



HISTORIC STRUCTURE REPORT

WILLIAMS RANCH

GUADALUPE MOUNTAINS NATIONAL PARK

Drachman Institute | Heritage Conservation
College of Architecture, Planning, and Landscape Architecture
The University of Arizona

In conjunction with:
Desert Southwest Cooperative Ecosystem Studies Unit (DS-CESU)

June 2013

TABLE OF CONTENTS

Project Team.....	ii
Executive Summary.....	iv
Project Data.....	vi
Location and Access	vii
Chronology of Development and Use	2
Context and Early History	2
Construction/Owners and Residents	3
Recent History and Park Development	6
Park Management/Development and Resource Plans	7
Modifications and Rehabilitations.....	12
Physical Description and Conditions Assessment	22
Summary.....	23
Site/Setting.....	25
Exterior	28
Foundation and Crawl Space.....	33
Exterior Cladding	39
Windows and Doors	44
Roof.....	49
North Porch.....	55
West Porch.....	60
Interior	64
Bedroom.....	67
Foyer	72
Parlor	75
Kitchen.....	81
Pantry/Washroom	87
Historic Preservation Objectives and Use	93
Recommended Improvements.....	94
Recommendations and Requirements for Treatments	98
Alternatives For Treatment.....	99
Sources.....	100
Appendices	101
A. National Register of Historic Places nomination	102
B. 2009 HABS Condition Assessment.....	133
C. The Secretary of the Interior’s Standards for Preservation.....	144
D. The Secretary of the Interior’s Guidelines for Preserving Historic Buildings.....	145

PROJECT TEAM

This Historic Structure Report was carried out between the National Park Service (NPS) and The University of Arizona (UA) through the Desert Southwest Cooperative Ecosystem Study Unit (DS-CESU) Joint Ventures Agreement.

Principal Investigator	R. Brooks Jeffery Drachman Institute Heritage Conservation College of Architecture, Planning, and Landscape Architecture The University of Arizona
Project Director	Allison Kennedy Drachman Institute Heritage Conservation College of Architecture, Planning, and Landscape Architecture The University of Arizona
Graduate Student Assistant	Barry Price Steinbrecher Drachman Institute Heritage Conservation College of Architecture, Planning, and Landscape Architecture The University of Arizona
Contributing Author	Susan Bartlet Drachman Institute Heritage Conservation College of Architecture, Planning, and Landscape Architecture The University of Arizona
ATR	Karl Pierce Chief of Interpretation Guadalupe Mountains National Park
Resource Expert	Bert Rader Cultural Resources Program Manager Guadalupe Mountains National Park

INTRODUCTION

EXECUTIVE SUMMARY

The Williams Ranch Historic Structure Report is meant to assess the existing conditions of the building and make recommendations to guide future preservation treatments and management. The report presents both chronological and physical information, collected through archival research and field documentation, to provide a cohesive point of reference on the resource.

While there are additional historic resources associated with ranching activities located at the Williams Ranch site, only the house is included within the scope of this report. The significance of the structure, the chronology of use, and management goals were all considered when developing recommendations.

Background

The Williams Ranch house was built in 1908 using both materials hauled from Van Horn, Texas and locally procured stone. The historical record suggests the ranch house was commissioned by Robert Belcher; however, it was his brother, Henry, along with his wife and daughter who settled there. The family established a longhorn ranching operation at the site. Around 1917 the property was transferred to James Adolphous “Dolph” Williams, who raised cattle, sheep, and goats and farmed on a small scale until 1941. Faced with harsh economic and environmental conditions, Williams sold the property to J. C. Hunter. Williams died in New Mexico in 1942.¹

After the Guadalupe Mountains National Park was authorized in 1966, J.C. Hunter Jr. sold his extensive land holdings, including the Williams Ranch site, to the Department of the Interior, expanding the size of the park. The park was formally established in 1972, and the Williams Ranch has been maintained by the National Park Service since then.

The Williams Ranch house is one of few remnants of the historic ranching operations in the area.² In addition to its association with longhorn ranching and the broad social patterns brought on by the Dust Bowl Era, the ranch house is significant due to its unique architectural style.

Architecture – Style and Materials

The architectural style is Victorian but contains vernacular elements, including incorporation of local materials. The single-story house has an L-shaped floor plan and sits on a stone foundation. The thin walls are of box-and-strip construction finished with Boston clinker siding. The gabled roof is finished with wood shingles. A covered porch protrudes from the north façade and a screened-porch is incorporated into the west side of the house. Decorative trim and lathed posts on the north porch are Victorian elements that add character. On the interior, the simple vertical wood plank walls and ceilings were hung with ornately patterned wallpaper, a character-defining feature.

The geology of the Capitan Reef and Forebasin contributed to the building’s appearance and construction. The construction of the foundation is of local sandstone is important in terms of character, as it anchors

1 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. p.175.; National Park Service, Draft General Management Plan and Environmental Impact Statement. Guadalupe Mountains National Park, Texas. 2008. p. 182.

2 Ibid. p.175

the structure to the site with the use of the native material.³ In addition to the inclusion of locally sourced materials, the house contains unique architectural features that are vernacular in nature. For instance, the door and window frames are significantly thicker than the simple box-and-strip walls and protrude well beyond the wall surface on the interior of the house.

Alterations

While there is little documentation providing details of the original construction of the ranch house, the continuity of style and materials, as well as the appearance of the house in the background of a historic photo dating to the period of significance, suggest that there have been no significant alterations that would impact the historic integrity of the building. While a series of rehabilitation projects have been completed by the National Park Service to stabilize and protect the building, these projects have generally preserved historic materials or have replaced historic materials in kind. The integrity of design, materials, and workmanship is largely intact.

Current Conditions

The Park's LCS classifies the ranch house as being in Good Condition, indicating that it is structurally sound and that the deficiencies are primarily Low to Moderate impact. The major structural deficiencies include wood deterioration from water, wind and sun exposure. There is evidence of movement within the stone foundation and the shed roof of the north porch. The foremost non-structural issue includes stained, deteriorating and detaching wallpaper on the interior of the house.

The Williams Ranch remains remote in an undeveloped section of the park. The secluded location offers unspoiled views of the Guadalupe Mountains and the surrounding landscape. The ranch house maintains a high degree of integrity of location, setting, feeling and association.

Recommendations

The recommended treatment for the Williams Ranch is preservation. Preservation measures include repairs and regular maintenance required to uphold the historic character and integrity of the ranch house. The recommendations provided to address the deficiencies are designed to conserve the historic fabric to the greatest degree possible and emphasize replacing irreparable materials in kind.

Continued maintenance is required to preserve the building and allow it to effectively function as an interpretive feature. Structural movement, in particular along the north porch, should be carefully monitored. Damaged wood elements should be repaired or replaced in kind in such a manner as to ensure proper water drainage and protect the interior from wind-blown debris and pests. Wood elements should be appropriately treated to provide protection from environmental factors such as sun and pest exposure. While the deterioration of the wallpaper on the interior does not directly pose a threat to the structural integrity of the house and is therefore designated a low-impact deficiency, this treatment should be considered a priority, as the wallpaper is a character-defining feature that helps convey the significance of the building.

3 Kennedy, Allison. Emergency Stabilization Report, Williams Ranch Corral Wall, Guadalupe Mountains National Park Service. March 2010. p. 7.

PROJECT DATA

Williams Ranch House

GPS Coordinates: N 31' 5258 W 104' 5304

LCS Number 5705; Structure Number B-281

Ownership: Guadalupe Mountains National Park (USDOI, NPS)

National Register Status: Nomination (1972) and a local Determination of Significance (2006) under Criteria A and C. The Determination of Significance is signed by the Park Superintendent and Texas SHPO; however, the property has never been listed at the state or federal level. A new NRHP nomination for the house and corral is being prepared by the Drachman Institute | Heritage Conservation (DIHC) staff at the University of Arizona in conjunction with this report.

The Williams Ranch house is located in Section 2, P.S.L. Block 121 in Guadalupe Mountains National Park. It should be noted that the history of land holdings in this area is complicated, making the parcel challenging to trace. Not only have the counties been redrawn since the house was built, but the land has been in different public and private holdings surveyed in different ways, including a rail road corridor (T&P R.R. Co.) and public school land (PSL).

The nearest towns are Van Horn, TX, 79 miles to the south, Dell City, TX, 42 miles to the west, and Carlsbad, NM, 88 miles to the northeast.⁴ The ranch house lies approximately one mile northeast of the original Butterfield Overland Stage Route, which moved further south in 1859. The house is situated in a narrow valley between the Guadalupe Mountains to the east and the Patterson Hills to the west. This western side of the Park is much more exposed and arid than the central and eastern portions. The ranch sits at the mouth of Bone Canyon, placing it close to the perennial water source of Bone Spring. At 4,948' elevation in the Chihuahuan Desert, this area receives about 9.1 inches of precipitation annually, and experiences summer high temperatures exceeding 95 degrees Fahrenheit and winters average around 52 degrees Fahrenheit.⁵

The surviving ranch consists of the intact main house, a large water tank, and several corrals and shade structures in various states of collapse built of timber, metal pipe, and stone. The ranch house and associated structures are owned by the National Park Service, United States Department of the Interior. While the house is not on the National Register, it is considered an eligible property and is managed accordingly.

This report recommends regular maintenance of the Williams Ranch house, as well as the preservation of associated contributing ranch structures. The building is remarkably sound given its age, construction,

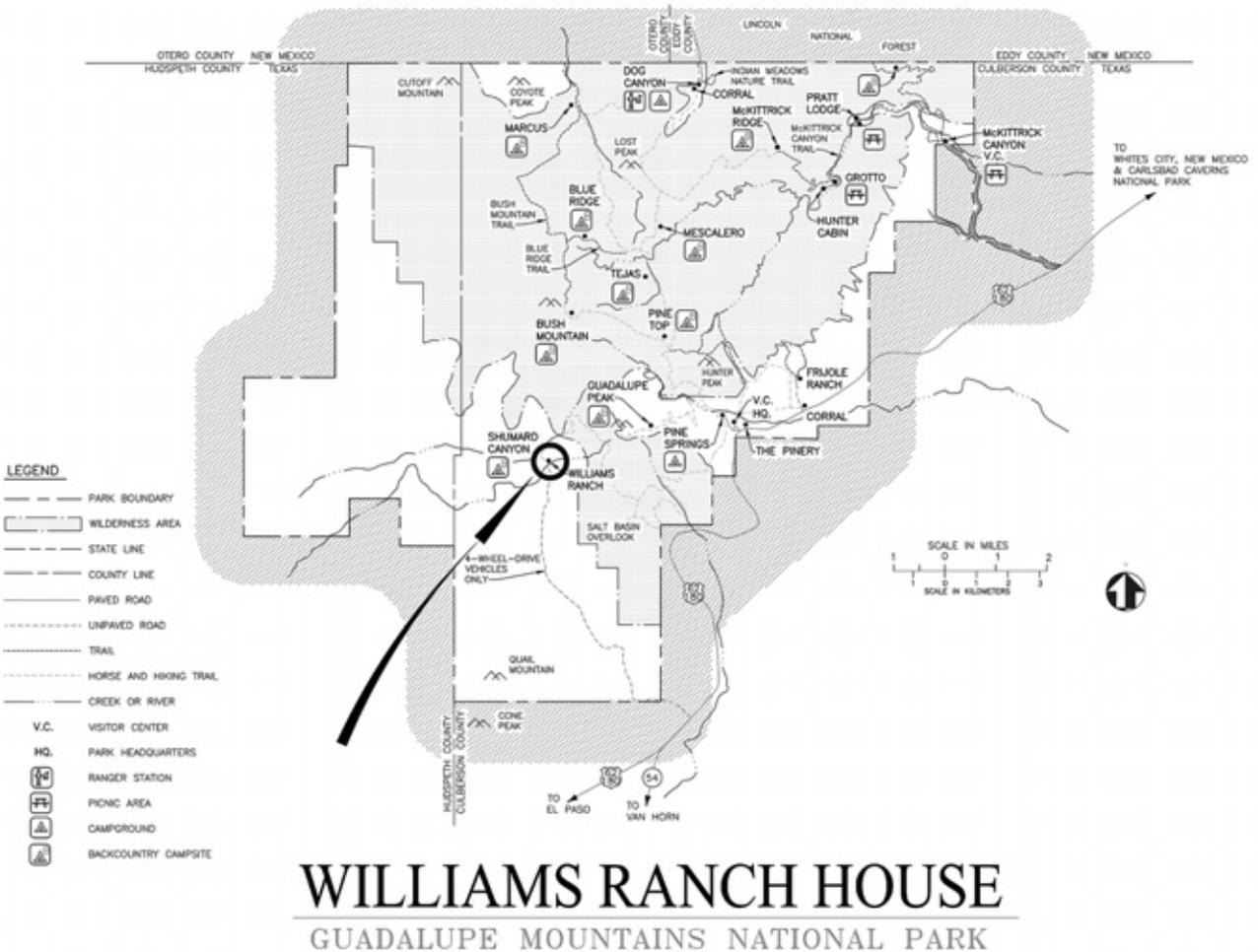
⁴ Distance based on driving miles, Google Maps 2013.

⁵ National Park Service. Draft General Management Plan and Environmental Impact Statement. Guadalupe Mountains National Park, Texas. 2008. p. 153-154.

and exposure to harsh climatic conditions. The main issues in maintaining its stability are weathering and pest damage to the roof and foundation systems. Both have been repaired recently enough that there are no emergency treatments needed to the house, and most concerns are chiefly aesthetic at this time.

Location and Access

Williams Ranch is located in the southwest part of the Guadalupe Mountains National Park which is approximately 110 miles east of El Paso, Texas. It lies in Culberson County, near the county line with



George Jaramillo, NPS 2009

Hudspeth County. The site is located on the west side of the park and receives fewer visitors than many of the park's other historic resources. During most of the year the eight-mile long road from Highway 62/180 is suitable only for 4-wheel drive vehicles; the remainder of the time a high-clearance vehicle is required. The road is blocked at the highway by a locked gate for which visitors must check out a key from the park's Visitor Center.

Evaluation of Significance

In 1972, Southwest Regional Historical Architect David G. Battle toured the park for purposes of making determinations for nomination sites for inclusion in the National Register. Likely that same year, David Battle prepared a National Register nomination form for the ranch house. The only date on the form is the 2/10/72 reference date of a photograph. The significance is listed in three ways:

1. Few remaining vestiges of longhorn ranching enterprises in this area;
2. Refined architecture in sharp contrast to rustic and crude structures in the area; and
3. Few imprints of man on this harsh and unspoiled land.

The Superintendent's Annual Report of 1978 notes that nominations to the National Register were prepared and submitted for several park structures. "Other sites previously nominated are the Pinery (Butterfield Stage Station), the Pratt Lodge at the junction of north and south McKittrick canyons and the Williams Ranch House on the west side."⁶ This notation appears to be incorrect. The Annual Report also states that a metal photo exhibit was installed at Williams Ranch.⁷

The 1988 Administrative History states that the National Park Service had not formally decided if the house was eligible for the Register so a nomination form had not been prepared nor a formal management plan written for it.⁸

Finally, on August 14, 2006, the Texas State Historic Preservation Officer signed a "Determination of Significance" which stated that the Williams Ranch is individually eligible for the Register under Criterion A: in association with early 20th century longhorn cattle ranching and Criterion C for distinctive architecture for the area in which it was built. The house and associated structures are among the few remaining homestead sites from the period. The Period of Significance is determined to be 1908-1915.⁹

However, this period of significance does not include the time of Dolph's residence. While the ranch was first constructed by one or more of the Belcher family, very little is known about them. The ranch is still called by Dolph's name, Williams, indicating that he is the person most associated with the property. The period in which Dolph lived at the ranch deserves a more full interpretation as it includes

6 FY1978 – Superintendent's Annual Report. p.7.

7 Ibid. p.9.

8 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. p. 178.

9 Guadalupe Mountains National Park Determination of Significance: Williams Ranch House and Williams Ranch Corral. Signed by Superintendent 8/4/06, and by State Historic Preservation Officer 8/14/06.

the hardships of the Dustbowl and Great Depression. An interview given by his nephew in the 1980s (held at WACC) reveals that Dolph's starving cattle were bought and slaughtered on site by the U.S. Government; this event bankrupted Williams and forced him to move off the ranch.

In conjunction with this Historic Structure Report, a new National Register nomination has been prepared in consultation with park resource management personnel (see Appendix A). It proposes a period of significance of 1908-1941 reflecting inclusion of Williams period of occupancy.

Methodology

The HSR project was initiated with a site visit to the Park in October 2009 by DIHC staff who met with then Chief of Cultural Resources Patricia Gibson to discuss the needs, goals, and resources. The team conducted preliminary research in the park archives, toured the Williams Ranch, and documented the condition and deficiencies of the main building as well as related structures. Additional information was provided by the Park in the form of drafts of the HABS drawings and data from a concurrent archaeological survey of the site performed by the Center for Big Bend Studies at Sul Ross State University, Alpine, TX. A comprehensive list of resources pertaining to Williams Ranch had been compiled by a Park VIP a few years prior. Unfortunately, an exhaustive search of the Park archives failed to produce several of these potentially informative resources. Mrs. Gibson continued efforts to find the missing records prior to leaving for another job, but at the time of writing they have not been located.

An additional challenge arose from the Park's setting. The area of Texas in which Guadalupe is located remains isolated and sparsely populated. Because of this, there is little documentation outside of the Park. Historical societies, county records, and other frequently used sources were not rich in information. It is interesting to note that there seems to be little recorded about the park. Much primary source data is in the form of oral histories of the few people who lived in this area. DIHC conducted further research with several archives and agencies, listed below. Sources with any information are indicated with an asterisk; all others did not have relevant holdings:

- Texas State Archives at University of Texas, Austin* - GLO Records, including land patents
- Western Archaeological Conservation Center (WACC)* - Oral Histories
- Culberson County Records, Van Horn* - Chain of Title
- University of Arizona Special Collections* - Regional History
- Texas Natural Resources Information System (TNRIS)* - Mapping Data
- Texas Tech
- University of Texas, El Paso
- El Paso County Records, El Paso
- West Texas Historical Association
- Historical Society for Southeast New Mexico
- Permian Historical Society
- Carlsbad Historical Society
- AIA – El Paso Chapter

- *Van Horn Advocate*
- *Hudspeth County Herald*
- *Carlsbad Current-Argus*

NB: Though the property is today located in Culberson County, this county was not established until 1911. At the time the house was built, it was in El Paso County.

Owing to gaps in the available information, the findings of this report in terms of significance are not as extensive as they would be ideally. While there are facts about the Trans-Pecos/Big Bend area in general, specifics about the Williams Ranch property are largely anecdotal. The stronger argument thus becomes for the significance of design of the building as the tangible evidence still exists. While Victorian architecture was not atypical in Texas at the turn of the century, it was concentrated in other parts of the state, such as Galveston. The Williams Ranch house is exceptional for the region. It is therefore important to preserve the building, which is currently listed as being in “good condition” on the List of Classified Structures (LCS).

DEVELOPMENTAL HISTORY

CHRONOLOGY OF DEVELOPMENT AND USE

Context and Early History

The foremost natural and visible feature in the Guadalupe Mountains National Park is the Capitan Barrier Fossil Reef. This feature began forming about 265 million years ago during the Permian Period when the Delaware Sea covered a portion of West Texas and Southern New Mexico. The development of the reef and subsequent tectonic activity first shaped then up lifted the Guadalupe Mountain Range. Gradual erosion exposed the face of the reef. McKittrick Canyon bisects the fossil reef, exposing the stratigraphy of the formation in the canyon walls.

Geologically the mountains are largely limestone. The Forebasin to the west of the mountains is part limestone that has eroded down from the mountains and part sandstone from sedimentary deposits that occurred in the Delaware Sea.^{10,11} The mountain range and canyons have been utilized by many groups over time, including Paleoindian and Archaic groups as early as 8000 BC¹² and, more recently, Mescalero Apache and ranchers.

Guadalupe Basketmakers, a hunter-gatherer group, were in the area before 900AD and possibly as early as 3,000 years ago.¹³ The Mescalero Apaches are thought to have entered the area around 1300AD. Their nomadic lifestyle was later supplemented with the introduction of horses that they acquired from the Spanish. The Apaches raided the nearby Pueblos and later, in the 1850s, the Butterfield Stage which briefly had a stop (1858-1859) at The Pinery station below Guadalupe Peak.

According to one source, “The area first drew major attention from the United States government during the Mexican War in the 1840s. A survey was ordered in 1846, but closest it came was the Llano Estacado, 100 miles northeast.”¹⁴ The late 1860s brought the return of soldiers to the West following the Civil War. Anglo-American activity increased when the U.S. military began scouting and mapping the region and new routes for the railroads were being explored. Forts were re-established and the Apache forced out of their mountain stronghold in the Guadalupes. This made the area more attractive to ranchers, who were already drawn to the open range and booming northern meat prices after the war. To reach these markets, large cattle drives began again, and with them came cattle rustling.

The “lawlessness” of West Texas dissipated as more settlers came. Barbed wire was invented in 1874, ending the open range system and creating private ranches where some would make their fortunes. Families began to arrive with the railroad in the 1880s. The Texas & Pacific Railroad surveyed a route through Guadalupe Pass to El Paso, though ultimately the line was taken farther south. Domestic life gained importance: “Upon arriving on the Great Plains of West Texas, settlers found their most

10 GUMO website and Geological Survey Professional Paper 215. Geology of the Southern Guadalupe Mountains, Texas. USGS.

11 http://www.nps.gov/history/history/online_books/gumo/215

12 National Park Service, Draft General Management Plan and Environmental Impact Statement. Guadalupe Mountains National Park, Texas. 2008. p. 174.

13 Williams, Jack. Carlsbad, NM: Carlsbad Caverns Natural History Association in cooperation with the National Park Service, 1956 (revised 2nd printing 1979 Florissant, CO).

14 Pace, Robert and Donald Frasier. Frontier Texas: History of a Borderland. Abilene, TX: State House Press, 2004, p.6.

immediate and daunting challenge to be housing.”¹⁵ A common early dwelling was the dugout, a rectangular pit 5-7’ deep, 8-10’ wide of variable length, covered with logs and branches. This would provide a quick means of shelter while a more permanent jacal, lumber or stone cabin was being built.

Construction/Owners and Residents

The text of a 1988 interpretive sign on the Ranch House road reads:

With the lure of free grasslands, longhorn cattle ranching began in this area just after the Civil War. This ranch house, built in 1908, is one the few vestiges of those cowpunching days. Permanent water for those ranching operations came from Bone Spring, up Bone Canyon before you. Perched on the rugged, barren slopes, 4,000 feet below Guadalupe Peak, this frame architecture with steeply gabled roof looks somewhat out of place. Actually, the builder had in mind the popular styles of the eastern U.S. when he had the lumber hauled by mule train from Van Horn, Texas.

Robert Belcher built the place for his new bride – who stayed one day and one night and headed for home! That’s when Henry Belcher and his wife, Rena moved in with a wood stove, wall paper, bunk beds, and a baby girl named Bernice. After nine years of work to build a sizable herd, drought conditions and depleting grass cover caused him to leave.

Dolph Williams settled here in 1917 from Louisiana. He and his Indian friend Geronimo (not the one you think), went in partnership on a 2,000 head sheep and goat business. Although he lived alone he enjoyed the company of local folks who knew him as “Uncle Dolph.” He would ride many a mile for a visit, returning home after dark on a trail only he could find in the shadows of El Capitan and these Patterson Hills.

Although the shimmering grasslands of the late 1800s are now a sea of greasewood, the ‘Williams Ranch’ house remains. Its presence is at once awesome inspiring as it speaks a silent tribute to all pioneer generations whose spirit has unique substance.

None of this information is cited, and over the years the few additional facts about the early history of the building have been found.

There is almost no existing early documentation on the building itself: no architectural plans or drawings, no mention of where the materials were sourced (though previous studies have assumed they were brought by train to Van Horn and then by wagon to the site, including the glazing) and only one known historic photograph. Some of the literature indicates that the ranch house may have been built by an architect named John Smith of El Paso in 1908 for Henry Belcher and his wife Rena, rather than Robert and his bride. No record of any such architect exists, and given the common name and the lack of requirements for licensure at the time, Smith is was not possible to trace. While it is possible the references to John Smith referred to John Thomas “JT” Smith of the Frijole Ranch located near Pine

15 *ibid*, pg. 83.

Springs, this remains unsubstantiated.

DIHC also investigated the possibility of the house being either a kit home or a pattern home, both of which became popular in the early 1900s. It seems unlikely that the Williams Ranch house is a kit home due to quirks of its construction; for example, the window casings exceed the width of the thin walls. Additionally, other markers of kit homes such as numbered pieces of lumber are not evident. It may have been a pattern home, in other words, a design purchased by the builder, or simply modeled off of other Victorian architecture of the times.

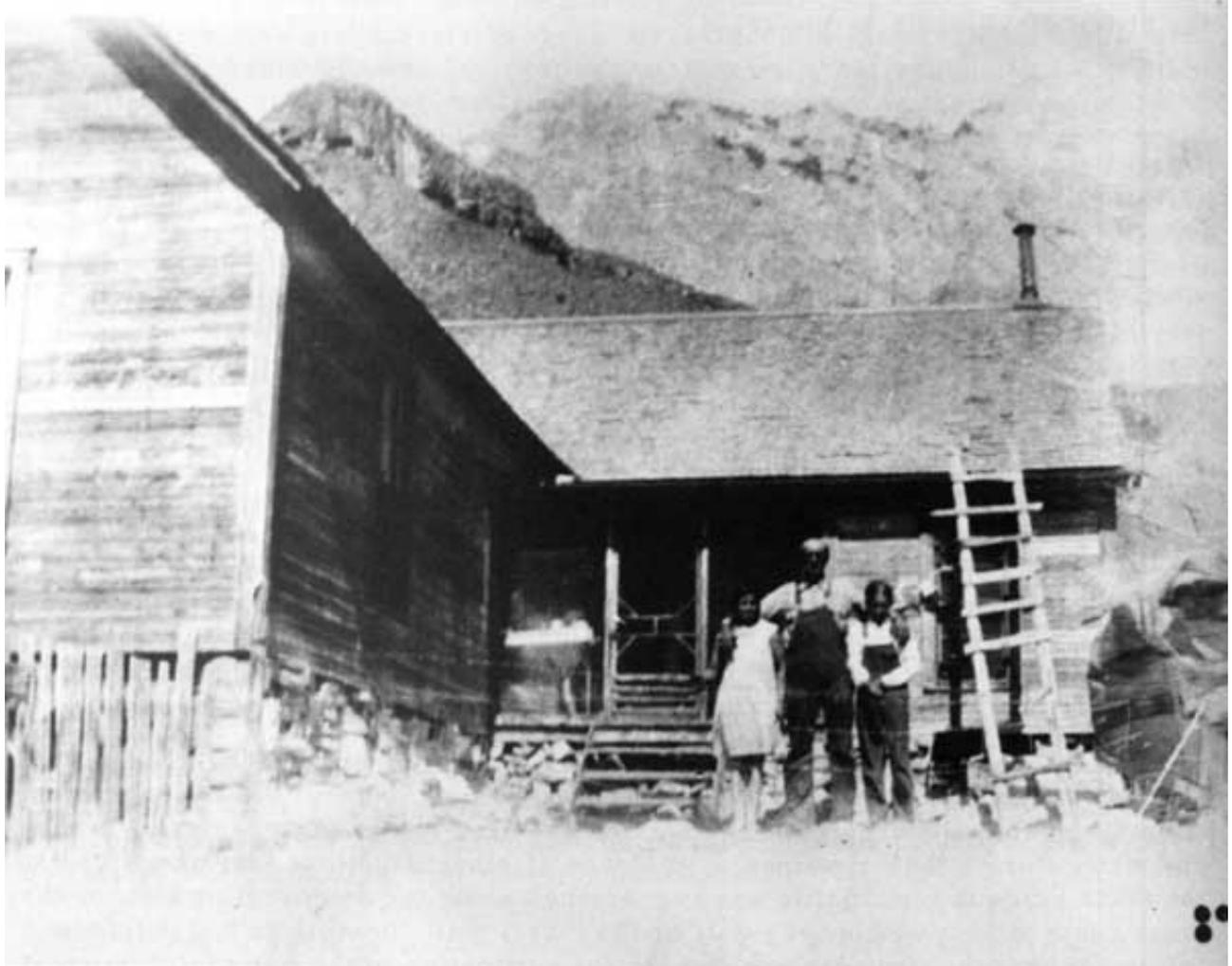
Regardless of the builder's identity, it is fairly certain that Henry Belcher was the first to live in the house for any length of time.¹⁶ The accepted history according to the List of Classified Structures is that the Williams Ranch House was constructed in 1908.¹⁷ This is confirmed by the General Land Office (GLO) records which note the house was part dugout, presumably referring to the crawl space. It appears from census data that Henry Belcher and perhaps his brother moved to the area from farther east, around the Gainesville area of Texas. The Belcher name is connected to a wealthy cattle operation in that area, though it is unclear whether Henry and his brother were of that particular family. They may have moved west to make their own fortune in ranching, as an early land patent shows they were in partnership along with the support of their father. It should be reiterated that these conclusions are speculative based on the scanty documents available. What is more clear from the GLO records is that Henry moved frequently after arriving in the Guadalupe, building multiple homes likely in order to secure patents on different tracts of land per the Homestead Act, which required that "improvements" be made.

Around 1917, the property and house were transferred to James Adolphus Williams. Williams and his partner Geronimo Segura ran cattle, sheep and goats on the land until 1941. It is not known what, if any, changes Williams made to the ranch house. He may have added the Pantry/Washroom and/or the enclosed West Porch as these rooms exhibit some differences from the rest of the building. For instance, the siding varies in this area while it is uniform on the rest of the house. Williams may also have added plumbing as there are a few extant pipes; one protruding through the floor of the Western Porch and another entering through the southern wall of the Kitchen. There is no documentation indicating if the house ever had running water. During Dolph's time there was an outhouse between the house and the adjacent wash, which has since fallen.

Williams seems to have lived a fairly spartan life. Rather than replacing the wallpaper, he patched it with newspapers. Accounts from other pioneers of the area attest that this practice was common as a way to keep the wind and dust from blowing through the walls. When Williams left, the house remained in an untenanted state.

16 <http://www.nps.gov/gumo/historyculture/wranch.htm> accessed 2/7/12.

17 List of Classified Structures. p. 2. Accessed online 1/10/2012.



Dolph Williams with who are thought to be two of Geronimo Segura's children in front of the west porch of the Williams Ranch house. Date and photographer unknown. Source: Guadalupe Mountains National Park archives.

Recent History and Park Development

In January of 1934, Roger Toll, Superintendent of Yellowstone National Park, and Judge Jesse Hunter, who was interested in developing a national park from his land holdings, toured the western sectors of the area. They researched ownership and contacts but found that there was an unwillingness on the part of various owners to sell property to the Federal Government. At the time, El Capitan was owned by J. A. Williams.

J. C. Hunter indicated that his corporation was not interested in holding the property indefinitely and that he would sell 43,200 acres to the Federal Government for \$237,600. If the Federal Government would not buy it, or if park development was not feasible or acted upon, he would sell to private owners.¹⁸

In 1941, Williams left the property due to the economic failures of the Dustbowl and moved to New Mexico following the sale of his property to J. C. Hunter.¹⁹ J.C. Hunter's son inherited the property in 1945 after his father's death, and in 1961 J. C. Hunter Jr. put the land on the market in the hands of an agent named Glenn Bigg. In 1962, J.C. Hunter Jr., like his father earlier, indicated a willingness to sell to the Federal Government.²⁰

Guadalupe Mountains National Park was authorized for its scientific and scenic values on October 10, 1966 by an act of Congress.²¹ On October 15, 1966, Lyndon B. Johnson signed the bill to authorize Guadalupe Mountains National Park.²²

Further clearing of the impediments to creating a new national park occurred in March 1967 when Texas Governor Connelly signed a bill donating the state's mineral rights and on November 2, 1967 when Texaco transferred its mineral rights.²³

In September 1969, Congress approved final funding from the Department of the Interior's budget and from 1968 through 1969, Hunter's property was sold to Federal Government in three separate transactions:

- Hunter I – February 1968;
- Hunter II – May 1969; and,
- Hunter III – November 1969 for the amount of \$1,015,000. This was the largest and choicest piece of the property and included Williams Ranch.²⁴

18 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. pp. 21, 22.

19 The 1941 Quit Claim deed is recorded in Culberson County.

20 Ibid. p.38.

21 Ibid. p. 1. Public Law 89-667.

22 Ibid. p. 55.

23 Ibid. p. 56.

24 Ibid. p. 57, 67.

The National Park Service prepared a notice that the Guadalupe Mountains National Park had been established on September 30, 1972,²⁵ and on October 6, 1972, the Notice appeared in the Federal Register. Guadalupe Mountains National Park was established at 76,293 acres.²⁶

Two more Congressional actions affected Guadalupe Mountains National Park: in 1978 Congress passed legislation designating 46,850 acres, approximately 60% of the total area as wilderness.²⁷ Then on October 28, 1988 Congress passed legislation that enlarged the Park by 10,123 acres. This area was west of the existing park and included the quartzose dunes and gypsum dunes. The total park ownership then stood at 86,416 acres, all except 226 acres, which were owned by the Nature Conservancy.²⁸

Park Management/Development and Resource Plans

From its establishment as a national park in 1972 Guadalupe Mountains National Park was administered by the Carlsbad Caverns Superintendent until 1987. However, the two parks were considered distinct with separate issues and needs. In 1973, work began on the Guadalupe Mountains National Park Master Plan which laid out zones of use and policies for the management of the resources. The initial concept for visitor access to the western bajadas and plains was to develop an approach road from U. S. Highway 62-180 to the western boundary. Although this would facilitate visitor access, the entry would be controlled and use fees collected.²⁹ This access plan was never implemented, however, and in further studies and plans it was acknowledged that easy access to historical resources, including Williams Ranch might create management problems in treasure hunting.³⁰

With the Master Plan approved in 1976, Williams Ranch became part of the Designated Wilderness Area but was singled out as appropriate for Development for Historic Interpretation.³¹

The next management plan for the park was the Interpretive Plan for Guadalupe Mountains National Park approved February 4, 1977. The Plan took a thematic approach and Williams Ranch was seen as an example of the “transition in settlement patterns, from dugout to frame house construction.”³² A roadside pull off would have an unobstructed view of the ranch and would have an exhibit explaining the longhorn ranching enterprise. The Plan also provided a Collection Management Statement, including policies for collection of historical objects needed to furnish the ranch houses.

25 Ibid. p. 57.; National Park Service, Draft General Management Plan and Environmental Impact Statement. Guadalupe Mountains National Park, Texas. 2008. p. 3.,

26 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. pp. 1, 57.

27 Ibid. p. 59. Title IV of the National Parks and Recreation Act of 1978 Public Law 95-625).

28 National Park Service, Draft General Management Plan and Environmental Impact Statement. Guadalupe Mountains National Park, Texas. 2008. p. 3.

29 National Park Service. Guadalupe Mountains Master Plan. Approved October 6, 1976.

30 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. P. 105. 1973 Back Country Management Plan.

31 Ibid. p. 90.

32 Ibid. p. 102-103.

The period from 1977 through 1982 was spent constructing park facilities both for visitors and park staff.³³

By 1984, a revised Cultural Resources Management Plan section of the Backcountry Management Plan included an inventory of historic resources Pratt Stone Cabin and the Pinery Stage Station that had been accepted for listing in the National Register, and stated that: “A listing of Classified Structures within the park included those resources eligible for listing in the National Register as well as those associated with Williams Ranch.” The Plan directed preparation of Historic Structures Reports for the Classified Structures and development of Historic Preservation Guides.^{34, 35}

In 1984, the Back Country Management Plan revised the cultural resources policy such that “human-made structures existing in the wilderness areas, should be left as “discovery” sites, representative of the historic period of ranching and allowed to molder away naturally.” “Among the structures were tanks and pipelines in Bear Canyon, the Bowl, and at Williams Ranch.”³⁶

From 1982 – 1987 GUMO made progress on the natural resources priorities but little attention was paid to the cultural resources. More of the emphasis was on new interpretive media and bring the wilderness to the visitors through those means.³⁷

In 1985 the route of the access road was shifted 2.6 miles on Highway 62 to where it met the existing road inside the Park. The new road was graded and provided with improved wash crossings.³⁸ Even so, at the time the Administrative History was written, (1988) Williams Ranch was the least visited of all the park facilities.³⁹

Congress approved funding for a Visitor Center and a combined operational headquarters in 1987,⁴⁰ and Guadalupe Mountains National Park received its first resident superintendent.⁴¹ Groundbreaking for the Center took place in May of 1988.⁴²

By 1988, the Administrative History for Guadalupe Mountains National Park was completed by Judith K. Fabry.

33 Ibid. p. 61.

34 Ibid p. 120.

35 Backcountry Management Plan and Environmental Assessment for Guadalupe Mountains National Park. U.S. Department of the Interior. National Park Service. January 1984.

36 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. p. 105. 1973 Back Country Management Plan. p. 119.

37 Ibid. p. 123.

38 Ibid. p.146.

39 Ibid. p .175.

40 Ibid. p. 61.

41 Ibid. p. 12.

42 Ibid. 61.

During the 1990s and early in the 21st century the park's planning focused on natural resource protection planning, such as land protection, fire management, and cave management. Visitor accommodation was also addressed through interpretation and trail plans.⁴³

However, in the mid-2000s, the park turned its attention to a General Management Plan and a Resource Stewardship Strategy, a comprehensive document that would link the General Management Plan to specific strategies the park would use to protect all its resources, including cultural artifacts and structures.

The General Management Policy proposals that directly affect the Williams Ranch House include:

- “Service-wide mandates include the standard cultural resources historic structures mandates. “Historic structures are inventoried and their integrity and eligibility are evaluated under National Register of Historic Places criteria. The qualities that contribute to the listing or eligibility for listing of historic structures in the National Register of Historic Places are protected in accordance with the Secretary of “Interior Standards for the Treatment of Historic properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior 1995a) (unless it is determined through a formal process that disturbance or natural deterioration is unavoidable.)”
- “All actions that could affect historic structures or historic ranching elements would include consultation with the State Historic Preservation Officer.”
- Bajadas/Patterson Hills, There is no all weather road. “Williams Ranch provides a unique visitor experience but the primitive road conditions limits visitor access to this area.”
- In the Preferred Alternative: 5th bullet “Cultural resources, including historic structures, would be stabilized and/or preserved or rehabilitated and protected from impacts. This would be achieved in part by actively managing visitor access to some areas.” “the areas zoned as front country would include...; an expanded staging area at Williams Ranch;...
- “These areas would provide some transition from developed to natural areas while also providing larger numbers of improves access points for areas zoned as back county or designated wilderness.”
- “Williams Ranch sits on the edge of the backcountry (edge of the bajada) and the area to the west has been found eligible for future consideration as wilderness. Access is motorized scenic corridor zone.”
- “The exterior of the Williams Ranch House would be rehabilitated but there would not be any visitor access to the interior. The cultural landscape around the ranch house would be rehabilitated. The parking lot would be expanded to accommodate 10 vehicles on a gravel-surface.”
- Access would be better maintained for visitor destination day use.
- Road would be single lane, high clearance vehicle, permit only, designed to resist water damage.
- Alternative C (not preferred and not implemented) calls for Williams Ranch to be rehabilitated and used as a museum. Access would be all-weather and extended beyond to the west boundary of the park as part of a larger west side development proposal including access to the PX Ranch.

43 National Park Service. Guadalupe Mountains Nation Park Resource Stewardship Strategy. June 18. p. 26.

- Williams Ranch is in the Chihuahuan Desert Scrub Zone. Catclaw Acacia, Little Leaf Sumac, Apache Plum. All have little leaves, slow to grow, widely spaced. Cacti include Mexican Agave, Ocotillo, Prickly Pear, Cholla.
- Properties eligible or potentially eligible for listing on the National Register of Historic Places: Those that have been determined eligible have been placed on the park's List of Classified Structures and managed as if they were listed. P. 183 – Williams Ranch House has been determined eligible and is on LCS.
- Views from Williams Ranch show a stark presence of lonely, isolated area, well preserved by dry desert air.
- Maintenance Division: Is charged with “maintain, repair, and stabilizing historic and non-historic structures.”
- Upgrading the road requires no further SHPO review.⁴⁴

On June 18, 2009, the Superintendent of Guadalupe Mountains National Park approved a Resource Stewardship Strategy.⁴⁵

A Resource Stewardship Strategy (RSS) is a park program plan that includes strategies for managing natural and cultural resources. It is based on science and scholarship and is designed to achieve and maintain desired conditions for resources. The desired conditions for resources are spelled out in a park's general management plan (GMP). The resource stewardship strategy is a link between the general management plan and park strategic planning, where personnel and financial resources are allocated to implement stewardship activities.

The major components of the RSS include:

- a description of the park's fundamental (and other important) resources and values and their desired conditions;
- the status of knowledge of these resources, identification of indicators and target values that allow the NPS to measure current conditions against desired conditions; and,
- comprehensive strategies and funding needed to achieve or maintain desired conditions.⁴⁶

The Strategy summarizes and confirms previous management plans, even those not officially adopted but still in draft form, such as the General Management Plan. It states that Williams Ranch is the only ranching operation on the west side of the park with a period of significance of 1906-1915. It was determined eligible for inclusion in the National Register in 2006.⁴⁷

The strategies for historic structures reiterate that the structures are to be preserved as necessary. Resources are to be stabilized and managed for a low level of human intervention so that the natural

44 National Park Service. Guadalupe Mountains National Park General Management Plan/Environmental Impact Statement. 2008. pp 12, 15, 38, 79, 86, 87, 110, 163, 181, 195, 204, 291.

45 National Park Service. Guadalupe Mountains Nation Park Resource Stewardship Strategy. June 18, 2009.

46 Ibid. p.i.

47 Ibid. p.12.

settings are minimally disturbed.⁴⁸

It acknowledges that “Historic Structure Reports are needed for several structures including Williams Ranch,⁴⁹ and that the condition of historic structures and cultural landscapes that are part of the ranching landscape (or other cultural landscapes) will be determined by utilizing the List of Classified Structures (LCS) condition assessment, Cultural Landscape Inventory (CLI) condition rating, and Facility Condition Index (FCI) conditions status entered into the Facility Maintenance Software System (FMSS). The databases will be used together to determine resource condition. Each of these databases has a monitoring component and is updated periodically. FMSS is a repository of facility management information with an annual and 5-year inspection component.”⁵⁰ The most current condition assessment (2007) noted in the Strategy lists the Williams Ranch House in good condition.⁵¹

In the Strategy, the following planning and documentation timeline is proposed for the Williams Ranch:

2011 – 2013 - Cultural Landscape Management Plan

2011 – 2013 – Cultural Landscape Inventory

2013 - 2014 – Historic Structure Report

2014 – 2015 - Cultural Landscape Report

2016 – 2018 – National Register nomination⁵²

To attain desired condition and management of cultural resources in the Park, the Strategy assumes that a Cultural Resource Specialist is needed along with a seasonal Museum Technician or an Environmental Planner.⁵³

It should be noted that this Resource Stewardship Strategy defines a new direction in allocating resources to the conservation and protection of cultural resources. Cultural Resource expenditures hovered below \$10,000 a year from FY03 through FY07. In FY08 the expenditures increased to nearly \$200,000 and were projected to remain between \$150,000 and \$200,000 at least through FY18.⁵⁴

48 Ibid. p. 24.

49 Ibid p. 56.

50 Ibid p. 60.

51 Ibid. Appendix E.

52 Ibid. p. 77.

53 Ibid. p.115.

54 Ibid. pp. 109 – 113.

Modifications and Rehabilitations⁵⁵

Summary Modifications and Rehabilitations

Date	Event
1908	Williams Ranch House constructed and used as a family residence
1917	Adolphous Williams took over the house as a base for his ranching
1941	Williams left and the house remained untenanted
1973	NPS Management begins; Roof replaced, foundation stabilized
Mid-1970s onward	House periodically treated with preservative
1976	Foundations stabilized
1978	Metal interpretive sign installed
1983	Emergency stabilization; porch repairs
1992	Window rehabilitation
1994	Plexiglass installed over windows
1999	Ranch House exterior painted blue and gray
2003	Roof completely rehabilitated
2005	Exterior sanded, sealed and painted as needed
2005	Screened porch completely rehabilitated
2007	House exterior painted
2009	North porch foundation stabilized; posts and deck restored
2009	Encroaching vegetation periodically removed
2010	Dry-laid corral wall repaired

⁵⁵ Note: The information in this section was gathered from available Guadalupe Mountains National Park museum records and maintenance files. The section presents the most accurate chronology possible based on the available records.

1970 - 1979

Following the establishment of Guadalupe Mountains National Park in 1972, the National Park Service began stabilizing potentially historic structures in the Park. In 1973 the Williams Ranch house roof was replaced and the foundation stabilized.⁵⁶ By 1977 the house had been treated with wood preservative and the foundations rebuilt. There were recommendations for bimonthly inspections of the exterior and an annual inspection of the interior. In 1984 the exterior of the house was again treated. This was the recommended treatment every fifth year.⁵⁷

In 1973, the National Park Service proposed to build a road on the western part of the Park that would “trend generally to the northwest at the foot of the escarpment” and a spur off of this road would lead to Williams Ranch and Bone Canyon. It also proposed Williams Ranch area be used as an interpretive site. This proposal was part of early thoughts about how to open the west side of the Park to visitors and using the PX Ranch in the northwest section of the Park as a staging area into the Wilderness area. This proposal was not acted upon and the road remained in the general alignment of the Old Butterfield Stage Route.

The Southwest Regional Office cited emergency foundation repairs under the NPS Southwest Region program related to preservation of historic resources.⁵⁸ Through the rest of the decade, stabilization and preservation work continued to take place on the Williams Ranch House.

1975: The Superintendent’s Annual Report references emergency work done on the Williams Ranch House, but offer no specifics.⁵⁹

1976: The Superintendent’s Annual Report references Dave Battle spraying the Williams Ranch house with preservative and also states the work planned for the coming year includes shoring up of the stone foundations.^{60 61}

February 8, 1977: The Superintendent reported that the draft for the Williams Ranch metal photograph exhibit has been submitted for review, and that Southwest Regional Office Restoration Crew completed four projects; the third listed is re-shoring the foundation of the Williams Ranch House and applying preservative to the house.⁶²

56 Memo to the Regional Director SWRO from Donald Dayton, Superintendent for CAVE and GUMO attaches the Superintendent’s Annual Report for 1973. p 4. “The roof and foundation of the Williams Ranch House were stabilized under the direction of Dave Battle of the Southwest Regional Office. Deterioration of the structure has been rapid in recent years, and new roofing was necessary for preservation.” January 18, 1974

57 Fabry K. Judith. Guadalupe Mountains National Park: An Administrative History. Southwest Regional Resources Center. National Park Service, Santa Fe, NM. December 1988. p.178.

58 Revised Working Draft Environmental Statement Prepared by Southwest Region, NPS. Received 8/30/73.

59 1975 Superintendent’s Annual Report. p. 4.

60 1976: The Superintendent’s Annual Report. p. 5.

61 January 19, 1977: GUMO Annual Log Calendar Year 1976. Historic Preservation: “SWRO personnel under historic architect Dave Battle have completed several projects in GUMO during 1976. The Williams Ranch House, a wooden structure, was sprayed with preservative in August.”

62 February 8, 1977: Superintendent’s Annual Report. p. 2, 4.

A detailed description of the stone foundation restoration is found in correspondence between Southwest Regional Cultural Resources Center and the Park.⁶³

Stone foundation restored (Posts-foundation area cleaned and treated with preservative to discourage insect and reptile activity, treated all structurally sound posts with 50/50 soy oil and cupernol, replace missing/deteriorated posts, saturated immediate ground area around posts to prevent future deterioration; Stone foundation-reconstruct foundation under “rear” wall to halt building sill, stud and siding deterioration, restore all other stone walls).

Building exterior treated with 50/50 solution of soy oil and cupernol; paint chips taken to accurately match colors; water system photographed for documentation; planning for preservation includes bimonthly inspection of exterior and annual inspection of interior, schedule additional soy oil/cupernol coating every five years; corral wall determined to need immediate stabilization and restoration.

Intention to restore root cellar walls and investigate, determine configuration and construct an entrance to root cellar through stone foundation. Ranch house described as in a “stabilized, holding state pending total restoration at some future date,” but “in need of immediate restoration to prevent further wall deterioration.” Cost of materials \$1142.66, 480 man hours.

1978: The Park installed the metal photograph exhibit approved the previous year.⁶⁴

1979: An investigation by Pablo Bencomo of Fort Davis led to recommendations for emergency stabilization work on the west wing and west end of north porch including adding studs, braced laterally and horizontally, to provide support should the foundation fail, boarding up of the windows, and installing 1 x 4” wood nailer strips and 16” fire retardant shingles installed on roof.⁶⁵ In 1983, several of the recommendations, including treating the house with linseed oil and making porch repairs were acted upon through a Task Directive at a cost of \$3,800.⁶⁶

1980 - 1989

Towards the end of the 1980s, Park staff was growing concerned about the future preservation of several of the cultural resources in the Park and, in 1988, contracted with an outside conservator consultant to provide an in-depth Condition Assessment Report.

63 These repairs mentioned (briefly) in 1977 Superintendent’s report and in a 1977 memo from the Area Manager to the Superintendent. May 5, 1977. Memo to Superintendent, Carlsbad Caverns From Doug Hicks, Exhibit Specialist, Division of Conservation, Southwest Cultural Resources Center.

64 1978 Superintendent’s Annual Report.p.9.

65 Memo to Superintendent, Carlsbad from Historical Architect Dave___ Southwest Region. April 17, 1979.

66 Task Directive Guadalupe Mountains National Park Pkg. No. A40 (FY 84 PRIP). Denver Service Center November 15, 1983.

The concerns expressed to the consultant related to the fact that the Williams Ranch House:

- Is an important cultural resource;
- Would be expensive and difficult to preserve;
- Could be subject to vandals;
- Damage to the house could be harmful to park visitors; and,
- Guadalupe Mountains National Park mission is primarily the natural resources.

The submitted Condition Assessment Report encouraged delaying a hard and fast decision between two permanent options; whether to allow the ranch house to molder, or remove it completely. Instead, the recommendation was to mothball it until such time in the future resources may be available. The consultant had very strong and specific views about the reasons for preserving the structure as expressed below in his report.

The Williams Ranch House combined with the ruins of the sheep sheds and the hull of the water tank and associated piping makes a very expressive and powerful statement. The complex, but in particular, the house is significant as a vivid reminder of early settlement in the region and for its architecture. Its position sitting at the base of the Guadalupe Peak at the end of a rough road sitting on a knoll probably causes everyone who travels in the area to think about what it must have been like to live and survive in such surroundings. Unlike many other buildings, including the Hunter and Pratt cabins, which evoke a pleasant surprise of discovery at the first glimpse, the Williams Ranch House immediately draws up images of the struggle for water, isolation from civilization, and day by day survival. And without any interpretation. Indeed, it is almost a self-interpretation site. With only a few of the details for the visitor, a picture of early life becomes vivid.”

At the same time, the architecture of the house instantly captures the eye. It's not the typical ranch house that one might suspect, not for here or for any ranch in the area. It looks as if it might have been moved here from some town. The dignity and refinement of the style and detailing are in direct contrast with the surrounding natural environment, indeed, for almost a hundred miles around.

As a cultural resource, it is a treasure and most unique. When combined with the other historical resources at Guadalupe, it, along with the Frijole Ranch, tells an interesting story of early settlement and ranching, while the Pratt and Hunter cabins reflect early recreational interests and living. Although it may only have regional significance, it possesses many of the characteristics of integrity as defined by the National Register.

Location: A house with such detail and elegance sitting not only at the base of the mountain but in such a remote area with such open space.

Setting: Unquestionably, the setting of the house is magnificent and spectacular. The mountain is to one side providing protection and water and the wide open range and vista is on the other.

A ride or walk to the site by any direction clearly reveals the character of the place in which the resource plays a role.

Materials: Design: How many houses can there be within a thousand miles in which all the walls are plank with no framing? And with such classic elegance and design plank walls are combined with very delicate and attractive siding with bold and clean lines of the roof cornice and windows.

Workmanship: This building exhibits evidence of careful and quality craftsmanship. The siding, trim, interior wall coverings, mitering of corners and stone foundations are just a few of the examples of the importance and apparent pride the builder had for good, unhurried workmanship.

Association: Such an interesting house for a rancher of longhorn cattle and sheep.⁶⁷

The report contained several recommendations to maintain the building in its current state without excessive cost. For the active maintenance and preservation of Williams Ranch, water tank, and sheds, also known as mothballing, the estimates were that initial work to stabilize it would require \$1500-2000 and annually less than \$500 thereafter (1980s costs).

Conditions:

- Beaded Board porch ceiling - mostly missing or stored inside of house – recommends do nothing;
- Lifting, loose or missing wood elements, siding and trim checked, recommends carefully refastening lifted wood with a punch and replace missing wood elements;
- Weathering siding - Natural erosion of wood, earlier preservation work included a solution of linseed oil mixed with paraffin wax and mineral spirits which caused mildew and removal will require experimentation. Recommended diluted bleach to remove mildew and research commercial water repellants for wood preservation;
- Deteriorating porch posts (bases especially) - let them be or apply a flexible epoxy consolidate;
- Vegetation/dirt around foundation – vegetation is impacting the foundation and dirt is accumulating on the north side of house. Perform regular vegetation maintenance and keep dirt 4” below wood elements; and,
- Add signage to prevent people from being tempted to vandalize.⁶⁸

1990 - 1999

The 1990s ushered in much more detailed and extensive rehabilitation work on the Williams Ranch House. In 1992, the windows and sashes were removed from the house and taken to Santa Fe for

67 Guadalupe Mountains National Park Texas Condition Assessment Report. Old School House, Frijole Ranch House, Williams Ranch House. Harrison Goodall, Conservation Services 8 Lakeside Trail, Kinnelon, NJ, 07405. 201-838-6412. May 1988. (Catalog number H3015). pp 18-26

68 Ibid. pp. 18 – 26.

complete rehabilitation. This work was part of a larger park-wide project to rehabilitate several structures.⁶⁹

The scope of work entailed “the removal of what is left of the window sash at the Williams Ranch House, transporting them to the SWR-RCC shop in Santa Fe for complete rehab. We will repair all that is possible utilizing restoration techniques, epoxy repairs, dutchmen, etc. Any replacement of missing or rotted parts will be done utilizing like materials and have all the same features of the original parts. All existing glass will be reused and any broken panes will be replaced double struck glass to match original. Once the shop work is completed in Santa Fe the sash will be returned to Williams Ranch and reinstalled in the window openings. The window jambs and casings that have been damaged due to the plywood coverings will be repaired before the installation of the repaired sash.”⁷⁰

In March of 1994, Plexiglass was installed over the windows, a task that required two men for two weeks at a cost of \$3,566.⁷¹

In 1996, Guadalupe Mountain National Park hosted a Research and Resource Management Symposium to honor the 25th anniversary of the park. Barbara Zook, Historical Architect in the Southwest Regional Office, summed up the state of Williams Ranch house:

At Williams Ranch, Dolph Williams lived there until the early 1940s. It is distinguished because it is more of a high-style design representative of local vernacular architecture, and it is one of the few structures remaining that is made out of milled lumber. Here we have had to repair the roof with wood shingles; we have had to repair the windows and cover them for further protection because it is such an isolated site; we have had to rebuild the stone foundation. We need to do a historic structures report to identify associated landscape features like this tank and water source for the ranch.⁷²

Guadalupe Mountains National Park kept records about its historic resources and long and short term goals and reported the data in the Annual reports throughout the late 1990s and early into the 21st century. Most of the reports are quite similar and generally note that 34 buildings are on the List of Classified Structures, and that of these, 12 are considered to be in good condition. The goals reflect the actions necessary to maintain these structures in good condition and efforts to continue to upgrade the condition of the remaining structures to good condition. Good condition is defined as the structure

69 June 9, 1992. Form XXX Assessment of Actions Having an effect on Cultural Resources. Repair and Rehabilitation of Williams Ranch House.. Signed by Larry Henderson, Superintendent, June 10, 1992. Supporting Study Data: “All work is to be done as identified in the Scope of Work prepared by the Southwest Regional Office titled “Miscellaneous Stabilization Project: Frijole Ranchhouse, Frijole Ranch Springhouse, Frijole Ranch Bunkhouse, Frijole Ranch Outhouse, Frijole Ranch Schoolhouse, Frijole Ranch Watertower, Pratt Cabin and Williams Ranch” dated May 1992 and as identified in the “Stabilization Project drawings, Drawing Number 125/88025, on sheets 13-14.

70 June 24, 1992. SWRO approved the XXX Forms plans for repairing and rehabilitating the Williams Ranch House windows Scope of work attached to letter from SWRO dated July 2, 1992.

71 Memo to GUMO Superintendent from Exhibit Specialist Jeffery R____. March 8, 1994 drawings #166/80027. Labor: \$2,566, materials: \$1,000.

72 : http://www.nps.gov/history/history/online_books/gumo/symposium.pdf Chapter 23 Celebrating the Historic Architecture of Guadalupe Mountains National Park Pages 193 – 198. Barbara Zook. Accessed January 31, 2012.

and significant features need no repair, but only routine or cyclic maintenance.”⁷³

In 1998 park staff conducted project reviews for a number of buildings with National Park Service specialists and the Texas State Historic Preservation Office. One project included exterior rehabilitation to Williams Ranch House.⁷⁴ On June 10, 1998, Larry Henderson, Superintendent, submitted Assessment of Effect forms to Texas Historical Commission for concurrence. Project GUMO-98-04 was a proposal to repaint the exterior of the Williams Ranch House as a means of preservation maintenance and to restore it to an historical appearance. The description on the XXX Assessment Form was approved on 11/14/97 by Catherine Colby, NPS Intermountain Cultural Resources Center, on 6/10/98 by Fred Armstrong, Compliance Coordinator, and on 6/17/98 by Larry Henderson, Superintendent.

This structure is one of the few early 20th century houses in the area (const. 1908). It is unknown when the last coat of paint was applied to this building. Much of the paint has weathered down to bare wood, leaving it exposed to the effects of sun and weather.

Close examination of the paint layers indicate that there were two colors of paint used on the house in the original scheme. This was determined by finding areas where the paint has peeled down to the deepest layers and looking for cryptic paint in joints of siding, door and window frames that have been protected from the elements. The deepest layer of paint on the siding is a gray color (closest match to Hanley Paint Index #8534M, Solid Gray), with gable ends, door and window frames in a light blue (closest match to Hanley Paint Index #7094M, Blue Stencil). At some later date, the blue color and the underside of the porch ceiling was painted an Olive drab color (closest match to the Hanley Paint Index #8166N, Hawthorne Valley)

The park proposes to prime and paint the exterior in the original gray and blue color scheme to protect the structure from additional weathering and to restore it to the original appearance. Loosened or dislodged exterior siding would be secured and replaced with material in kind in the absence of original fabric. Damaged and missing wire screen on the enclosed porch will be replaced in-kind.⁷⁵

Complete photo documentation will be made before any preparation or painting begins.⁷⁶

2000 - 2010

The FY2000 Annual Performance Report stated that “Other significant events included the painting of Williams Ranch to its historic color” and that “the damaged siding on Williams Ranch House was repaired and the exterior of the building painted. The painting of this structure to its original historic

73 FY1998 – Annual Performance Report.

74 FY1998 Annual Performance Report. October 1998. Pg 8. Concur with Determination of Effect by Stanley O. Graves, AIA, DSHPO, Division of Architecture. 7/10/98.

75 Project GUMO-98-04 XXX Assessment Form. Signed 6/17/98.

76 Photographs dated 1999 provided by park on dvd.

color significantly changed its appearance and will be instrumental in its long term preservation.”⁷⁷

April and May 2003: The Williams Ranch House roof was completely rehabilitated.

This project consisted of replacing all of the cedar shingles, some roof supports, some fascia boards, and all of the ridge cap. All of the materials were funded with 20% fee demo. The first 10 days of the project was training. Tom Richards and Steve Clark from Bryce Canyon National Park. Trainees from Guadalupe Mountains National Park were Val Call, Virginia Tavarez, and Hal Cottingham. Trainees from the Carlsbad Caverns National Park were Don Allen and Mike Contreas. The Guadalupe Mountains Buildings & Utilities staff finished up the project. Project leader was Val Call. The rest of the crew was Virginia Tavarez, Hal Cottingham, and Rick Miller.⁷⁸

Over the course of four weeks:

- Removed 8.19 square of shingles off the SW elevation and closed in porch and installed 5.82 square of shingles;
- Replaced some 1x4 runners; doubled up some weak trusses; substantial amount of cutting and installed flashing where porch meets house.
- Removed 2.57 square of shingles on east elevations; replaced 1x4 runners; installed 3 square of new shingles; substantial amount of cutting on the SW and SE valleys.
- Removed 7.74 square of shingles on the north elevation; Installed 2 square of shingles and again, substantial cutting to the valleys; installed 25’ of ridge flashing and 1x4 ridge cap. Installed 3.61 more square of shingles and substantial amount of cutting ; installed flashing where porch meets house.
- Installed 4.1 square of new shingles on north elevations and 43’ of ridge flashing and 1x4 ridge cap. Installed 80 square feet of T&G soffit material under the north porch roof.
- Applied boiled linseed oil to the SW and SE elevations and north elevation and porch.

The total materials cost \$2,473.47. The project was a total of 876 man hours including the training portion.⁷⁹

The Annual Report for 2003 reports that the Performance Goal was met and that the 12 structures listed in good condition were maintained in good condition. Routine maintenance, cyclic maintenance, etc., were accomplished. The historic Williams Ranch House underwent major rehabilitation that included replacement of roofing support members and the installation of new shingles. The historic preservation crew from Bryce Canyon supervised the on-site work and provided training for the park maintenance staff. Consultation was conducted with the Texas SHPO on all work involving historic structures and Form XXX and Section 106 compliance was completed as needed.⁸⁰

- Projected Commitments: \$126,000 and 2.3 FTE
- Actual Commitments: \$136,000 and 2.6 FT
- Other Funding: Technical Correction Funding: Williams Ranch Roof: \$15,817.

77 FY2000 Annual Performance Report. pps. 5, 11.

78 Statement of man hours and work performed between April 22 & May 30, 2003. No title, no date. GUMO files.

79 Ibid. Mahaffey Lumber Inc. receipt dated 3/21/03.

80 October 2003 Annual Performance Report.

In 2005, an Exterior Maintenance of Effect Form was submitted for the following work:

The historic Williams Ranch House is one of the premier cultural assets of Guadalupe Mountains National Park. The Ranch house was built in 1908 and is located on the Park's west side. The house was painted to match the original colors in 1999 and the cedar shingle roof was replaced in 2003. The elements have taken their toll on the roof sealer and the exterior paint. This project consists of applying a wood sealer such as Thompson's water sealer on the cedar shingle roof and re-painting the exterior walls with the same paints that were used in 1999.

- Apply water sealer to cedar shingle roof;
- Surface preparation on exterior wall, such as scraping/sanding loose paint;
- Apply primer to exposed areas as needed; and,
- Apply in-kind paint with roller pads and brushes.”⁸¹

May – June 2005: The screened, western porch was completely rehabilitated with new screens, screen support wood bars, doors, ceiling, and exterior wooden steps. Dated photographs were provided by the park.

August 14, 2006: “the Texas Historical Commission concurred with the NPS that the property and associated corrals were locally significant and eligible under Criterion A for their association with 20th century ranching and under Criterion C for the ranch's distinctive Victorian architecture.”⁸²

In June 2007 an Assessment of Actions Having an Effect on Cultural Resources was submitted for the following work:

Guadalupe Mountains National Park proposes to paint the exterior of the Williams Ranch House, a National Register eligible property. This project will be consistent with the historical context of the property and its landscape. The original paint colors were identified in 1998 during the project GUMO-98-03 in which the exterior surfaces were painted. The closest matches were found to be Hanley Paint Index #8534M, Solid Gray and #7094M, Blue Stencil. The current project will be conducted by park staff, familiar with historic structures preservation standards as defined by The Secretary of the Interior's Standards for the Treatment of Historic Properties, §63.3 (36 CFR Part 68). Painting the exterior of the building is essential for the protection of the structure from wear due to wind and rain elements and to restore the ranch house to its historical appearance.⁸³

January, 2009: The National Park Service completed a Field Assessment and Preliminary Treatment Recommendations for Williams Ranch.⁸⁴

81 2005 Exterior Maintenance Assessment of Effect Form Williams Ranch House. Project Number: GUMO-2005-07. 4/5/05.

82 William Bigelow. Williams Ranch Porch Restoration. March 1, 2009. p. 1.

83 Assessment of Actions Having an Effect on Cultural Resources. June 2007.

84 Skeirik, Randall, R. A., Historical Architect. Field Assessment and Preliminary Treatment Recommendations for Williams Ranch. Vanishing Treasures Program. pp. 5-7.

The Assessment notes that the Ranch house is in exceptionally good condition. Areas of concern that should be addressed include:

- West and south walls of the foundation of the west wing have a few rocks missing;
- The southwest corner of the wing appears somewhat unstable;
- Small areas of deterioration are present on the exterior wood trim and siding. The paint has reached the end of its useful life;
- The porch deck needs repainting;
- There is significant deterioration on the outside corners of the north-facing porch, where the connections in the rim joint and the posts and deck have sagged, ultimately the roof could collapse; and,
- There may be deterioration in the window hoods where the paint has come off.

The Assessment recommends a thorough rehabilitation of the porch and the exterior woodwork scraped and painted.

On February 3, 2009 the National Park Service consulted with the Texas Historical Commission and on February 5, 2009 received a concurrence for “No Adverse Effect to Historic Properties.”⁸⁵ The porch rehabilitation project was approved on February 9, 2009.⁸⁶

March 1, 2009: The Williams Ranch House Porch Restoration project report was submitted to document the work undertaken on the porch. The scope included stabilizing and repairing the porch; the four posts of which were in danger of collapse through the floor which would destabilize the roof. The floorboards and edges were in need of treatment.

- The joists were “sistered” rather than removed. All new wood was ground with wire brush to raise the grain as if weathered;
- The north porch was restored and the stone foundation stabilized, and the decking repainted;
- The northeast and northwest corners of the porch deck had failed, allowing the corner posts to settle up to 4 inches. The porch roof was in danger of collapse, which would have compromised the stability of the entire building;
- A sample of the historic materials was analyzed by Jim Lorette, a consultant, who determined the original species of wood used was spruce (Douglas fir was used for decking);
- The porch joists and decking were repaired and replaced where beyond repair. One post was repaired with a Dutchman patch. The northeast corner support pier was completely replaced. Replaced wood was stamped with “NPS 09” to decipher new materials;
- Old and new wood was treated with Bora Care 50 percent solution;
- Rebar was added to the northeast and northwest corners of the porch at the rim joist to attach the better support the posts and prevent similar settling in the future; and,
- Old paint was scraped and damaged wood was mended with epoxy and sanded. Porch was repainted

85 Bigelow, William. Williams Ranch Porch Restoration. March 1, 2009. p.1.

86 Letter from Quana Childs, Architect, Texas Historical Commission.

to match original color.⁸⁷

An additional assessment was done on Williams Ranch House in conjunction with drawings for the Historic American Buildings Survey by George Jaramillo, Historical Architect from Yosemite National Park, on June 8 – 12, 2009. This assessment was very detailed and completed on a Field Assessment Form, which is included in Appendix B.

On March 24, 2010, DIHC Project Director Allison Kennedy submitted an analysis and recommendations report to Patricia Gibson about the partial collapse and potential repair of the rock corral wall near the ranch house.⁸⁸

Summer 2010: The dry-laid rock corral wall partial failure was restored and stabilized according to recommendations in the report.⁸⁹

Following recommendations in the Historic American Buildings Survey report of 2009, in subsequent years, maintenance staff has removed encroaching vegetation from around the base of the foundations and elsewhere on site where it impacts the built structures.⁹⁰

The following contains a systematic inventory of all features, materials, and spaces according to significance, condition, and impact level.

Significance is defined as the quality of being important, or the feature's association with the historical

87 Bigelow, William. Williams Ranch Porch Restoration. March 1, 2009.

88 Emergency Stabilization Report Williams Ranch Rock Corral Wall, Guadalupe Mountains National Park. Final Report March 2010.

89 Per Allison Kennedy. February 2011.

90 Drachman Institute staff field visit verification. 2010 and 2011.

PHYSICAL DESCRIPTION AND CONDITIONS ASSESSMENT

themes expressed in the Context and Early History section of this report. Significance is exemplified in the character defining features. It is evaluated as High, Medium, or Low.

Condition is the feature's state at the time of assessment with respect to performance, stability, and integrity. It is evaluated as Good, Fair, or Poor, as specified by the List of Classified Structures.

Good	The structure and significant features are intact, structurally sound, and performing their intended purpose. The structure and significant features need no repair or rehabilitation, but only routine or preventative maintenance.
Fair	a) There are early signs of wear, failure, or deterioration though the structure and its features are generally structurally sound and performing their intended purpose, OR b) There is a failure of a significant feature of the structure.
Poor	a) The significant features are no longer performing their intended purpose, OR b) Significant features are missing, OR c) Deterioration or damage affects more than 25% of the structure, OR d) The structure or significant features show signs of imminent failure or breakdown.

An impact is a detectable result of an agent or series of agents having a negative effect on the significant characteristics or integrity of a structure, and for which some form of mitigation or preventative action is necessary. It is evaluated as Severe, Moderate, or Low as defined by the List of Classified Structures. At least one of the criteria must be met for the declared impact level.

Severe	a) The structure will be significantly damaged or irretrievably lost if action is not taken within two (2) years. b) There is an immediate severe threat to visitor or staff safety.
Moderate	a) The structure will be significantly damaged or irretrievably lost if action is not taken within five (5) years. b) The situation caused by the impact is potentially threatening to visitor or staff safety.
Low	a) The continuing effect of the impact is known, and will not result in significant damage to the structure. b) The impact and its effects are not a direct threat to visitor or staff safety.

The physical description is divided into three sections: site, exterior, and interior. Within each section, both character-defining features and deficiencies are outlined. Treatment recommendations, rated according to priority, are outlined for each deficiency; a summary of recommended treatments is presented in the Treatment and Work section of this report.

Unless otherwise noted, all photos were taken by the DIHC cooperative team members Brooks Jeffery,

Allison Kennedy, and Barry Price Steinbrecher in 2009 and 2010.

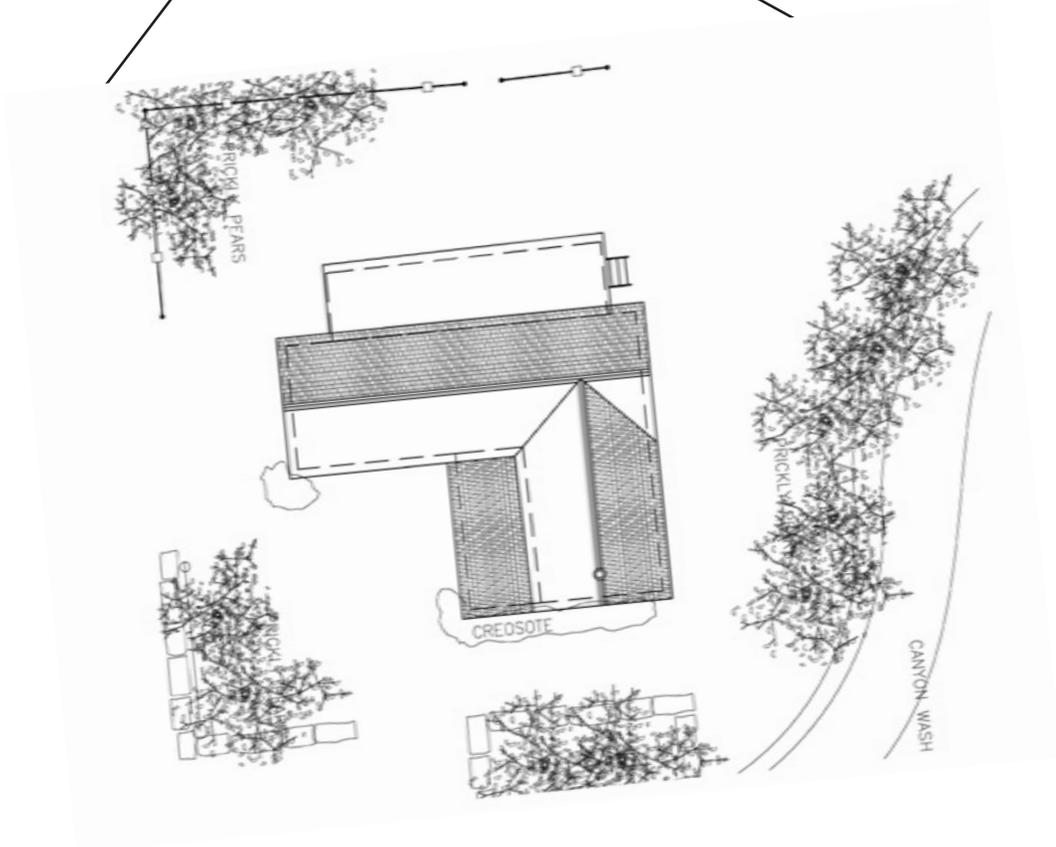
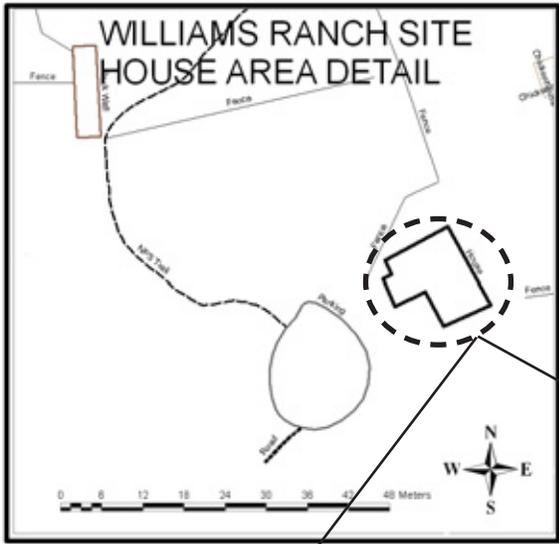
Summary

The Williams Ranch House is located in a remote, undeveloped setting in the western foothills of the Guadalupe Mountains. The surrounding natural landscape is a significant element contributing to the building's character, as it provides a rustic backdrop to the polished architecture and reflects conditions similar to period of significance.

The ranch house is an L-shaped, "box-and-strip" (no framing) vernacular structure with Victorian elements. The house sits on a stone foundation and has an extension off of the north façade for a covered porch, as well as an enclosed porch on the west façade.

The interior includes a kitchen, a bedroom, a parlor, a foyer and a walk-in storage room. The interior rooms have exposed wood floors and wood suspended ceilings. The wood planks in a majority of the rooms are treated with wallpaper, while smaller spaces are covered with newspaper. Fixtures include built-in closets, shelves, and a cast-iron stove.

The park's LCS classifies the ranch house as being in Good Condition, indicating that it is structurally sound and that the deficiencies are primarily Low to Moderate. The major structural deficiencies include wood deterioration from water, wind and sun exposure. A major non-structural issue includes stained, deteriorating and detaching wallpaper.



SITE PLAN



SITE/SETTING

Significance: High

Condition: Fair

Primary Character Defining Features: Remote setting, mountain views, stone and wood corrals, native Chihuahuan grassland vegetation, water piping system.

The ranch house is part of a larger complex that includes several other features associated with ranching operations and habitation of the site. The site is located on the western slope of the Guadalupe Mountains, northwest of the well-known escarpment, El Capitan. The ranch complex sits at the mouth of Bone Canyon and spans across Bone Creek, which cuts through the site just south of the ranch house. The ranch overlooks the Patterson Hills to the southwest, while the bajadas to the west slope downward to the Sand Dunes and Salt Flats. The surrounding area remains undeveloped and remote, maintaining the scenic integrity and historic context of the site.

The house is oriented with the long front porch facing northwest toward the northern end of the Guadalupe Mountains. Located on brow of slope on the west side of a western escarpment, the location is warmer in winter and spring.⁹¹ At 8,615' and 8,749', Shumard Peak and Guadalupe Peak, the highest in the Guadalupe Mountain Range, provide a striking backdrop to the ranch.

Williams Ranch is accessed by 4-wheel drive vehicle on an ungraded dirt road, 7.3 miles off of US Highway 62/180. A segment of this road follows the footprint of the historic Butterfield Stage Route. The site can also be accessed on foot from Pine Springs, using the El Capitan/Salt Basin Trail.

The site is densely vegetated with various Chihuahuan Desertscrub cacti, shrubs, and grasses. Historically, the landscape was predominated by native grasses but livestock grazing and long-term drought have added to the proliferation of species such creosote bush and mesquite. The proliferation of creosote has reduced native grassland populations and altered the landscape. As grazing activities have ceased within the park, native grassland species may repopulate over time.

The ranch complex consists of the main house, retaining walls and corrals, trash middens, and several other small structures constructed of various materials. The stone retaining walls and corrals are located to the north of the house and are constructed of locally procured stone cobbles, wood and wire in a vernacular style. The corrals are a character-defining feature, associated with the ranching activities of the Belchers and Dolph Williams.

Several other small structures and artifacts related to ranching activities are dispersed throughout the site. These include the remains of two vehicles, a Ford flatbed truck dating from the mid-1920s and a flatbed horse-drawn wagon, a wood pole shed that may have been used for shearing sheep, and various concrete troughs.

91 *ibid.* p. 4, 10.

Remnants of a water harvesting system indicates that water was piped from springs within Bone Canyon, using a series of iron pipes and stored within a large water tank located southeast of the ranch house. The water tank is composed of bolted steel plates that rest on a concrete foundation. The water harvesting system was a critical part of ranching activities and essential for survival of the ranch residents.

Domestic features include the remains of an outhouse, a rock-lined garden bed, a possible chicken coop framed with iron pipe, and trash middens that contain household refuse dating to the first half of the twentieth century.

While the setting and associated features within the site described above are an integral part of the ranch house's significance, only the ranch house has been assessed in this report. For a detailed description of the site complex please refer to the 2010 Center for Big Bend Studies Archaeological Survey Report.

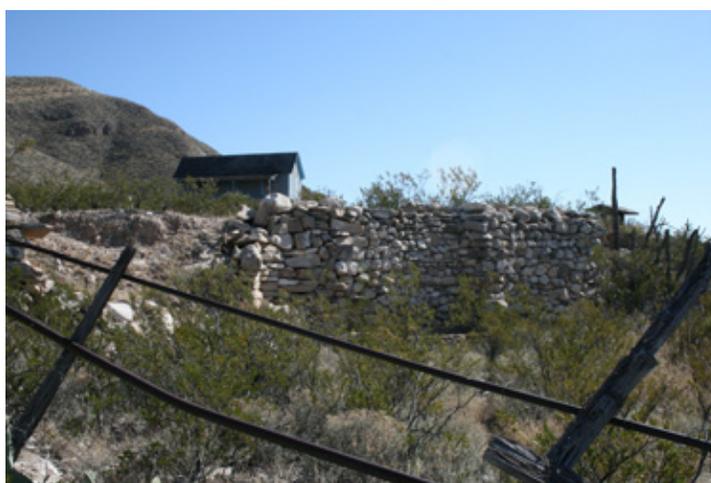
Fig. Setting_1: Looking east toward the house from the parking area. The escarpment is visible in the background, as is the mouth of Bone Canyon at the right of the frame.



Fig. Setting_2: Looking north toward the house and the bajadas and salt flats beyond. The integrity of setting and feeling remains high.



Fig. Setting_3: Looking southeast toward the house from the rock wall corral, one of the major features of the ranch complex. This photo was taken before the wall was repaired in 2010 in accordance with the *UA Rock Wall Report*.



EXTERIOR

Significance: High

Condition: Fair

Primary Character Defining Features: Box-and-strip construction, Victorian-style woodwork on porches, vertically oriented double hung windows, vernacular architectural elements.

The ranch house has an L-shaped orthogonal floor plan with a covered porch extending off of north façade and a screened porch enclosed within the west façade. The wood framed house appears to be influenced by Victorian architecture, with several refined details such as the lathed posts on the north porch and decorative trim; however, many of the architectural elements are vernacular in nature. The combination of polished Victorian-influenced elements contrasted with somewhat rustic vernacular elements within a remote and rugged setting is an important aspect of the ranch house's significance.

Wooden details are character defining features of the exterior of the house. As mentioned above, decorative trim and posts contribute Victorian elements to the design. The roof is covered with wood shingles while the siding is Boston clinker shiplap.

Profile of 6" Boston Clinker Siding, named for its resemblance to the clinker boats.⁹²



From the ground up, the exterior is composed of a sandstone foundation wall, wood framed walls clad with shiplap siding and wood-framed, double-hung windows and a pitched roof finished with wood shingles. The exterior siding is finished with a light grey paint while eaves, window framing and corner trim are finished with a turquoise blue paint.⁹³ The color scheme is based on evidence of the colors used historically.⁹⁴

92 <http://www.blueoxmill.com/pattern-books/custom-siding-patterns.htm> accessed 2/21/12.

93 The paint colors are defined according to the Hanley Paint Index as Solid Gray (#8535M) and Blue Stencil (#7094M).

94 Project GUMO-98-04 XXX Assessment Form. Signed 6/17/98.

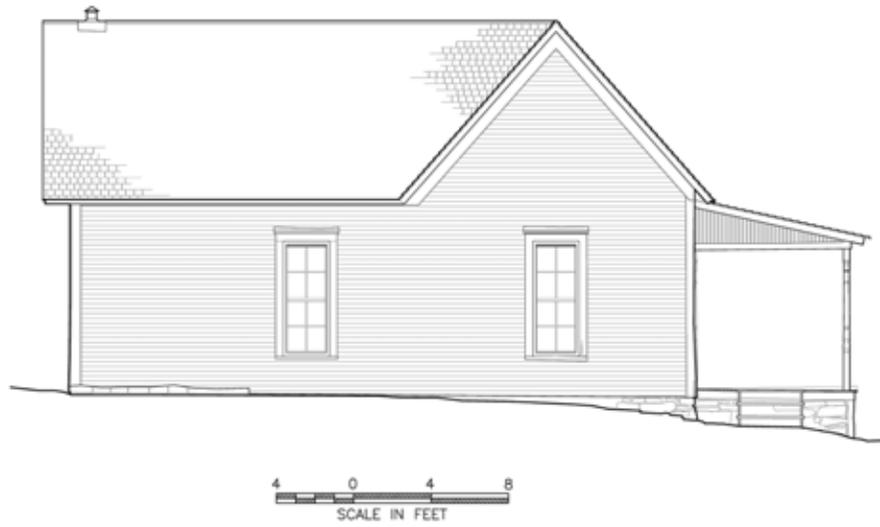
North Elevation



South Elevation



East Elevation



West Elevation



Foundation and Crawl Space

The foundation consists of a stone wall, constructed of dry laid sandstone slabs ranging from 1” to 18” thick. The foundation wall supporting the north porch is supplemented with seven mesquite posts ranging from 4” to 6” in diameter. Two additional mesquite posts are located in the southern end of the west façade.

The ground surface on which the foundation rests slopes from a high point on the eastern side of the house, where the stone wall is one to two courses of thin sandstone clinkers, to a low point on the western side of the house where the foundation reaches a maximum height of 4’-6”.

The stone foundation wall encloses a subfloor crawl space. The entrance to the crawl space is on the western façade and consists of a 3’-6” by 2’-6” gap in the stone wall. The entrance to the subfloor crawl space is secured when not in use with a 4’ x 2’-8” sheet of plywood that is secured to a metal bar on the interior of the stone foundation wall.

Several structural elements of the foundation are located within the subfloor crawl space. The center of the house is supported by a series of 1” x 4” and 2” x 4” vertical supports, two mesquite log posts 4” to 6” in diameter, and 12” to 16” dry stacked sandstone slab piers (see HABS subfloor plan). The milled lumber supports have been placed vertically directly on the ground surface or propped up on a stone to provide support for the floor framing. Several milled wood supports have been notched to fit flush with floor joists and are nailed in place. The mesquite posts have been partially buried with no footers and are wedged under the sill plate near the center of the house. The posts exhibit some deterioration below grade.

Immediately upon entering the crawl space, there is a wood storage pantry with built-in shelving that is currently being used to store maintenance items. A portion of the wood used to construct the storage pantry appears to have been recycled from food or sundry crates. A wooden gate is currently being stored in the subfloor storage area that may be the original gate that covered the entry to the crawl space.

The remaining subfloor area is currently used to store extra wood siding and maintenance items. Several large piles of debris and cholla buds have accumulated in the crawl space, indicating the presence of pack rats.

A metal pipe runs along the interior of the west façade and diagonally through the crawl space from the northeast corner of the house to the southwest corner. This pipe may have provided water to the house from the tank located to the southeast across Bone Creek, or possibly provided drainage from the interior of the house. Two pipes extrude from the stone foundation wall on the south façade.

Foundation and Crawl Space Alteration/Deficiency	Recommended Treatment	Impact
Issues with post anchoring: one shimmed at bottom with stones; one not seated properly under corners on north porch.	Replace short post in-kind, burying 4-6" to provide footer. Ensure rim joists and post at northwest corner are adequately supported by post and re-seat if necessary.	Moderate
Some of the juniper foundation posts exhibit rot below grade.	Monitor and splice or replace in-kind when more than 50% deteriorated.	Moderate
Stone foundation bowing on west side of north porch.	Monitor movement of foundation wall.	Moderate
Stones missing in foundation wall on south and west façades, may allow for entry of pests.	Replace with matching sandstone.	Low
Large piles of debris and cholla buds indicate presence of pack rats/pests under house.	Fill gaps in stone foundation wall with matching sandstone; remove unused siding from crawl space. Remove piles of debris, taking precautions to protect against cacti, rodent droppings, and snakes.	Low
New shoring under floor joists is not of uniform construction, with some support posts resting on stones, others on the ground.	Develop overall plan for supporting the floor, providing additional reinforcement for any weakened or deteriorated areas.	Low

Structural/Subfloor Plan

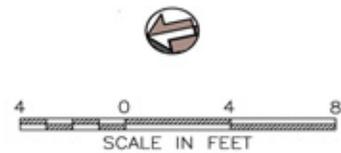
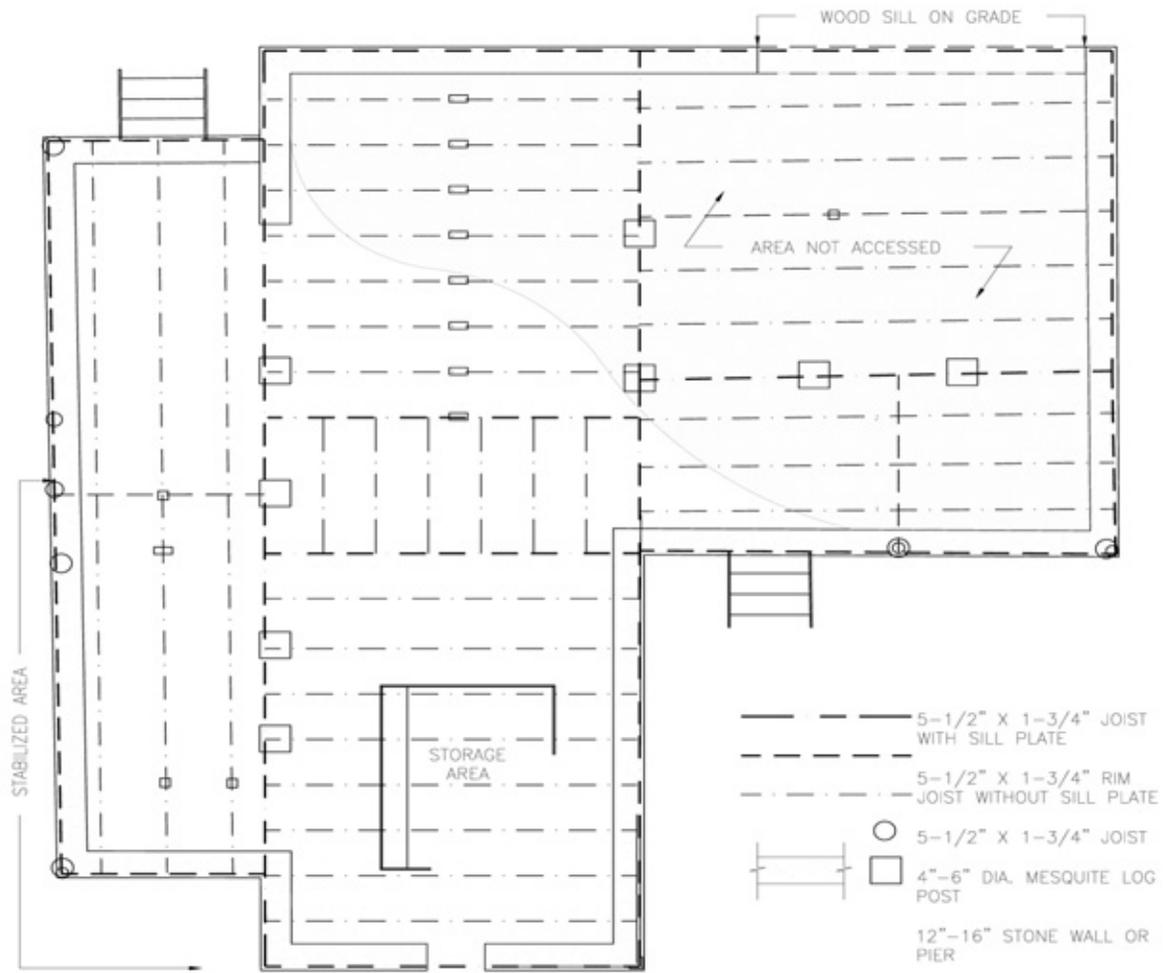


Fig. Foundation/Crawl Space_1: Post not seated properly under northwest corner of north porch.



Fig. Foundation/Crawl Space_2: Post under north porch too short. Replacement will require moving and resetting foundation stones to accommodate burying post below grade.



Fig. Foundation/Crawl Space_3: Note architectural detail. Posts rest inside corners of the house, directly under the vertical 1x12 box construction that forms the interior walls of the house.



Fig. Foundation/Crawl Space_4: Western stone foundation wall and post of north porch leaning to the west. All walls of the foundation should be monitored and corrected as needed.



Fig. Foundation/Crawl Space_5: Missing foundation stones.



Fig. Foundation/Crawl Space_6: Debris, some historic, in crawl space.



Fig. Foundation/Crawl Space_7: Varied shoring under floor joists.



Fig. Foundation/Crawl Space_8: Evidence of pests (pack rat).



Exterior Cladding

The walls are composed of wood box-and-strip rather than balloon framing. Box-and-strip is a West Texas variant of board-and-batten construction. This vernacular building type is identified by Elizabeth Sasser in her work *Dugout to Deco: Building in West Texas, 1880-1930*. The walls of the building are composed of vertical 1x12” boards that would typically receive a thin vertical “strip” to act as chinking between the gaps. However, Sasser demonstrates that it was not uncommon for the exterior to receive a horizontal siding instead, as is found at Williams Ranch. Creating this “box” without framing was a quick and uncomplicated method of construction often employed by laymen.

A 5-3/4” x 1-3/4” sill plate rests directly on the perimeter stone foundation wall. The sill plate supports a 5-3/4” x 1-3/4” rim joist on its exterior edge, which provides the base for the wall framing and floor joists. The walls are constructed of 11-1/2” x 3/4” vertical planks that are finished with 2” x 2-1/2” horizontal wood shiplap siding in a Boston Clinker profile nailed every 12” to 14”.

The siding is finished with medium gray paint. The exterior corners are finished with angle-joined 3/4” x 7’-6” vertical trim attached above the shiplap siding and finished with turquoise blue paint.

Exterior Cladding Alteration/ Deficiency	Recommended Treatment	Impact
Alteration: Portions of siding replaced on south and east façade. Note: the replacement is routed dimensional lumber rather than in-kind siding replacement.	Remove routed lumber replacement and replace in-kind, using shiplap siding in a similar wood.	Low
Uneven joints on siding on south façade.	Monitor studs behind uneven joints for water exposure.	Low
Paint chipped and deteriorated on siding of south and west façades.	Remove deteriorating paint by hand sanding; treat exposed wood with fungicide before repainting to match existing.	Low
Hole in siding behind corner standing pipe at southeast corner of house.	Install a screen behind hole to prevent entry of pests.	Low
Siding rotted at base of standing pipe on south façade.	Remove damaged section and repair siding with a Dutchman; treat repaired and replaced wood with anti-rotting agent before repainting to match existing.	Moderate

Corner trim separating at southwest end of house.	Remove loose nails and reattach trim using similar hardware; monitor for further movement of framing which may occur due to warping.	Low
Siding warped on west and south façades.	Remove damaged sections and repair with a Dutchman or replace in kind where necessary to fit flush against studs; paint to match existing.	Moderate
Wood siding splitting on east, west and south façades.	Treat damaged siding with fungicide; fill cracks with epoxy resin, sand and repaint to mach. If siding is beyond repair, replace damaged section with Dutchman and repaint.	Moderate
Wood siding and studs deteriorating at grade level on east façade.	Pressure test damaged studs for structural soundness; treat studs with anti-rotting agent; fill cracks with epoxy, sand, and coat with water-repellant treatment or paint. Replace missing siding in kind.	Moderate
Siding detached at base of east façade.	Remove loose nails and re-attach siding with compatible hardware.	Moderate
Trim on northwest and southeast corners cracking and detaching.	Remove loose nails; consolidate damaged sections with epoxy resin, sand and repaint; re-attach trim using compatible hardware.	Low
Paint on trim on northwest corner of house peeling.	Remove damaged paint by hand-sanding; clean exposed wood before treating with fungicide and repainting to match existing.	Low
Paint on siding chipped and deteriorated under windows on north and east façades.	Ensure functionality of head flashing and drip on windows to prevent water from accumulating on and below sill; remove damaged paint by hand-sanding; clean exposed wood before treating with fungicide; repaint siding to match existing.	Low

Fig. Exterior Cladding_1: Missing siding on east side of house. Note that the interior vertical planks are resting directly on the ground (should be monitored for deterioration).



Fig. Exterior Cladding_2: Slight settling has caused deformation of siding at the base of the easter wall.



Fig. Exterior Cladding_3: Deterioration of siding in places includes cracking, splitting, and UV degradation.



Fig. Exterior Cladding_4: Replacement siding is highly noticeable due to differences in appearance and how it accepts the paint.



Fig. Exterior Cladding_5: Trim boards at corners are warped and detached. Note deformation of siding where settling has caused it to push against the stone foundation at the base of the wall.



Fig. Exterior Cladding_6: Chipped and flaking paint on the siding.



Windows and Doors

A total of ten windows are hung within the wood framed walls, two of which are located within the screened-in interior of the west porch. As the walls are approximately 2” thick, the window frames protrude approximately 1” outward from the exterior wood siding. With the exception of one window on the south end of the west façade, the windows measure 3’-1” wide by 6’-7” long. The window on the south end of the west façade measures 3’-1” wide by 5’-1” long. The windows are vertically oriented, which is a character-defining feature.

For appropriate preservation treatments of historic windows, please refer to the work of William Bigelow, a carpentry specialist who has worked on several historic structures in Guadalupe Mountains National Park.

The double hung windows have 4 x 4 muntin grids. The vertical sliding sashes are held open with wooden pegs. Each window includes an additional 1/4” acrylic pane enclosed in a wood frame, which is attached to the exterior window frame. There are 10 small holes drilled through the bottom half of the acrylic pane to allow for ventilation. The exterior window trim and sill are finished with turquoise blue paint. Several windows include metal flashing over the 1” x 2” header on the frame, which is also finished with the same blue paint.

There are three doors, measuring 2’-8” wide by 5’-8” long, leading to the interior of the ranch house. One door is located on the north façade under the cover of the porch, which leads to the foyer. This door is a simple wood panel and secured with a deadbolt. The door is finished with grey paint, while the frame and trim is finished with blue paint.

The other two doors are located on the west façade within the screened-in west porch. The door on the north side of the west porch leads to the foyer, while the door on the west side of the porch leads to the kitchen. Both doors are a four raised panel style and finished with grey paint. Their frames and trim are finished with blue paint. The knobs and locks on both doors are missing, as they are secured shut from the interior of the ranch house.

Windows and Doors Alteration/ Deficiency	Treatment Recommendation	Impact
Alteration: Non-historic acrylic pane added over windows.	N/A	Low
Frame of acrylic pane detaching and sagging on north window on east façade.	Repair frame so that all elements fit flush and frame fits within larger window casement.	Low

Sill warped and detaching from frame on both windows on east façade.	Replace warped sill in kind; paint to match existing frame.	Low
Paint peeling on north and south windows on east façade.	Remove deteriorating paint by hand sanding; clean exposed wood; treat exposed wood with fungicide before repainting to match existing.	Low
Flashing above north window on east façade is warped.	Inspect flashing for cracks and holes; repair flashing so that it is flush with window header and water tight; replace in kind if necessary; repaint to match existing.	Low
Flashing above east window on south façade deteriorating and paint has peeled away.	Inspect flashing for cracks and holes; repair flashing so that it is flush with window header and water tight; replace in kind if necessary; repaint to match existing.	Low
Sill on east window of south façade warped and detaching.	Replace warped sill in kind; paint to match existing.	Low
Paint on both windows on south façade is chipped and peeling.	Remove deteriorating paint by hand sanding; clean exposed wood; treat exposed wood with fungicide before repainting to match existing.	Low
Frame of acrylic pane on south window of west façade warped.	Repair frame, replacing warped sections.	Low
Paint on frame of north and south windows of west façade peeling and chipped.	Remove deteriorating paint by hand sanding; clean exposed wood; treat exposed wood with fungicide before repainting to match existing.	Low
Sill and threshold of door on eastern wall of west porch damaged.	Repair damaged wood with wood putty, sand and repaint to match existing.	Low
Alteration: Non-historic door on north façade.	Refurbish historic door (stored in bedroom); remove non-historic door and reattach refurbished door.	Low

Fig. Windows and Doors_1: South window on eastern elevation has warped sill and peeling paint.



Fig. Windows and Doors_2: North window on eastern elevation exhibits slippage of the still and cracking of the frame.



Fig. Windows and Doors_3: North window on eastern elevation shows wear to the flashing and sash has slipped.



Fig. Windows and Doors_4: South elevation window with damaged flashing and warped sill.



Fig. Windows and Doors_5: West elevation window with sash protruding out of frame.



Fig. Windows and Doors_6: Non-historic door in north entry.



Roof

The cross-gabled roof conforms to the L-shaped floor plan of the ranch house. The gabled roof consists of 1-1/2" x 3-1/2" wood rafters decked with 1/2" x 3-1/4" skip sheathing placed at 12" O.C. The roof is sealed with 4" to 6" waterproof-coated cedar shingles. The ridge cap consists of galvanized metal flashing covered with a series angle-joined 1/2" x 4" wood beams.

Roof valleys formed by intersecting gables are sealed with galvanized metal flashing, which is capped by the cedar shingles.

A 6" diameter sheet metal chimney pipe extends through the roof at the ridge on the southern end of the house. The chimney pipe is covered with a conical cap. Sheet metal flashing is attached to the chimney pipe and is covered with shingles. The shingles around the chimney pipe are finished with a white coating, likely a waterproof treatment.

The eaves consist of a 1" x 11-1/2" soffit supported by 1" x 7-1/2" trim attached to the wall siding and 1" x 3-1/2" fascia board. The eaves are finished with turquoise blue paint.

Roof Alteration/Deficiency	Treatment Recommendation	Impact
Holes in soffit on east, south and west facades; possible wood pecker damage.	Fill holes with wood filler; sand and repaint to match existing.	Low
Eave separating at northeast corner of house.	Pressure test soffit to determine structural soundness; repair damaged wood on soffit with epoxy, sand and repaint; re-attach fascia to soffit.	Low/Moderate
Protruding nails on eave at roof valley.	Remove loose nails and pressure test eave elements to ensure structural stability; consolidate any damaged portions with epoxy resin, sand and repaint; replace nails.	Low
Gap between flashing and eave on east façade.	Fasten flashing flush to roof valley to prevent water exposure to interior roof elements.	Low/Moderate
Paint peeling on soffit at southeast and southwest corners of house; may indicate site of water collection.	Remove damaged paint by hand sanding; clean exposed wood; treat exposed wood with fungicide; repaint. Monitor for water collection at site and for further damage to area.	Low

Eave separating at southwest corner of house.	Pressure test fascia trim and soffit for structural soundness; repair damaged wood with epoxy resin, sand and repaint; re-attach fascia to soffit.	Low/Moderate
Trim warped along gable on south façade.	Replace trim in kind.	Low
Fascia bowing above window on west facade.	Remove damaged section of fascia and repair with Dutchman; treat repaired wood with fungicide and paint to match existing.	Low/Moderate
Eave separating on west façade.	Pressure test fascia trim and soffit for structural soundness; repair damaged wood with epoxy resin, sand and repaint; re-attach fascia to soffit.	Low

Fig. Roof_1: Protruding flashing and nails at eave on east façade. Note that the corners of the trim and eave do not line up.



Fig. Roof_2: Fascia board warped on west façade.



Fig. Roof_3: Paint peeling on soffit at the southwest corner of the house; note separation of eave.



Fig. Roof_4: Eave separating at northeast corner of house.



Fig. Roof_5: Holes in soffit all around the house due to woodpecker damage.

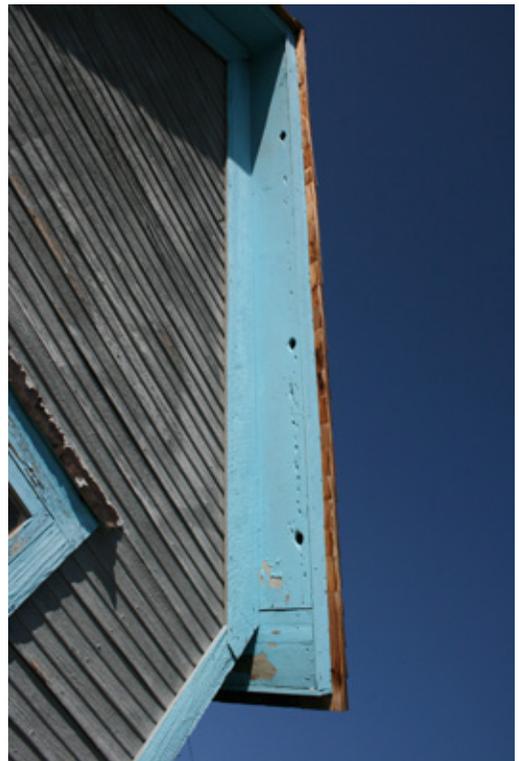


Fig. Roof_6: Trim warped at gable on south façade.



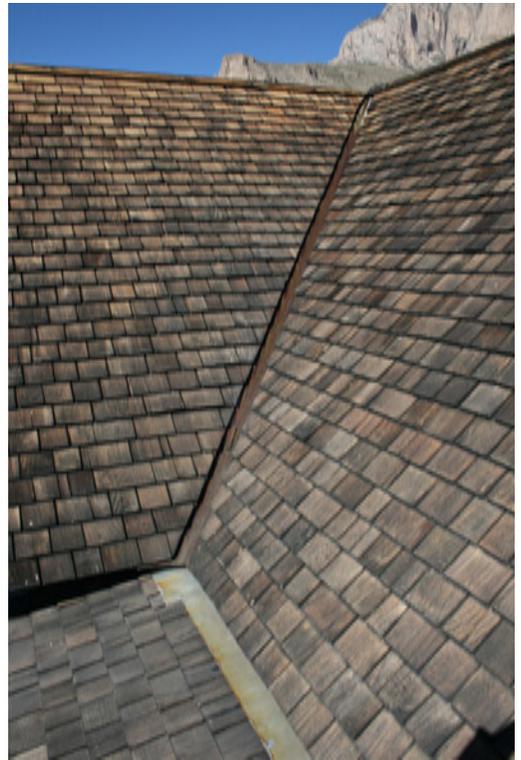
Fig. Roof_7: Eave separating on west façade.



Fig. Roof_8: The roof condition was assessed in 2010 and found to be good. Previous repairs to the roof are holding well, with no missing shakes and tight joints with flashing and chimney.



Fig. Roof_9: Image of gutter at ell of house. Note shed roof on west porch; may support idea that this was added by Williams after original construction.



North Porch

A 32' x 8' covered porch extends off of the north façade. The porch floor rests on the dry-stacked sandstone foundation, supplemented with mesquite log posts, that extends around the perimeter of the ranch house and is described above.

Three wood plank steps lead from ground level to the porch floor. The floor is composed of a 5-1/2" x 1-3/4" rim joist along the perimeter of the porch, which receives three joists of the same dimensions that run east-west along the length porch. Two triple joists run north south between the rim joist and the first interior joist, which act as supports for the interior porch posts discussed below. The porch floor is finished with 3/4" x 3" wood decking that runs lengthwise north-south.

Four 80" ornamentally-lathed wooden posts are evenly spaced along the north edge of the porch to support the porch roof. Two additional engaged posts are affixed to the north wall of the ranch house at the east and west corners of the porch.

The porch is covered with a shed roof that is constructed of 1-1/2" x 3-1/2" wood rafters, supporting 1/2" x 3-1/4" skip sheathing spaced at 12" O.C. The porch roof is covered with cedar 4" to 6" cedar shingles. The eave is composed of a 7-1/2" x 3/4" soffit that extends off of a 5-1/2" x 1-1/2" header board and finished with 3-1/2" x 3/4" wood fascia on the exterior.

The interior of the porch roof is finished with decorative 2" beadboard. Beadboard has also been attached to the east and west ends of the porch from the header beam to the rafters as a decorative finish.

All wooden porch elements are painted grey to match the siding on the house walls.

North Porch Alteration/ Deficiency	Treatment Recommendation	Impact
Eave joist sagging on northeast section of north porch, may be a result of movement prior to 2009 porch restoration or due to warped sections of fascia and soffit.	Temporarily brace while repairing eave joints on east half of porch (see following two treatment recommendations); monitor for further movement.	Moderate
East and west sections of eave separating at the middle porch post.	Remove loose nails; temporarily brace east half of porch; pressure test fascia and soffit for structural soundness; repair any damaged areas with epoxy resin, sand and repaint; realign east and west sections of eave and replace nails so eave is flush; monitor for subsequent movement.	Moderate
Eave separating at northeast corner of porch; soffit warped.	Remove loose nails; pressure test soffit and fascia for structural soundness; repair any damaged areas with epoxy resin, sand and repaint; replace nails, reattaching eave joint; fill gaps in eave with caulking.	Moderate
Decorative beadboard siding damaged and detaching.	Reattach loose beadboard; monitor for further weathering.	Low
Soffit has chips and holes, likely woodpecker damage, along perimeter of porch.	Fill holes with wood filler, sand, and paint to match existing.	Low
Foot of middle porch post splitting; evidence of previous epoxy stabilization.	Pressure test post to ensure structural soundness. If structurally necessary, repair damaged section of post with a Dutchman.	Low
Bird droppings are evidence of nesting west corner of porch at fascia post; paint on siding has been damaged.	Clean bird droppings from post and siding; remove damaged paint by hand sanding; inspect post and siding for damage and repaint.	Low
Engaged post are separating from north exterior siding, possibly due to settling.	Monitor for further movement.	Moderate

Fig. North Porch_1: Northeast section of fascia sagging, may indicate movement.



Fig. North Porch_2: Separation of butt joints near center post on north porch. Woodpecker damage to soffit.



Fig. North Porch_3: Separation of soffit at northeast corner of porch due to warping of board. Note missing piece of decorative beadboard.



Fig. North Porch_4: Architectural feature: support posts against the house are flat and attached directly to the siding.



Fig. North Porch_5: Evidence of bird nesting on engaged post at southwest corner of porch, damaged paint on siding.

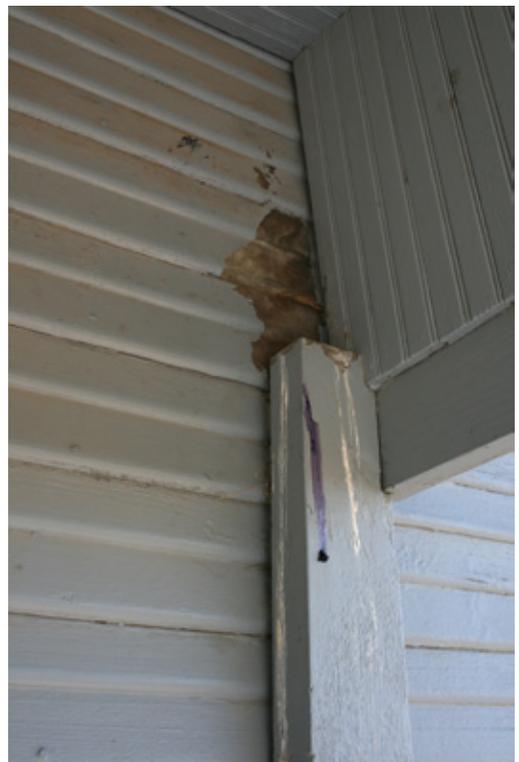


Fig. North Porch_6: Previous stabilization measure which consolidated the bottom of a historic post using epoxy. Note face plate at front of porch. For further details see Bigelow 2009 “Williams Ranch Porch Restoration Report”.



Fig. North Porch_7: Foundation posts under porch; note western post is not sitting directly under post it should be supporting. Some floorboards are loose and should be nailed down.



West Porch

The west porch is located on the southern side of the west façade. The porch is enclosed within a screened wall that is flush with the exterior wall of the walk-in pantry on the southwest corner of the ranch house. Both the screened porch and the pantry are covered with a shed roof that attaches to the greater north-south axis of the ranch house. The shed roof is constructed similarly to the ranch house gable roof with 1-1/2" x 5-1/2" wood rafters, some of which are sistered for additional support, decked with 1/2" x 3-1/4" skip sheathing and finished with 4"-6" cedar shingles.⁹⁵ The hip joint of the shed roof with the west wall of the house is slightly offset, an example of a vernacular detail that adds character to the house (see Figure 1).

The porch floor rests upon the dry-stacked sandstone foundation wall that extends around the perimeter of the greater ranch house. The stone foundation wall is supplemented with a mesquite log post at the southwestern corner of the porch, which is notched to connect with the rim joist.

The 5-1/2" x 1-3/4" rim joist supports 3" x 3/4" decking. Both the rim joist and the exterior ends of the decking are finished with medium grey paint.

The screened wall and door that encloses the porch rests upon the porch decking. The wall and door are composed of wood framing with panels of wire-mesh screen. The framing on the screened door is decorative, forming two panels with an octagonal shape within each panel. All framing on the screened wall and door is finished with turquoise blue paint. The decorative framing on the screened door is another example of Victorian-influenced details that add character to the ranch house.

The porch floor on the interior of the screened wall is finished with 3" floor boards. There are two holes in the floor in the northwest corner of the porch, one of which allows for a metal pipe to run from under the house up through the porch floor. This pipe extends approximately 2' in height above the porch floor elevation.

The north, east and south porch walls are finished with 2-1/2" shiplap siding finished with medium grey paint; however, the top half of the west wall is finished with an alternate style of siding (See Figure 2). The combination of siding styles may be part of the original construction, as both styles were present prior to the restoration of the porch in 2005. The northeast corner has wood trim attached above the shiplap siding, which is finished with turquoise blue paint.

Two doors lead from the porch to the interior of the ranch house. One door on the north porch wall leads to the foyer, while another on the east wall leads to the kitchen. A window is also located on the east wall, to the left of the door. Both doors consist of a four-paneled structure, finished with medium grey paint, and the door knobs have been removed. The wood framing around the doors and window

⁹⁵ The dimensions of the structural elements of the screened porch were taken from the 2010 HABS drawings and further observations were made from the photographic documentation of the 2005 porch restoration work.

is painted turquoise blue. The upper left-hand corner of the door on the north wall is cut at a diagonal to conform to the angle of the ceiling.

Two wooden shelves are suspended from the siding, one on the east wall to the left of the window and the other at the top corner of the north wall, to the left of the door.

The ceiling is covered with decorative 2” beadboard, painted turquoise blue.

West Screened Porch Alteration/ Deficiencies	Treatment Recommendations	Impact
Floorboards uneven and are warped and rotting on the western ends.	Pressure test exposed floorboards for structural soundness; stabilize damaged portions with epoxy resin, sand and repaint to match existing. Replace in kind where necessary.	Moderate
Frame on screen detaching at lower corner.	Remove loose nails and replace with compatible hardware; if necessary, repair warped section with a Dutchman.	Low
Hole in decking adjacent to protruding standing pipe in northwest corner of porch; may allow for entry of pests.	Cover hole with mesh screening to prevent entry of pests.	Low

Fig. West Porch_1: Different styles of siding used on south porch wall.

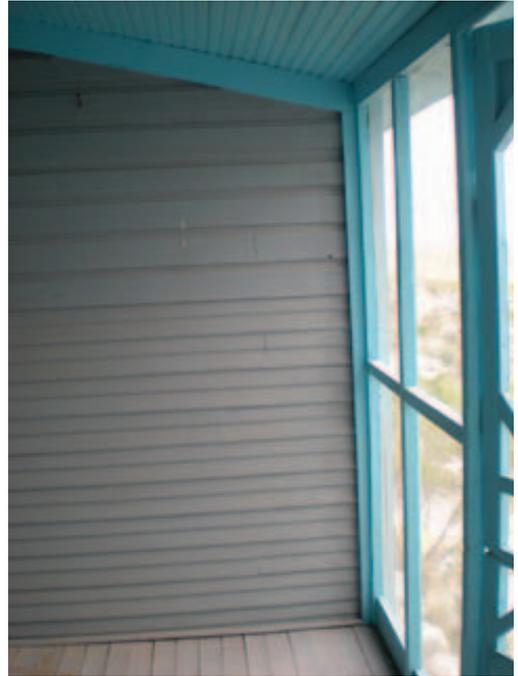


Fig. West Porch_2: Hole in floor adjacent to standing pipe in northwest corner of porch.

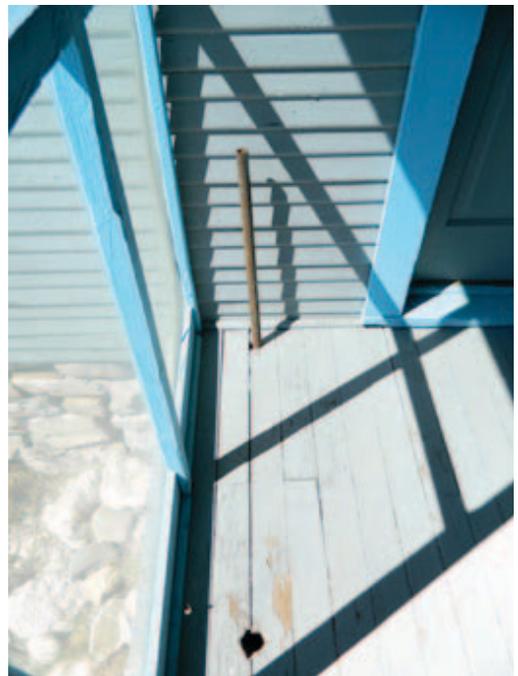


Fig. West Porch_3: Porch floor uneven. Floor boards warped with some deterioration on the exterior ends; note warped end of screen frame in lower left corner



Fig. West Porch_4: Hip joint of shed roof over west porch and interior storage room and main gabled roof is not very tight; may allow water to enter.



INTERIOR

Significance: High

Condition: Fair

Primary Character Defining Features: Wallpaper and newspaper on walls and ceiling, wood plank floors, assymetric floor plan

The interior of the ranch house consists of five rooms. The individual spaces include a foyer, a parlor, a bedroom, a kitchen, and a walk-in pantry. The floor plan has an L-shaped orthogonal floor plan with a small extension off of the kitchen for the walk-in pantry.

The interior floors are finished with 3" unpainted wooden floor boards. Each doorway separating two individual spaces has a raised wooden threshold. The floor board orientation appears to alternate between adjacent rooms. The floor boards are oriented north-south within the foyer and kitchen, while they are oriented east-west in the bedroom, parlor and kitchen. The floorboards in the kitchen appear to be at a slightly higher finish elevation than those in the other rooms of the house. It is possible that this is part of the original construction, or that an additional layer of floorboards was added over the original as a repair. There is no documentation of a repair of the kitchen floor by the National Park Service, nor was the underside of the kitchen floor inspected closely to determine if there are underlying floorboards.

The interior walls consist of 3/4" x 11-1/2" vertical planks, which are the same planks that make up the house framing and upon which the exterior shiplap siding is attached. These planks are universally sound and in good condition. The walls are adorned with remains of linen-backed wallpaper in some areas while other areas are covered with newspaper. Wood baseboards measuring 3/4" x 7-1/2" are attached at the joint of the wall and floor.

The interior drop down ceiling consists of 1-1/2" x 4" wood ceiling joists which carry 7-1/2" wood planks. In several areas the ceiling has water damage, from minor staining to partial failure. While this is of major concern, it is likely the damage occurred before roof repair was undertaken. The ceilings should be monitored so that any further water leak can be immediately identified and addressed.

The crawl space between the pitched roof and the drop down ceiling was not accessible during the assessment and therefore the condition of the ceiling joists and interior of the gabled roof could not be evaluated. Several areas of the drop down ceiling are finished with wallpaper. There is evidence that many areas where the wood planks of the drop down ceiling are exposed were once covered with wallpaper, such as strips of glue residue and small shreds of linen hanging from the planks.

As mentioned in the exterior description, the windows are vertically oriented and typically measure 6'-7" x 3'-1". Due to the thin nature of the wall framing, the window jambs protrude 4" from the walls. Small metal hooks fixtures are attached to the window headers, which may indicate that the windows were treated with curtains historically.

The individual room descriptions contain an inventory of the unique features within each space. The room descriptions are arranged in a manner that reflects how one might move through the L-shaped floor plan of the house, starting in the northwest corner and moving toward the southeast.

A character defining feature of the interior is the historic wallpaper used throughout the house. Each room is papered with a unique print on all four walls and the ceiling, which served both a decorative and functional purpose. The papers are adhered to a fabric substrate (type of adhesive has not been determined) which was first stretched taught and nailed to the bare lumber wall with carpenter's tacks. This helped to cover the gaps between the vertical boards.

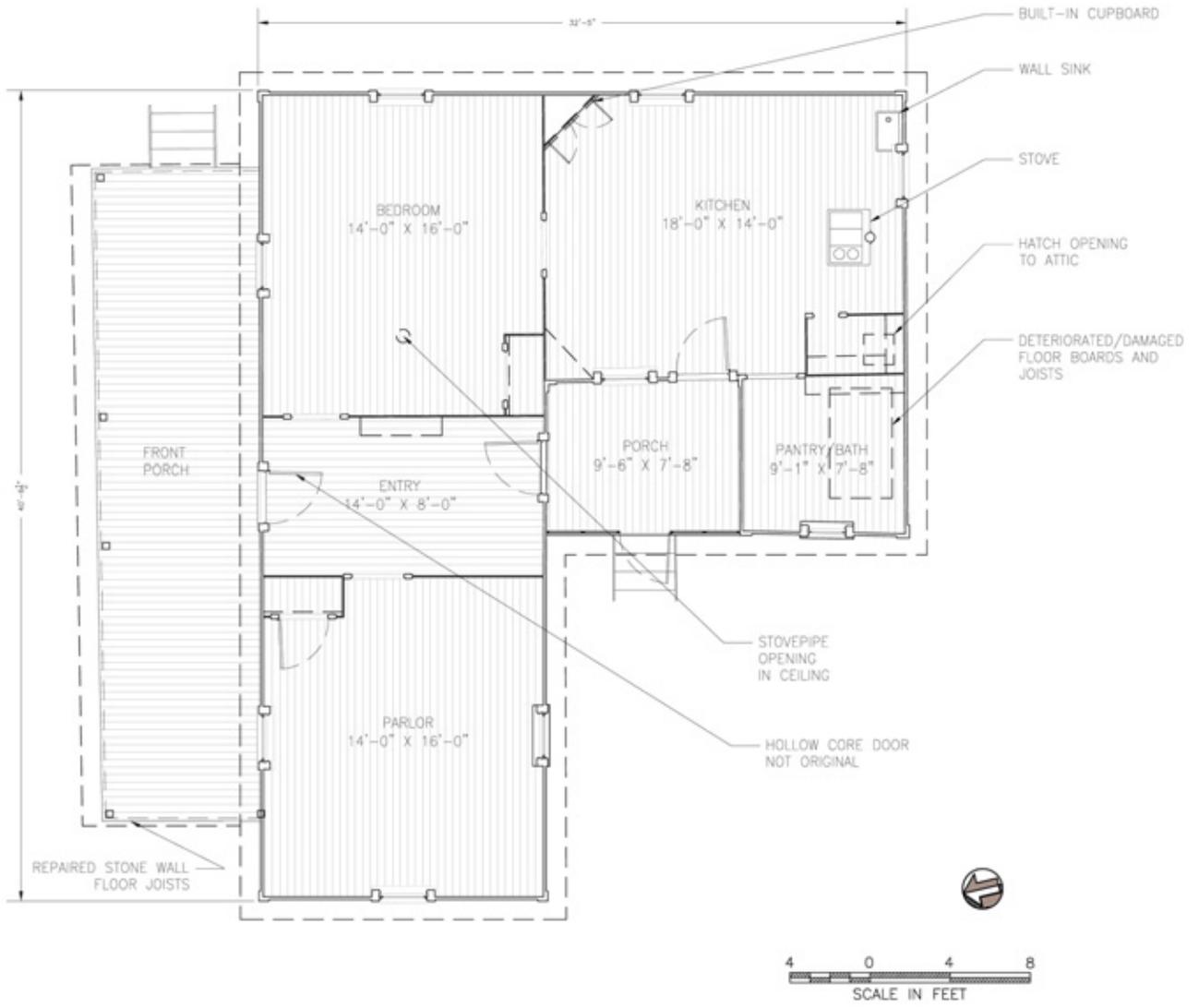
At the time the Williams Ranch house was built, wallpaper had become extremely popular and affordable, making it a common wall finish. By the late 1800s, mechanized production and high demand had made "the United States...unparalleled in the manufacture and use of wallpaper. Most residential rooms were papered, including kitchens, closets, attic staircases, and even privies. Ceilings covered with one or more patterns were also fashionable."⁹⁶ What may appear to modern eyes as a strange fashion for papering in the Williams Ranch house was simply *de rigueur*. Furthermore, the floral and scroll paper which features in the house was marketed to the middle class, while those that mimicked textiles were marketed to the wealthy.

All of the papers are commercial, meaning they are machine printed and the paper is standard in width. Each pattern features all-over symmetrical prints, which was typical of Victorian wallpapers in the United States. The motifs are floral or damask printed in lighter colors on a solid background. Some papers have faded more than others, though whether this is due to the pigments used or amount of sun exposure is undetermined.

Wallpapers are an ephemeral resource. They are inherently fragile given their foundational organic materials and thin structure and should be considered for conservation or sample curation.

⁹⁶ Nylander, Richard. *Wall Papers for Historic Buildings*, Second Ed. Washington, D.C.: The Preservation Press, 1992, pg. 143.

Floor Plan



Bedroom

The bedroom was described as the Parlor in the 2009 Field Assessment and HABS drawings. For the purpose of this report, this space was designated the bedroom, as it is the most private space in the house.

The bedroom measures 14' north-south by 16' east-west and is located in the northwest corner of the house. A 2'-6" x 5'-8" open doorway on the east wall leads into the foyer.

A portion of the walls and ceiling are covered with wallpaper. While only a small amount of the wallpaper on the ceiling remains, and it is faded, water-stained and deteriorating, the general pattern is still visible. The pattern consists of an alternating scalloped-diamond shape and smaller-sized diamond surrounded by radiating floral scrolls motif (see Figure 1).

The wallpaper on the walls is better preserved, though it is also badly deteriorated or missing in several areas. The linen-backed wallpaper on the walls is sepia colored with a white and neutral-colored rose bouquet and scroll motif (see Figure 2).

There is a closet that projects out from the northeast corner. The closet contains a wooden shelf above a wooden rod for hanging items. The closet is enclosed with a wood panel door that is painted white. Currently, there is a cloth tarp and unused siding stored on the closet floor.

The north, south and west walls each have one window looking out to the exterior landscape. The window trim, as well as the baseboards and trim around the closet doorway are finished with white paint.

On the east wall of the bedroom, south of the doorway, there are metal brackets attached to the vertical planks. These brackets may have been part of the original construction or added later to reinforce the wall.

Currently the room is unfurnished and extra shiplap siding is stored on the bedroom floor, as is a wood panel door (possibly the original door from the north porch).

Bedroom Alteration/ Deficiency	Treatment Recommendation	Impact
Wall paper on walls and ceiling water-stained, fragmented and detaching.	Ensure siding and roof drainage systems are intact and functioning properly; in consultation with a professional conservator, clean wallpaper, remove water stains and secure detached sections with an appropriate adhesive such as methyl cellulose; monitor for further damage. OR remove sample of each for curation. See <i>Alternatives for Treatment</i> .	Low
Wood beams on suspended ceiling water stained and deteriorating.	Pressure test ceiling beams for structural soundness; treat stained beams with fungicide; replace beams in kind if structurally necessary.	Moderate
Extra siding and lumber stored on floor; wooden door panel stored against west wall.	Remove siding, lumber and door if interior opened for interpretation.	Low
Debris collecting on floor around stored siding.	Remove debris from floors as part of regular maintenance.	Low
Gaps in siding expose interior to water and pests.	Ensure siding is intact; treat studs in area with fungicide; inspect area for water exposure on a regular basis. See <i>Alternatives for Treatment</i> .	Low
Tarp, siding scraps stored in closet.	Remove unusable items from closet.	Low

Fig. Bedroom_1: Wallpaper on bedroom walls.



Fig. Bedroom_2: Remaining wallpaper on ceiling faded and stained.



Fig. Bedroom_3: Overview of bedroom; note wallpaper detaching from walls, storage of extra wood siding, lumber, and debris on floor, and door, and debris on floor.

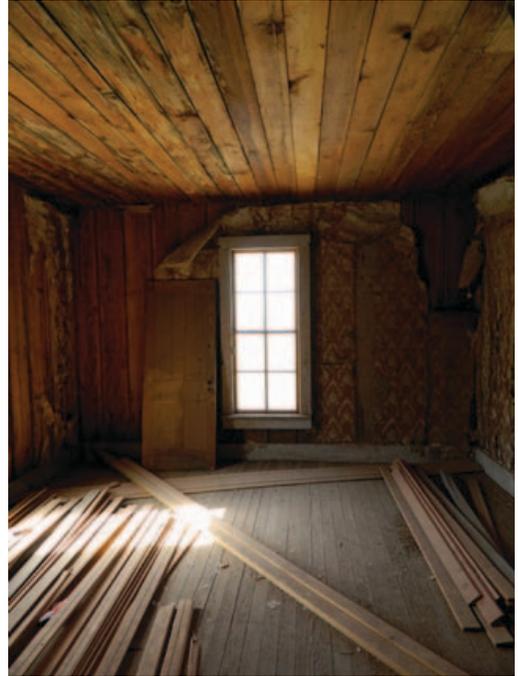


Fig. Bedroom_4: Water staining on suspended wood ceiling; note water damage to wallpaper at bottom of photograph. It is likely this occurred before roof repair was undertaken, though not recorded. Monitor area for further damage.



Fig. Bedroom_5: Gaps in framing and siding expose interior to exterior conditions, water and pests. Note backs of routed dimensional lumber used to replace exterior shiplap siding.



Fig. Bedroom_6: Bedroom closet; tarp and wood siding stored in closet.



Foyer

The foyer is a rectangular-shaped room measuring 14 'north-south by 8' east-west. Two doors lead from the exterior of the house into the foyer, one on the north wall leading from the north porch and the other on the south wall from the west screened porch. The door on the south wall is secured shut with a metal clamp device, while the door on the north wall locks with a deadbolt from the exterior.

The walls of the foyer are treated with linen-backed wallpaper. The ceiling appears to have once been papered, as small scraps of linen and paper hang off the exposed wood planks. The wallpaper pattern consists of alternating vertical panels with a daisy-like floral motif and a vegetal medallion-like motif. The colors included in the pattern include white, yellow, taupe and a pale orange-brown. The baseboards, door trim, and door panel on the south wall are painted with a similar pale orange-brown color.

There are three wooden shelves on the east wall of the foyer. The top two boards are similar in length and secured to the wall with metal tack nails and metal wire. The bottom shelf is longer than the top two and is supported on the south end with a vertical piece of lumber. Currently the shelves store park personnel supplies.

There is a small wooden table in the northwest corner of the room with maintenance supplies and various artifacts that appear to date from the period of the ranch's occupation. Additional materials are stored on the floor.

Foyer Alteration/Deficiency	Treatment Recommendation	Impact
Alteration: Door on southern wall on foyer is barred shut.	N/A	Low
Water staining and detachment of wallpaper on east, west and south walls.	Ensure siding and roof drainage systems are intact and functioning properly; in consultation with a professional conservator, clean wallpaper, remove water stains, and secure detaching sections with an appropriate adhesive such as methyl cellulose. Monitor for further damage. OR remove sample of each for curation. See <i>Alternatives for Treatment</i> .	Low
Floor boards lifting near southern door.	Inspect area for water exposure; remove loose nails and reattach floorboards using compatible hardware. Replace in kind if structurally necessary.	Low
Debris on floor.	Remove debris on floor as part of regular maintenance.	Low

Fig. Foyer_1: Water staining on south and west walls of foyer; note clamping device on door and lifting floorboards (indicated with arrow).



Fig. Foyer_2: Foyer shelves, facing southeast; note debris on floor.



Fig. Foyer_1: Foyer, facing south; note debris and maintenance items on floor.



Parlor

The parlor was labeled as a bedroom in the 2009 Condition Assessment and HABS Drawings. Because this space is surrounded by the major communal areas within the house (the kitchen and the foyer), it was interpreted as a more appropriate location for visitors and congregation, and therefore was determined to be the parlor.

The parlor measures 14' north-south by 16' east-west and is located in the northeast portion of the house. There is an open doorway on the west wall, leading from the foyer, and another located on the south wall leading to the kitchen. There are windows on the north and east walls. The framing around the doors and windows are painted pale orange-brown, as are the baseboards; however, the sill on the east window is finished with white paint.

The walls and ceiling are finished with linen-backed wallpaper, though in several areas it has fallen or been removed. The wallpaper on the ceiling has a pale pinkish-orange background color with a grey and white floral lattice motif. The lattice design encloses a laurel leaf-like cross motif.

The wallpaper on the walls has a similar pale pinkish-orange background color with white dotted pinstripes. The pattern consists of leafy scroll motif framing a floral bouquet motif (see Figure 2). A small closet extends from the southwest corner of the room and, like the bedroom closet, includes a wooden shelf above a rod to hang items. While there is remaining hardware and impressions of hinges on the frame, the closet door is not in place. Currently, there is fallen wallpaper on the floor of the closet.

There is a wooden dowel suspended in the southeast corner of the room, between the closet and the door to the kitchen. This was likely an additional place to hang items.

Furniture in the parlor includes a long wooden bench and a small wooden table covered with blue plastic. A circular hole in the ceiling on the west end of the parlor suggests that was once the location of a stove or fireplace.

Wood planks, possibly extra floor boards, are currently stored on the parlor floor.

Parlor Alteration/Deficiency	Treatment Recommendation	Impact
Hole in ceiling remains from chimney pipe; extensive water staining around hole and down west wall.	Pressure test water-stained wood for structural soundness; treat damaged boards with fungicide. Monitor for further water damage.	Moderate
Gaps in studs and siding expose interior to water and pests.	Treat exposed studs where gaps are visible with fungicide. Monitor site of gaps for evidence of water exposure on a regular basis. See <i>Alternatives for Treatment</i> .	Moderate
Wallpaper water stained, deteriorating and detaching from wall and ceiling.	Ensure siding and roof drainage systems are intact and functioning properly; in consultation with a professional conservator, clean wallpaper, remove water stains and secure detaching sections with an appropriate adhesive such as methyl cellulose; monitor for further damage. OR remove sample of each for curation. See <i>Alternatives for Treatment</i> .	Low
Extra siding stored on floor.	Remove siding if interior is opened for interpretation.	Low
Debris accumulating on floor and in closet.	Remove debris from floor as part of regular maintenance.	Low
Frame of window on north wall detaching.	Remove loose nails; pressure test wood for structural soundness; repair any damaged areas with epoxy resin, sand and repaint to match existing frame; replace nails, ensuring frame elements are flush.	Low
Alteration: Sill under window on east wall painted white, contrasting other trim in the house.	Paint sill to match the rest of the trim throughout the house.	Low

Fig. Parlor_1: Wallpaper on bedroom ceiling.

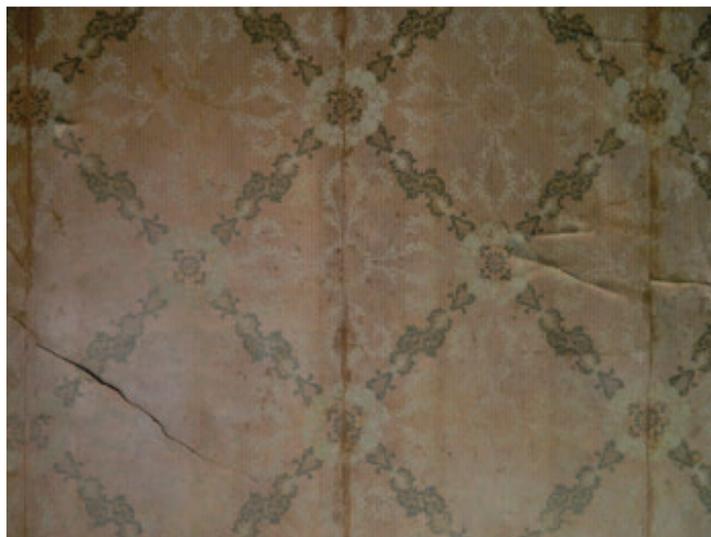


Fig. Parlor_2: Wallpaper on bedroom walls.



Fig. Parlor_3: Water staining and damage on ceiling and down west parlor wall. It is likely this occurred before roof repair was undertaken, though not recorded. Monitor area for further damage.



Fig. Parlor_4: Wallpaper water stained and detaching; note gaps in studs and siding at top right corner.

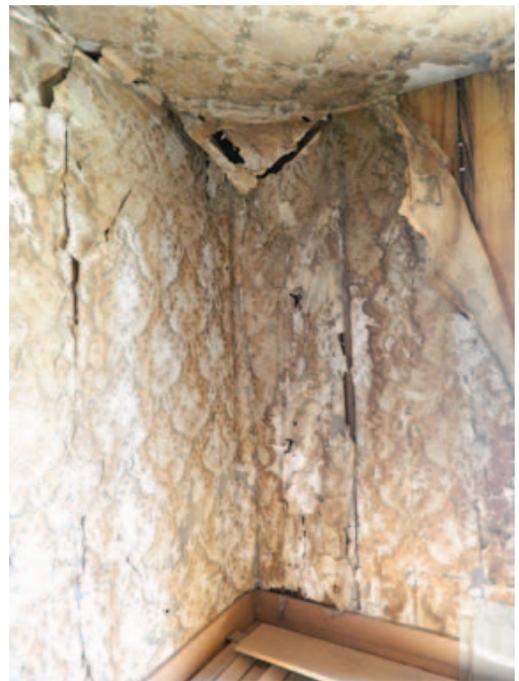


Fig. Parlor_5: Extra siding stored on floor; debris accumulating on floor.



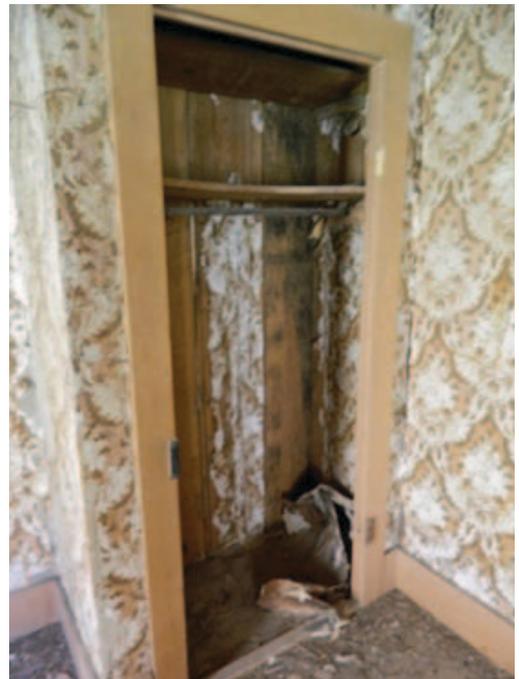
Fig. Parlor_6: Sill on east window painted white, contrasting the other trim in the house.



Fig. Parlor_7: Frame of north window detaching. Note how window casings are wider than the wall, extending into the room.



Fig. Parlor_8: Debris and fallen wallpaper on floor of closet.



Kitchen

The kitchen measures 18' north-south by 14' east-west and is located in the southeast corner of the house. An open doorway on the north wall leads from the parlor, while another open doorway on the west wall leads to the storage room. A wood panel door on the west wall leads to the screened porch. The south, east and west walls each contain a window. The window frames, as well as the baseboards and trim around the doors is painted pale orange-brown. A wooden dowel has been attached to the frame of the window on the east wall of the kitchen to support an interpretive sign for visitors to view from the exterior of the ranch house.

The majority of the wall surface is covered with linen-backed wallpaper, though it shows extensive deterioration. Because of the level of deterioration, the pattern is unclear, but it appears to be a sepia colored background with white or cream colored floral motif. Several small portions of the kitchen walls have been covered with newspaper. Scraps of linen hanging from the ceiling indicate that it was at one time papered as well.

A cabinet is located in the northeast corner. The wooden cabinet has two tiers. The upper tier has glass paned doors, while the lower tier has wood plank doors. The upper tier is used to display artifacts that appear to date from the ranch occupation. There are also two wood plank shelves hung in the northwest corner of the kitchen.

A wood plank table is located in the north end of the kitchen, while a cast iron stove is located in the south end against the wall. A wood board rests between the south wall and the stove, possibly as a backsplash or barrier for the heat. The stove appears to be accented with light blue enamel and has pots and pans on the burners. The oven door is missing and there is currently a ceramic basin stored in the oven. The stovepipe measures 6" in diameter and extends through a hole cut in the wood plank ceiling. A chimney collar composed of sheet metal, aluminum foil and wire is located at the joint of the stovepipe and the wood plank ceiling.

A metal basin sink is suspended from the south wall, just east of the window. The southeast sink support is missing and the weight of the sink is reinforced with a sheet of plywood. Several cloth towels are hung on the south and east walls above the sink, as well as a metal soap dish on the east wall. A small hole in the south wall above the sink allows a metal pipe to run through the wall from the exterior of the house. This suggests that water may have been pumped or otherwise channeled into the sink from the holding tank to the southeast of the house.

A built-in pantry with three wooden shelves extends from the southwest corner of the kitchen. Two shelves are located on the south wall of the pantry one of which holds a basket made of a wood crate and a plastic or rubber belt, as well as other artifacts that appear to date from the ranch's occupation. One other wood plank shelf is located on the west wall of the pantry. There are two wooden supports nailed to the south and west walls of the pantry that may have been used to hold additional shelves. A small hatch opening in the wood plank ceiling allows for access to the attic.

The kitchen is currently used as an interpretive display, with features and artifacts from the ranch house's occupation. The sign in the window on the east wall suggests that visitors to the site can view the display from the exterior of the house. The kitchen also is used to store boxed water and scraps of wood siding or flooring.

Kitchen Alteration/ Deficiency	Treatment Recommendation	Impact
Wallpaper on walls fragmented and faded.	In consultation with a professional conservator, clean wallpaper and secure detaching sections with an appropriate adhesive such as methyl cellulose. OR remove sample for curation. See <i>Alternatives for Treatment</i> .	Low
Gaps in studs and siding exposing interior to exterior elements, notably on south wall.	Ensure siding is intact; treat studs where gaps are visible with fungicide; inspect area for water exposure on a regular basis. See <i>Alternatives for Treatment</i> .	Moderate
Wallpaper on south and east walls water stained.	Ensure siding and roof drainage systems are intact and functioning properly; in consultation with a professional conservator, clean wallpaper and remove water stains; monitor for further damage. OR remove sample of each for curation. See <i>Alternatives for Treatment</i> .	Low
White residue on baseboards, possibly glue from previous wallpaper or newspaper.	In consultation with a conservator, remove adhesive using steam or an appropriate solvent, testing and inconspicuous area first. See <i>Alternatives for treatment</i> .	Low
Wood baseboard deteriorating on east kitchen wall.	Stabilize damaged section with epoxy resin, sand and repaint to match existing. If damage is too extensive to repair with epoxy, patch with a splice or Dutchman.	Low
Fallen wallpaper and debris on floor near east wall.	Remove debris from floor as part of regular maintenance.	Low

Sink on south wall missing supports, currently supported by a piece of plywood.	Replace missing sink support with a compatible fixture and remove plywood.	Low
Debris accumulated in sink.	Remove debris from surfaces as part of regular maintenance.	Low
Alteration: Wooden rod added to support sign in window on west wall.	N/A	Low
Bird droppings on sign and sill of window on east wall indicate animal activity in house.	Clean bird droppings using water and mild soap; dry area thoroughly. Inspect underlying paint and wood for damage.	Low
Suspended ceiling water stained, most notably around hole cut for stovepipe.	Pressure test water-stained wood for structural soundness; treat stained planks with fungicide. Monitor for further water exposure.	Low
Chimney collar appears to have slid down stovepipe and is no longer flush with the ceiling.	Return chimney collar to appropriate position.	Low

Fig. Kitchen_1: Kitchen facing south; note gaps in south wall and fragmented, detaching and water-stained wallpaper.



Fig. Kitchen_2: Kitchen facing northeast; note water staining and detachment of wallpaper.



Fig. Kitchen_3: Fallen wallpaper on east wall; white residue on baseboard; deterioration of baseboard.



Fig. Kitchen_4: Kitchen sink; note plywood supporting sink due to missing legs and debris in sink basin.



Fig. Kitchen_5: Wooden rod added across window to support interpretive sign; sign, sill and floor beneath window covered in bird droppings.



Fig. Kitchen_6: Joint of stove pipe and wooden drop ceiling; note water staining. It is likely this occurred before roof repair was undertaken, though not recorded. Monitor area for further damage.



Pantry/Washroom

A small room, measuring 9'-1" north-south by 7'-8" east-west, is located in the southwest corner of the house. The room may have functioned as a storage area, based on the location near the kitchen, the presence of shelves, and the numerous nails in the wall that appear to have functioned for hanging items. The room also may have functioned as a washroom, as a metal pipe extends from the southwest corner of the wood floor, which may have served to pump or channel water into the house (similar to the function of the pipe associated with the kitchen sink) or may have been used to drain bathwater.

A wood panel door on the east wall leads from the kitchen and a window punctuates the west wall. The walls are partially covered with newspaper. The newspaper sheets that are preserved are predominantly pictures, ranging from women's portraits to Mt. Rushmore to outer space/celestial scenes (see Figures 1, 2 and 3).

As mentioned above, there are wood shelves that wrap around the southeastern corner of the room. Several nails are hung on the north wall, indicating this space was used to hang items for storage.

A sheet of plywood is flat lying on the floor in the southeast corner of the room, and debris has littered the floor due to exposure to outside conditions from a partial failure in the wood plank ceiling and damage on the south wall.

Pantry/ Washroom Alteration/ Deficiency	Treatment Recommendation	Impact
Newspaper on siding deteriorating, exposing glue underneath.	In consultation with a professional conservator, consolidate and reattach newspaper. OR document remaining through photography and narrative description .See <i>Alternatives for Treatment</i> .	Low
Alteration: Doorknob removed and replaced with wire pull.	N/A	Low
Debris collection on floor and wood shelves.	Remove debris from floor and shelves as part of regular maintenance.	Low
Wood studs water stained and deteriorating; splash line indicates prolonged exposure to dripping water.	Pressure test water-stained wood for structural soundness. Treat stained wood with fungicide. Replace studs beyond repair in kind.	Moderate

Suspended wood ceiling has rotted and partially collapsed.	Replace collapsed ceiling planks in kind. Treat any repaired or replace wood with fungicide. Monitor for further damage.	Severe
Floor board immediately next to standing pipe rotted.	Replace floorboard in kind.	Moderate

Fig. Pantry/Washroom_1: Newspaper on north wall depicting moonscape; note white residue where newspaper has deteriorated.

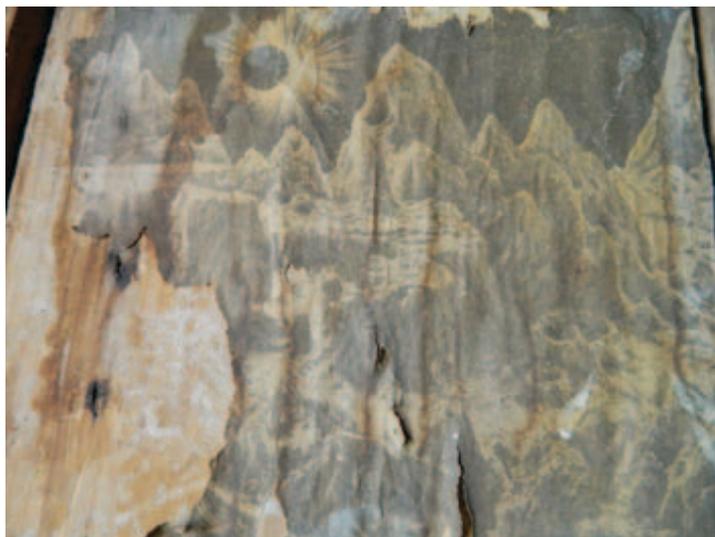


Fig. Pantry/Washroom_2: Additional view of newspaper on interior wall.



Fig. Pantry/Washroom_3: Storage Room/washroom, looking west; note wire pull on door (outlined in red) and debris on floor.



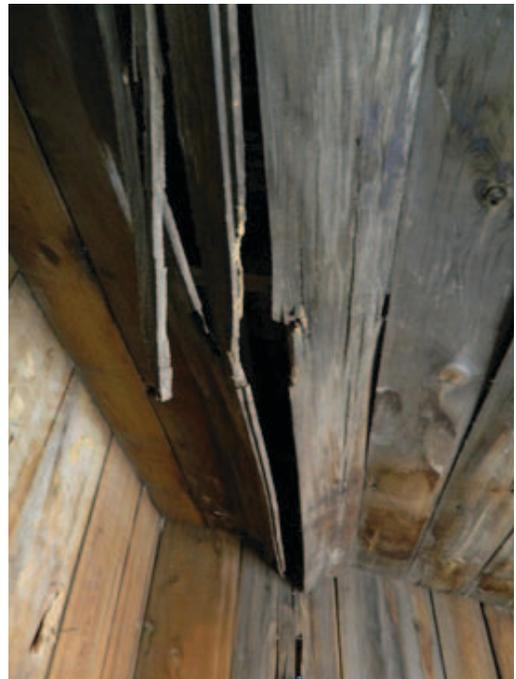
Fig. Pantry/Washroom_4: Water-stained and rotting studs on south wall of storage room; note debris on shelves.



Fig. Pantry/Washroom_5: Water staining and splash line on vertical planks in south and east walls; it is possible that this resulted from use of the room.



Fig. Pantry/Washroom_6: Wood ceiling has extensive water damage, causing it to buckle and partially collapse.



TREATMENT AND *W*ORK

HISTORIC PRESERVATION OBJECTIVES AND USE

The following section recommends preservation of the Williams Ranch House. The Secretary of the Interior defines preservation as:

The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.⁹⁷

The ranch house continues to function as an interpretive feature and, in large part, retains its historic materials and character-defining features. Continued maintenance is required to preserve the building, as required by the park. Wood deterioration from water, wind and sun exposure are of primary concern, as its effects impact the structural stability of the house. Wallpaper deterioration is the primary non-structural deficiency of concern. Although the deterioration of the wallpaper does not directly pose a threat to the structural integrity of the house and is designated a low-impact deficiency, treatments should be considered a priority, as the wallpaper is a character-defining feature.

Preservation treatments performed on the ranch house should preserve the historic materials wherever possible. Preservation will allow the ranch house to continue to function as an interpretive feature and retain its historical integrity, as an example of distinctive Victorian-influenced vernacular architecture.

Park planning documents generally support preservation of the Williams Ranch House. The Preferred Alternative described in the 2008 Draft General Management Plan recommended rehabilitation of the exterior, while maintaining limited access to the interior.⁹⁸ Subsequent rehabilitation (of the north porch) and maintenance have elevated the condition of the building to Good on the List of Classified Structures. Preservation treatments should ensure that the ranch house remains in Good condition.

The 2009 Resource Stewardship Strategy recommends that historic structures be preserved and stabilized as necessary, with a low level of human intervention.⁹⁹

97 National Park Service, The Secretary of the Interior's Standards for Preservation: http://www.cr.nps.gov/hps/tps/standguide/preserve/preserve_standards.htm (accessed 5 March 2012).

98 National Park Service, Guadalupe Mountains National Park Draft General Management Plan/ Environmental Impact Statement. 2008, p 87.

99 National Park Service, Guadalupe Mountains National Park Resource Stewardship Strategy. June 18, 2009, p 24.

RECOMMENDED IMPROVEMENTS

This section presents the components of preservation treatment, and details the order in which they should occur. Recommendations respect the primary character-defining features of the Williams Ranch House and are intended to retain and preserve those features. For a comprehensive list of deficiencies, and the exact location of their occurrences, please see the deficiency tables in the Physical Description and Condition Assessment section of this document.

Treatment recommendations, intended to stabilize the Williams Ranch House and extend its utility, will undoubtedly impact historic building materials. Although the overall emphasis is to retain original materials, it is recommended that some damaged original materials, specified below, be replaced to ensure structural stability.

When original/historic materials are to be moved for repair, they should be properly marked so that they may return to their original location. All work, whether it include repair or replacement, should be documented according to NPS standards by written summary, location mapping, and photography.

The ultimate treatment of preservation is here divided into two categories: Exterior Treatments and Interior Treatments. Within each category deficiencies are organized by impact. Deficiencies listed as 'Severe' across the three categories should be addressed before those deficiencies listed as 'Moderate,' and those listed as 'Moderate' before those listed as 'Low.'

Exterior Treatments

Moderate

- Monitor movement of foundation wall.
- Treat damaged sections of siding with epoxy resin. If damage cannot be repaired with epoxy, remove damaged sections of siding and repair with a Dutchman; treat repaired and replaced wood with anti-rotting agent such as Bora Care before repainting to match existing.
- Pressure test damaged vertical planks at grade level on east façade for structural soundness; treat vertical planks with anti-rotting agent; fill cracks with epoxy, sand, and coat with water-repellant treatment or paint. Replace missing siding in kind.
- Remove loose nails in siding and secure siding with compatible hardware.
- Pressure test soffit to determine structural soundness; repair damaged wood on soffit with epoxy, sand and repaint; re-attach fascia to soffit.
- Fasten flashing flush to roof valley on east façade to prevent water exposure to interior roof elements.

- Remove loose nails from eave on eastern half of north porch; temporarily brace east half of porch; pressure test fascia and soffit for structural soundness; repair any damaged areas with epoxy resin, sand and repaint; realign east and west sections of eave and replace nails so eave is flush; reattach eave joints on northeastern corner of porch and fill any gaps with caulking; monitor for subsequent movement.
- Monitor engaged posts on north porch for further movement.
- Pressure test exposed floorboards on west porch for structural soundness; stabilize damaged portions with epoxy resin, sand and repaint to match existing. Replace in kind where necessary.

Low

- Replace missing stones in foundation wall with matching sandstone slabs or clinkers.
- Remove unused siding from crawl space. Remove piles of debris, taking precautions to protect against cacti, rodent droppings, and snakes.
- Monitor vertical planks behind uneven joints on siding for water exposure.
- Remove deteriorating paint by hand scraping or sanding; treat exposed wood with fungicide before repainting to match existing.
- Ensure functionality of head flashing and drip on windows to prevent water from accumulating on and below sill; remove damaged paint and repaint as described above.
- Install a screen behind hole in siding at base of standing pipe on south façade to prevent entry of pests.
- Remove loose nails on trim; consolidate damaged sections with epoxy resin, sand and repaint; reattach trim using compatible hardware.
- Fill holes in soffit with wood filler; sand and repaint to match existing.
- Remove loose nails from eave and pressure test wood ensure structural stability; consolidate any damaged portions with epoxy resin, sand and repaint; replace nails.
- Remove damaged paint by hand sanding; clean exposed wood; treat exposed wood with fungicide; repaint. Monitor for water collection at site and for further damage to area.
- Repair damaged frames of acrylic panes so that all elements fit flush and frame fits within larger window casement.
- Replace warped sill in kind; paint to match existing frame.

- Inspect flashing on window headers for cracks and holes; repair flashing so that it is flush with window header and water tight; replace in kind, if necessary; repaint to match existing.
- Pressure test wood sill and threshold of door on east wall of west porch for condition; repair warped wood with splice or Dutchman where possible; replace in kind if necessary.
- Reattach loose beadboard on north porch; monitor for further weathering.
- Pressure test center post on north porch to ensure structural soundness. If structurally necessary, repair damaged section of post with a Dutchman.
- Clean bird droppings from post and siding; remove damaged paint by hand sanding; inspect post and siding for damage and repaint.
- Cover hole in decking on west porch with mesh screening to prevent entry of pests.
- Remove loose nails on detached portion of screen frame on west porch and replace with compatible hardware; if necessary, repair warped section with a Dutchman.

Interior Treatments

Severe

- Replace collapsed ceiling planks in wal-in pantry in kind. Treat any repaired or replaced wood with fungicide. Monitor for further damage.

Moderate

- Replace rotted floorboard next to standing pipe in storage/washroom in kind.
- Pressure test water-stained ceiling beams and vertical planks for structural soundness; treat stained wood with fungicide; replace beams and vertical planks in kind only if structurally necessary.¹⁰⁰

Low

- Ensure siding and roof drainage systems are intact and functioning properly; in consultation with a professional conservator, clean wallpaper, remove water stains and secure detached sections with an appropriate adhesive such as methyl cellulose; monitor for further damage. See *Alternatives for Treatment*.¹⁰¹

¹⁰⁰ Water staining on the ceiling planks likely occurred prior to roof rehabilitation in 2003; however, no documentation was available to support this conclusion. Ceiling planks should be treated and monitored for further staining as an indication of an active leak.

¹⁰¹ For further information on conservation of historic wallpaper please see T.K. McClintock, "Wallpapers," *Caring for Your Historic House* (New York: Harry N. Abrams, Inc., 1998), 116-126 and Catherine Lynn Frangiamore, *Wallpapers in Historic Preservation* (Washington, DC: National Park Service, 1977).

- In consultation with a professional conservator, consolidate and reattach newspaper. See *Alternatives for Treatment*.
- In consultation with a conservator, remove adhesive residue from floorboards using steam or an appropriate solvent, testing and inconspicuous area first. See *Alternatives for Treatment*.
- Stabilize damaged section of baseboard on east wall of kitchen with epoxy resin, sand and repaint to match existing. If damage is too extensive to repair with epoxy, patch with a splice or Dutchman.
- Replace missing sink support with a compatible fixture and remove plywood.
- Remove siding and lumber from floors if interior opened for interpretation.
- Clean bird droppings from window on east kitchen wall using water and mild soap; dry area thoroughly. Inspect underlying paint and wood for damage.
- Remove debris from surfaces as part of regular maintenance.
- Ensure siding where gaps are visible is intact; treat vertical planks in area with fungicide; inspect area for water exposure on a regular basis. See *Alternatives for Treatment*.
- Remove unusable items from closet in bedroom.
- Inspect area of lifting floorboards in foyer for water exposure; remove loose nails and reattach floorboards using compatible hardware. Replace in kind if structurally necessary.
- Remove loose nails in frame of window on north wall of parlor; pressure test wood for structural soundness; repair any damaged areas with epoxy resin, sand and repaint to match existing frame; replace nails, ensuring frame elements are flush.
- Paint sill on the window on east wall of parlor to match the rest of the trim throughout the house.

Preservation of the Williams Ranch House must conform to National Park Service cultural resource policies and guidelines. It will be reviewed for compliance with the Draft General Management Plan (2008), National Environment Protection Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA) and all applicable codes and standards required by law and National Park Service policy.

As stated in “Management of Historic and Prehistoric Structures” in the National Park Service Director’s Order on Cultural Resource Management (DO-28) and according to federal law and National Park Service policy, “all historic structures in which the Service has a legal interest are to be managed as

RECOMMENDATIONS AND REQUIREMENTS FOR TREATMENTS

cultural resources. Regardless of type, level of significance, or current function, every structure is to receive full consideration for its historical values whenever a decision is made that might affect its integrity.”

Section 106 of the NHPA mandates that all federal agencies, including the National Park Service, take into account the effects of their actions on properties listed, or eligible for listing, in the National Register of Historic Places.

Preservation treatment should follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the guidelines for applying those standards. See Appendices C and D for preservation standards and guidelines.

Accessibility

Treatments that address handicapped accessibility must comply with the Americans with Disabilities Act/Architectural Barriers Act Accessibility Guidelines (2004) and the Uniform Federal Accessibility Standards (1998) unless compliance with the requirements would threaten or destroy the historic significance of the building as determined in consultation with the State Historic Preservation Office.

Currently the ranch house is not handicap accessible. Because the property is remotely located and the interior of the house is not currently open to the public, no treatments are recommended to improve accessibility at this time.

If the interior of the house is opened for interpretation or the function of the house is altered, accessibility requirements should be reviewed.

Fire Safety

The Williams Ranch House currently does not include a fire suppression system. As the instillation of a fire suppression system would compromise the historic fabric and integrity of the structure, no additions are recommended at this time. If no fire protection plan is in place for the site, one should be developed in accordance with Director’s Order #58: Structural Fire Management and Park personnel. Regular clearing of hazardous vegetation within the building’s defensible space is recommended as part of regular maintenance.

ALTERNATIVES FOR TREATMENT

Wallpaper

Carefully photo-document the remaining wallpaper. In consultation with a professional conservator, remove a well-preserved section for conservation in the Park's archives. Enclose sample in Mylar and monitor condition in archives.

Clean wallpaper using a soft-bristled brush or vacuum covered with muslin or mesh screen. Inspect for further water damage, indicating a leak, as a part of regular maintenance. Allow wallpaper to remain as is and age without substantial intervention.

Newspaper

Carefully photo-document the remaining newspaper. Clean the wallpaper with a soft-bristled brush. Monitor for water damage, indicating a leak, as a part of regular maintenance. Allow newspaper to remain as is and age without substantial intervention.

Removal of Adhesive from Baseboards

The adhesive does not pose a threat to the structural integrity of the building and is a historic material. The recommendation above to remove the adhesive is based on the fact that it was not intended to be exposed and is no longer functional. The park may decide that the visual benefit of removing the adhesive residue from the baseboards does not outweigh the costs of removal and that the baseboard should remain as is.

Gaps in Siding and Vertical Planks

As the walls were historically covered and gaps potentially allow for water, dust and insect penetration, the walls may be covered with an archival grade muslin or linen. Covering walls with muslin or linen may reduce debris and exposure of the interior elements to exterior conditions.

SOURCES

- Bigelow, Maureen. "Williams Ranch Porch Restoration Report." Guadalupe Mountains National Park, 2009.
- Frangiamore, Catherine Lynn. *Wallpapers in Historic Preservation*. Washington D.C.: National Park Service, 1977.
- Gilmore, Andrea M. "Wallpaper and Its Conservation: An Architectural Conservator's Perspective." *Journal of the American Institute for Conservation* 20, no. 2 (1981): 74-82.
- Guadalupe Mountains National Park. *Guadalupe Mountains National Park Draft General Management Plan/Environmental Impact Statement*. National Park Service, 2008.
- Jaramillo, George. "Conditions Assessment and Drawings for the Historic American Buildings Survey." National Park Service, June 2009.
- Keller, David. *An Intensive Pedestrian Survey of the Williams Ranch Complex at the Guadalupe Mountains National Park*. Alpine, TX: Center for Big Bend Studies, Sul Ross University, 2010.
- Mansell, Sarah. "The Rescue and Care of Wallpapers," in *The Papered Wall*, ed. Lesley Hoskins. New York: Harry N. Abrams, Inc., 1994.
- Nylander, Richard. *Wall Papers for Historic Buildings*, Second Ed. Washington, D.C.: The Preservation Press, 1992.
- McClintock, T.K. "Wallpapers," in *Caring for Your Historic House*, ed. Harriet Wheelchel. New York: Harry N. Abrams, Inc., 1998.
- Myers, John H. "Preservation Brief 9: The Repair of Historic Wooden Windows." Washington D.C.: National Park Service Technical Preservation Services, 1981.
- Sasser, Elizabeth Skidmore. *Dugout to Deco: Building in West Texas, 1880-1930*. Lubbock, Texas: Texas Tech University Press, 1993.
- Sheirik, Randall. "Field Assessment and Preliminary Treatment Recommendations for The Pinery, Williams Ranch, Grisham-Hunter Line Cabin, McKittrick Dugout." National Park Service Vanishing Treasures Program, January 2009.
- Weeks, Kay D. and David W. Look. "Preservation Brief 10: Exterior Paint Problems on Historic Woodwork." Washington D.C.: National Park Service Technical Preservation Services, 1982.

APPENDICES

APPENDIX A
NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
JUNE 2013

NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Williams Ranch
Other names/site number: Belcher Ranch; LCS 5705 (ranch house) and LCS 64416 (corral)
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 7.3 miles north of U.S. Highway 62/180, Guadalupe Mountains National Park (GUMO)
City or town: Pine Springs State: Texas (TX) County: Culberson (109)
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

<hr/> Signature of certifying official/Title: <hr/> State or Federal agency/bureau or Tribal Government	Date
--	-------------

Williams Ranch
Name of Property

Culberson County, Texas
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Sections 1-6 page 2

Williams Ranch
 Name of Property

Culberson County, Texas
 County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>2</u>	<u>3</u>	structures
<u> </u>	<u>1</u>	objects
<u>3</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling
AGRICULTURE: animal facility

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: outdoor recreation

Williams Ranch
Name of Property

Culberson County, Texas
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

Other: Victorian Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: sandstone

Roof: wood shingle

Walls: wood weatherboard

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Williams Ranch, named after the long-term owner James Adolphus “Dolph” Williams, is among the few remaining properties associated with early ranching activities within the Guadalupe Mountains National Park. The park is located in West Texas, approximately 110 miles east of El Paso, just south of the New Mexico border. The main features within the Williams Ranch complex include a ranch house, a corral, and a water tank. The Late Victorian influenced ranch house dates to 1908 and has a one-story wood frame, with an L-shaped floor plan, which rests on a sandstone slab foundation. The walls are clad with wooden Boston clinker shiplap siding, and the gabled intersecting roof is finished with cedar shingles. The interior of the ranch house is adorned with wallpaper on both walls and ceilings, although the wallpaper has deteriorated to poor condition. The corral, composed of various materials, including local stone, wood, and metal, is located just northwest of the ranch house. The large round water tank is built of steel panels on a concrete footing. A network of metal pipes channeled water from a spring two miles to the east to the tank, where it could then be distributed across the site as needed.

Section 7 page 4

Williams Ranch

Name of Property

Culberson County, Texas

County and State

Several other objects and structures related to the historic occupation and ranching activities are located within ranch complex, but due to their deterioration are not considered contributing resources. The ranch house, corral, and water tank are in generally good condition and the integrity of the materials and workmanship is intact. The property is remote and the surrounding natural landscape is a component of the historic character. The integrity of location, setting, feeling, and association within the property is excellent.

Narrative Description

Location and Setting

The Williams Ranch is located in the western portion of the Guadalupe Mountains National Park. The park is located in West Texas, approximately 110 miles east of El Paso, just south of the New Mexico border. The ranch is situated on the upper western bajada of the Guadalupe Mountains at the western head of Bone Canyon. From the ranch site, Bone Canyon runs eastward through the western escarpment toward Guadalupe Peak. Bone Spring, the sole water source for the ranch, is located within Bone Canyon, approximately two miles to the east of the site. The location is rugged and undeveloped with striking, unobstructed views of the mountains, lower foothills, and surrounding plains.

The landscape is vegetated with Chihuahuan Desert scrub grasses, cacti and shrubs. The area was heavily grazed during the first half of the twentieth century, which allowed for the introduction of invasive shrubs including creosote and mesquite. The native grasslands that made this area attractive for ranching have declined and Desert scrub vegetation has become more widespread; however, grazing is no longer permitted in the area and the native grasses are slowly rebounding.

The Williams Ranch complex consists of both a domestic dwelling and agricultural structures related to animal husbandry. The site spans across the mouth of Bone Canyon, with features on both north and south sides of the canyon's drainage, Bone Creek. The primary building within the property is the ranch house, which is situated on a ridge north of Bone Creek. The collapsed remains of a possible privy are located just south of the house, on the northern bank of the dry creek. To the north of the ranch house there is a corral complex that is composed of several rock wall alignments, pens composed of wood and metal, and an earthen livestock tank. Northeast of the ranch house are the remains of a possible chicken coop.

Approximately 400 feet southeast of the ranch house, across Bone Creek, there is a circular steel water tank that once held water channel through a chain of metal pipes from Bone Spring. Additional structures related to livestock maintenance are located on the southern side of Bone Creek, including rock walls, wood fence posts, and the remains of a possible shearing shed.

The ranch complex is accessed by an ungraded dirt road, 7.3 miles north of U.S. Highway 62/180. Historically, a dirt road ran from the Williams Ranch 10 miles to the west, and the road trace still runs through the southwest portion of the site. The property can also be reached on foot or horseback from Pine Springs, using the El Capitan/Salt Basin Trail. The trail, maintained by

Williams Ranch

Name of Property

Culberson County, Texas

County and State

the National Park Service (NPS), cuts through the property north of the ranch house and terminates at a small clearing used for vehicle parking. The NPS has added a kiosk along the trail within the property that contains information about the ranch and surrounding area.

Description of Contributing Features

Ranch House

The ranch house, which dates to 1908, measures 44' north-south by 42' east-west. The single story house has an L-shaped orthogonal floor plan and a covered porch extending off the north façade. The house sits on a hill, sloping downward toward the west. A dry-laid sandstone slab foundation, with slabs ranging from 1" to 18" thick supplemented with roughly hewn wood posts, serves to level the base for the house floor and encloses a subfloor crawlspace used for storage. The thin box-and-strip walls consist of 11-1/2" x 3/4" vertical studs that rest on a 1-3/4" x 5-1/2" wooden sill plate and are covered by horizontal Boston clinker shiplap siding; the corners are finished with angle-joined vertical trim. The steeply gabled intersecting roof with overhanging eave is covered with cedar shingles. A screened porch and walk-in pantry, covered with a shed roof, are incorporated into the western façade of the house. The shiplap siding is painted medium gray, while the eaves and trim are painted turquoise blue.

The house interior is divided into a foyer, a bedroom, a parlor, a kitchen, and a pantry. The main entry from the north porch opens into the foyer, a narrow hall now used for storage of NPS supplies and artifacts from the habitation of the house. To the south of the foyer is the bedroom, which no longer furnished. To the north of the foyer is the parlor, which contains a wooden bench and folding table. The parlor may have contained a wood-burning stove, based on a circular hole in the ceiling that would have allowed for a chimney flue. The parlor opens to the east into the kitchen, where a blue-enameled cast iron stove is intact at the east end of the room. The kitchen also includes a built-in hutch, a cupboard, and a rustic wooden table. A walk-in pantry storeroom and a small screened-in porch are located south of the kitchen. All interior rooms, excluding the pantry, are decorated with wallpaper on both the walls and ceilings. The wallpaper, which varies in color and design from room to room, is a distinctive character-defining feature within the interior space. Significant deterioration of the wallpaper has occurred over time, leaving only a portion of the original wall treatment intact. The pantry walls and a portion of the kitchen walls were covered with newspaper prior to 1941.

The primary porch extends off of the north façade and is covered with a lean-to roof, while a secondary screened-in porch is incorporated into the western façade. The underside of the roof on both porches is finished with decorative beadboard. Four decorative spindle-column posts support the lean-to roof on the north porch and two matching ornamental engaged posts adjoin to the wall siding on the east and west ends of the porch. The wood-framed screen that encloses the western porch is divided into two four-paneled sections flanking a central doorway. The framing on the screen door has diagonal members that create an ornamental octagonal motif.

The ranch house contains 10 wood-framed, double-hung windows, with 4 x 4 muntin grids. The windows, which measure 6'-7" in height by 3'-1" in width, are vertically oriented. The windows are substantially thicker than the framed walls and protrude from the wall on both the interior

Williams Ranch

Name of Property

Culberson County, Texas

County and State

and exterior of the house. There are three wooden doors, two of which are four raised panel style, and one that is a simple wood panel style.

Corral

The corral consists of a complex of pens and rock wall alignments. It is unclear as to whether the corral dates to the original construction of the house, or if it was a later addition to the ranch property. Based on the variety of building materials and layout, the corral may have been expanded and amended over the period of significance. The size of the pens appear to be better suited for smaller livestock, which may suggest they were added after Dolph Williams began raising sheep and goats sometime after 1917 (Kennedy 2010).

The corral complex is located approximately 170' northwest of the ranch house and covers an area of approximately 165' north-south by 85' east-west. The complex is composed of several irregularly-shaped pens constructed of various materials, including wood, metal, and stone. The pens are divided into three sections. The southernmost section measures a maximum of 70' east-west by 90' north-south and is composed of cedar posts, net wire, and smooth twist wire (Keller 2010).

The central section measures 58' east-west by 52' north-south. The eastern wall of the pen is a substantial rock wall that also serves as a retaining wall adjacent to a bermed earthen livestock tank located upslope to the east. The rock wall is composed of locally sourced limestone and sandstone cobbles and measures approximately 50' north-south and between five and nine feet in height. At the base of the rock wall there is a concrete trough, likely used to feed or water livestock. The remaining walls are composed of a combination of cedar and metal posts, enclosed with net wire, smooth twist wire, metal pipe and milled lumber.

The northern section measures approximately 59' east-west by 49' north-south. The northern fence has deteriorated and only a portion remains standing; the western boundary, however, is a substantial, locally sourced rock wall that measures 30' in length. The eastern third of this corral section is enclosed into a smaller subsection that measures 12' east-west by 26' north-south.

Water Tank

A steel water tank is located on the south side of Bone Creek, approximately 525' southeast of the ranch house. The round tank is composed of rectangular steel panels that are bolted together, and it measures 24' in diameter and 6'6" in height. The tank rests on 12" thick concrete foundation pad.

A chain of metal pipes was assembled to carry water approximately two miles down canyon from Bone Spring to the tank. The water was then fed by a network of additional metal pipes to various locations within the ranch complex. The metal pipe system has deteriorated over time. Many segments of pipe remain in place but are mostly disconnected and the system no longer functions to channel and distribute water.

Williams Ranch

Name of Property

Culberson County, Texas

County and State

Non-Contributing Resources

In addition to the ranch house, corral, and water tank, the Williams Ranch complex contains several additional objects and structures, mostly related to ranching activities. The resources listed below to the have deteriorated and do not retain sufficient historic integrity to contribute to the overall significance of the property.

Metal Shed or Chicken Coop

A metal structure that measures approximately 15' by 18' is located 79' northeast of the ranch house. The structure's framing is composed of $\frac{3}{4}$ " metal pipe posts attached with bailing wire. Chicken wire is fixed to the bottom portion of some of the pipe posts and likely enclosed the perimeter of the shed at one time. Scraps of corrugated and flat tin sheets are scattered to the north of the shed likely represent roofing materials that have collapsed. The metal shed likely served as a chicken coop.

Shearing Shed and Pens

The remains of a shed structure with pens stands on the southern end of the site, approximately 395' south of the ranch house on the southern side of Bone Creek. The structure measures 89' by 52' and is composed a variety of materials. A dry-laid rock wall serves as the northeastern wall, while the interior of the structure contains a total 22 cedar posts arranged in a grid-like pattern. The posts appear to have secured a series of cross beams, all of which have collapsed. Additional structural materials are scattered about the feature, including corrugated tin sheets, milled lumber, metal pipe, metal fencing and wire nails. This structure is thought to be associated with ranching activities, including sheep shearing, based on its construction and associated artifacts (Keller 2010).

Model TT Flatbed Truck

The remaining portion of a Ford Model TT flatbed truck is located along the historic road trace at the western edge of the site, downslope from the ranch house. The chassis, rear wooden spoke wheels, a portion of the cab, and the flatbed are still intact. The 2" x 8" lumber lined bed of the truck measures 8'-3" in length by 6' in width, which matches the dimensions of the model manufactured by Ford between 1925 and 1928 (Keller 2010: 10). The flatbed truck was likely a valuable resource that facilitated a wide variety of ranching activities.

Historic Road Trace

The historic approach to the site by vehicle was by a dirt road leading from the west. The dirt road was 8' to 10' in width and ran upslope toward the west façade of the ranch house. Beyond the Williams Ranch site boundary, the road trace runs 10 miles to the west to link up with the old route to Dell City, Texas. The road trace is still evident; however, it has not been used in several decades and erosion has made it impassible by vehicle (GUMO Draft General Management Plan 2008: 153).

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Alterations

There is little documentation about the original construction of the ranch house and associated structures. The extent to which the property was altered over the course of the period of significance, and afterward, is unclear. The ranch house is generally composed of consistent materials constructed with similar techniques throughout, suggesting the original floor plan has not been altered.

The corral, fences, and auxiliary ranching structures were likely altered throughout the historic use of the property, adapting to the changing needs of the ranching operation. The information provided by Tom Williams, a nephew of Dolph Williams who worked on the ranch in 1933-34, in a 1998 interview suggested that the sheep were kept near the main ranch house and cattle were grazed in the surrounding area (Williams interview: 5). Moreover, the corral and additional pens appear to be better suited for sheep and goats. It is likely that the corral and pens were additions made by Dolph Williams after he added sheep and goats to his livestock holdings, but were in place during the period of significance.

There is little documentation about the extent to which the ranch property was used after it was sold to Judge J.C. Hunter in 1942 and incorporated into his sizeable Guadalupe Ranch. A concrete water trough, dated 1955, on south side of Bone Creek suggests the ranch property may have continued to be used for ranching activities by Hunter and his son, J.C. Hunter Jr.

Deterioration

Over 20 years lapsed between Williams' habitation of the ranch house and its acquisition by the United States Department of the Interior. The Guadalupe Mountains National Park was authorized by act of Congress in 1966, and in 1971 NPS Southwest Region historian, David Clary, surveyed the condition of the ranch house. He observed deterioration of the foundation, the north porch, the wood siding, and the cedar roof shingles (Clary 1971). Another inspection of the ranch house by David Battle, NPS Southwest Regional historical architect, described the ranch house as having weathered but intact and missing most of the doors and windows; he added that the foundation was deteriorating quickly (Battle 1972).

The period of disuse of the Williams Ranch property between the last known habitation in 1941 and the acquisition by NPS had a significant impact on many of the auxiliary structures surrounding the house, including the fences, pens and chicken coop. The condition of the ranch house and corral deteriorated; however, a majority of the historic materials remained intact.

Since the official establishment of the Guadalupe Mountains National Park in 1972, the NPS has maintained the property through stabilization, rehabilitation, and cyclical maintenance. While the isolated location of the ranch property has discouraged regular use, the property is maintained as a historically significant interpretive site.

Williams Ranch

Name of Property

Culberson County, Texas
County and State

Maintenance and Rehabilitation¹

After the assessments by David Clary and David Battle, the park staff initiated a rehabilitation project for the ranch house in 1972. Between 1972 and 1973, NPS staff stabilized the sandstone foundation and replaced deteriorated roof shingles in kind. The stabilization work was required to prevent the structure from collapse and avert further deterioration of the interior.

In 1976, the shiplap siding was treated with wood preservative. The following year, further rehabilitation work was completed on the foundation, including preservation treatment of wood posts and re-shoring of the dry-laid stone wall.

In 1979, the north porch was braced by adding additional studs and the windows were boarded up to prevent damage to the interior from the elements and park visitors.

In 1992, the ranch house windows were rehabilitated. The work was completed offsite at the NPS Southwest Region shop facilities in Santa Fe, New Mexico, following the Secretary of the Interior's Standards for Rehabilitation. The rehabilitation entailed repairing the window jambs and sashes and replacing unsalvageable wood elements and broken glass in kind. In 1994 plexi-glass panels were added to the exterior of the windows to protect them from vandalism and further deterioration.

In 1999, the exterior of the ranch house was repainted a color scheme of medium gray with turquoise blue accents.² The color scheme was developed by sampling the deepest paint layer preserved in areas protected from the elements, such as joints in the siding and door and window frames. This color scheme is thought to restore the exterior to the historic appearance.

In 2003 park staff from Bryce Canyon, Carlsbad Caverns and Guadalupe Mountains collaborated on a roof restoration project. The project involved replacement of cedar shingles, deteriorated roof support beams and fascia boards, and the ridge cap. The Texas State Historic Preservation Office (SHPO) was consulted and approved the restoration project. The shingles were treated with a water-proof sealant two years later.

In 2005 the screened porch on the western façade was rehabilitated. Damaged section of the screened wall and door were repaired and replaced. The doors to the interior of the ranch house, the decorative beadboard on the porch ceiling, and the exterior steps were all replaced.

In 2009, the north porch and foundation were stabilized and repaired under the direction of master carpenter William Bigelow. Repair of porch posts, joists, and decking was completed, preserving historic fabric in place wherever possible. The joists and decking beyond repair were replaced in kind and stamped "NPS 09" to distinguish new materials. One post was repaired with

¹ The information in this section was derived from the maintenance records on file at the Guadalupe Mountains National Park headquarters, Pine Springs, Texas.

² Paint colors are defined by the Hanely Paint Index as Solid Gray (#8535M) and Blue Stencil (#7094M).

Williams Ranch

Name of Property

Culberson County, Texas

County and State

a Dutchman joint and another was mended with epoxy resin. The repaired porch decking was repainted in kind.

In 2010, the collapsed portion of the main corral wall was restored using the original stone. The restoration was guided by historic photographs, which allowed park staff to recreate the historic aesthetics of the feature. Layers of geotextile were added between dry-laid courses to secure the wall to the adjacent hillside (Kennedy 2010).

The restoration, rehabilitation, and continued maintenance of the ranch house by park staff have been aimed at preserving the historic fabric and aesthetics. The park has repaired historic materials in place where possible and has replaced irreparably damaged materials in kind. Thus, the integrity of design, materials, and workmanship has been preserved.

With the exception of improvements to the unpaved access road and addition of interpretive signage, the NPS has made no major additions to the ranch property. The surrounding natural features, such as the mountain backdrop and the panoramic views of surrounding foothills and plains have remained undeveloped. Aside from deterioration of auxiliary ranching structures and encroachment of dense vegetation within the property boundary, the ranch retains a high degree of integrity of setting, location, feeling, and association.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE
ARCHITECTURE
SOCIAL HISTORY

Period of Significance

1908-1941

Significant Dates

1908: Construction of ranch house
1917: Arrival of Dolph Williams
1941: Dolph Williams leaves ranch

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Williams Ranch, established in 1908, is a late example of Texas Longhorn ranching, and illustrates the changes within the iconic Texas ranching traditions that had occurred by the turn of the twentieth century. The ranch house and associated structures also provide a tangible association to the hardships of early ranching ventures in the region, which were intensified by Dust Bowl-era drought and depressed economic conditions in the mid-1930s. The ranch house meets Criterion A, for its association of the evolving Longhorn ranching traditions of the early twentieth century, as well as for its association with Dust Bowl-era federal drought relief measures. Furthermore, the ranch house meets Criterion C as a distinctive example of Late Victorian-influenced architecture that is a departure from the vernacular designs of other ranching properties in the region. The refined architectural character of the ranch house is amplified by its rugged, remote location. The period of significance begins with the establishment of the ranch and construction of the ranch house in 1908 and ends when long-time owner Dolph Williams ceased ranching activities and moved away from the property in 1941.

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background

The Guadalupe Mountains region has been sparsely inhabited throughout history. The region was inhabited as early as 8000 B.C. by Paleoindian groups, and later Archaic and Guadalupe Basketmaker groups. Exploration of the area dates back to the seventeenth century, starting with Spanish colonists and followed by the American military, overland stage routes and railroad prospectors. The area was primarily inhabited by nomadic bands of Mescalero Apache until the late-nineteenth century, when they were placed on a reservation in New Mexico. European-American settlement increased during the late-nineteenth century, attracted by the favorable ranching conditions (GUMO Draft General Management Plan 2008).

The establishment of the Williams Ranch in 1908 has become a local legend. Many believe the ranch was founded by Robert Belcher, who had the distinctive house built for his bride by John Smith, an architect from El Paso (Allender and Tennant 1980). Upon arriving at the remote ranch, she stayed one night and left the following morning. This legend has become ingrained in the property's history, but remains unsubstantiated. However, there is substantial evidence that in 1908, Henry Belcher (brother of Robert) and his wife, Rena, moved into the house at the mouth of Bone Canyon, and established a Longhorn cattle ranching venture. They piped water from Bone Spring into the large water tank adjacent to the ranch house to water their herd. The Belchers created one of the most successful early ranches in the Guadalupe Mountain area, maintaining up to 3000 head of Longhorn cattle. Henry and Rena, along with their daughter Bernice, left the property for New Mexico around 1915.

Dolph Williams, born in Northern Louisiana, relocated to Guadalupe Mountain area and worked on surrounding ranches until he purchased the former Belcher property around 1917. Williams and his business associate, Geronimo Segura, herded Longhorn cattle initially, but soon diversified their livestock to include different cattle breeds, sheep and goats. Williams continued ranching livestock and sporadically dry-farmed corn and beans on the ranch until 1941, when he moved to New Mexico. J.C. Hunter purchased the property in 1942, adding to his extensive land holdings, which he called the Guadalupe Mountain Ranch. Hunter maintained herds of goats, sheep, cattle and horses out of his ranch headquarters on the eastern side of the Guadalupe range. The Williams Ranch property was among the nearly 70,000 acres of land sold by J.C. Hunter Jr. to the United States Department of the Interior in 1966, which incorporated the land into the Guadalupe Mountains National Park. While the ranch was originally established by the Belcher family, Dolph Williams' longevity on the ranch and relationships within the surrounding community resulted in his close association with the property. Therefore, the property is referred to locally and most commonly referred to as the Williams Ranch.

Williams Ranch

Name of Property

Texas Longhorn Ranching

Culberson County, Texas
County and State

Texas Longhorn cattle became an iconic breed in the mid-nineteenth century, as they were trailed in large drives nationwide. The breed is a blend of Longhorn stock that arrived with Anglo-American settlers in Texas in the early nineteenth century and *Criollo* stock that descended from Spanish herds, and is recognized for its longevity, adaptability, and ability to travel long distances with minimal impact. Texas Longhorn ranching experienced a boom following the Civil War, when vast numbers of the breed were produced and tapped “to provide beef for eastern and western markets, to provision Indian reservations and frontier military posts, and especially to stock the multitude of ranches on the Great Plains,” (Worchester 1987:3). The immense popularity of the breed provided Texas ranchers with an economic boon and helped stabilize the state’s post-war economy.

As the open range was divided up and landholdings were increasingly fenced in between 1880 and 1890, the long cattle drives became less common. Demand for the durable breed declined and ranchers began to mix Longhorns with other breeds that developed quicker, increasing the productivity of their herds.

Established in 1908, Belcher’s ranch was established during the twilight of the Longhorn boom, when many ranchers had diversified their herds to the exclusion of the iconic breed. In fact, Texas Longhorns were nearly extinct by the 1920s. The Belchers joined the ranks of a minority of ranchers who kept the breed alive and between 1908 and 1915 they ran up to 3000 head of Longhorns on their ranch and surrounding pastures. It is possible they chose Longhorn for their sturdiness, as they herded in the rugged mountain slopes and adjacent foothills, and for their endurance, as the nearest railroad station was in Van Horn, 60 miles south. When Dolph Williams purchased the ranch around 1917, he continued to ranch Longhorns for a short time before diversifying their livestock holdings to include not only new cattle breeds, but also sheep and goats. The smaller livestock were better suited to increasingly dry conditions that had set in in West Texas.

Dust Bowl-Era Relief Programs

The Guadalupe Mountains region is located at the southwestern periphery of the southern plains region that was ravaged by drought and soil degradation during the 1930s, commonly known as the Dust Bowl. Advances in agricultural technology, such as the invention of the gasoline tractor, and increased opportunity, as a result of the and high market value of crops, led to an agricultural boom in the southern plains during the late 1920s. By the early 1930s, a saturated market and increasingly dry conditions caused many farmers to abandon their fields. Mismanaged fields and overgrazing, combined with little thought given by many for proper soil conservation measures, created ideal conditions for severe wind erosion. The dust storms and drought conditions that followed wreaked havoc on livestock production throughout the region.

The feed supply was dramatically reduced, heat and lack of rain inhibited grass growth on ranges and pastures, and dust suffocated and blinded livestock. With their cattle starving, ranchers sold off their herds in increasing numbers, flooding the market and causing prices to drop

Williams Ranch

Name of Property

Culberson County, Texas

County and State

dramatically. The environmental and economic conditions that ensued led the livestock industry in the southern plains, including Western Texas, to the brink of collapse.

The Federal Government responded by authorizing loans for the purchase of feed; however, the increased debt created a further burden on agriculturists and did nothing to counteract the falling price of beef. To help stabilize the price of beef, the Federal Surplus Relief Corporation (FRSC) began purchasing beef on a limited basis. In 1934, the Agricultural Adjustment Act was expanded to allow cattlemen to benefit from further price stabilization measures, and the Drought Relief Service (DRS) was established to spearhead the relief effort. The DRS designated emergency counties in areas that were hardest hit by drought. In such counties, the DRS established an Emergency Cattle Purchase Program to appraise and purchase live cattle, so that the distressed herds could be downsized responsibly. Cattle were inspected before they were purchased by the DRS. Agents from the Bureau of Animal Husbandry appraised herds and culled animals that they found unfit for consumption or long-distance travel. The purchased cattle were then donated to the FRSC, who distributed the slaughtered beef to needy families or were sent to pastures in the South and East, where environmental conditions were more favorable (Worchester 1987).

The Guadalupe Mountains region was severely impacted by drought during the Dust Bowl years and appears to have been declared an emergency area by the DRS during 1933-1934. Tom Williams, who worked on the Williams Ranch during those turbulent years, recalled the harsh conditions and the measures Dolph had to take to survive the drought. In an interview with NPS anthropologist Jacilee Wray in 1998, Tom Williams recounted:

Well, the year before I went there, he had went somewhere, and he had put in to get a loan from the bank. And when he got back there was a bunch a-roundin' up his cattle. Now they counted two-year old heifers, and bulls, and he had the last year's crop, which wasn't counted. But there was somethin' like 1200 head of cattle that the bank would loan money on... When he bought them 'em, he said, you didn't think you could put money in anything better than a cow hide. Well, the prices had dropped out, you see. Now, when he started to sellin' his cattle off, he tried to take 'em to Mexico to pasture. I was to go with him...But the bank wouldn't let him get 'em out of the States. So, they just stayed up there and was starvin' to death and dyin'...His big waterhole finally dried up.... His cattle went to this drought restricted country. They would buy 200 at a time...(the) government paid four dollars for a calf, up to I think it was twelve dollars. And then from a two-year-old on up, I think it went from twelve to twenty dollars. (p 6-7).

Tom recalled there hadn't been any substantial rain for 27 months by the time he arrived at the property to work as a ranch hand. Dolph was forced to reduce the size of his herd to prevent his animals from staving. He discussed the inspectors from the Emergency Cattle Purchase Program culling cattle out of Dolph's herd:

See, anything they condemned, they killed...Because they wasn't able to drive, make it to Van Horn (the nearest town where the cattle could be transported by train)...He (Dolph)

Williams Ranch

Name of Property

Culberson County, Texas

County and State

was getting' rid of 'em, they was starving to death. And out of his last 200, they killed sixty-two or sixty-three, right there in the corral... Now some of those cow, they would get cancer of the eye, eatin' that prickly stuff (prickly pear cactus), and they'd get 'em around the eyes. Well, they (the inspectors) condemned them because they didn't figure they was good for eatin'. (p 21-22).

Tom recalled that the goats on Dolph's ranch were also starving to death during this period as well. During a 34-day period of herding in around 1934, he lost 500 goats.

The events that transpired on the Williams Ranch during the Dust Bowl era reflect the hardships endured by a large number of agriculturists in the heart of the United States. The location of the ranch on the periphery of customary Dust Bowl region is significant, as it helps demonstrate the magnitude and far-reaching effects of the catastrophe.

Early Architecture in the Guadalupe Mountains Region

The earliest known permanent ranching structure in the Guadalupe Mountains area was located at Friole Ranch, and consisted of locally procured stone and mud mortar. Other ranchers in the area built dugout-style houses to serve as dwellings and ranch headquarters. Dugouts, referring to a structure that is at least in part constructed within a subterranean pit, are a common architectural style in grassland or plains regions, where timber for building is in short supply. The structure is often roofed with sod, or wood or metal where available.

It is not surprising that many ranchers in this remote region chose to build using this technique, given the reduced amount of time and energy spent procuring building material that would be needed to complete their dwelling. However, these structures, often with tamped dirt walls and floors, made for somewhat primitive living conditions.

The Williams Ranch house provides a stark contrast to the local stone and dugout structures that dominated the ranch dwellings in the area. Built of milled lumber that was hauled 60 miles by wagon from Van Horn, the ranch house required substantial effort to build. The design and construction required careful planning and reflects the intentions of the original builders to achieve a specific appearance. The aesthetic intentions of the designer are further demonstrated by the wallpaper, hung not only on the interior walls but the ceilings as well.

Architecture of Ranch House

The architectural character of the Williams Ranch house reflects an intentional design that draws on motifs popularized in the Late Victorian period. The asymmetrical floor plan with intersecting gabled roof, as well as the combination of sandstone, shiplap siding, and decorative beadboard creates a textured effect characteristic of the Late Victorian style. Small scale ornamental details, such as the spindle posts on the north porch and the geometric patterns created by the exposed framing within the screened enclosure on the west facade, further reflect decorative elements distinctive to Late Victorian styles, including Queen Anne and Stick. (Wiffen 1992)

With the advent of mail-order kit homes at the turn of the twentieth century, formal architectural styles were made increasingly accessible nationwide through the dissemination of catalogs

Williams Ranch

Name of Property

Culberson County, Texas

County and State

published by companies like Sears Roebuck and Aladdin. Late Victorian styles remained popular in mail-order catalogs as late as the 1920s (Schweitzer and Davis 1990). However, the Williams Ranch house is a unique example of Late Victorian influenced architecture in the Guadalupe Mountains area (Fabry 1988, 175).

While deeply influenced by Victorian styles, the ranch house contains vernacular elements. For example, the sandstone used for the foundation was locally sourced, connecting the building with the surrounding landscape. Also, the box-and-strip walls are significantly thinner in profile than the frames of the doors and windows. As a result, the door and window frames protrude 4' from the wall on the interior.

The distinctive architectural character and craftsmanship embodied in the ranch house are especially significant given its remote context. The exceptional measures taken to procure the building materials and decorative trappings reinforce the ranch house's significance.

Williams Ranch
Name of Property

Culberson County, Texas
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Allender, Michael and Alan Tennant. *The Guadalupe Mountains of Texas*. Austin: University of Texas Press, 1980.
- Alexander, Drury Blakely and Todd Webb. *Texas Homes of the Nineteenth Century*. Austin, TX: University of Texas Press, 1966.
- Battle, David G. "Williams Ranch." National Register of Historic Places nomination form (not submitted), 1972. Guadalupe Mountains National Park archives.
- Clary, David A. "Guadalupe Mountains National Park." Excerpt reproduced in memo from Albert Schroeder, Interpretive Specialist, to Superintendents of Carlsbad Caverns National Park, Glen Canyon National Park, and Pipe Springs National Monument, Santa Fe, New Mexico, September 27, 1971. Guadalupe Mountains National Park archives.
- Fabry, Judith K. "Guadalupe Mountains National Park: An Administrative History." National Park Service Southwest Regional Resources Center, Santa Fe, New Mexico. December 1988.
- Hurt, R. Douglas. *The Dust Bowl: An Agricultural and Social History*. Chicago: Nelson Hall, Inc., 1981.
- Keller, David. "An Intensive Pedestrian Survey of the Williams Ranch Complex at Guadalupe Mountains National Park." Center for Big Bend Studies, Sul Ross University, 2010.
- Kennedy, Allison. "Emergency Stabilization Report, Williams Ranch: Rock Corral Wall." Drachman Institute, University of Arizona, 2010.
- National Park Service Files and Records at Guadalupe Mountains National Park Headquarters, Pine Springs, Texas.
- National Park Service. "Guadalupe Mountains National Park Draft General Management Plan/ Environmental Impact Statement." NPS D-130. February 2008.
- Robinson, Willard B. "Dugout," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/cfd02>), accessed November 23, 2012. Published by the Texas State Historical Association.

Williams Ranch

Culberson County, Texas

Name of Property

County and State

Schweitzer, Robert and Michael W. R. Davis. *America's Favorite Homes: Mail Order Catalogs as a Guide to Popular Early 20th-Century Houses*. Detroit, MI: Wayne State University Press, 1990.

Wiffen, Marcus. *American Architecture Since 1780: A Guide to Styles*, revised edition. Cambridge, MA: MIT Press, 1992.

Williams, Thomas. Interviewed by Jacilee Wray. Transcribed tape recording. Olympic National Park, Washington, July 27, 1995.

Worchester, Don. *The Texas Longhorn: Relic of the Past, Asset of the Future*. College Station, TX: Texas A & M University Press, 1987.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Guadalupe Mountains National Park archives, Pine Spring, Texas

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 23 acres

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|----------------------|-----------------------|
| 1. Zone: 13 | Easting: 510652.9695 | Northing: 3527597.397 |
| 2. Zone: 13 | Easting: 511065.6931 | Northing: 3527598.183 |
| 3. Zone: 13 | Easting: 511066.1407 | Northing: 3527363.221 |
| 4. Zone: 13 | Easting: 510653.4171 | Northing: 3527362.435 |

Verbal Boundary Description (Describe the boundaries of the property.)

Please see the attached map prepared by the Guadalupe Mountains National Park showing the site boundary. Note: The resource listed as "Stone Wall and Pens" is described in the nomination as the Shearing Shed and Pens and the location of the possible chicken coop northeast of the ranch house is not marked.

Sections 9-end page 21

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Boundary Justification (Explain why the boundaries were selected.)

The site boundary includes the core area of the ranching complex and contains all of the significant resources. Both contributing and non-contributing resources listed in this nomination are included. While some of the metal pipes extending from the water tank into Bone Canyon and the majority of the historic road trace lay outside the site boundary, a representative sample of each feature is included.

11. Form Prepared By

name/title: Barry Price Steinbrecher; Allison Kennedy
organization: Drachman Institute | Heritage Conservation
College of Architecture, Planning, and Landscape Architecture
University of Arizona
street & number: P.O. Box 210075
city or town: Tucson state: Arizona zip code: 85721
e-mail: rbjeffer@email.arizona.edu
telephone: 520-621-2991
date: June 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Historic photograph of Dolph Williams with two unidentified children in front of ranch house, date and photographer unknown.

Sections 9-end page 23

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Historic photograph of main stone retaining wall in corral, facing east, date and photographer unknown.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Williams Ranch

City or Vicinity: Guadalupe Mountains National Park

County: Culberson

State: Texas

Photographer: see descriptions

Date Photographed: see descriptions

Sections 9-end page 24

Williams Ranch
Name of Property

Culberson County, Texas
County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10. Context of Williams Ranch house (bottom left) and water tank (bottom right) in the landscape, looking northeast, 9/26/2011; Photograph by Barry Price Steinbrecher.
- 2 of 10. Williams Ranch house in landscape, looking southeast, 9/26/2011; Photograph by Barry Price Steinbrecher.
- 3 of 10. North façade of ranch house, facing south, 11/1/2010; Photograph by Allison Kennedy.
- 4 of 10. West façade of ranch house, facing east, 11/1/2010; Photograph by Allison Kennedy.
- 5 of 10. Ranch house parlor interior, facing east, note wallpaper on walls and ceiling, 11/1/2010; Photograph by Allison Kennedy.
- 6 of 10. Detail of wallpaper and border in ranch house foyer interior, 11/19/2009; Photograph by Allison Kennedy.
- 7 of 10. Corral in landscape, looking northwest, 11/19/2009; Photograph by Allison Kennedy.
- 8 of 12. Corral, note stone retaining wall at left, facing southwest, 9/26/2011; Photograph by Barry Price Steinbrecher.
- 9 of 12. Corral, facing west, 9/26/2011; Photograph by Barry Price Steinbrecher.
- 10 of 12. Water tank, facing north, 9/26/2011; Photograph by Barry Price Steinbrecher.



Photograph 1 of 10

Sections 9-end page 25

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Photograph 2 of 10



Photograph 3 of 10

Sections 9-end page 26

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Photograph 4 of 10



Photograph 5 of 10

Sections 9-end page 27

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Photograph 6 of 10



Photograph 7 of 10

Sections 9-end page 28

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Photograph 8 of 10



Photograph 9 of 10

Sections 9-end page 29

Williams Ranch
Name of Property

Culberson County, Texas
County and State



Photograph 10 of 10

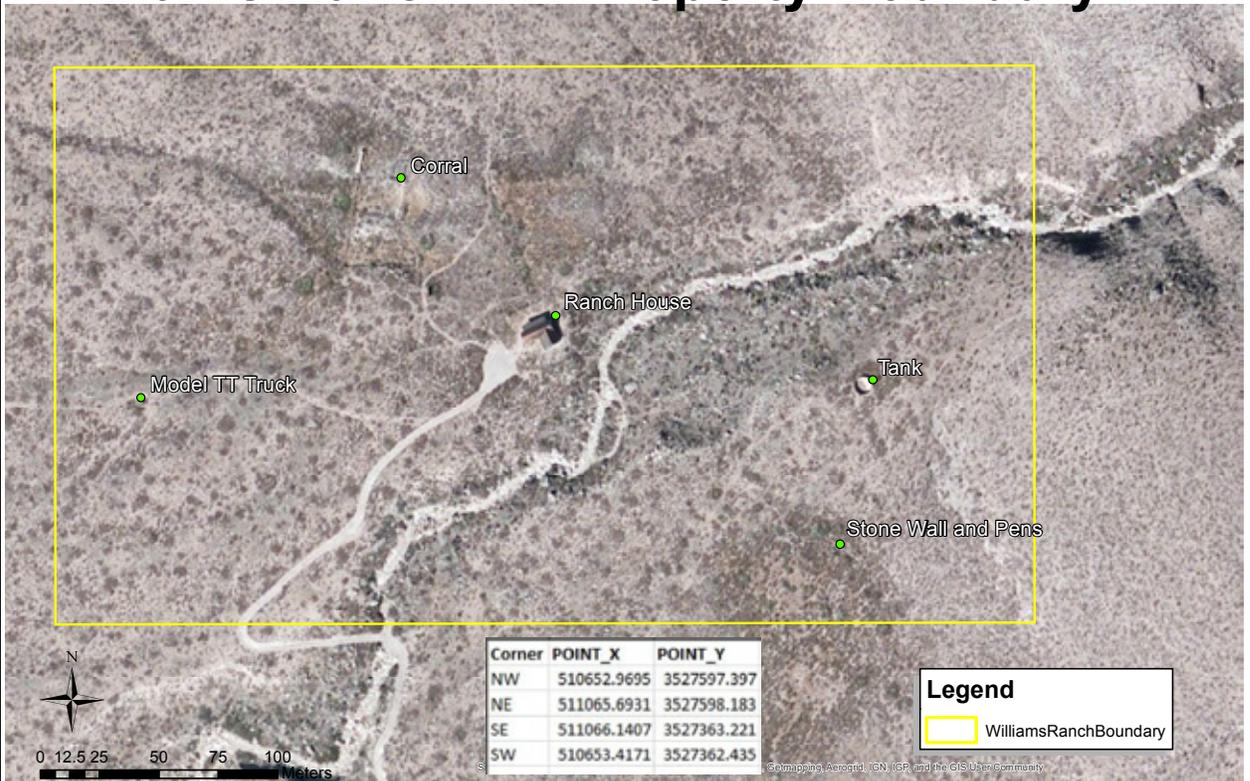
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Sections 9-end page 30



Williams Ranch NR Property Boundary



APPENDIX B

2009 HABS CONDITION ASSESSMENT

BY GEORGE JAMARILLO

WILLIAMS RANCH HOUSE
GUADALUPE MOUNTAINS NATIONAL PARK
CONDITIONS ASSESSMENT

FIELD ASSESSMENT FORM

NAME OF STRUCTURE STYLE WILLIAMS RANCH HOUSE
VERNACULAR STRUCTURE WITH LATE VICTORIAN INFLUENCES
ASSESSMENT DATE 06.08.09 – 06.12.09

DATE OF CONSTRUCTION 1908
MOVED NOT MOVED
STORIES 1

CONDITION TERMS

GOOD STRUCTURALLY SOUND, MAJORITY OF HISTORIC MATERIAL AND/OR CHARACTER DEFINING FEATURES ARE INTACT AND SHOW NORMAL SIGNS OF WEAR . MAINTAINS A HIGH LEVEL OF HISTORIC INTEGRITY.

OVERALL ASSESSMENT THE HOUSE IS CURRENTLY IN GOOD TO FAIR CONDITION. REMARKABLY, FOUNDATION WORK AND EXISTING STRUCTURAL WALLS ARE IN GOOD CONDITION. REPAIR WORK IN THE LAST TWENTY YEARS HAS MAINTAINED THE STRUCTURE INCLUDING, WINDOWS, ROOF AND PORCHES. HISTORIC FABRIC ON EXTERIOR SCREEN PORCH AND PANTRY SHOW CONSIDERABLE DETERIORATION. ANIMAL INFESTATION HAS ALSO ACCELERATED THE DETERIORATION OF THE INTERIOR SURFACES

FAIR STRUCTURALLY SOUND, SIGNIFICANT SIGNS OF DETERIORATION AND/OR WEATHERIZATION ARE PRESENT BUT DO NOT POSE AN IMMEDIATE THREAT. PROPER MAINTENANCE SHOULD BE SCHEDULED

OVERALL TREATMENT THE STRUCTURE HAS BEEN DEEMED ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES BY THE TEXAS HISTORICAL COMMISSION AND NPS IN AUGUST 2006. THEREFORE, GUMO MUST MANAGE THE BUILDING AND SITE AS A SIGNIFICANT CULTURAL RESOURCE AND A PRESCRIPTIVE PLAN SHOULD BE PUT IN PLACE TO DO SO. REFER TO SECRETARY OF THE INTERIOR STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES TO MAINTAIN INTEGRITY.

POOR STRUCTURAL OR HISTORICAL INTEGRITY IS SEVERELY THREATENED AND IS IN NEED OF IMMEDIATE ACTION.

ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
--------------------	--------------	-----------	----------------------------------

EXTERIOR

SITE	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
	TREE COVER	ARID LANDSCAPE WITH LOW-LYING VEGETATION WITH HIGH SUN/WIND EXPOSURE. THERE ARE PRICKLY PEARS GROWING ABOUT 10' TO 20' FROM THE HOUSE ON ALL SIDES	POOR CONDITION, PRICKLY PEARS ARE ENCROACHING THE SITE PARTICULARLY ON STONE WALLS	REMOVAL OR THINNING OF PRICKLY PEAR
	ROOT INFILTRATION	INFILTRATION SEEN AT SE CORNER OF BUILDING	FAIR CONDITION, ROOT INFILTRATION POSES A POTENTIAL THREAT IF NO ACTION IS TAKEN	REMOVE PLANTS FROM ROOT BASE AS NECESSARY, PATCH WALL TO REPAIR WITH IN-KIND MATERIALS
	PLANT ENCROACHMENT	CHOLLA, PRICKLY PEAR, GRASSES, CREOSOTE ARE ALL ENCROACHING ON THE IMMEDIATE AREA OF THE HOUSE PARTICULARLY ON THE SOUTHERN AND NORTHEAST SECTIONS.	FAIR CONDITION	VEGETATION SHOULD BE MANAGED PROPERLY SO IT DOES NOT ENCROACH ON STRUCTURE AND MAINTAINED TO PRESERVE HISTORIC CONTEXT OF SITE.
	APPROPRIATE PLANT SPECIES	EXISTING PLANTS ARE NATIVE TO AREA. THERE IS NO EVIDENCE OF CULTIVATED PLANTS	GOOD CONDITION	MAINTAIN EXISTING PLANTS, MANAGE AS NEEDED TO MINIMIZE PLANT ENCROACHMENT AND PRESERVE HISTORIC INTEGRITY.

ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
UTILITIES	1-1/4" DIA. PIPES ARE PRESENT THROUGHOUT THE SITE THAT MAY HAVE BEEN USED AS BOTH WATER SUPPLY AND DRAINAGE	FAIR CONDITION, EXISTING EXPOSED PIPES ARE SLOWLY RUSTING, ARE CAUSING SOME STRUCTURAL MOVEMENT (SEE FOUNDATION FOR MORE INFORMATION)	MONITOR PIPES FOR RUST
SOIL SLOPE	THE SITE SLOPES FROM A HIGH POINT ON THE SE CORNER TO A LOW POINT ON THE NW CORNER, THE SITE SHARPLY DROPS ALONG THE EAST AND SOUTHERN EDGES OF HOUSE TOWARDS A WASH FROM CANYON.	GOOD CONDITION, THERE IS SOME STONE/SOIL ACCUMULATION ALONG WEST EDGE OF SCREEN PORCH, BUT NO CONTACT WITH THE WOOD. NO IMMEDIATE THREAT	MONITOR EROSION OF EASTERN EDGE FOR POSSIBLE LOSS OF SITE EDGE, MONITOR POSSIBLE CAUSE OF STONE/SOIL ACCUMULATION AROUND SCREEN PORCH
RETAINING WALLS	STONE RETAINING WALLS RUN ALONG THE NORTH, WEST AND SOUTH EDGES OF IMMEDIATE SITE, THEY ARE MADE OF DRY STACKED BOULDERS AND STONES OF ~20" - 30" IN WIDTH AND DEPTH	POOR CONDITION, DUE TO VEGETATION GROWTH. THE SW CORNER OF THE RETAINING WALL HAS COLLAPSED	REMOVAL OF VEGETATION IS PRIMARY, FOLLOWED BY STABILIZATION OF COLLAPSED SECTION.
FENCING	3' - 5' WOOD POSTS (LOGS) ABOUT 4" DIA. SITTING IN GROUND, SUPPORTING A 3' HIGH METAL SCREEN FENCE (4.5" TRIANGLES AND 6" SQUARE GRID) ALONG THE NORTH AND NORTHWEST SECTIONS OF THE SITE, SECTIONS OF FENCE ARE REINFORCED WITH 1" DIA METAL PIPES	FAIR CONDITION, POSTS ARE WEATHERED AND METAL FENCING HAS COLLAPSED IN PLACES. FENCING IS MAINLY AFFECTED BY PRICKLY PEAR GROWTH	REMOVE PLANT GROWTH AND STABILIZE AS REQUIRED
INFORMATION PLAQUES	A SMALL PEDESTAL INTERPRETIVE PLAQUE IS SITUATED 20' FROM THE SW CORNER OF THE BUILDING.	GOOD CONDITION	MAINTAIN AND CLEAN AS REQUIRED

FOUNDATION	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
STONE WALLS		DRY LAID SANDSTONE WALLS, APPROXIMATE 16" THICK, STONES RANGE IN SIZE FROM SMALL CLINKER SIZE TO LARGE 18" X 24" BOULDERS. ORIGINAL SECTIONS OF WALL HAVE BEEN REPLACED THROUGHOUT THE STRUCTURE. EAST SIDE OF STRUCTURE HAS A MINIMAL STONE FOUNDATION. ACCESS TO CRAWLSPACE VIA 30" WIDE OPENING AT WEST SIDE.	GOOD CONDITION, STONES HAVE FALLEN UNDER SCREEN PORCH AND WEST GABLED END OF HOUSE.	MONITOR STONES UNDER PORCHES FOR MOVEMENT. REPAIR/REPLACE STONES THAT ARE DAMAGED OR CRACKED WITH IN-KIND MATERIALS.
	CRACKS	STONE IS CRACKED AT CENTER OF NORTH PORCH, CRACKS ARE ALSO EVIDENT AT WEST EDGE NEXT TO ACCESS OPENING	FAIR/POOR CONDITION.	REPLACE CRACKED STONES IN-KIND WHERE STRUCTURAL INTEGRITY IS COMPROMISED.
	SETTLING, BULGING, LEANING	WESTERN FACADE STONES ARE TRUE DRY LAID STONES.	FAIR CONDITION, NE CORNER OF BUILDING HAS PORTIONS OF STONE LOOSE. UPPER SECTION OF WEST FACADE HAS STONES MISSING	MAINTAIN STONES IN SITU. MONITOR STONE MOVEMENT AS WELL AS MAINTAIN PROPER ALIGNMENT PARTICULARLY ON WESTERN FACADE
	PLANT ENCROACHMENT	GRASSES ON EDGE OF NORTH PORCH, CREOSOTE AND OTHER PLANTS AT SW CORNER AND ALONG SOUTHERN EDGE OF STRUCTURE, EVIDENCE OF ROOT GROWTH AT SE CORNER	GOOD CONDITION, DAMAGE IS CURRENTLY NEGLIGIBLE.	REMOVE PLANTS FROM ROOT BASE AS NECESSARY.
	WATER PENETRATION	EASTERN FOUNDATION WOOD SILL IS IN CONTACT WITH BARE SOIL, PRESENTING AN ENTRY POINT FOR WATER RUNOFF FROM SURROUNDING SITE	FAIR CONDITION, EASTERN EDGE HAS EVIDENCE OF WATER DAMAGE	MONITOR WATER INFILTRATION ON EASTERN FACADE. REPAIR AS NEEDED IN-KIND.
	SERVICE PENETRATION	A PAIR OF WATER SUPPLY PIPES RUN ALONG THE SCREENED PORCH WALL PENETRATING UP THROUGH FLOOR DECKING INTO THE SCREEN PORCH AND PANTRY. A SECONDARY LINE RUNS ALONG SOUTHERN EDGE AND INTO SOUTHEAST CORNER OF KITCHEN	GOOD CONDITION, PIPES ARE EXPOSED BUT STABLE	MAINTAIN PIPE, BUT MONITOR FOR POSSIBLE RUST

	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
UNDER BUILDING				
	GROUND COVERING	CRAWLSPACE IS MAINLY GRAVEL AND DIRT, WITH REMNANTS OF SPINES AND OTHER NATURAL DEBRIS. EXTRA WOOD SIDING AND CEMENT BAGS ARE STORED UNDERNEATH.	GOOD CONDITION, NEGLIGIBLE CHANGES	REMOVE BAGS OF CEMENT AND WOOD PILE, TO LIMIT POTENTIAL ANIMAL HABITATION
	ANIMAL DAMAGE	THERE IS A BIRD'S NEST IN ONE OF THE CORNERS OF THE FRAMING, AS WELL AS EVIDENCE OF PACK RATS	FAIR CONDITION, ANIMAL INFILTRATION DOES EXIST BUT IS MINIMAL	SEE ABOVE
PIERS				
	STRUCTURE	LARGE DRY LAID STONE BLOCKS ARE SPACED THROUGHOUT THE BUILDING SUPPORTING THE FRAMING ABOVE. THE STONE PIERS ARE HAPHAZARDLY LAID. 6" VERTICAL WOOD PLANKS ARE ALSO PROVIDING SUPPORT. THEY ARE RESTING ON BARE SOIL.	GOOD CONDITION FOR STONE, THERE IS NOTED DETERIORATION AT BASE OF WOOD PLANKS	MONITOR SOUTHERN SECTION OF BUILDING, MINIMAL SUPPORT IS EVIDENT AND STRUCTURE MAY NEED TO HAVE A PIER ADDED TO PREVENT COLLAPSE. MONITOR WOOD PLANKS AND REVIEW FOR REPLACEMENT/SHORING.
SERVICES				
	WATER LINES	EXISTING LINES ENTER BUILDING AT SOUTHERN END, RUN BENEATH THE SCREEN PORCH, AND HEAD NORTH EAST TO THE NE CORNER OF HOUSE	GOOD CONDITION	MONITOR FOR POSSIBLE RUST OR MOVEMENT
FRAMING				
	JOISTS	5-1/2" x 1-3/4" WOOD MEMBERS, THEY ARE SPACED 24" TO 30" ON CENTER	GOOD CONDITION, JOISTS ARE DRY AND DO NOT SHOW EVIDENCE OF ROT	MONITOR FOR DEFLECTION AND PEST INFESTATION
	SETTLING, BULGING, LEANING	SAGGING JOISTS EXIST ON THE SOUTHERN END OF HOUSE, POSSIBLY DUE TO LACK OF PIER SUPPORT AND UNDERSIZED MEMBERS	POOR CONDITION, SAGGING WILL PERSIST UNDER THE PANTRY AND SCREEN PORCH, SECTION IS PRONE TO COLLAPSE	REPAIR UNDERSIZED ELEMENTS WITH IN-KIND SISTERED JOISTS

PORCHES	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
NORTH PORCH	STRUCTURE	STONE FOUNDATION SIMILAR TO HOUSE, BUT WITH MORTAR ON INSIDE OF WALLS. WOOD POSTS (LOGS) ABOUT 6" DIA. SITTING ON GROUND, SUPPORTING RIM JOIST OF DECK, WITH INFILL OF STONE , INTERIOR JOISTS RUN EAST WEST,	FAIR CONDITION, PORCH WAS PARTIALLY REHABILITATED IN 2009, FOUNDATION WALL IS LEANING FORWARD OF THE PORCH DECK (10 DEG), PORCH IS PARTIALLY SETTLING IN THE NORTH DIRECTION ABOUT 4"	MONITOR PORCH FOR POSSIBLE MOVEMENT AND CONTINUED LEANING
	POSTS	6" DIA MESQUITE WOOD POSTS, UPPER PART ARE 4 4"x4" POSTS 80" TALL COLUMN POSTS, LATHED IN A DECORATIVE FORM	FAIR CONDITION, LOWER MESQUITE POSTS MAY NEED TO BE REPLACED. ENGAGED POSTS ARE DETACHING FROM WALL DUE TO SETTLING.	REPAIR DAMAGED MILLED POSTS WITH PROPER IN-KIND TREATMENT. MONITOR POSTS FOR FURTHER MOVEMENT. RECOMMEND COMPLETE PORCH REHABILITATION. MESQUITE POSTS MAY BE REPLACED WITH NEW MESQUITE LOGS.
	BEAMS	3" X 6" HEADER BEAM, NW CORNER IS REPAIRED WITH A PAIR OF 2X6 BOARDS, SISTERED INTO EXISTING HEADER	FAIR CONDITION, THERE IS NOTED DEFLECTION ALONG THE HEADER, PARTICULARLY ON THE OUTER BAYS OF THE PORCH	FASCIAS WILL NEED TO PAINTED REGULARLY AND REPLACED AS REQUIRED
	DECKING	3/4" X 3" PAINTED WOOD DECKING, LAID NORTH SOUTH,	GOOD CONDITION, PAINT HAS MAINTAINED THE DECKING, CERTAIN SECTIONS ARE PULLING APART DUE TO POSSIBLE SETTLING OF PIERS	MAINTAIN DECKING AS NEEDED. SISTER IN DAMAGED SECTIONS, OR IF BEYOND REPAIR REPLACE WHOLE PLANKS AS NEEDED

SCREENED PORCH

STRUCTURE	DRY LAID SANDSTONE WALLS, SIMILAR TO FOUNDATION WALL, MESQUITE WOOD POST AT WEST SIDE OF PORCH AND AT THE SW CORNER OF ENCLOSED PANTRY AREA. EVIDENCE OF DIRT AND STONE ACCUMULATION AT BASE OF PORCH UNDER NEW WOOD STAIR	FAIR CONDITION, THE STONE WALL DOES NOT REACH THE RIM JOIST. THE NORTH EDGE AND THE AREA AROUND WOOD POST. IT IS ASSUMED THAT THE PORCH AT ONE TIME WAS NOT ENCLOSED (DUE TO EVIDENCE OF WOOD POST AT SW CORNER SIMILAR TO THE OTHER PORCH	MONITOR MOVEMENTS AND DISPLACEMENT OF STONES. REPAIR FALLEN STONES FOLLOWING SIMILAR STONE PATTERN.
POSTS	2 -6" DIA MESQUITE LOGS SITTING ON GROUND. ARE SUPPORTING RIM JOIST OF PORCH	FAIR CONDITION	MONITOR FOR POSSIBLE MOVEMENT
CONNECTORS	NOTCHED WOOD POSTS CONNECT TO RIM JOISTS. 4" NAILS ARE ALSO EVIDENT AS POSSIBLE REINFORCEMENT.	POOR CONDITION, POSTS ARE DISENGAGED FROM RIM JOIST	REPAIR POSTS TO PROPERLY CONNECT TO STRUCTURE
DECKING	3" X 3/4" WOOD DECKING, PAINTED	GOOD CONDITION, PAINTED BOARDS ARE REPLACED FROM RECENT REHABILITATION	MAINTAIN DECKING AS NEEDED.

	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
WALLS				
CONSTRUCTION		WALLS ARE COMPRISED OF A 5-3/4" X 1-3/4" WOOD SILL PLATE LAYING ON THE STONE FOUNDATION. A 5-1/2" X 1-3/4" RIM JOIST RESTS ON THE OUTER EDGE OF THE SILL PLATE. THE RIM JOIST RECEIVES FLOOR JOIST, THE FLOOR BOARDS AND THE VERTICAL 11-1/2" X 3/4" ROUGH SAWN WOOD PLANKS OF THE WALL	FAIR CONDITION, SILL PLATE AND RIM JOISTS ARE STRUCTURALLY SOUND, THE EASTERN EDGE IS PRONE TO WATER PENETRATION AND SOIL DETERIORATION DUE TO LACK OF STONE FOUNDATION. WALL BOARDS ON EAST AND SOUTH ELEVATIONS ARE PRONE TO INCREASED SUN AND WEATHER EXPOSURE, DUE TO DAMAGED SIDING	MONITOR SILL PLATES FOR MOVEMENT AND REPAIR ANY ROTTED WOOD IN-KIND.
SIDING		(2x)2-1/2" DROP SIDING, PAINTED, NAILED ONTO WALL PLANKS, NAILS ARE SPACED EVERY 12"-14"	FAIR CONDITION, CRACKED SIDING AT BASE OF PORCH ON NORTH SIDE, EAST SIDE EXPOSED FINISH, PEELING PAINT, BASE AT SOUTHWEST EDGE SIDING DELAMINATING FROM STRUCTURE, SOUTH SIDE VERY EXPOSED WITH PEELING PAINT, A PORTION IS KNICKED AND NAILS ARE PULLING OUT.	REPAINT AND REPAIR DAMAGED SIDING,.
	WATER PENETRATION	WATER PENETRATION IS EVIDENT AT SW EDGE OF EAST FACADE EXPOSING STRUCTURAL WALL PANELS	FAIR CONDITION, ROTTED LOWER EDGE AT SW CORNER OF HOUSE	REPAIR IMMEDIATELY WITH IN-KIND SIDING. ELIMINATE BUILD UP OF SOIL.
	INSECT INFESTATION	THERE IS MINIMAL EVIDENCE OF INSECT INFESTATION, EXCEPT FOR CARPENTER BEE INFESTATION.	GOOD CONDITION, SMALL HOLES ARE APPARENT ON SOUTHERN EDGE	PLUG AND PAINT WALL
	ANIMAL DAMAGE	EVIDENCE OF SCRATCHES ON BASE OF WALLS ON ALL SIDES	GOOD CONDITION, SCRATCHES NEGLIGIBLE AT THIS TIME.	REPLACE DAMAGED BOARDS IF CONDITION WORSENS.
CORNER BOARDS		PAINTED 5" CORNER BOARDS, ATTACHED ABOVE SIDING WITH NAILS, BUTT JOINED.	POOR CONDITION, BASE OF CORNER BOARDS ARE PULLING APART FROM SIDING EXPOSING NAILS AND UNDERSIDE OF BOARDS, PEELING PAINT AND CHIPPED BOARDS CAUSING RAPID DETERIORATION,	REPAIR IMMEDIATELY REPLACING MATERIAL IN-KIND. MARK AS NEW MATERIAL.
	TRIM	7-1/2" X 3/4" ROUGH SAWN WOOD BOARD TRIM, PAINTED LIGHT BLUE	FAIR CONDITION, TRIM THROUGHOUT EAVES OF ROOF ARE SHOWING EVIDENCE OF EXPOSURE AND SUN DAMAGE. PAINT PEELING AT SOUTHERN FACADE AND SW CORNER OF PANTRY SECTION. SECTIONS ARE CORNERS DETACHING SIMILARLY TO CORNER BOARD	MONITOR PEELING PAINT, REPAINT AS NEEDED. REVIEW DETACHED BOARDS REPAIR AS NECESSARY
FINISHES		WALLS ARE PAINTED A GREY WITH THE TRIM A BRIGHT TURQUOISE BLUE		

ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
WINDOWS	WOOD DOUBLE HUNG WINDOWS, WITHOUT COUNTERWEIGHTS. HELD OPEN WITH A WOOD PEG.	ALL WINDOWS WERE REPAIRED IN 1994. ONE WINDOW IN KITCHEN IS NOT IN PLACE, BUT REMAINS IN THE HOUSE	ALL WINDOWS NEED TO BE CLEANED REGULARLY. REPAIR KITCHEN WINDOW AND GLASS.
SASH	1" TO 2-1/8" STILES AND 1-5/8" RAILS. IT IS NOT KNOWN WHETHER SASHES WERE PAINTED	FAIR CONDITION, OVERALL WINDOWS ARE HOLDING UP TO THE WEATHER. WARPING/DEFLECTED SASHES ARE EVIDENT ON THE SOUTHERN AND WESTERN FACADES OF THE HOUSE. ANIMAL DROPPINGS ON ORIGINAL SASHES IN KITCHEN ARE ACCELERATING WOOD DETERIORATION.	SASHES ARE TO BE MONITORED FOR WARPING AND CRACKING AS STRESSES CAN CAUSE GLASS TO SHATTER
MUNTINS	1/2" HORIZONTAL AND 1" VERTICAL MEMBERS	GOOD CONDITION	MAINTAIN AND CLEAN AS REQUIRED
HARDWARE	THERE ARE NO HARDWARE ELEMENTS ON WINDOWS, OR EVIDENCE OF ORIGINAL ONES, EXCEPT FOR SMALL WOOD PEGS THAT ROTATE TO HOLD WINDOW OPEN	GOOD CONDITION, A FEW PEGS ARE MISSING,	UNLESS BUILDING WILL BE OCCUPIED THERE IS NO NEED TO ADD NEW HARDWARE
SILLS	4" X 1" INTERIOR SILL, 1" X 1" EXTERIOR SILL	INTERIOR SILL IN BEDROOM WINDOW IS BADLY DAMAGED AND BEING HELD TOGETHER BY WIRE. SILLS IN KITCHEN HAVE TOO MUCH ANIMAL DROPPINGS, EXTERIOR SILLS SHOW CRACKING AND WARPING, AS WELL AS THE HEADERS WHERE DETERIORATED FLASHING HAS CAUSED FURTHER WOOD ROTTING.	REPAIR INTERIOR SILL AS NEEDED, MATCH TO EXISTING, CLEAN AND REPAIR DIRTY SILLS, REPLACE DAMAGED EXTERIOR SILLS IN-KIND
JAMBS	6" DEEP, TRACK KEEPS WINDOW SASHES IN PLACE	FAIR CONDITION	MAINTAIN PROPER ALIGNMENT AND FREE OF OBSTRUCTION FOR PROPER WINDOW MOVEMENT
GLASS	1/8" PLATE GLASS	GOOD CONDITION, ORIGINAL AND REPLACED GLASS DO NOT SHOW EVIDENCE OF DETERIORATION.	CLEAN WINDOW GLASS AS NEEDED TO MAINTAIN CLARITY AND REMOVE ACCUMULATED DIRT
PUTTY	3/16" LAID PUTTY ON EXTERIOR OF WINDOW	FAIR CONDITION, MOST WINDOWS ARE MAINTAINING PUTTY, OLDER WINDOWS ON SOUTHERN AND EASTERN SIDES ARE SHOWING MORE WEAR, AND ONE WINDOW AT PORCH HAS PUTTY COMPLETELY DETERIORATED FROM LIGHT	MONITOR FOR CRACKING AND FLAKING OF PUTTY AND REPAIR AS NECESSARY
STORM WINDOWS	2-1/4" FRAME WITH 1/4" ACRYLIC PANELS ARE ATTACHED WITHIN THE EXTERIOR FRAME FLUSH WITH TRIM OF WINDOWS, PROTECTING EXISTING WINDOWS FROM WEATHER	FAIR CONDITION OVERALL, FRAMES AT EAST AND SOUTH FACING FACADES ARE IN POOR CONDITION DUE TO EXPOSURE	CLEAN ACRYLIC PANELS AND REPAIR DAMAGED FRAMES

DOORS	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
		1-3/8" SOLID CORE FOR EXTERIOR DOORS, 1-1/8" SOLID CORE FOR INTERIOR CLOSET DOORS. THEY RANGE IN HEIGHT FROM 78" TO 80", AND WIDTH FROM 29-1/4" TO 31-3/4", SMALL PEGS ON TRIM OF DOOR. CURRENT ENTRY DOOR IS HOLLOW CORE WITH A STANDARD LOCK AND SIMPLE DOOR PULL, IT IS NOT ORIGINAL	GOOD CONDITION, MINIMAL EVIDENCE OF RACKING AND SPLITTING, MISSING DOORS TO CLOSETS ARE NOT FOUND, PAINT FLAKING ON TRIM ON MOST DOORS AND THEIR RESPECTIVE OPENINGS	MAINTAIN DOORS AS NEEDED, CONSIDER REPAIRING OR RECONSTRUCTING FRONT DOOR TO PUT IN PLACE OF EXISTING HOLLOW CORE DOOR
	PANELS	FOUR PANELED, ORIGINAL ENTRY DOOR, IS TWO PANELED WITH A SINGLE LIGHT. CURRENTLY INSTALLED ENTRY DOOR IS FLUSH.	GOOD CONDITION,	MAINTAIN AND CLEAN AS REQUIRED
	HARDWARE	ALL THE DOORS ARE MISSING THEIR DOORKNOBS, A RIM LOCK IS ATTACHED TO MOST DOORS, 3-1/2" BRASS BUTT HINGES ARE PAIRED TO EACH DOOR	FAIR CONDITION, EXISTING HINGES ARE IN WORKING CONDITION, CERTAIN HINGES MISSING THROUGH INTERIOR PASSAGEWAYS	MAINTAIN HINGES AS NEEDED, RESEARCH INTO POSSIBLE DOORKNOBS IF PART OF MANAGEMENT PLAN IS TO RESTORE INTERIOR.
	JAMB	INTERIOR PASSAGES HAVE SIMPLE TRIM AND JAMB WORK, EXTERIOR DOORS CONTAIN SIMILAR DETAILING TO WINDOWS	GOOD CONDITION, WEAR AND TEAR SEEN ON INTERIOR DOOR PASSAGES	MAINTAIN AND CLEAN AS REQUIRED
	THRESHOLDS	VARIED SIMPLE THRESHOLDS ARE PRESENT ON ALL OPENINGS INTO ROOMS AND TO OUTSIDE, 2" TO 3" WIDE AND 3/4" TO 1" HIGH	FAIR CONDITION, SCUFFING IS EVIDENT. DETERIORATED ENTRY THRESHOLD DUE TO USE.	MAINTAIN AND CLEAN AS REQUIRED, REPLACE DETERIORATED THRESHOLD IF THE PLAN IS TO REUSE THE STRUCTURE.

ROOF	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
		ROOF WAS REPLACED IN 2003	NOTE: ROOF WAS ASSESSED FROM GROUND AS IT WAS INACCESSIBLE TO CLIMB ONTO ROOF DUE TO TIME AND MATERIAL CONSTRAINTS. PLEASE REVIEW 2003 COMPLETION REPORT OF ROOF REPLACEMENT FOR FURTHER DETAILS.	
	SHINGLES/SHAKES	4.5" EXPOSURE CEDAR SHINGLES, WITH A WEATHER COATING, SHINGLES REPLACED IN 2003	FAIR CONDITION, THERE IS EVIDENCE OF SPLIT SHINGLES AND WARPING ALONG THE SOUTHERN FACING SIDES. SEVERE EXPOSURE IS PROBABLY THE CAUSE	MONITOR SHINGLES, A REPLACEMENT MAY BE NEEDED IN A FEW YEARS
	INSECT INFESTATION	CARPENTER BEES ARE PRESENT SHOWING EVIDENCE OF INFILTRATION	FAIR CONDITION, SMALL OPENINGS THROUGHOUT SOFFITS AND FASCIA ARE DAMAGED	MONITOR AND REPLACE BOARDS AS NECESSARY
	ANIMAL DAMAGE	BIRD INFILTRATION IS PRESENT	FAIR CONDITION, BIRD DROPPINGS CAN CAUSE ROOF SHINGLES TO DETERIORATE FASTER	CLEANING SHINGLES PERIODICALLY WILL HELP TO REMOVE DROPPINGS. REPLACE AS NEEDED.

	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
VALLEY				
	WATER TIGHTNESS	EXISTING SHEET METAL VALLEYS	GOOD CONDITION, RUSTING IS EVIDENT AT BOTH VALLEYS	REPLACE AS NECESSARY
RIDGES				
	WATER TIGHT	NO CURRENT EVIDENCE OF WATER CAN BE SEEN. OLD WATER DAMAGE IS NOTED IN BEDROOM	N/A	MAINTAIN SECURE AND DRY
	SHINGLE CAPS	SHINGLE CAPS ARE 3"	GOOD CONDITION, THEY ARE INTACT, EVIDENCE OF ANIMAL DROPPINGS AT EXTREME SOUTHERN POINT	CLEAN OR REPLACE CAP
ROOF SPAN				
	SAGGING	THE ROOF IS CROSS GABLED FORMING AN L-SHAPED PLAN. VISUAL INSPECTION SHOWS THE MAIN ROOF SPANS NORTH SOUTH ACROSS THE PARLOR, ENTRY AND BEDROOM.	THERE IS NO EVIDENCE OF SAGGING	CONTINUE MONITORING FOR POSSIBLE ROOF MOVEMENT
EAVES FASCIA				
		FASCIAS ARE 3" X 3/4" PAINTED WOOD BOARDS, THEY ARE FACE NAILED TO THE STRUCTURE	POOR CONDITION, FASCIA IS SPLITTING, WARPING ON THE NORTH AND SOUTHERN FACADES, NAILS ARE PROTRUDING FROM THE BASE OF THE FASCIA	REPLACE SECTIONS OF DAMAGED BOARD WITH SISTERED OR DUTCHMEN PIECES. REMOVE NAILS AND CATALOG FOR PROPER HISTORIC REVIEW.
SOFFITS				
		MOST SOFFITS ARE 7-1/2" WIDE	GOOD/FAIR CONDITION, CARPENTER BEES AND WOODPECKERS HAVE MADE HOLES THROUGHOUT THE SOFFITS	REMOVE DAMAGED WOOD AND REPAIR WITH DUTCHMEN OR REPLACE ENTIRE SECTION OF BOARD. PAINT TO MATCH
CHIMNEY				
		6" DIA SHEET METAL CHIMNEY PIPE RUNNING 18" FROM EDGE OF WALL, UP THROUGH CEILING INTO ATTIC AND OUT AT THE RIDGE.	CHIMNEY PIPE IS IN FAIR CONDITION.	PROPERLY ENCLOSE PIPE OVER STOVE AND PROVIDE SCREENING TO KEEP ANIMALS OUT OF PIPE CHASE
CHIMNEY CAP				
		CHIMNEY CAP EXTENDS ABOVE RIDGE ~ 8", ENDING IN A CONICAL CAP. IT IS NOT SCREENED.	POOR CONDITION, DUE TO NO SCREEN. IT IS ALLOWING BIRDS AND OTHER ANIMALS ENTER INTO THE STRUCTURE	COMPLETE SCREEN ENCLOSURE AND PROVIDE PROPER VENTILATION
ROOF STRUCTURE				
RAFTERS				
		PORCH RAFTERS 4-1/2" X 1", ROOF RAFTERS AT VISUAL MEASUREMENT SEEM TO BE 2" X 4" MEMBERS AT 2' ON CENTER.	DUE TO INACCESSIBLE ATTIC, THE EXISTING CONDITION OF THE ROOF STRUCTURE COULD NOT BE DETERMINED,	ATTIC SHOULD BE INSPECTED AT NEXT ROUND OF MAINTENANCE AND REVIEWED FOR LEAKS AND OTHER POSSIBLE EFFECTS OF SEVERE WEATHER, ANIMAL INFESTATION AND EXPOSURE
ROOF DECKING				
		1/2" X 4" WOOD SKIP SHEATHING, SPACED ~12" APART		
RIDGE BOARD				
		THERE IS NO EVIDENCE OF A RIDGE BOARD. A PAIR OF SKIP SHEATHING RUNS ALONG THE RIDGE, SUPPORTING THE SHINGLE CAPS.		N/A

INTERIOR	ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
CEILINGS		CEILINGS ARE 7-1/2" WOOD PLANKS NAILED TO CEILING JOISTS, THERE IS ~3/4" OF SPACE BETWEEN EACH PLANK	GOOD CONDITION, THERE ARE SECTIONS WITH WATER DAMAGE AND SHATTERED BOARDS IN PANTRY, BUT OVERALL THE CEILING IS HOLDING UP WELL	MAINTAIN AND CLEAN AS REQUIRED, REPLACE PANTRY CEILING TO MINIMIZE FURTHER DETERIORATION.
	FINISHES	CEILINGS HAVE DIFFERING LINEN-BACKED WALLPAPER PATTERNS, INCLUDING SMALL FLORAL PRINT AND A GRID PATTERN OF STAR/FLOWERS	FAIR CONDITION, LINEN AND WALLPAPER ARE WATER DAMAGED IN BEDROOM, WALLPAPER IN KITCHEN IS GREATLY DETERIORATED, FALLING AND PEELING SECTIONS OF WALLPAPER THROUGHOUT THE HOUSE, NEWSPRINT IS FADING	MAINTAIN AND CLEAN AS REQUIRED
WALLS		11-1/2" X 3/4" ROUGH SAWN WOOD PLANKS LAID VERTICALLY, CERTAIN WALLS HAVE SMALL METAL STRAPS HOLDING WALLS PLUMB	GOOD CONDITION, WALLS IN KITCHEN ARE THE MOST DETERIORATED INCLUDING THE LOWER CORNER OF THE EAST WALL	MAINTAIN AND CLEAN AS REQUIRED
	FINISHES	MOST WALLS HAVE A VARIETY OF FINISHES INCLUDING LINEN SET WITH NAILS, WALLPAPER, NEWSPAPER AND MAGAZINE PAPER. FLORAL RHOMBUS PATTERN OR	FAIR/POOR CONDITION, LINEN AND WALLPAPER ARE WATER DAMAGED IN BEDROOM, WALLPAPER IN KITCHEN IS GREATLY DETERIORATED, FALLING AND	HAVE AN EXPERT ON INTERIOR FINISHES DETERMINE PROPER PRESERVATION METHODS, MAINTAIN MINIMAL CLEARANCES FROM WALLS TO MINIMIZE CONTACT BY PEOPLE
FLOORS		3" WOOD TONGUE AND GROOVE DECKING, PAINTED IN CERTAIN AREAS	FAIR CONDITION, DUST AND DIRT HAVE ACCUMULATED, INCLUDING ANIMAL DROPPINGS, FLOOR IN PANTRY IS INSECURE	CLEAN FLOOR, REPAIR FLOOR IN PANTRY
TRIM		BASEBOARDS 7-1/2" X 3/4". PAINTED TRIM IS 4-1/2" X 1" PAINTED, CERTAIN BOARDS HAVE BEEN WHITE WASHED	FAIR CONDITION, NORMAL SCRATCHES, DUST AND DIRT IS PRESENT. PEELING PAINT THROUGHOUT	CLEAN AS NEEDED
ROOMS				
PARLOR		14'X16' ROOM, WITH A WINDOW ON EACH WALL, FACING NORTH, WEST AND EAST. A SMALL CLOSET IS LOCATED IN NE CORNER	FAIR CONDITION, WOOD AND EXISTING DOORS ARE SCATTERED THROUGH SPACE, ONE SECTION OF CEILING WALLPAPER REMAINS IN NE CORNER, THE REST IS EXPOSED	REMOVE WOOD AND STORE DOORS IN A PROPER LOCATION. REMOVE DUST AND DIRT FROM FLOOR.
ENTRY		14' X 8' ROOM, WITH AN ENTRY DOOR ON NORTH AND SOUTH WALLS. PASSAGEWAY DOORS LEADING TO PARLOR AND BEDROOM ARE ON THE EAST AND WEST FACING WALLS. THREE WOOD SHELVES ARE ATTACHED AND HUNG FROM THE WALL WITH A METAL CABLE.	FAIR CONDITION, A LARGE PORTION OF WALLPAPER HAS FALLEN AND LEFT EXPOSED THE CEILING. BOXES OF WATER AND OTHER ITEMS ARE STORED IN THE ROOM	REMOVE BOXES AND OTHER ITEMS. STORE DAMAGED AND FALLEN WALLPAPER IN PROPER ARCHIVAL LOCATION, REMOVED BUILT UP DIRT ON FLOOR TAKING CARE TO NOT REMOVE FINISH FROM FLOOR
BEDROOM		14' X 16' ROOM, WITH WINDOWS ON THE NORTH AND EAST WALLS. AN OPENING IN THE CEILING APPEARS TO BE LOCATION OF AN OLD CHIMNEY STACK. A SMALL CLOSET IS IN THE SW CORNER.	GOOD CONDITION, WREN'S NEST IN UPPER SW CORNER, FALLING SECTION OF CEILING WALLPAPER ON SE AREA	MAINTAIN AND CLEAN AS REQUIRED

ISSUES TO CONSIDER	OBSERVATIONS	CONDITION	INTERIM STABILIZATION TREATMENTS
KITCHEN	14' X 18' ROOM, WITH WINDOWS ON THE WEST SOUTH AND EAST WALLS. A SMALL BUILT IN CABINET SITS IN THE NE CORNER OF THE ROOM. A SMALL CLOSET ON THE SW CORNER. A SINK STANDS UP AGAINST THE WALL ON THE SE CORNER. A 1916 CAST IRON ENAMELED STOVE SITS CENTERED ON THE SOUTHERN WALL WITH A 6" DIA CHIMNEY STACK.	FAIR CONDITION, DAMAGED WALLPAPER	REMOVE ANIMAL DROPPINGS, CLEAN AND REMOVE DEBRIS FROM ROOM. MONITOR BUILT IN FURNITURE, REVIEW ACCESS HATCH FOR POSSIBLE DOOR
PANTRY/BATH	8' X 7'-9" ROOM, WITH A WINDOW ON WEST WALL AND A LOW SLOPED CEILING. AN L-SHAPED SHELF RUNS ALONG THE SOUTH AND EAST WALLS AT 5' ABOVE FINISHED FLOOR.	POOR CONDITION, EVIDENCE OF RINGTAIL CAT DROPPINGS ON SHELVING, DAMAGED FLOORING WITH PLYWOOD PATCH, DAMAGED CEILING BOARDS, EVIDENCE OF WATER STAINS ON LOWER HALF OF WALL	REMOVE DAMAGED WOOD AND REPAIR WITH DUTCHMEN OR REPLACE ENTIRE SECTION OF BOARD. REMOVE ANIMAL DROPPINGS AND REPAIR FLOOR. MONITOR FOR WATER INFILTRATION

APPENDIX C

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION

(copied from the National Park Service website: http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_standards.htm)

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

APPENDIX D

THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR PRESERVING HISTORIC BUILDINGS

(copied from the National Park Service website: http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_approach.htm)

Choosing Preservation as a Treatment

In Preservation, the options for replacement are less extensive than in the treatment, Rehabilitation. This is because it is assumed at the outset that building materials and character-defining features are essentially intact, i.e. that more historic fabric has survived, unchanged over time. The expressed goal of the Standards for Preservation and Guidelines for Preserving Historic Buildings is retention of the building's existing form, features and detailing. This may be as simple as basic maintenance of existing materials and features or may involve preparing a historic structure report, undertaking laboratory testing such as paint and mortar analysis, and hiring conservators to perform sensitive work such as reconstituting interior finishes. Protection, maintenance, and repair are emphasized while replacement is minimized.

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment Preservation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

Stabilize Deteriorated Historic Materials and Features as a Preliminary Measure

Deteriorated portions of a historic building may need to be protected thorough preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural reinforcement, weatherization, or correcting unsafe conditions. Temporary stabilization should always be carried out in such a manner that it detracts as little as possible from the historic building's appearance. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable, if circumstances warrant, for the other treatments.

Protect and Maintain Historic Materials and Features

Preservation of the exterior of the Hale House, Los Angeles, California, involved repainting the exterior walls and decorative features in historically appropriate colors. In excellent example of the Preservation treatment focused upon the ongoing maintenance of historic materials and features. Photo: Before, NPS files; After: Bruce Boehner.

After identifying those materials and features that are important and must be retained in the process of Preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the

maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features requires additional work, repairing by stabilizing, consolidating, and conserving is recommended. Preservation strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment Preservation, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the limited replacement in kind of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment Preservation. Again, it is important that all new material be identified and properly documented for future research. If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the Preservation guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.



Drachman Institute
College of Architecture, Planning, and Landscape Architecture
Heritage Conservation
[capla.arizona.edu / drachman](http://capla.arizona.edu/drachman)

