A scenic view of a historic log cabin in a field with mountains in the background. The cabin is made of dark wood and has a corrugated metal roof. It is surrounded by tall grass and trees. In the background, there are mountains with patches of snow under a clear blue sky.

Condition Assessment of

White Grass

Dude Ranch Historic District

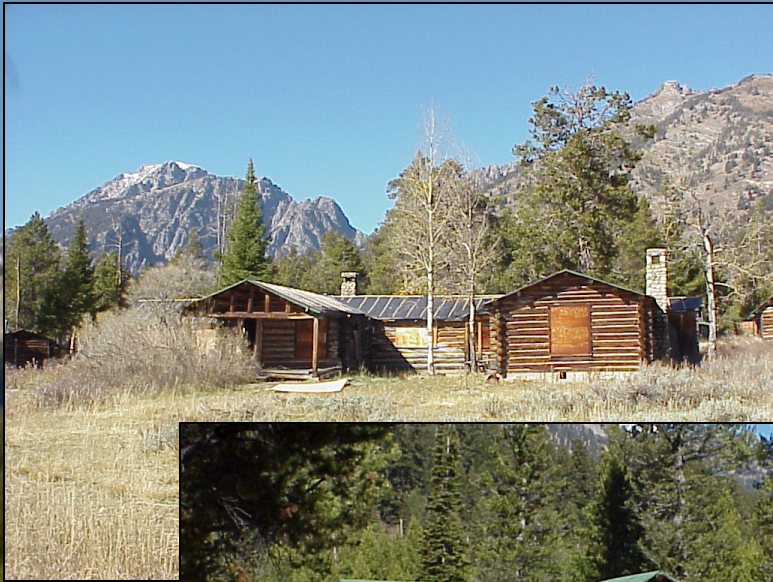
October 2002

Grand Teton National Park

press buttons or space bar to advance 

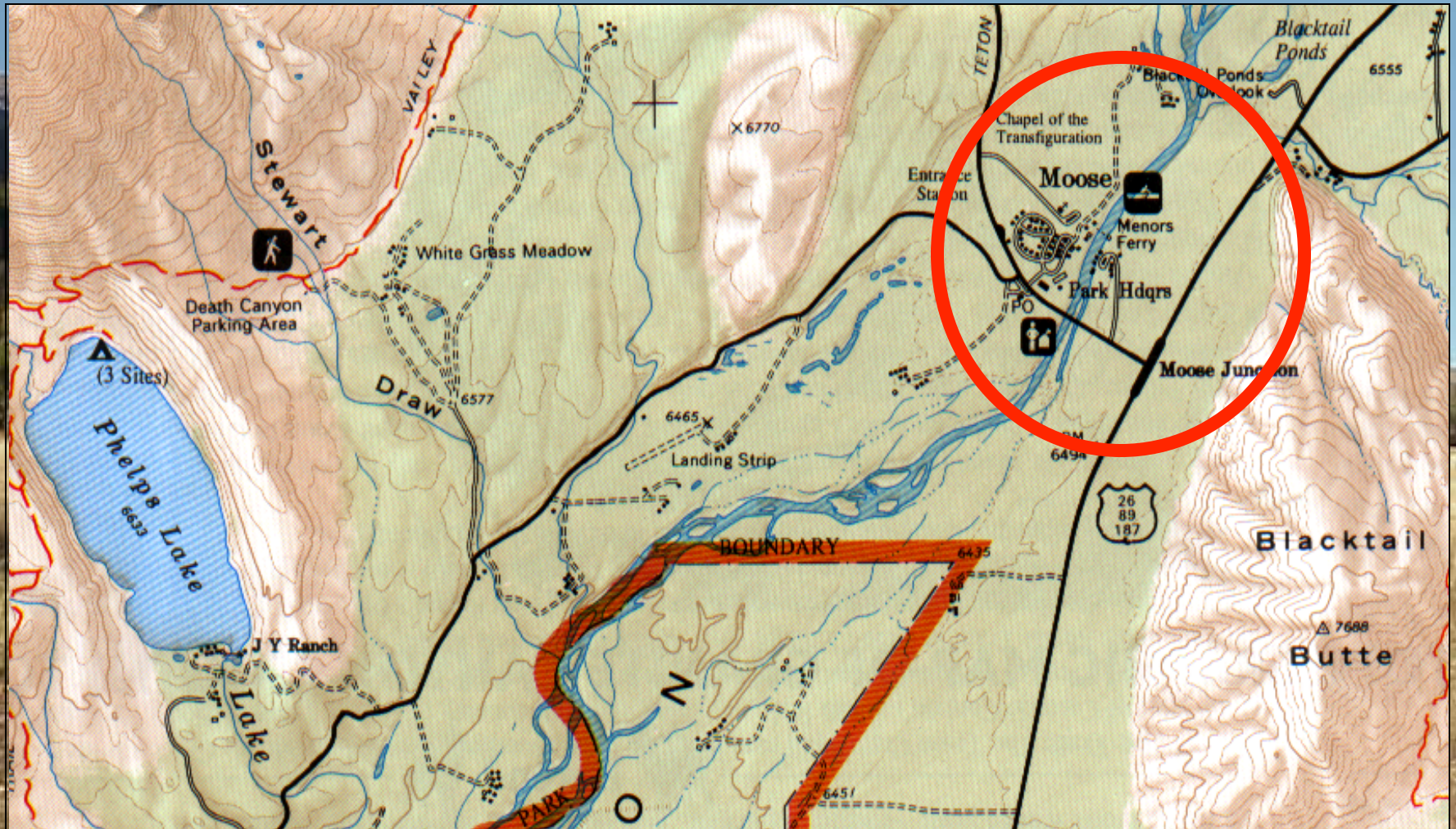
White Grass is...

...a collection of 13 rustic log structures along the White Grass Valley which overlooks much of the southern portion of the Jackson Hole.



White Grass is...

...located a few miles west of the park headquarters in Moose.



White Grass is...



...a very significant site in Jackson Hole.

Along with Bar BC and the JY ranches it set the standards for the local dude ranch industry.

White Grass was converted from a cattle ranch to a dude ranch in 1919. It continued the operation until 1985.



The National Park Service wishes to preserve and use this magnificent site.

One possible use is for a preservation training center for western architecture.

Such a perfect match.



Condition assessment was performed by:

Vernacular Architectural Conservation

Condition Assessments

Preservation Stabilization Plans

Maintenance / Preservation Training

Epoxy Stabilization

Preservation Consulting

Maintenance Management Systems

Preventive Maintenance Programs

Conservation Services

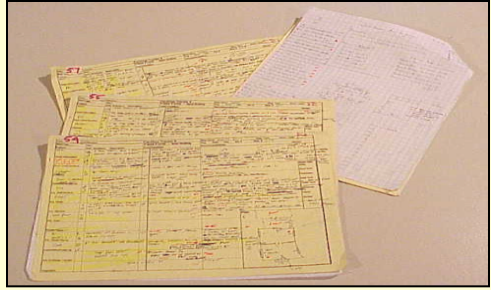
4692 Pinewood Circle Langley, WA 98260

click and
wait for
slight
delay



Assessment Process

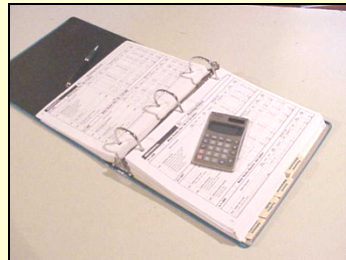
Field data gathering



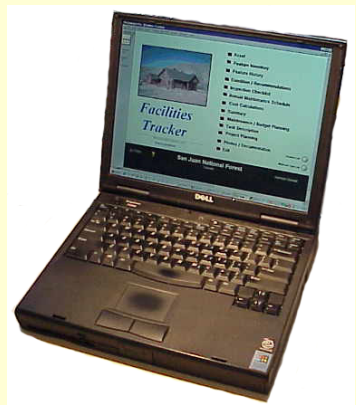
Photos



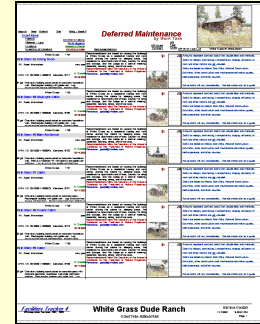
Cost estimation



Data entry into Facilities Tracker 4[©]



Preservation Plans & Assessment Reports



Orientation to the Site



Lodge



Orientation to the Site



1160 Triplex Cabin



1159 Cabin



1158 Double Cabin



1157 Cabin



1156 Main Residence



1155 Employee Cabin



1154 Dining Room

1168 Lodge



North



1162 Showerhouse / Laundry



1161 Double Cabin



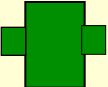
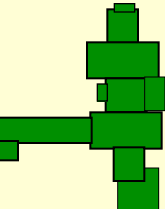
1163 Double Cabin



1164 Double Cabin



1165 Cabin



Typical Conditions

Deteriorated roofs , leaks

Deteriorated logs, missing daubing

Missing, damaged windows & doors

Porches / steps collapsing, deteriorated

Lead paint

Poor drainage

Vegetation too close to building



Floors worn, dirty

Interiors dirty, repairs needed

Bathroom fixtures, walls, ceilings need replacement



Preservation Criteria

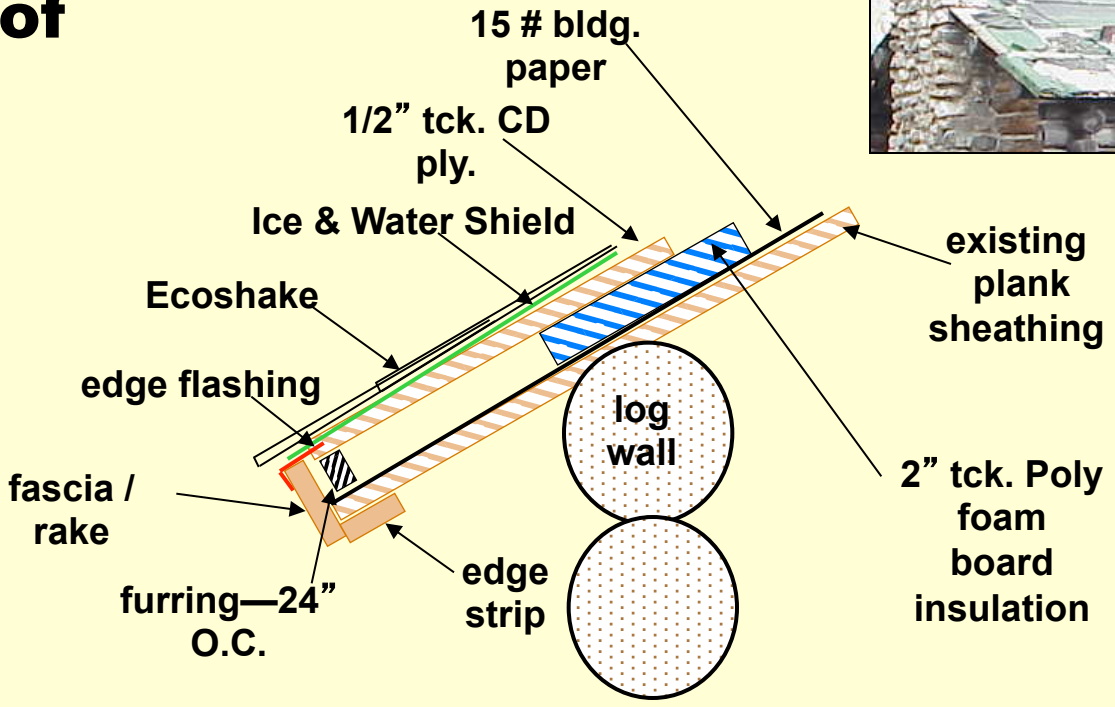
- **retain the rustic setting of a dude ranch**
- **retention of materials, features, spaces**
- **preserve historic & architectural character**
- **physical work to be visually compatible**
- **retain changes that have acquired historic significance**
- **features, construction techniques, & craftsmanship to be preserved**
- **treatments to be the gentlest and friendly to the fragile environment**
- **repair rather than replace**

Recommendations follow Secretary of Interior's Standards for the Treatment of Historic Properties



Preservation as Treatment

Roof



existing

Roof Detail

vertical



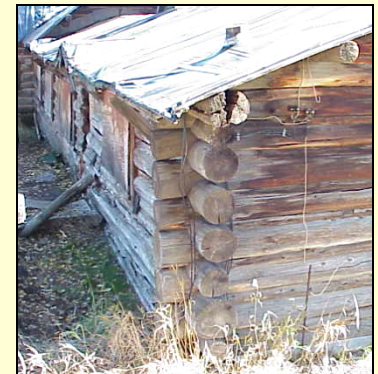
example after modification

roofs to be insulated for energy but to retain original appearance



Preservation as Treatment

Wall structure



example after treatment

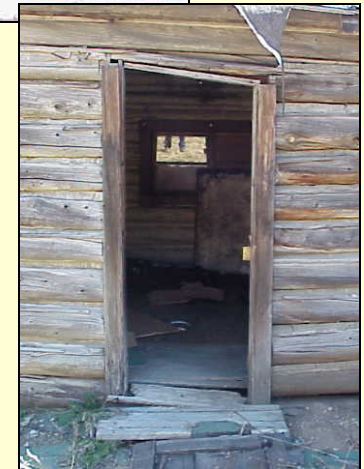
replace deteriorated logs, redbaub



Preservation as Treatment

Windows & Doors

existing



example after treatment

repair sash, doors, trim
replace missing sash and doors
fabricate and install security panels
construct screens



Preservation as Treatment

Porches & Steps



existing



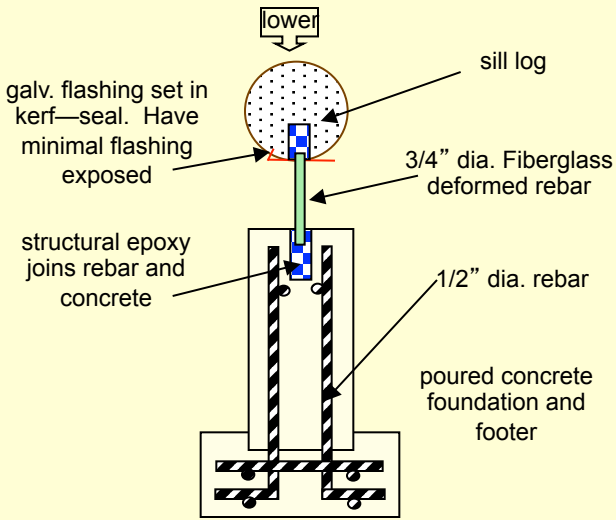
example after treatment

**photo document / record existing
reconstruct porches & steps
set on masonry pads
treat with BoraCare preservative**



Preservation as Treatment

Foundation



Foundation Detail



existing



example after treatment

**remove and replace foundation
provide support for floor system**

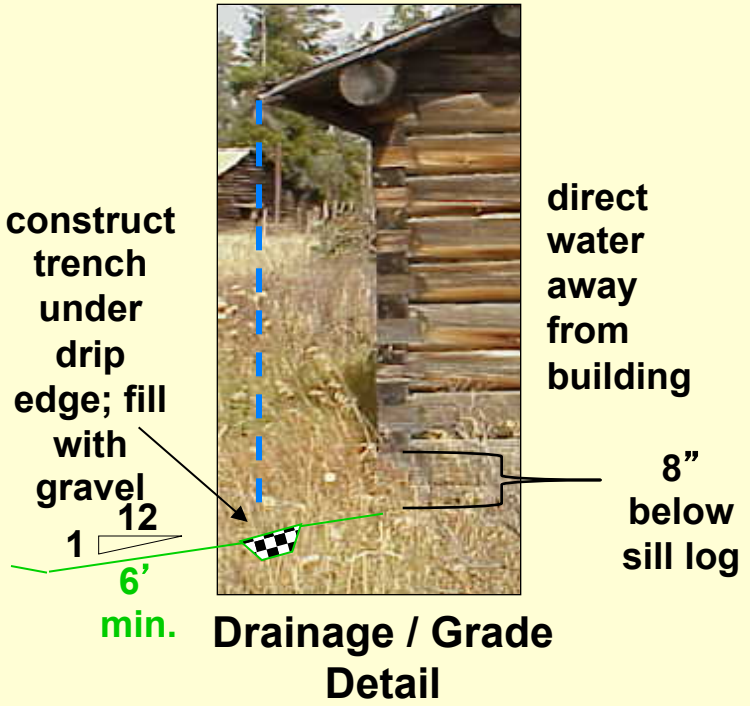


Preservation as Treatment

Grade & Drainage



existing



lower grade to be 8" below sill logs
construct trench under roof drip edge
direct water away from building



Preservation as Treatment

Interiors



existing



example after treatment

**clean interiors, bleach water stains, finish
make floor repairs, sand, fill, clean, finish
replace missing doors, make adjustments**



Preservation as Treatment

Bathrooms



repair bathroom
additions

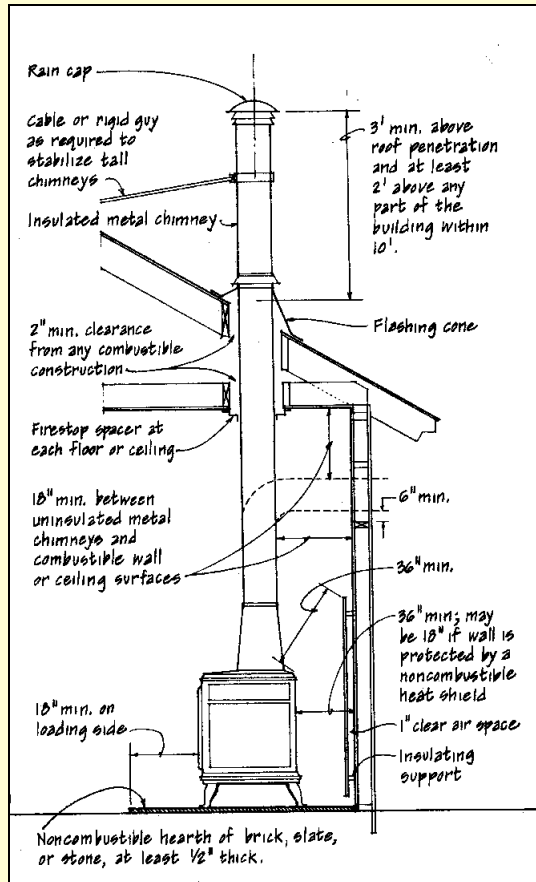


**remove and replace bathroom fixtures,
walls, ceiling, floors
install exhaust fan
remove and replace plumbing**



Preservation as Treatment

Safety, Systems, & Utilities



install carbon monoxide detectors

install smoke detectors

install fire extinguishers

remove and replace electrical system

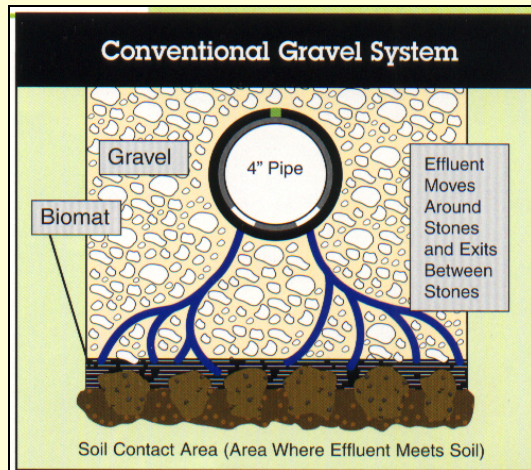
install propane stove with metal chimney

remove and replace supply and drain lines



Preservation as Treatment

Infrastructure



Issues of infrastructure were not addressed in this assessment but are essential to the site.

electric distribution

potable water source, storage, distribution

sanitary system – waste lines, tanks, leach field

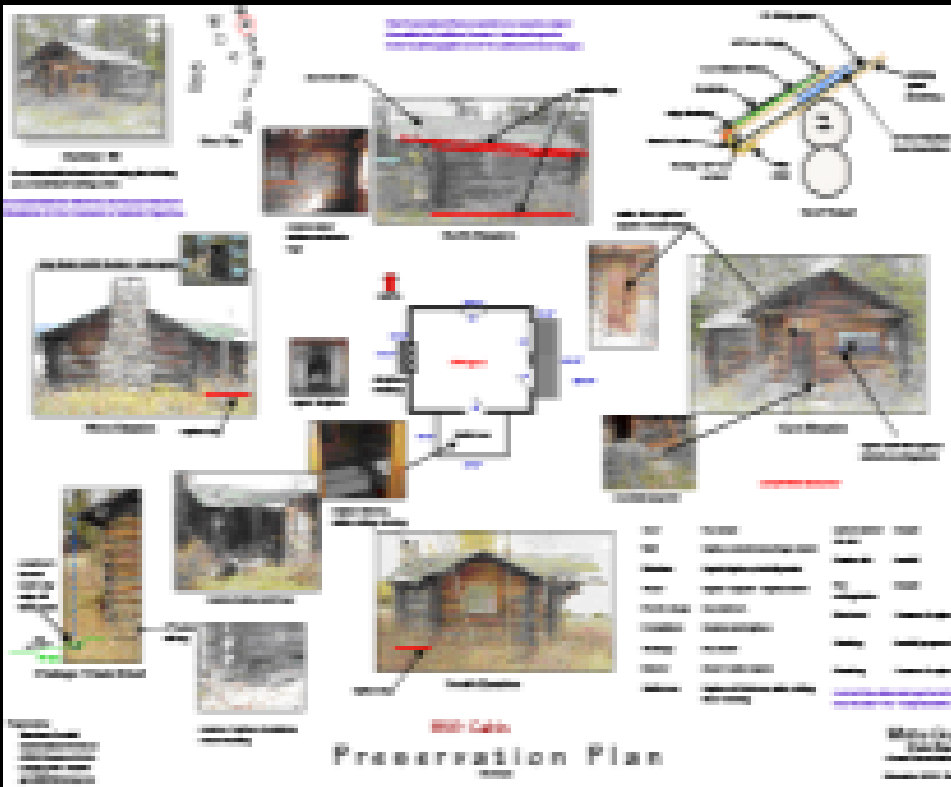
propane system – tanks, controls, piping, shut-offs

fire protection – storage, distribution, hydrants



Preservation as Treatment

Refer to the Preservation Plans and Facilities Tracker 4 reports for comprehensive detail.



Region Area Unit# Site Bldg - Asset #		Accept Name		Condition Rating		Deferred Maintenance by Work Task	
Lodge		Lodge		Work Order		LMA Code Summary	
Subunit - Type		Location		Assessors Name		LMA Code Summary	
Inventory Information		Condition Date		Recommendations		LMA Code Summary	
White Grass 59 Cabin	White Grass 1150						
AA Asset Information	very poor						
UFM: 121 0510201 4322221, Elevation: 8792	H. Goodell 10/11/2022						
300 sq' One story building constructed on concrete piers with concrete perimeter foundation wall under bathroom addition. Characteristic: foundation wall visible level 1 rim							
White Grass 59 Cabin	White Grass 1150						
AC HC Accessibility	H. Goodell 10/11/2022						
Building not HC accessible by ADA standards							
White Grass 59 Cabin	White Grass 1150						
BUAR Roof Structural Cave	with notes H. Goodell 10/11/2022						
Apogee - Roll Paving							
500 sq' Green gravel called roofing, had horizontal, one 1 x 3, 2 1 x 10 1/2 plank, had vertical, 10' overhang, with 1/2, 4 inches of concrete curb on top of roof edge. 10' 11 1/2' x 10'							
White Grass 59 Cabin	White Grass 1150						
BUAR Chimney	with notes H. Goodell 10/11/2022						
Comb. of masonry							
5 in							
Only 6" roof pitch to allow rainrun. No evidence of water inside vent stack. Stone chimney top fragments - with cement residue and wood shims. Patch in line							
White Grass 59 Cabin	White Grass 1150						
BUAC Wall Structure	with notes H. Goodell 10/11/2022						
Wood - Log							
500 sq' 8" x 8" oak logs, scabbled round notch, with soft line metal sheathing with cladding. Includes bathroom addition. 11'							
White Grass 59 Cabin	White Grass 1150						
BUAR Finish	with notes H. Goodell 10/11/2022						
Paint							
Dark green on window sash and door. 7 mm and white urethane. Unable to inspect inside window panels.							



White Grass 59 Cabin



Preservation Costs

based on this assessment

\$ 26,500	1154 Dining Room
24,578	1155 Employee Cabin
119,553	1156 Main Residence
26,200	1157 Cabin
46,330	1158 Double Cabin
38,583	1159 Cabin
57,442	1160 Triplex Cabin
43,232	1161 Double Cabin
33,072	1162 Showerhouse / Laundry
45,005	1163 Double Cabin
36,327	1164 Double Cabin
26,799	1165 Cabin
212,905	1168 Lodge
<hr/>	
\$	

736,527

Amounts represent contract costs that include labor and materials. Costs for design, contracting, transportation, staging, efficiency of work, and other factors are not included. Infrastructure costs are not included either.

Costs are based on Means Cost Data, National Construction Estimator, field experience, and other sources.

Actual costs will vary considerably. Use estimates only as a guide.

Work done by NPS, preservation trainees, or volunteers will significantly reduce costs.



Preservation Urgency

White Grass buildings are sound but need immediate preservation and use.



Loss of fabric will lead to a serious compromise integrity



Continued use is essential for historic buildings. With use come attention, maintenance, and funding for upkeep.



How many dude ranches will be left for people to appreciate 400 years from now?

Now is the time to act.....before it is too late.



Conservation Services

4692 Pinewood Circle

Langley, WA 98260

P (360) 221-8022

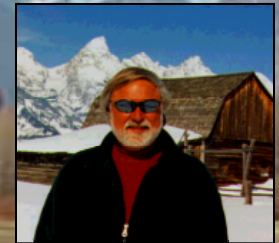
F (360) 221-8023

goodall@whidbey.com

- Architectural Conservation
- Condition Assessments
- Preservation / Maintenance Plans
- Maintenance / Preservation Training
- Facility Management Systems
- Environmental Monitoring
- Epoxy Stabilization
- Preservation Consulting

consistently exceeding expectations

**This assessment and
presentation was
prepared by:**



Harrison Goodall

