-
Replace Chinking	2.00	LF	-	-
Repair Chinking	4.00	LF	-	-
Replace Glass	65.00	EA	-	-
Repair Sills/Sash	35.00	LF	10	350.00

BUILDING NAME:	Josie Bassett Morris- Chicken Coop			
Replace Windows	$ 1,000.00	EA	-	$ -
Recondition Door	300.00	EA	1	300.00
Recondition Frame	300.00	EA	-	-
Repair Floor Boards	9.00	SF	-	-
Repair Railings	3.00	LF	-	-
Replace Post & Bracing	200.00	EA	3	600.00
Replace Stone	400.00	CF	-	-
Replace/Patch Wood	25.00	SF	-	-
Level & Brace Foundation	20.00	LF	-	-
Pour New Foundation	135.00	CF	-	-
Patch Concrete Foundation	13.00	SF	-	-
Repair Stone Foundation	40.00	SF	-	-
Wood on Grade	27.00	LF	-	-
Foundation Drainage	20.00	LF	20	400.00
Refinish Windows	300.00	EA	-	-
Refinish Doors	400.00	EA	-	-
Refinish Siding	5.00	SF	-	-
Other:				
Repair Wall/ FPL	500.00	LS		500.00
TOTAL COST PER BUILDING				$ 12,750.00

SITE:	Josie Bassett Morris Ranch			
BUILDING NAME:	Root Cellar			
BUILDING NUMBER:	HS 206			
DESCRIPTION	COST		UNIT	BUILDING
Square Ft (Unit)				
Repair/Replace Roofing	$ 7.00	SF	-	$ -
Roof Structural System	8.00	LF	-	-
Replace Log Rafter Tails	8.50	LF	-	-
Repair Log Rafter Tails	200.00	EA	-	-
Replace Fascias	23.00	LF	-	-
Repair Chimney	25.00	SF	-	-
Repointing	10.00	SF	-	-
Replace Deteriorated Caps	100.00	EA	-	-
Repair Siding	6.00	SF	-	-
Repair Board & Batten	6.00	SF	-	-
Repoint Mortar Joints	8.00	SF	-	-
Replace Brick	50.00	EA	-	-
Replace Stone	400.00	CF	-	-
Stucco	7.00	SF	-	-
Round Log (Dutchman)	400.00	EA	-	-
Round Log (Full Splice)	640.00	EA	-	-
Replace Sill Log	1,200.00	EA	-	-
Replace Mid-Wall	1,200.00	EA	-	-
Replace Top Plate	1,200.00	EA	-	-
Crown Ends (Saddle/Half)	325.00	EA	-	-
Crown Ends (Dovetail)	475.00	EA	-	-
Hewn Log Work	11.00	LF	-	-
Replace Daubing	4.80	LF	-	-
Replace Chinking	2.00	LF	-	-
Repair Chinking	4.00	LF	-	-
Replace Glass	65.00	EA	-	-
Repair Sills/Sash	35.00	LF	-	-

BUILDING NAME:	Josie Bassett Morris- Root Cellar			
Replace Windows	$ 1,000.00	EA	-	$ -
Recondition Door	1,000.00	EA	-	-
Recondition Frame	300.00	EA	-	-
Repair Floor Boards	9.00	SF	-	-
Repair Railings	3.00	LF	-	-
Replace Post & Bracing	200.00	EA	-	-
Replace Stone	400.00	CF	-	-
Replace/Patch Wood	25.00	SF	-	-
Level & Brace Foundation	20.00	LF	-	-
Pour New Foundation	135.00	CF	-	-
Patch Concrete Foundation	13.00	SF	-	-
Repair Stone Foundation	40.00	SF	-	-
Wood on Grade	27.00	LF	-	-
Foundation Drainage	20.00	LF		
Refinish Windows	300.00	EA	-	-
Refinish Doors	400.00	EA	-	-
Refinish Siding	5.00	SF	-	-
Other:				
Repair Wall/ FPL		LS		
Matting/Vegetation	1,000.00	LS		1,000.00
Restack Stone	500.00	LS		500.00
TOTAL COST PER BUILDING				$ 1,500.00

SITE:	Josie Bassett Morris Ranch			
BUILDING NAME:	Foot Bridge			
BUILDING NUMBER:	HS-207			
DESCRIPTION	COST		UNIT	BUILDING
Square Ft (Unit)				
Repair/Replace Roofing	$ 7.00	SF	-	$ -
Roof Structural System	8.00	LF	-	-
Replace Log Rafter Tails	8.50	LF	-	-
Repair Log Rafter Tails	200.00	EA	-	-
Replace Fascias	23.00	LF	-	-
Repair Chimney	25.00	SF	-	-
Repointing	10.00	SF	-	-
Replace Deteriorated Caps	100.00	EA	-	-
Repair Siding	6.00	SF	-	-
Repair Board & Batten	6.00	SF	-	-
Repoint Mortar Joints	8.00	SF	-	-
Replace Brick	50.00	EA	-	-
Replace Stone	400.00	CF	-	-
Stucco	7.00	SF	-	-
Round Log (Dutchman)	400.00	EA	-	-
Round Log (Full Splice)	640.00	EA	-	-
Replace Sill Log	1,200.00	EA	-	-
Replace Mid-Wall	1,200.00	EA	-	-
Replace Top Plate	1,200.00	EA	-	-
Crown Ends (Saddle/Half)	325.00	EA	-	-
Crown Ends (Dovetail)	475.00	EA	-	-
Hewn Log Work	11.00	LF	-	-
Replace Daubing	4.80	LF	-	-
Replace Chinking	2.00	LF	-	-
Repair Chinking	4.00	LF	-	-
Replace Glass	65.00	EA	-	-
Repair Sills/Sash	35.00	LF	-	-

BUILDING NAME:	Josie Bassett Morris- Foot Bridge			
Replace Windows	$ 1,000.00	EA	-	$ -
Recondition Door	1,000.00	EA	-	-
Recondition Frame	300.00	EA	-	-
Repair Floor Boards	9.00	SF	-	-
Repair Railings	3.00	LF	-	-
Replace Post & Bracing	200.00	EA	-	-
Replace Stone	400.00	CF	-	-
Replace/Patch Wood	25.00	SF	-	-
Level & Brace Foundation	20.00	LF	-	-
Pour New Foundation	135.00	CF	-	-
Patch Concrete Foundation	13.00	SF	-	-
Repair Stone Foundation	40.00	SF	-	-
Wood on Grade	27.00	LF	-	-
Foundation Drainage	20.00	LF		
Refinish Windows	300.00	EA	-	-
Refinish Doors	400.00	EA	-	-
Refinish Siding	5.00	SF	-	-
Other:				
Repair Wall/ FPL	200.00	LS		200.00
Replace Log	400.00	LS		400.00
Replace Planks	600.00	LS		600.00
TOTAL COST PER BUILDING				$ 1,200.00

SITE:	Josie Bassett Morris Ranch			
BUILDING NAME:	Milking Shed			
BUILDING NUMBER:	HS-220			
DESCRIPTION	COST		UNIT	BUILDING
Square Ft (Unit)				
Repair/Replace Roofing	$ 7.00	SF	-	$ -
Roof Structural System	8.00	LF	-	-
Replace Log Rafter Tails	8.50	LF	-	-
Repair Log Rafter Tails	200.00	EA	-	-
Replace Fascias	23.00	LF	-	-
Repair Chimney	25.00	SF	-	-
Repointing	10.00	SF	-	-
Replace Deteriorated Caps	100.00	EA	-	-
Repair Siding	6.00	SF	-	-
Repair Board & Batten	6.00	SF	-	-
Repoint Mortar Joints	8.00	SF	-	-
Replace Brick	50.00	EA	-	-
Replace Stone	400.00	CF	-	-
Stucco	7.00	SF	-	-
Round Log (Dutchman)	400.00	EA	-	-
Round Log (Full Splice)	640.00	EA	-	-
Replace Sill Log	1,200.00	EA	-	-
Replace Mid-Wall	1,200.00	EA	-	-
Replace Top Plate	1,200.00	EA	-	-
Crown Ends (Saddle/Half)	325.00	EA	-	-
Crown Ends (Dovetail)	475.00	EA	-	-
Hewn Log Work	11.00	LF	-	-
Replace Daubing	4.80	LF	-	-
Replace Chinking	2.00	LF	-	-
Repair Chinking	4.00	LF	-	-
Replace Glass	65.00	EA	-	-
Repair Sills/Sash	35.00	LF	-	-

BUILDING NAME:	Josie Bassett Morris- Milking Shed			
Replace Windows	$ 1,000.00	EA	-	$ -
Recondition Door	1,000.00	EA	-	-
Recondition Frame	300.00	EA	-	-
Repair Floor Boards	9.00	SF	-	-
Repair Railings	3.00	LF	-	-
Replace Post & Bracing	200.00	EA	-	-
Replace Stone	400.00	CF	-	-
Replace/Patch Wood	25.00	SF	-	-
Level & Brace Foundation	20.00	LF	-	-
Pour New Foundation	135.00	CF	-	-
Patch Concrete Foundation	13.00	SF	-	-
Repair Stone Foundation	40.00	SF	-	-
Wood on Grade	27.00	LF	-	-
Foundation Drainage	20.00	LF	50	1,000.00
Refinish Windows	300.00	EA	-	-
Refinish Doors	400.00	EA	-	-
Refinish Siding	5.00	SF	-	-
Other:				
Repair Wall/ FPL	400.00	LS	1	400.00
Restack Stone	300.00	LS	1	300.00
TOTAL COST PER BUILDING				$ 1,700.00