

**Management Plan for  
Buildings Listed on the  
National Register of  
Historic Places**

**Grand Teton National Park  
February 2000**

# Management Plan for Buildings Listed on the National Register of Historic Places in Grand Teton National Park

Prepared by: Michael C. Johnson 2/1/00  
Grand Teton Cultural Resources Specialist Date

Recommended by: Robert Schill 2/1/00  
Chief, Science and Resource Management Date

Concurred by: SEF JET 2/1/00  
Assistant Superintendent Date

Approved by: Michael C. Johnson 12/14/99  
Superintendent Date

# "The parks celebrate the nation, both the wonders of nature and the achievements of our people."

- National Parks for a New Generation

Understanding and managing evidence of human use of the land has long been part of the National Park Service concept. Beginning with the 1916 Organic Act, which calls for the parks "to conserve the scenery and the natural and historic objects..." the National Park Service has actively managed cultural resources. Grand Teton National Park has a rich and varied cultural past dating back to pre-historic times.

Grand Teton National Park (GTNP) has developed this document to present an overview of management objectives for buildings listed on the National Register of Historic Places. The objective is to present a ten-year plan and framework for future management of the 34 National Register sites with buildings in the park. A separate plan for archaeological and prehistoric sites will be completed in the future. Combined, these two plans will complete the Cultural Resources Management Plan for Grand Teton National Park. In the future, other properties may be evaluated and incorporated into this plan if they are eligible for listing on the National Register of Historic Places.

The Park's current *Statement for Management (1989)* discusses the protection of cultural resources. The "Legislative and Administrative Requirements" section entitled "Cultural Resources Management" on pages 8 and 9 states the following;

- "Laws, proclamations, orders, regulations, and policies direct cultural resources management. NPS-28, Cultural Resource Management Guidelines, provides specific directions to comply with an extensive body of cultural resources legislation. These laws are listed in Appendix B, NPS-28.
- The National Historic Preservation Act of 1966 (amended through 1992) directs the Federal Agencies to inventory, evaluate, and nominate to the National Register of Historic Places all properties that meet the Criteria of Significance. It also directs agencies to initiate consultation with the Advisory Council on Historic Preservation for any proposed actions that have the potential to impact historic properties.
- A memorandum was prepared on March 17, 1945 by the Director of the National Park Service, and was approved 4 days later by the Secretary of the Interior. This memorandum established the policies for the preservation and interpretation of "Old West" sites in the former Jackson Hole National Monument. This was to include the fur trade and exploration periods, homesteading, dude, and cattle ranching. The memorandum also calls for the restoration and protection of pioneer structures such as Menor's Ferry and Cunningham Cabin.

It is part of the mission of Grand Teton National Park to interpret the story of this place called Jackson Hole. The cultural values, as well as the natural resources, need to be preserved, protected, and interpreted for the benefit and enjoyment of the American people. This plan seeks to address the management needs of the park and insure that all of the park's resources, including historically significant buildings, are properly managed.



# Research into the Historic Significance of Park Buildings

The issue of historic building preservation in Grand Teton National Park has undergone periods of controversy. This controversy was based on the argument that the objective of the park is to return the land to a "natural" state - presenting the geologic landscape of the Tetons in a setting where the intrusions of man are removed or hidden. Historians and historic preservationists argue that from the beginning, the objective of the park was to protect the view of this dramatic landscape and preserve the pioneering features of Jackson Hole. It was to be a "western museum on the hoof," to borrow the words of local author and dude rancher Struthers Burt, a proponent of the park's creation in the 1920s.

In 1994, Grand Teton National Park initiated a program to study the issue of historic preservation and develop a way to accommodate both viewpoints. Past and ongoing survey efforts have identified 268 historic structures in Grand Teton National Park that have been listed in (or determined eligible for listing in) the National Register of Historic Places. These resources range from remote backcountry ranger stations to accessible historic dude ranches. This sizable collection of historic resources may surprise visitors because the park is so well known for its natural and geological wonders. But the sheer number of historic structures, many seriously dilapidated, pose immediate and pressing questions for park management.

## Historic Themes, Contexts, and Property Types



In order to understand the park's diverse historic properties, historic contexts were developed and property types were defined that represent the various kinds of historic buildings in the park. All buildings in the park built before 1955 were inventoried, researched, and evaluated for eligibility for the National Register. This survey was completed in 1997 and resulted in doubling the number of properties in Grand Teton listed on the National Register. The survey project also organized all previously listed and newly listed properties by the predominate historic theme.

A historic context relates a property to important historical themes in the history of its community or region. Five historic contexts were prepared and used to identify and evaluate the existing stock of historic buildings in Grand Teton. Overall, there are many historical contexts, but only the five pertaining to the evaluation of historic buildings in Grand Teton are presented here. In APPENDIX A, there is a brief discussion of each context and its associated property types. The National Register of Historic Places nomination organized the park's historic structures into basic contexts: Conservation, Dude Ranching and Tourism, Park Administration and Development, Settlement, and Architecture. However, all properties were evaluated under the Architecture context as examples of design and construction reflecting a specific use and historical theme. For that reason, in this document, there is not a separate management or ranking category for Architecture. Under each of these broad contexts, more specific property types (or sub-themes) are further defined to aid in the understanding of the historical use of the site. The historic themes and sub-themes and their associated National Register sites for Grand Teton National Park are listed on the following page in alphabetical order.

*For the remainder of this document, "historic theme" or more simply just "theme" will be used in lieu of the more definitive historic context or historic property type. And most importantly, only those themes with historic buildings left will be discussed in this document.*



# Historic Themes and Associated Buildings of Grand Teton National Park

## Conservation Context (1 property type associated with this context)

### Conservation

- Buffalo Dorm
- Murie Ranch Life Estate
- Maud Noble Cabin

## Dude Ranching and Tourism Context (3 property types associated with this context)

### Auto Camps

- Highlands Ranch
- Kimmel Kabins (Lupine Meadows)

### Concessionaire Facilities

- Crandall Studio
- Jenny Lake Boat Concession (including 2 Reimer Residences)

### Dude Ranching

- Bar-B-C Dude Ranch
- Double Diamond Ranch Lodge
- Four Lazy F Ranch Life Estate
- Ramshorn Dude Ranch Lodge
- Triangle X Barn
- Whitegrass Dude Ranch

## Park Administration & Development Context (3 property types in this context)

### Administrative & Residential Complexes

- Beaver Creek Administrative Area
- Jackson Lake Ranger Station
- Jenny Lake Ranger Station
- Moose Entrance Kiosk
- String Lake Comfort Station
- Whitegrass Ranger Station

### Backcountry Cabins

- Cascade Canyon Patrol Cabin
- Death Canyon Patrol Cabin
- Leigh Lake Patrol
- Moran Bay Patrol Cabin
- Upper Granite Patrol Cabin

### Civilian Conservation Corps Camps

- Jenny Lake CCC Camp

## Settlement Context (3 property types under this context)

### Homesteads

- Cunningham Cabin
- Lucas-Fabian Homestead
- Manges Cabin
- Menor's Ferry
- Mormon Row Historic District

### Hobby Ranching

- Hunter Hereford Ranch
- Smith-Talbot Ranch

### Vacation Homes

- AMK Ranch
- Brinkerhoff



# What is the Best Way to Manage These Diverse and Important Historic Buildings?

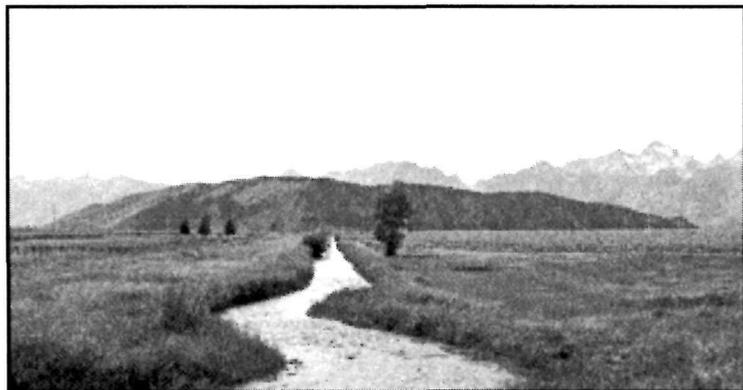
The list of properties represents all of the sites with historic buildings in Grand Teton National Park that are listed on the National Register of Historic Places. These sites range from a single structure, such as a backcountry cabin, to a large district like Mormon Row which includes 53 structures. The financial costs of maintaining such a large inventory of historic structures dictates difficult choices. There is not enough money to preserve all of these structures as public-oriented historic sites. As a result, one of the goals of this management plan is to suggest how the park should channel its limited resources.

The how and why of which sites are to be preserved and the appropriate method for managing are factors in making decisions about the future of each of these sites. The significance, condition, and location are also factors in deciding the future treatment of a site. Is the building in good enough condition for adaptive re-use or is the best option for the site a rustic "discovery" site or moldering ruin?

The development of this historic preservation plan recognizes the divergent views of a variety of people who hold special regard for the historic resources of Grand Teton National Park. These diverse opinions generally agreed on a few of the more famous buildings as very important and worthy of preservation, but there was no clear consensus on the remaining sites. With Federal dollars becoming increasingly limited, how and where should the park prioritize spending of its limited funding and staff time? What are the most important historical resources from an educational perspective? Which resources could generate interest and possible funding from outside the park? These are some of the issues a group of park officials and interested historic preservation professionals wrestled with in September 1997.

## How this Plan was Developed

Once the list of historic buildings was established in the fall of 1997, the park began a program of formalized opinion gathering to aid in the development of this management plan. The park invited local, state, and national historic preservationists, along with park staff, to discuss and rank important historic themes within Grand Teton. Drawing upon several existing studies: including a draft Historic Resource Study, a historic theme study, and a multiple property National Register Nomination, the team prioritized the themes in terms of their relative importance. Subsequently, the sites within each theme were ranked. The ranking process gave highest priority to individual opinions regarding the significance of each of the historic sites. However, the team considered other factors besides the historical importance of the site in this priority setting exercise. In the decision-making process, the group assessed the condition of the resource, its accessibility, the need for additional visitor facilities, and any potential environmental concerns. A copy of the forms used in the Historic Sites Ranking Process is contained at the back of this document under APPENDIX B. The final results of the ranking process broken down by participant group are also included. Twenty-one people participated in the process, with representatives from the following organizations:



Grand Teton National Park Management Team (9 people)  
National Park Service Historic Preservation Professionals (3 people)  
Teton County Historic Preservation Board (4 people)  
Jackson Hole Historical Society (2 people)  
Wyoming State Historic Preservation Office (1 person)  
National Trust for Historic Preservation (1 person)  
The Advisory Council on Historic Preservation (1 person)

The resulting ranked list of the park National Register sites played a major, but not overriding role, in the development of this management plan. The park has used this ranking process as a means of developing a park/community consensus of the historic sites most worthy of preservation.



## Ranking of Themes

The following list represents a compilation of the group rankings of the historic themes most important to Jackson Hole and Grand Teton National Park. The Index on Page 9 provides a complete listing of the themes and the rank of each site within the given theme. The ranked lists developed by various groups are contained in Appendix B. Opinions vary from group to group, and to compound the differences of opinion, external groups choose to modify the ranking criteria from what the park's internal staff used. Combining the lists was an imperfect process because the two sets of ranking criteria had different scoring systems and evaluation criteria. Those differences of opinion and ranking criteria were accommodated in various ways throughout the plan. However, it is very important to stress that the ranked lists were used only as guidance and not as a mathematical tool to preserve or eliminate historic sites.

## Ranked Themes

1. Conservation
2. Homesteading
3. Dude Ranching
4. Park Administration and Development (Includes Backcountry Cabins and CCC Camp)
5. Concessionaire Facilities
6. Auto Camps
7. Vacation Homes
8. Hobby Ranches



# Combined Ranking of All Participants of Historic Buildings Listed on the National Register of Historic Places

In descending order, #1 is most important:

1. Maud Noble Cabin
2. Murie Ranch Life Estate
3. Menor's Ferry
4. Mormon Row Historic District
5. Cunningham Cabin
6. Beaver Creek Administrative Area
7. Four Lazy F Dude Ranch Life Estate
8. Lucas-Fabian Homestead
9. Crandall Studio (Jenny Lake Visitor Center)
10. Brinkerhoff Lodge
11. AMK Ranch
12. Bar-B-C Dude Ranch
13. Ramshorn Dude Ranch Lodge (Teton Science School)
14. Kimmel Kabins (Lupine Meadows housing area)
15. Jenny Lake Ranger Station
16. Buffalo Dorm (Snake River Land Company Office)
17. Manges Cabin
18. Jackson Lake Ranger Station
19. Double Diamond Lodge (Climbers Ranch)
20. Triangle X Ranch Barn
21. Whitegrass Dude Ranch
22. Backcountry Cabins (five different cabins)
23. Jenny Lake Boat Concession
24. Highlands Ranch
25. Hunter Hereford Ranch
26. Moose Entrance Kiosk
27. Jenny Lake CCC Camp
28. Whitegrass Ranger Station
29. String Lake Comfort Station
30. Smith-Talbot (Aspen Ridge) Ranch





## The Decision Document

The plan presents an overview of each historic theme and a discussion sheet on each specific historic site/building. This "plan" is a condensed discussion on each site with a specific determination or recommendation for future direction of the site. Each property form is meant to provide a brief overview of the current management objectives.

### Each form contains the following information:

- *Name of Property* - brief statement of historic significance.
- *Existing Use* - the current use and status of the property.
- *Management Objective* - the current management decision or future direction for the site.
- *Opportunities and Constraints* - special issues or considerations, either negative or positive, that need to be addressed in any decision.
- *Alternatives* - if the property is unused or under utilized, what are some of the potential uses that could be implemented?
- *Needs* - a brief list of pressing administrative or structural needs of the property.
- *Recent Actions* - recent actions, if any, that have been undertaken on the property.
- *References* - where this property has been specifically noted or referenced in a park planning or administrative document.



# Index

Below are the buildings listed on the National Register of Historic Places discussed in this document. They are ranked first by theme and then by property within each theme.

## Conservation

Conservation Overview	10
Maud Noble Cabin	11
Murie Ranch Life Estate	13
Buffalo Dorm	15

## Homesteading

Homesteading Overview	16
Menor's Ferry	17
Mormon Row Historic District	19
Cunningham Cabin	21
Lucas-Fabian Homestead	23
Manges Cabin	25

## Dude Ranching

Dude Ranching Overview	27
Four Lazy F (Life Estate)	29
Bar-B-C	31
Ramshorn Lodge (Teton Science School)	33
Double Diamond Lodge (Climbers Ranch)	35
Triangle X Barn	36
Whitegrass Dude Ranch	37

## Park Administration and Development

Park Administration and Development Overview	39
Beaver Creek Administrative Area	41
Jenny Lake Ranger Station	43
Jackson Lake Ranger Station	44
Backcountry Cabins (5 Cabins)	45
Moose Entrance Kiosk	46
Jenny Lake CCC Camp	47
Whitegrass Ranger Station	49
String Lake Comfort Station	50

## Concessioner Facilities

Concessioner Facility Overview	51
Crandall Studio/Jenny Lake Visitor Center	52
Jenny Lake Boat Concession (2 Reimer Residences)	53

## Auto Camps

Auto Camps Overview	55
Kimmel Kabins (Lupine Meadows)	56
Highlands Ranch	57

## Vacation Homes

Vacation Homes Overview	59
Brinkerhoff Lodge	59
AMK Ranch	61

## Hobby Ranches

Hobby Ranches Overview	63
Hunter Hereford Ranch	63
Smith-Talbot Ranch (Aspen Ridge)	65



# Conservation Properties Overview

The Conservation theme was viewed by the ranking participants as the most important theme of Grand Teton National Park. Other historic studies, such as historian Robert Righter's 1984, Historic American Building Survey for Grand Teton National Park, also reached the same conclusion. Righter states in that document:

“Conservation is the most important historical theme for the park. The saving of upper Jackson Hole from commercialism and the creation of the national park represent one of the most notable conservation victories of the twentieth century. It is particularly notable for the length of the struggle, the bitterness of the factions, the complexity of the victory, and the beauty of the region which was spared from commercial development.”

There are three park historic sites with buildings that are classified as sites directly linked with the conservation movement. These three sites relate to different aspects of the conservation movement in Jackson Hole and in the United States.

**#1 The Maud Noble Cabin:** This site is important to the local story of the creation of the park. It was at this location in 1923 when a gathering of locals (including well-known and influential author, Struthers Burt) met with Yellowstone Superintendent (and later NPS Director) Horace Albright. At the meeting, the rampant and tawdry commercial development that existed on the highway between Moose and Jenny Lake was discussed. The participants spoke of the need to take steps to prevent the situation from deteriorating further. This led to exploring the idea of creating a national park. Although extending the southern boundary of Yellowstone had been discussed as early as 1890, this was the first organized effort of the local citizenry to take action. The Maud Noble Cabin is part of the Menor's Ferry interpretive complex. It will continue to be utilized as a place to tell the story of the park's creation and the early days of Euro-American settlement in Jackson Hole.

**#2 The Murie Ranch:** Originally built as the STS Dude Ranch, this property was acquired by the Muries in 1945. It became the site where Olaus Murie led the nascent Wilderness Society into the forefront of the American conservation movement in the 1950s and early 60s. Not wanting to move to Washington DC to lead the organization, Olaus said he would take the job of Director if he could be based out of his home in Moose. The ranch became a center for wilderness thought and society meetings. The Murie Ranch will be preserved and administered by the Murie Center as a wilderness “think tank” in order to preserve those ideals embodied by the Muries.

**#3 The Buffalo Dorm:** This property is also known as the Snake River Land Company Office. This property is noted as a National Register “conservation” property due to its association with the Rockefeller funded Snake River Land Company. In the 1920s and 30s, this company was leading the efforts for park creation. The original use of this property (dude ranching) is not considered significant enough or it lacks site integrity for National Register eligibility under the original property type. The property will be considered for historic leasing or adaptive re-use, if no appropriate uses are found, removal will be considered.





## Maud Noble Cabin

Maud Noble was the owner-operator of the Moose ferry operation after she purchased it from the Menor brothers in 1918. The ferry was instrumental in the settlement of the valley as it provided an important crossing point of the Snake River. During the 1920s, Maud operated a “tea room” in her cabin, which catered to the growing tourist trade. Tea rooms - essentially small-scale restaurants specializing in beverages, baked goods, and sometimes a limited meal menu - were very popular at the turn of the century.

Perhaps most significantly, Maud Noble’s cabin is an important part of the local story of the creation of Grand Teton National Park. It was at this cabin in July 1923, that a group of local citizens gathered to discuss the future of the valley. This meeting, which included Yellowstone superintendent Horace Albright and author Struthers Burt, is viewed as the beginning of local acceptance and involvement in the preservation and protection of the scenic qualities of Jackson Hole. At the meeting, the rampant and tawdry development that existed on the highway between Moose and Jenny Lake was discussed. The participants spoke of the need to take steps to prevent the situation from deteriorating further. This discussion ultimately led to the idea of creating a national park.

The ferry operation ended in 1929 with the completion of a steel truss bridge across the Snake River adjacent to Maud Noble’s cabin. Noble sold all of her property to Rockefeller’s Snake River Land Company and the site was eventually donated to the National Park Service. Maud Noble’s cabin is now part of the Menor’s Ferry interpretive complex.

### Existing Use:

The Maud Noble Cabin is part of the Menor’s Ferry interpretive complex where the stories of ferry transportation and pioneer settlement are told.

### Management Objective:

Continue to preserve and interpret the story of early Euro-American settlement of Jackson Hole in conjunction with the operation of Menor’s Ferry. The events and associations of the conservation movement and creation of Grand Teton National Park also should be strengthened and expanded as part of the interpretive story presented at the cabin.

### Opportunities and Constraints:

The location within the well developed Menor’s Ferry Interpretive Area makes this one of the most visited sites in the Park. Every opportunity should be utilized to maximize the visitor experience and educational potential of the cabin.

### Alternatives:

None considered - its present function as an interpretive site is the most appropriate use.



## Needs:

1. Further development of the conservation theme is needed with the interior display.
2. Refinement of the interior and exterior finishes to a more historic state is needed.
3. The National Register nomination for the Menor's Ferry area needs to be redone.

## Recent Actions:

1. Exterior repairs were made to both buildings in 1996.
2. Interior upgrades to the photo display were made and an electrical system installed in 1998.

## References:

1. Interpretive Prospectus.
2. Teton Corridor Development Concept Plan, 1991





## Murie Ranch

The Murie Ranch began as any other homestead in Jackson Hole. Buster and Francis (Mears) Estes attempted to wrangle cattle on their small homestead. However, in 1925, four years after “proving up” on their land, they joined the growing list of Jackson Hole dude ranches. By 1930, the STS Ranch could

accommodate 25 guests and the ranch included, (in addition to the barn which housed enough horses for all guests to have his/her own) an ice house, chicken house, two-car garage, shop, a laundry/bath house, outhouses, a dining hall (constructed from the original homestead cabin), ten guest cabins, and the Estes’ own home. Though interesting, the existence of a dude ranch in Jackson Hole was fairly common. It is the lives of the people who purchased the STS that are truly unique.

In 1945, Olaus and Margaret Murie and Adolph and Louise Murie purchased the STS Ranch. The Murie family would become renowned as conservationists and naturalists in the post WWII era. Dr. Adolph Murie is famous for his pioneer work *The Wolves of Mount McKinley* (1934) and he would go on to write two more books about Alaskan habitat. Margaret (Mardy) Murie not only supported her husband’s efforts, she wrote her own anthologies about living and working in the American wilderness, and she received many awards for her endless efforts in wilderness conservation. The Murie Ranch is perhaps most famous for its association with Olaus Murie, author of *The Elk of North America* (1951), and director of the Wilderness Society from the early 1950s to his death in 1963. Olaus Murie chose not to go to Washington D.C. when he became the director of the Wilderness Society and instead ran the Society from his home near Moose, Wyoming which was, he concluded, the heart of American wilderness. Olaus Murie argued against the Department of Interior’s construction of Echo Park and Glacier View dams, he argued for the expansion of Grand Teton National Park, the creation of the Arctic National Wildlife Refuge, and the preservation of the Ohio and Chesapeake Canal. Olaus Murie, wife Mardy, and brother Adolph also played an integral role in the passage of the Wilderness Act of 1964, and in perhaps his most enduring legacy, Olaus Murie demanded that our fiduciary responsibility for preservation of the natural world not be based on economic expediency, but on the preservation of Wilderness for its own sake.

The Murie Ranch was home to debates and decisions that would set the tone for the Wilderness Society and for American conservation for years to come. The Muries put the guest cabins, left over from the STS dude ranch, to good use and any visiting scientists or naturalists were welcome to stay with the Murie family while doing research. The Muries thought that it was important to be surrounded by the woods and the wildlife while studying nature. The generosity of the Murie family has extended into the present and Mardy Murie, who continues to live on the ranch, entertains interview requests from students, authors, and other disciples, and many local schoolchildren continue their traditional annual field trip to the ranch. For many people this ranch, which sits at the edge of the Snake River in the shadow of the Tetons, is hallowed ground and the Muries are an inspiration to new generations of conservationists.

Though Mardy Murie continues to live on the ranch, the property will become part of the Grand Teton National Park upon her death. The park plans to use the ranch for educational purposes and will strive to honor the request that Mardy Murie made of the Grand Teton National Park Superintendent in 1982.

Mardy wrote “Our main desire and strong feeling about the whole place down here along the river is that it should remain wild, for the sake of all the wonderful animals and birds and plants which now live here. The amount of human activity now going on around here does not seem



to disturb this little natural ecosystem and that is how we would all like it to remain. This would mean, it seems to me, that a small group of students or researchers...could use this house...and adjacent cabins as a haven and quiet place for study, research and writing, but that there be no advertisement of the place, no added parking space or road improvement. What I am trying to say is, we all feel that the perpetuation of the wild character of this river bottom mini-ecosystem is more important to us than any other "memorial" to the Murie family or any emphasis on the persons who lived here, although we also would agree I think, that some recognition of how Olaus and Adolph lived and worked could be an inspiration to oncoming young biologists and other scientists and conservationists."

### **Existing Use:**

The site and main residence is still occupied and owned by Mardy Murie.  
The former dude ranch is a life estate.

### **Management Objective:**

Plans are currently being prepared by the Murie Center proposing development of a "wilderness institute" that would honor and promote the Murie's wilderness ideals.

### **Opportunities and Constraints:**

The concept of the Murie Center provides a compatible adaptive re-use of the site. It will be important that the Murie Center planning process insure the setting, feeling, and association of the property and that these concepts be preserved by any proposed developments at the ranch.

### **Alternatives:**

The strong proposal from the Murie Family and the Teton Science School for the development of the Murie Center has precluded discussion of other alternatives for this site.

### **Needs:**

1. Development of a preservation plan and associated maintenance action plan.  
A maintenance agreement specifying the responsibilities of each party needs to be developed before the Teton Science School is to receive primary use of the property.

### **Recent Actions:**

1. The Murie Center Board has been formed and a director has been hired. The Murie Center organization is carrying forward the development of the "wilderness think tank" concept.

### **References:**

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991 page 13.
3. Memorandum of Understanding for the Development of the Murie Center.





## The Buffalo Dorm (Snake River Land Company Office)

The Buffalo Dorm is listed on the NRHP due to its association with the Rockefeller funded Snake River Land Company (SRLC). Originally the dorm was built as the lodge for a small dude ranch known as Hogan's Fox Farm. James Hogan played host to John D. Rockefeller and Horace

Albright during some of the first discussions of park creation and was one of the first to sell his property to the SRLC. During the earliest period of the SRLC land acquisition program, the building was used as an administrative site for the program. Later, after the Rockefellers established the Jackson Hole Wildlife Park, it became the office and home of the head game warden. After the wildlife park was disbanded, the building was utilized by the park as seasonal housing. In 1963, the building achieved movie immortality when it was used as the set for Henry Fonda's home in the movie, *Spencer's Mountain*.

### Existing Use:

The building is currently empty and unused.

### Management Objective:

Explore appropriate adaptive reuses for the structure, removal may be considered.

### Opportunities and Constraints:

Due to several code violations, the building was deemed unfit for use as park housing in 1994. Lack of proper egress for the upstairs bedrooms, insufficient bathing facilities, and bat infestation were some of the violations. The building may have potential for day use as a meeting or retreat space if substantial repairs are made to the building. The building is near the Moran Entrance Station and has good access from the highway.

### Alternatives:

Seasonal housing, concessioner housing, meeting or retreat space affiliated with a local hotel or organizations are some of the alternatives suggested for this structure. Upon acceptance of this management plan, a program will be implemented to formally explore adaptive re-use options.

### Needs:

1. Roof repairs are badly needed - water is damaging the log wall and other structural elements.

### Recent Actions:

1. None.

### References:

1. National Register of Historic Places nomination form.



# Homesteading Overview

The hard scrabble life that most western homesteaders endured often resulted in failure and abandonment of the land after a few years. The 160 acre parcels that the law allowed worked well in the east, but in the arid west, few prospered. The homesteading experience in Jackson Hole was no less harsh and grueling. Rocky soil and severe winters made for a difficult life. There were a high percentage of land relinquishments. A few areas of Jackson Hole did provide sufficient topsoil that would allow subsistence agriculture to provide a sustainable, but no less difficult life. No doubt the scenic qualities of the valley were a draw to some, and some “homesteads” were little more than thinly disguised vacation or resort properties.

Homesteading was recognized as an important subject at the formative stage of Grand Teton National Park. In a 1945 memorandum by the Director of the Park Service to the Secretary of the Interior, a policy was established for the preservation and interpretation of the “Old West” aspects of Jackson Hole and specifically mentions homesteading and cattle ranching. The subject of homesteading has been highlighted in a number of National Park Service units across America. The link and association of Americans with this settlement period ensures that it will always be a popular subject.

In Grand Teton, there are five historic sites with buildings that are listed on the National Register of Historic Places for their association with the homesteading period.

**#1 Menor's Ferry:** Menor's can either be associated with homesteading or the transportation frontier in Jackson Hole. The ferry operation that has been re-created is unique in the Rocky Mountain west, it may be a “one-of-a kind” historic resource. The history of the ferry operation is intertwined with the homesteading period. The Menor brothers acquired the property through the homestead patent process and the ferry was instrumental in opening up the east side of the valley to homesteading. Menor's Ferry is a popular visitor oriented historic site and will continue in this use.

**#2 Mormon Row Historic District:** The story of the settlement and eventual incorporation of the community of Grovont, or “Mormon Row,” into Grand Teton National Park tells the story of homesteading and conservation in a unique and memorable way. Two of the remaining homesteads are complete complexes and excellent examples of turn of the century small scale farm and ranch operations. The images of the simple vernacular architecture in the foreground of the Tetons have made them world famous. A site planning process has been initiated that will guide the development of the area into a visitor oriented interpretive site.

**#3 Cunningham Cabin:** This homestead cabin of Pierce Cunningham built in 1888 is one of the oldest existing buildings in Jackson Hole. It will continue to be an interpretive site.

**#4 Lucas-Fabian Homestead:** The nearly intact homestead of Geraldine Lucas is located in one of the more beautiful locations in the park. However, the location is also one the most heavily impacted areas of the park. Grand Teton now recognizes that some sort of low impact adaptive re-use of the site needs to be explored.

**#5 The Mangus Cabin:** This unique little log building was built as a residence as part of the James Mangus homestead. It is used as hay and equipment storage by the park trail crew. It will be retained and preserved in its present location for the enjoyment of all the photographers, artists, and visitors who appreciate its esthetic appeal.





## Menor's Ferry

Menor's Ferry was built by Bill Menor, a homesteader who settled in Jackson Hole in the early 1890s. Most of the settlers in Jackson Hole, especially prior to 1900, lived on the westside of the river. The river could only be safely crossed at a few locations during dry months, and during periods of high water the river was virtually impassable. Menor changed this with the construction of his ferry, which operated on the power of the river current itself. The history of the ferry operation is

intertwined with the homesteading period. The Menor brothers acquired the property through the homestead patent process and the ferry was instrumental in opening up the east side of the valley to homesteading. The ferry was large enough to carry a fully loaded wagon of logs plus a four-horse team, thus making timber-logging possible on the west bank of the Snake River. In addition to the existing whitewashed cabin, storage shed, and smokehouse, Menor's Ferry once included barns, a smithy, a general store, a garden, and irrigated hay fields and pastures. Menor's Ferry, within easy strolling distance of the Grand Teton National Park Visitor Center and so within the view of more than 2,000,000 touring guests each year, is a completely and authentically restored vestige of how pioneer ancestors surmounted a grave obstacle—the day to day passage of a dangerous river.

This restored and reconstructed ferry operation is a rare and unique resource. There are only a few remaining examples of this once common river crossing apparatus. Due to the relatively late settlement period in Jackson Hole, it was abandoned in a nearly intact state of preservation when it came into the possession of Rockefeller's Snake River Land Company who completely restored the ferry before donating it to the National Park Service.

### Existing Use:

Interpretive Site.

### Management Objective:

Continue use as an interpretive site with mercantile and transportation themes.

### Opportunities and Constraints:

As the Park's most fully developed interpretive site, Menor's has the ability to provide staging opportunities for nearby historic dude ranch sites. Parking, toilets, and other visitor infrastructure can be combined at the existing Menor's parking area. The proposed east side ferry landing and trail system will provide for a complete ferry ride experience and greater interpretive opportunities.

### Alternatives:

As a well established interpreted historic site, no other alternatives are under consideration.

### Needs:

1. The wagon shed roof is sagging and is in need of repairs to the rolled-asphalt covering.



2. Menor's Store needs roof repairs and all three whitewashed buildings need a coat of whitewash and other minor repairs.
3. The east-side landing needs dredging, minor bulkhead work, and brushing in order for the ferry to be able to make a complete crossing and stop on the east side. This work is planned for spring 2000.

### **Recent Actions:**

1. Recent log and foundation work was performed on the store building and the Smoke House was moved back from the eroding bank.
2. In the fall of 1995, the cable supports for the ferry were replaced and an improved pathway system was constructed in 1996 and 1997.

### **References:**

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991 page 13.
3. Grand Teton National Park Master Plan, 1976 page 24.
4. Grand Teton National Park Interpretive Prospectus (Draft) 1995.





## Mormon Row Historic District

Mormon Row, officially called Grovont by the US Postal Service, was a distinct agricultural community within Jackson Hole. Though this community only lasted for two generations, it is an example of the western settlement experience. Though Mormon Row is on a vastly smaller scale, it can be seen as a small taste of the pioneer way of life that many Americans lived in the West.

This community was inhabited principally by Mormons, and so the farming and irrigation practices are shaped by the Mormon experience on the western frontier.

The six remaining homesteads are about one-fifth of the original community which lies along the old Jackson to Moran road. The community is located in a gently sloping sheltered cove formed by Blacktail Butte and the Gros Ventre Mountains. The Teton mountains are located seven miles to the northwest and are the dominant visual presence. Most visitors to the Grand Teton National Park do not realize that Mormon Row is within the park boundaries, but even with the lack of publicity and site interpretation, Mormon Row receives its fair share of visitors. Mormon Row constitutes one of the best remaining examples of early 20th century western farming communities within the National Park system and the park is dedicated to the preservation of this site and adding interpretive elements so that visitors can better appreciate Mormon Row.

The Mormon Row Historic District' period of significance begins with the settlement of Andy Chambers, John Moulton, and T.A Moulton in 1908. The period of significance ends in 1950 when the extension of the Grand Teton National Park marked the end of concerted agricultural development.

By the time that the Chambers and Moulton homesteads were filed, there were already several other Mormon homesteaders in the area. The way that the community was laid out and worked together in its farming efforts was in keeping with traditional Mormon farming communities. Perhaps the irrigation ditches built along Mormon Row can best attest to the communal efforts of the people who lived along Mormon Row. Unfortunately, despite the best efforts of the homesteaders, more floundered than survived and during the hard times of the Great Depression many began to see the benefits of selling out to the newly established Snake River Land Company. Over the next 20-30 years many of the inhabitants of Mormon Row sold their land to the SRLC or to the park Service and, as a result of the early efforts of those two organizations to return all of the land to a more natural state, most of the buildings and irrigation ditches are no longer evident. In addition to the remaining structures, the grubbed fields, irrigation ditches, cottonwood trees, and fence lines stand as evidence of man's efforts to tame the wilderness of Jackson Hole. The fields remain as a testament to the success of those early homesteaders to carve out a living from the rocky sagebrush covered terrain. Within Mormon Row, the story of western settlement, of small-scale agriculture, of failed and successful homesteading, of raising families, and of creating communities remains upon the landscape.

### Existing Use:

The area is changing from abandoned site to an interpretive site. A recently completed Interpretive Plan will further define the level of visitor oriented infrastructure to be developed in the next few years.



## Management Objective:

Preserve and accommodate within the district a self-guided interpretive facility and day use area. The park administrative function of trail stock pasture will be accommodated in the area. Legislative mandates of elk herd reduction and cattle grazing will continue in the area.

## Opportunities and Constraints:

Existing access roads and multiple use mandates in the area provide the opportunity to create a interesting visitor destination. The legislated elk reduction in the area each fall presents special problems in regards to public visitation.

## Alternatives:

A planning effort begun in 1999 will explore the alternatives and possibilities for interpretive and preservation of the historic district.

## Needs:

1. About 30% of the extant buildings and structures are in need of protection and stabilization.

## Recent Actions:

1. The area has received some preservation work in the last few years and more is planned.
2. Recent volunteer efforts have stabilized and cleaned-up many of these sites.

## References:

1. National Register of Historic Places nomination forms.
2. Mormon Row Cultural Landscape Inventory, Historical Research Associates, 1995.
3. Mormon Row Historic District Management Alternatives and Environmental Assessment, 1999





## Cunningham Cabin

Built in 1888, this “cabin” is one of the oldest extant structures in Jackson Hole. The cabin actually was used primarily as a livestock barn during the time Pierce Cunningham lived on the property. The building is a double-pen, saddle-v-notched log structure of Appalachian origin. It is an example of the diffusion of frontier adaptations from the eastern seaboard to the montane west.

### Existing Use:

Interpretive site.

### Management Objective:

Continue to use as an interpretive site.

### Opportunities and Constraints:

Removal of the larger Cunningham residence and other outbuildings by the Jackson Hole Preserve creates a false sense of history at the site. However, there is an opportunity to present a more accurate story of this homestead site, the role of the Snake River Land Company/Jackson Hole Preserve, Inc. in park creation, and of the homesteading process in general.

### Alternatives:

None considered, the present use as an interpretive site is the best use.

### Needs:

1. Design a new interpretive brochure to facilitate a greater understanding of the homesteading process and the growth and change that this homestead underwent.
2. The loop trail around the site needs to have universal accessibility.

### Recent Actions:

1. In 1996, log repairs and foundation work were completed on the cabin. There are no serious unmet preservation needs on this structure.

### References:

1. National Register of Historic Places nomination form.
2. Grand Teton National Park Master Plan, 1976, page 24.
3. Grand Teton National Park Statement for Management, October 1989, page 23.
4. Grand Teton National Interpretive Prospectus Draft, 1995.







## Geraldine Lucas-Fabian Place Historic District

The Geraldine Lucas Homestead, although similar architecturally to many log structures that were constructed in Jackson Hole at the turn of the century, is unusual as it was the home of a pioneering

single woman. In 1913, Geraldine Lucas, a retired schoolteacher, took up residence in her newly constructed log cabin along the banks of Cottonwood Creek. After arriving in Jackson Hole in 1912, she had looked throughout the valley in search of a homestead site before settling on this particular location along the western edge of the Hole and at the foot of the Tetons. The tract that she applied for in 1913 was bisected by Cottonwood Creek and consisted of nearly 160 acres of sagebrush dotted meadows and stands of lodgepole pine. Lucas grew a variety of crops on the land surrounding her cabin and clear evidence of her irrigation ditches remains. Geraldine Lucas spent the remainder of her life here, and even managed to climb the Grand Teton, becoming the second woman to have scaled this summit. After her death in 1938, her ashes were interred in a boulder on the northern edge of her property, facing the Grand Teton where a brass plaque marks this location today.

Following the death of Geraldine Lucas, her property went to her son, Russell, who sold it to J.D. Kimmel. Kimmel, who already owned a number of properties around Jenny Lake, acquired the Lucas property with the intention of subdividing the acreage and selling lots for homesites. However, he abandoned this plan and sold the land to Rockefeller's Jackson Hole Preserve, Inc. The land ultimately ended up as part of the National Park. In subsequent years, the cabin served as the summer home of Harold Fabian, who spearheaded John D. Rockefeller's successful effort to expand the boundaries of Grand Teton National Park to include the valley floor. This was a rather ironic twist, as Geraldine Lucas had been opposed to the Park Service taking over her land. She held the opinion, typical among frontier Westerners, that the land was there to be used and that it should not be taken away from the homesteaders and ranchers to be set aside as a park.

The Lucas-Fabian Homestead currently consists of three cabins, a guesthouse, and numerous outbuildings. Also present is the Geraldine Lucas Ditch—a part of the Lucas Irrigation System—which was appropriated in 1914 and enlarged in 1922, and was used to divert water from Cottonwood Creek for irrigation purposes.

### **Existing Use:**

The complex now sits abandoned and unused.

### **Management Objective:**

Explore compatible adaptive re-uses for the site.



## Opportunities and Constraints:

The location of this property in the heavily developed corridor along the baseline of the Tetons is what prompted earlier decisions calling for its removal. Now that this plan is calling for retention of this property, the need to consider low impact uses of the site is very important. The structure's location next to Cottonwood Creek presents riparian and floodplain problems, however, during the heavy runoff years of 1997 and 1998, no problems were noted. The removal of the collapsed auto bridge across Cottonwood Creek now makes access to the site difficult. A footbridge could be built across the creek at the old bridge crossing. A foot trail from the established Glacier View wayside and parking area could provide simple and unobtrusive access to the site.

## Alternatives:

Two different uses have been proposed for the site, other viable proposals should be encouraged and evaluated. One is a backcountry planning center, a place where backcountry hikers and climbers can acquire permits and information. A museum on the history of mountaineering also could be accommodated with this proposal. A second proposal has been submitted to the park to operate the site as an "artist-in-residence" program. Upon acceptance of this management plan, a program to explore adaptive re-use alternatives will begin.

## Needs:

1. Basic stabilization and security procedures need to be employed on the structures, such as door security panels.
2. Development of an assessment of alternatives for the future of the property.

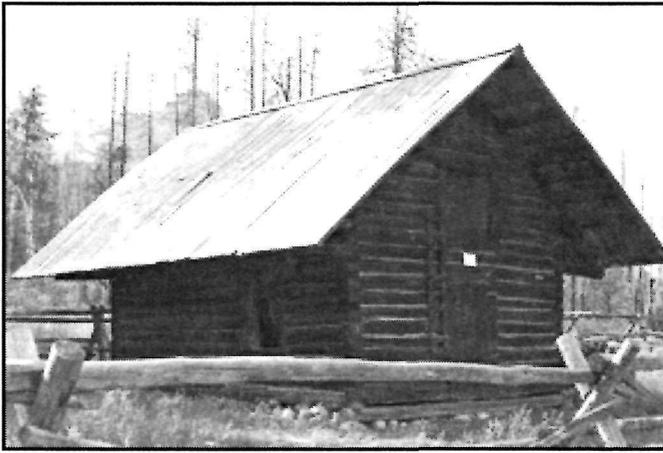
## Recent Actions:

1. Recent roof and porch repairs were performed by volunteers. A major stabilization of the Geraldine's cabin was completed in September, 1999.

## References:

1. National Register of Historic Places Nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 18.
3. Historic American Building Survey (HABS) report, 1992.





## Manges Cabin

Manges cabin is eligible for inclusion in the NRHP for its association with vernacular architecture. The cabin's period of significance is limited to 1911, the year of its construction. Although now used for hay and equipment storage, the interior floorplan and dominate finishes appear to date to the historic period and contribute to the building's significance. James Manges filed a claim to 160 acres along Cottonwood Creek on August 11, 1911. He worked for other residents of Jackson Hole before building his own cabin in the winter of 1911.

The Manges Cabin has been preserved in part because of its superior craftsmanship and it has been placed on the National Register of Historic places because of its unique design, also known as vernacular architecture. This cabin is perhaps the first two-story cabin to be found in the Jackson Hole area and the unusual construction of a very steep roof with wide overhanging eaves is also very unusual. The cabin is constructed of unfinished logs, chinked with split poles, and the floor is made from tongue and groove hardwood. He apparently had a natural talent for design as attested to in the unusual roof and eave system that he designed to keep snow and ice from piling up on the roof. In 1942, when the Snake River Land Company was in the process of acquiring land for the future Grand Teton National Park, the SRLC hired A.E. Kendrew to conduct a survey of historic properties in the Jackson Hole area. During his survey, Kendrew interviewed a relative of Jim Manges' that told of an engineer who had once studied the bridge that Manges had built on his homestead. The pioneer related to Kendrew that "[w]e had a man come in here that was an engineer and he took pictures of the old bridge that Uncle Jim built over to the double story cabin...He says, 'for anyone that didn't study engineering, it was the best bridge that he ever saw' [Uncle Jim] was very good [at building things]."

Jim Manges worked very hard over the years and eventually operated the (Old) Elbo Ranch that was in effect a dude ranch. The National Park Service inherited the ranch in 1956 and the guest cabins were converted to employee housing, but when the NPS acquired The Highlands in 1973 the twelve guest cabins, Manges' barn, and the Cottonwood Creek bridge were removed from the site. Today all that remains of the original Elbo Ranch is the Manges Cabin. The cabin is used as a storage barn and is situated next to a hay field and modern corrals.

### Existing Use:

Storage facility for trail crew and stock operations.

### Management Objective:

Preserve as is in its present location.

### Opportunities and Constraints:

The site is a great photo opportunity for the public and is visible by visitors travelling along the Teton Park Road.



## Alternatives:

None considered given present use.

## Needs:

1. Assessment of the preservation needs of the structure should be documented.
2. Park trail crew stock should be fenced away from the building to prevent “cribbing” (wood chewing).

## Recent Actions:

1. The trail crew maintains this structure as a storage barn for their operations.

## References:

1. National Register of Historic Places registration form.



# Dude Ranching Overview

In 1933, National Park Service Director, Horace Albright, wrote a lengthy letter to the editor of the Jackson Hole Courier, a local newspaper. The editor, Mr. Wilford Neilson, had requested from several of the major players in the park creation process, their personal recollections regarding the events surrounding the plans and proposals for the creation of Grand Teton National Park. In regards to dude ranches, Mr. Albright wrote, "It was agreed at the outset that dude ranches would not be purchased, because it was a part of the plan that they should remain as a part of the unique institutions of the projects."

Although most of the ranches within the park boundaries were eventually purchased to keep them from being developed into something incompatible, dude ranches have remained one of the unique institutions of Jackson Hole. The colorful history associated with this theme makes it one of the more popular historic subjects of the park. There are currently four operating dude ranches within Grand Teton National Park. One, the Triangle X, is the only dude ranch concession in the National Park system. The Four Lazy F is a life estate and will revert to park ownership when the current owner dies. The privately owned JY Ranch still retains the design and layout of a classic dude ranch although it is operated as a private family retreat for the Rockefeller family. The fourth, the Moosehead Ranch, is a non-NPS owned inholding, but is also a fully functioning dude ranch. Bordering the park are several operating dude ranches including the Heart Six Ranch, Lost Creek Ranch, Gros Ventre River Ranch, Teton Valley Ranch, and the R Lazy S. In Jackson Hole and northwest Wyoming there are many more dude ranches which are viewed as a popular and enduring way to relive the "old west," or at least the romantic version of it.

There are six properties associated with the dude ranching theme listed on the NRHP in Grand Teton.

**#1 Four Lazy F:** Operated as a private dude ranch for friends and family of the Oliver family, this small dude ranch is a life estate. Some have argued that this is really not a dude ranch because of the selective nature of the clientele. In reality, this is how all dude ranches operated at the turn-of-the-century. This ranch was ranked at the top due to its well maintained buildings and close proximity to Moose and the Menor's Ferry interpretive site. Although it is not yet park property, it is an excellent candidate for adaptive re-use and/or a dude ranch interpretive site.

**#2 Bar-B-C:** One the most well-known of the old time dude ranches, this site became famous during the 1920s due to the popular writing of the owners, Struthers Burt and his wife Katherine. One of Struthers more famous works, *Diary of a Dude Wrangler*, was the blueprint for a whole new generation of dude ranch proprietors. Although not as well known at the time, Katherine had great influence during the early days of the Hollywood silent western. Samuel Goldwyn imported Katherine to Hollywood where her movie scripts and western set design influenced America's perception of the "wild west." The Bar-B-C will be preserved with an extensive Historic Structures Report and a selective representation of the cabins will be preserved from further deterioration. The site will not be developed into a major destination interpretive site due to its remote location and rough access road. However, it will be preserved as a "rustic" or "discovery" site that will offer selective preservation and interpretation while preserving the original core of buildings. Some structures may be left to molder.

**#3 Ramshorn Lodge:** This building is now used as the headquarters of the Teton Science School and will remain as such for the foreseeable future. Built by pioneer mountaineer Paul



Petzoldt in 1935, it is the largest and best preserved historic dude ranch lodge structure owned by the park. The lodge building is the only building at the Science School site that is eligible for the NRHP and is noted for its rustic architecture.

**#4 Double Diamond Lodge:** Headquarters for the American Alpine Club administered Climber' Ranch, the site now is utilized as low cost visitor lodging facility. Only the main lodge building is considered eligible and will be maintained in its present use.

**#5 Triangle X Ranch Barn:** This structure is noted for its rustic vernacular architecture, its association with an early homesteader, and the development of the Triangle X Dude Ranch. This is the only building at the Triangle X found to be eligible for the NRHP, and will be stabilized and preserved.

**#6 Whitegrass Dude Ranch:** Operated until 1986, this was the third major dude ranch in Jackson Hole. This site has lost a number of important structures including the corrals and barn. Like the Bar-B-C, it is in an advanced state of deterioration. The Bar-B-C is to be preserved as a dude ranch site, therefore, the Whitegrass Ranch will not be preserved as a historic dude ranch site. A planning process will be undertaken in the near future to resolve issues regarding the relocation of the Death Canyon Trailhead to the ranch site and possible adaptive re-use of some of the structures.





## Four Lazy F Dude Ranch

The ranch was built in 1927 as a dude ranch and summer home for its owners, the William Frew family of Pittsburgh, Pennsylvania. Since 1927, they have operated the ranch as a guest facility by invitation and continue this use today. Throughout the late 1920s and

early 1930s, as the Frews expanded the facilities, the ranch developed into a small, but typical dude ranch. Before starting up the ranch, the Frews were frequent guests of the nearby Bar-B-C and the design and layout of the Four Lazy F is very similar and reflects the architectural design established by the Bar-B-C.

### Existing Use:

The ranch continues to be a family retreat and invitation only guest ranch. The property is a life estate and Grand Teton National Park will eventually receive the facility.

### Management Objective:

Plans for this site are to be determined. The property is a life estate, still in the ownership of the Frew/Oliver family. A site-planning process should be undertaken in the near future (in cooperation with the Oliver Family) to determine appropriate use once the park receives responsibility for the site.

### Opportunities and Constraints/Alternatives:

Due to the ranch ownership is still in ownership by the Oliver family, no substantial discussions on the future of the property have been undertaken.

### Needs:

1. Complete survey of the maintenance needs of the complex to determine feasibility of adaptive use.
2. Develop long range plans for this site. In preparation for when the NPS obtains management responsibility, a conceptual site plan with appropriate alternatives should be completed to determine appropriate use of the site.
3. The access road cuts through the Moose housing area and the Menor's Ferry area. Alternate routing should be considered if long-term plans are developed for adaptive use or preservation of the site.

### Recent Actions:

1. Still in private ownership, no actions by NPS.



## References:

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 13.





## Bar-B-C Dude Ranch

Considered one of the most famous and influential old time dude ranches of the west, the Bar-B-C is the second oldest in Jackson Hole after the JY. Along the western bank of the Snake River with the Tetons looming in the background, Philadelphians Struthers Burt and Horace Carnecross built the Bar-B-C Dude Ranch as a guest facility for visitors to Jackson Hole. The two men

started the ranch in 1912 and part of the significance of the ranch is the way in which it defined dude ranching in Jackson Hole. Carnecross was a physician, but Burt and his wife Katherine changed the face of dude ranching and their ideas about dude ranching were used by other dude ranches in the west. The Bar-B-C certainly set many standards within the industry. Struthers Burt was well known as a novelist and had a significant impact on dude ranching when he authored a book on the industry entitled, *Diary of a Dude Wrangler*. Burt, along with his wife Katherine, had a national impact in not only the dude ranch industry, but in literature and film as well. During the 1920s both had become popular novelists and Burt was a frequent contributor to widely read periodicals of the day. Burt and Carnecross operated the facility until selling out to the Rockefeller financed Snake River Land Company. The ranch was owned as a life estate and managed by the Corse family until sometime after WWII when it then became summer rental cabins. Today, most of the buildings are still standing, but abandoned and deteriorating.

There are 37 structures left at the ranch including guest cabins, barns, a lodge, a dining hall, and corrals. All of the buildings are arranged to conform to the surrounding landscape and achieve the necessary "Western" feel that the early dude ranches depended upon. The remote location of the ranch makes it difficult for visitors to find. Perhaps the best way to view this impressive historic ranch is from a raft floating down the river. Though this ranch is the second oldest in Jackson Hole, it is perhaps most famous for the many literary and film figures who frequently visited the ranch.

### Existing Use:

The ranch now sits abandoned.

### Management Objective:

Stabilize and preserve a representative core of the earliest structures and provide limited interpretation of the significant events associated with the site. An environmental assessment and interpretive plan needs to be completed before extensive preservation work can begin.

### Opportunities and Constraints:

The remote location and poor access road into the site are problematic and not easily solved. A narrow, one lane, unimproved road connects the site with the Teton Park Road and is not suitable for heavy automobile traffic. Steep road grades at the river benches compound the existing road situation. The NPS Class C cost estimating guide for a proper two lane, gravel, visitor-oriented access road would cost approximately \$1,000,000. A walking trail from the Menor's Ferry to the site may be a way to overcome problems with this road, but would be approximately 5 miles round-trip. Closures during critical wildlife periods will need to be part of any plan for the area.



## Alternatives:

Given the deterioration of most of the structures and the remote location, limited restoration and interpretation appears to be the best alternative.

## Needs:

1. Protection and essential maintenance needs to be continued on the property until a management decision is made. There are several safety issues that need to be resolved. The isolated location does permit serious vandalism to occur. More secure door panels need to be installed to prevent entry into cabins. The site needs to be stabilized and made safe for the occasional visitors who do continue to visit the site.
2. A site plan detailing which buildings to stabilize and development of a self guided interpretative walk need to be undertaken.

## Recent Actions:

1. Snow reinforcement poles and window plywood panels were installed in most of the cabins and a few had sheet-metal protective roofs installed in 1994.
2. Measuring stakes were installed in October of 1995 to monitor the rate of erosion on the west bank of the Snake River. After the two heavy runoff years of 1997 and 1998, significant bank erosion has occurred. However, it is important to note that the erosion pattern indicates that the historic core of the ranch would be largely unaffected.

## References:

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 18.
3. Bar-B-C Historic Structures Report, 1993.





## Ramshorn Lodge (Teton Science School)

The Ramshorn Lodge was the primary component of the Ramshorn Dude Ranch (now the campus of the Teton Science School). The original dude ranch has been significantly modified by the addition of a number of cabins and the Hunter residence, and is no longer eligible to the NRHP as a historic district. In 1935, mountaineers and GRTE climbing concessioner Paul Petzoldt and Gustav Koven purchased Ransom Adam's homestead at the mouth of the Ditch Creek canyon and converted this property into the Ramshorn Dude Ranch. Petzoldt and Koven constructed a lodge, barn and several cabins using logs harvested from the surrounding hills. The Ramshorn became one of Jackson Hole's most exclusive destination resorts, charging \$50 per week during an era when other dude ranches charged \$35-45. The ranch included six double cabins, one two-room cabin, and a large main building, the Ramshorn Dude Ranch Lodge. The lodge, now the Teton Science School, is located in the southeastern corner of Grand Teton National Park, two miles northwest of Kelly, Wyoming. The Ramshorn Lodge has many of the characteristics associated with dude-ranch rustic architecture. The lodge retains remarkable integrity of design, workmanship and materials, and its character-defining features include its log construction with locally harvested logs and saddle notching. The lodge has a central lounge with a native-stone fireplace, and originally had a large dining room with mountain views, a large kitchen, and guest rooms. It is the largest and best preserved historic dude ranch lodge structure owned by the park. The National Park Service purchased the Ramshorn in 1956.

### Existing Use:

The historic Ramshorn Lodge now houses the administrative offices and the library/lecture room of the Teton Science School.

### Management Objective:

Continue its present use as headquarters for the Teton Science School.

### Opportunities and Constraints:

The educational facility housed in this building allows this building to be one of the few public oriented historic buildings in the park. Many alterations have been made to the structure, however, the Science School is aware of the need to pay careful attention to the historic needs of the structure.

### Alternatives:

The lodge is now home to the Science School and is an appropriate use of the complex, and no alternative uses of the site are proposed.



## Needs:

1. Better windows and general sealing up of the building to improve energy efficiency is needed as this was only constructed as a summer and fall dude ranch facility. The structure is now used year round.

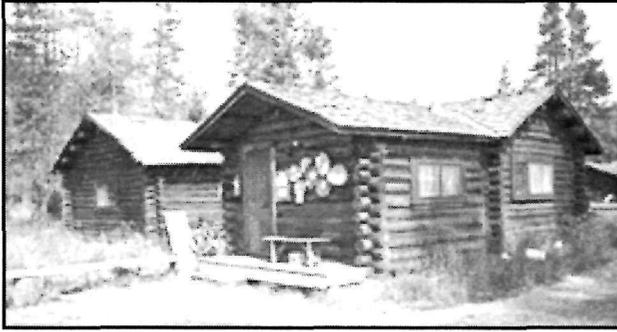
## Recent Actions:

1. The Science School has recently completed log and window replacement work. The Science School has staff dedicated to the care and maintenance of the structures.

## References:

1. National Register of Historic Places Nomination form.





## Double Diamond Lodge (Climbers Ranch)

The Double Diamond Dude Ranch Dining Hall is eligible for listing in the National Register of Historic Places under criterion C for its association with rustic architecture. The period of significance is limited to the year of construction of the dining hall, ca. 1945. Frank Williams and Joseph Clark Jr. opened the

Double Diamond Dude Ranch in 1924 as a camp for teenage boys. In 1943, Williams converted the camp to a tourist facility and built cabins to replace the tent cabins that had been used previously. The dude ranch provided pack trips, hiking, and swimming for its clients, who usually stayed for three to six weeks. Home-cooked meals were served in the dining hall.

The National Park Service acquired the dude ranch in 1964. Since 1970 the NPS has leased the property to the American Alpine Club, which uses the facilities as a hostel for climbers. Much of the historic dude ranch was destroyed by the Taggart Lake Fire in 1985. Of the once fifteen historic buildings on site, only five cabins and the dining hall survived the fire. The burned cabins have been replaced with an assortment of buildings moved from other park sites. In addition, several modern buildings have been constructed on the site. The dude ranch complex as a whole retains too little integrity to be nominated to the Historic Register.

### Existing Use:

Low cost lodging facility managed by the American Alpine Club oriented for use by climbers and trekkers.

### Management Objective:

Continue to lease to the American Alpine Club to operate as a low cost backpacker and trekker lodging facility.

### Opportunities and Constraints:

This is one of the few places in the NPS system where visitors can stay for such a low cost of \$6.50/night.

### Alternatives:

None considered.

### Needs:

1. A formalized management plan developed in cooperation with the concessionaire on how to manage the historic building needs to be developed.

### Recent Actions:

1. A new roof and interior upgrade work was recently accomplished by volunteers.

### References:

1. Teton Corridor DCP.
2. National Register of Historic Places Nomination form.





## Triangle X Barn

The Triangle X Barn was built in 1928 by John C. Turner. The barn is part of the outbuilding complex of the Triangle X Dude Ranch, the only dude ranch concession in the National Park Service system. The ranch overlooks the Snake River Valley and the surrounding treeless meadows offer unobstructed views in all directions, including a panorama of the entire Teton Range. Turner constructed the Triangle X barn using dovetailed logs taken from neighbor John Fee's partially completed homestead cabin. He used these logs to form the first ten courses of the barn and built several new courses utilizing new logs on top using a different log notch

style. This structure is noted for its rustic vernacular architecture, as well as its association with an early homesteader. The barn is a visual representation of divergent notching types and also a reminder of the extent to which resources are reused in a frontier economy. The Triangle X Barn is also an example of the close connection between vernacular pioneer architecture and its dude ranch successor.

### Existing Use:

The barn is unused and currently in need of repairs.

### Management Objective:

The barn will be preserved and maintained as a historic artifact that illustrates the early development and change of the site from homestead to dude ranch.

### Opportunities and Constraints:

The Triangle X has concerns about the barn's restoration costs, but would like to see it repaired and retained.

### Alternatives:

A review of the needs of the structure will be undertaken in the near future to determine the ultimate fate of this structure.

### Needs:

1. A new roof and log repairs are badly needed.

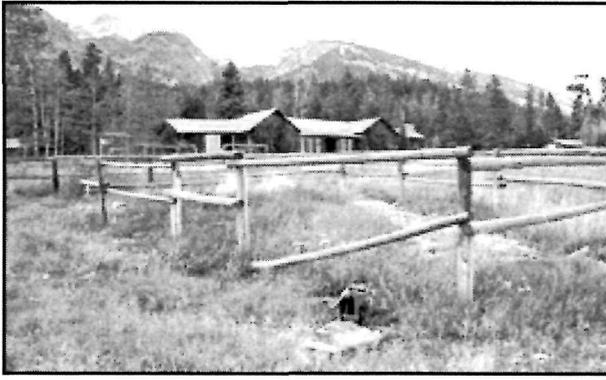
### Recent Actions:

1. A repair and stabilization is being planned for 2000.

### References:

1. Concession Contract.
2. National Register of Historic Places Nomination form.





## Whitegrass Dude Ranch

The White Grass Dude Ranch was the third dude ranch in Jackson Hole, after the JY and the Bar-B-C. The ranch was begun in about 1917 by Harold Hammond and Tucker Bispham. Along with the Bar-B-C and the JY ranches, the White Grass helped to define and set the standards for the local Jackson Hole dude ranch industry. During the heyday of dude ranching in the 1920s and 1930s, the White Grass was

affiliated with the Bar-B-C and such things as marketing and management were shared by the two ranches. Hammond's stepson, Frank Galey, Jr., ran the Whitegrass as a dude ranch until his death in 1985, making it the longest-lived active dude ranch in Jackson Hole.

The buildings making up the White Grass complex are mostly of log and are built in the typical style of Jackson Hole dude ranches. The complex consists of ten guest cabins, a lodge, a dining hall, and a service/laundry building.

### Existing Use:

The ranch now sits vacant and abandoned.

### Management Objective:

Depending on the outcome of a site planning process, some remnant of the White Grass should be preserved. However, it is not the intent of the Park Service to preserve the site as a dude ranch historic site, that will be done at one of the other dude ranch sites. The White Grass Dude Ranch area may be the site of the relocated Death Canyon Trailhead and White Grass Ranger Station.

### Opportunities and Constraints:

The ranch is in a location where heavy winter snows take a heavy toll on the structures. The snow loads at this site are some of the worst in the Park. There is the potential for adaptive reuse for some of the structures if an appropriate administrative use can be found.

### Alternatives:

The Death Canyon trailhead planning process may have a role for some of the buildings. Possibly turn the dining hall or lodge into a picnic shelter and the possibility of a ranger residence or volunteer quarters are some of the alternatives that need to be discussed.

### Needs:

1. Basic stabilization and preservation is required by law even though no firm decision has been made on the site.

### Issues:

1. The planning process needs to address this heavily used area of the park and the possibility of relocating the trailhead to the White Grass area.



## Recent Actions:

1. Volunteer groups have done some roof repairs to a few cabins.

## References:

1. National Register of Historic Places nomination form.



# Park Administration and Development Theme Overview

The Park Administration and Development theme addresses federal (National Park Service) administration of Grand Teton National Park from its inception in 1929 to the 1950 extension of park boundaries. Significant sub-themes include Depression era construction efforts and National Park Service Rustic Architecture. On June 4, 1929, the park's first Superintendent, Sam Woodring, visited the nascent park for the first time and found the park's infrastructure needs were enormous. Initially, park headquarters were established in canvas tents, but as winter approached, buildings at the old Elbo Ranch (near Cottonwood Creek) were converted into a more substantial headquarters complex. For the next four years, financing was sporadic and never substantial. Programs started under Roosevelt's New Deal, such as the Public Works Administration and the Civilian Conservation Corps, provided the first substantial infrastructure development in the park. A few buildings were inherited from the U.S. Forest Service as forest lands were transferred to the Park Service.

**#1 Beaver Creek Administrative Area:** Established by the USFS as the Stewart Draw Ranger Station, the original USFS cabin was enlarged and expanded by the CCC to become the park headquarter's building. All of the structures in the district were built by the CCC and represent the park's best examples of NPS designed Rustic Architecture. The area is still used as an administrative area for the park and will be for the foreseeable future.

**#2 Jenny Lake Ranger Station:** Originally the Lee Mangus cabin from the old Elbo Ranch, this cabin was moved to Jenny Lake and used as a museum for a time. The structure was recently repaired and remodeled, and its present use as the Jenny Lake Ranger Station will continue.

**#3 Jackson Lake Ranger Station:** Originally built by the USFS, the Park Service acquired the property when that piece of land was incorporated into the park. It is the only intact USFS Ranger Station unit left in the park. Built from standardized plans, it consists of a barn, garage, and house. It is now used for housing and will continue in this capacity.

**#4 Backcountry Cabins:** The five NRHP backcountry cabins were built either by park crews or NPS-CCC work crews. The cabins are Upper Granite, Death Canyon, Cascade Canyon, Leigh Lake, and Moran Bay. All of these cabins are integral to the park's backcountry management and will continue in this use.

**#5 Moose Entrance Kiosk:** Built by the CCC from standardized plans developed by the NPS Design Bureau, this style of kiosk was common to this and other parks. It is the only remaining one of its kind and should be preserved. With the future construction of a new Moose entrance station, a new and appropriate use needs to be found for this structure. Plans to move the structure back to its original location near the Jenny Lake area and develop it into a public CCC exhibit will be further refined.

**#6 Jenny Lake CCC Camp:** There were three CCC camps in Grand Teton during the 1930s, of which the Jenny Lake camp was the largest and most substantial. Most of the camp was tent cabins and the only remaining structures are the messhall and shower house. Built as "temporary" structures, crude foundations and spare exterior walls make this a very expensive preservation issue. Both of these structures have been greatly modified over the years and the interior reflects little from the original CCC configuration. The buildings are leased to Exum Mountain Guides and are used as an operations base and office. The buildings will continue in this use as long as feasible, but at some future point will be "mothballed" or allowed to become



moldering ruins. Eventual removal may be required due to the heavy visitor use of the Jenny Lake area.

**#7 White Grass Ranger Station:** One of the three original patrol cabins built by the newly created Grand Teton National Park. This cabin will continue in its present use as volunteer ranger housing. The Death Canyon trailhead, where this cabin is located, is scheduled to have a new site planning process as part of a southwest corridor DCP. That planning effort may propose changes to the area surrounding the ranger station.

**#8 String Lake Comfort Station:** Built by the CCC in the 1930s, this log cabin toilet is still fully functioning and is the only flush toilet in the String Lake area. It will continue to be maintained and used as a summer season restroom facility.





## Beaver Creek Administrative Historic District

The early development of Grand Teton National Park is represented in this area. The preservation of the historic district should be given priority in all proposed actions in the area. Developed in the early 1920s by the U.S. Forest Service as the

Stewart Draw Ranger Station, the area became headquarters for the newly established park in 1929. Building #10, the original park headquarters office building, was originally a two-room Forest Service Ranger Station. During the 1930s, the Civilian Conservation Corps built several rustic style structures in the area, including wood maintenance buildings and log houses. The CCC also enlarged the original ranger station. The area continues to function as an administrative area, but now houses only a small part of the overall park operation. Developing compatible uses for existing historic structures and designing compatible new structures that reflect earlier rustic-style log work are very important to maintaining the character of the area.

### Existing Use:

All of the buildings in the historic district are in use. All of the houses are occupied and the administrative structures are in use as either office or storage space.

### Management Objective:

Continue to use as a park housing and administrative area.

### Opportunities and Constraints:

There is a terrific opportunity to present to the public the CCC era and NPS designed Rustic Architecture. How to accommodate visitors and keep the area as an administrative and housing area could be problematic. Accommodating more development in or near the historic district needs to respect the size, scale and density of the structures in the historic district.

### Alternatives:

The buildings in the district are utilized with functions that are compatible with their original intent. No other alternatives have been considered.

### Needs:

1. A maintenance plan, which meets the special needs of the aging historic buildings, needs to be developed and implemented. Many of these buildings have not had basic maintenance performed on them for several years.
2. Care needs to be exercised in the management of this area. No new construction should be allowed in the historic district unless it is compatible with the rustic style of the historic properties. Roof pitch, overhang and porch detailing, log-crown details, and window style are important details in maintaining historic compatibility.



## Recent Actions:

1. Many of the historic homes have had upgrades and necessary improvements needed to keep them as active and viable housing units.

## References:

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 13.
3. Grand Teton National Park Master Plan, 1976, page 20.





## Jenny Lake Ranger Station

The ranger station, the nearby CCC-era toilet building, and the Crandall Studio are the three buildings that make up the Jenny Lake Historic District. The studio is discussed separately and more appropriately in the concessions section. The Ranger Station was originally the Lee Mangus homestead cabin and

was located at the old Elbo Ranch near Cottonwood Creek. It was moved to the Jenny Lake area in the late 1930s and turned into a museum. In the 1950s, it was converted into the ranger station. The now unused Jenny Lake 1930s CCC constructed toilet sits about 100 yards behind the ranger station and is a small 12'x 20' building in poor condition.

### Existing Use:

The ranger station is now headquarters for NPS climbing and backcountry operations, the toilet is now unused due to construction of larger and code compliant toilet facilities.

### Management Objective:

Continue to use as a ranger station and backcountry/climbing visitor contact center. The toilet will be removed.

### Opportunities and Constraints:

This is one of the few occupied historic log buildings in the park that is open to the public. It is an excellent example of an adaptive re-use of a historic structure and is a very nice facility.

### Alternatives:

No alternatives for this building were considered given the ranger station's current and appropriate use. The toilet building is severely deteriorated. Given its small size, it is not conducive for adaptive re-use, and therefore, it will be removed. Unlike the larger CCC constructed String Lake Comfort Station that will be preserved, the smallness of this building presents few, if any, alternatives for adaptive re-use.

### Needs:

1. Periodic checks to monitor bat roosting in the attic and appropriate clean-up should be performed.

### Recent Actions:

1. Major rehabilitation work was performed on the Ranger Station in 1995.

### References:

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 28.
3. Grand Teton National Park Master Plan, 1976, page 20.





## Jackson Lake Ranger Station

The Jackson Lake Ranger Station represents the last in situ (in its original location) U.S. Forest Service ranger station in Grand Teton National Park. The station is currently used

as a residence and office, and has three associated outbuildings: a barn, a garage, and an outhouse. The buildings appear to be built from standard U.S. Forest Service plans. During the 1930s, under the leadership of John D. Rockefeller, Jr., efforts were made to enlarge Grand Teton National Park. The U. S. Forest Service resisted efforts by the National Park Service to take land from Teton National Forest for these expansions. As a symbol of that defiance, the Forest Service constructed the Jackson Lake Ranger Station to make their presence felt as close to the park boundaries as feasible in 1933. The Jackson Lake Ranger Station was one of five ranger outposts in the area manned by the Forest Service in the 1930s and is the only one that has not been heavily rebuilt and/or moved by the NPS after they took over the lands in 1943 as part of Jackson Hole National Monument (which later became the enlarged Grand Teton National Park). When the Forest Service evacuated the Jackson Lake Ranger Station in 1943, they took all the furniture and equipment with them. Even the plumbing, well tubing, and an underground tank were removed, resulting in a four-foot square hole in the living room floor. The station represents an interim phase in the local development of conservation in Jackson Hole and also reflects the Forest Service presence and involvement in that process.

### Existing Use:

Currently used as seasonal housing.

### Management Objective:

Continue use as a housing and administrative site.

### Opportunities and Constraints:

Its location across from the Willow Flats turnout provides the opportunity to provide some nearby, yet visible, interpretation of the Forest Service role in the creation of Grand Teton National Park.

### Alternatives:

The complex is utilized in keeping with the design and historical uses and no alternatives were considered.

### Needs:

1. Routine maintenance.

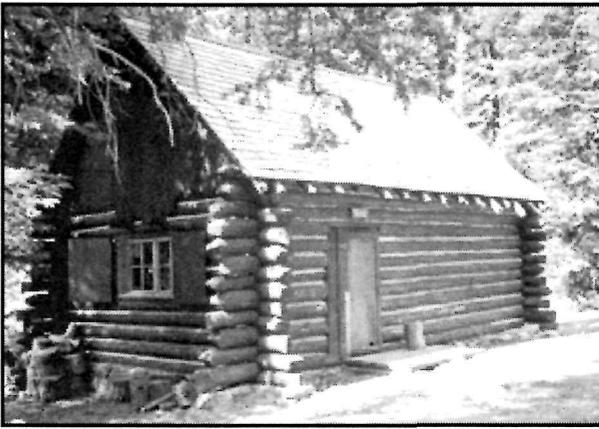
### Recent Actions:

1. The upstairs portion of the main house was recently converted into a residential unit for seasonal employees.

### References:

1. National Register of Historic Places nomination form.





## Backcountry Cabins

The Leigh Lake and Moran Bay patrol cabins were built by park staff soon after the creation of the park. The Upper Granite, Death Canyon, and Cascade Canyon cabins were built by the CCC.

### Existing Use:

All of the backcountry cabins are in use and an active part of management of the GTNP backcountry.

### Management Objective:

Maintain all of the cabins for use in backcountry management operations.

### Opportunities and Constraints:

The cabins are near the backcountry trails and provide the hiking public opportunity to view NPS Rustic Architecture. Due to the need to store tools and supplies for backcountry work and emergencies, these cannot be left open to the public.

### Alternatives:

All the backcountry cabins are utilized and no alternatives were considered.

### Needs:

1. Routine maintenance is needed on most of the cabins. The Upper Granite Canyon Cabin is in the worst conditions of all the cabins. The cabin is too small to sleep in and is often buried in deep snow. It is used only as tool storage and is in need of substantial work.
2. The Backcountry Cabin Management Policy of 1991 needs to be reviewed and updated.

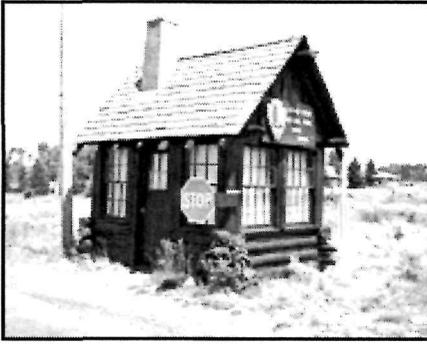
### Recent Actions:

1. In the summer of 1995, Leigh Lake cabin received a new floor, sill logs and other major wood repairs.
2. The Moran Bay Cabin received a major rebuild in 1996.
3. The Cascade and Death Canyon cabins have both received recent log repairs.

### References:

1. National Register of Historic Places nomination form.
2. Backcountry Cabin Management Policy, 1991, page 2.





## Moose Entrance Kiosk

Built in the 1930s as a Civilian Conservation Corps project, this kiosk is an excellent example of Depression-era rustic architecture. Originally located near the North Jenny Lake Junction area, it was moved to the new entrance station at Moose in the early 1960s. Built from standardized NPS plans, it is one of the few remaining survivors of this particular building type.

### Existing Use:

Used as a storage building at the Moose entrance station.

### Management Objective:

Refurbish the structure and relocate it to near its original location in the Jenny Lake area. A small parking area and exhibits about the CCC era in GTNP will be developed to utilize the building.

### Opportunities and Constraints:

Designed for an era when entrance stations functioned much differently, adapting it for modern needs of year round use, cash control security, and electronic systems would require extensive modifications to the structure. As the sole survivor of a once common entrance kiosk design, the best course of action is to preserve the structure in its original form as much as possible.

### Alternatives:

In a few years, a complete new Moose Entrance Station will be constructed. It is not felt that new entrance technologies such as automated fee systems can be accommodated in this building. Other options considered were utilizing the structure at the new Southwest Entrance Station, a phone booth at the Moose Visitor Center, and continuing use as a storage building at the Moose Entrance Station. It was felt using the structure as the centerpiece of a CCC Rustic Architecture wayside exhibit is the most appropriate adaptive re-use.

### Needs:

1. It appears to have a few rotten logs and log crowns that should be further investigated and a maintenance plan developed.
2. This structure has no foundation, it rests on wood skids. Rodent and weather infiltration are major problems and sealing the building should be part of any repair program.

### Recent Actions:

1. None

### References:

1. National Register of Historic Places nomination form.





## Jenny Lake CCC Camp

The largest and most substantial of the three New Deal era Civilian Conservation Corps camps in Grand Teton, this is the only one with any extant resources. During the peak of the CCC program, the Jenny Lake camp was a large camp that consisted primarily of tent cabins and two wooden structures. The remaining structures are the kitchen/dining

hall and the shower house. The interiors have been greatly modified from the CCC era and retain little of the original fixtures and features.

### Existing Use:

The structures are leased to Exum Mountain Guides, a park climbing guide concession.

### Management Objective:

To preserve these structures for as long as possible and tell the story of the CCC in GTNP.

### Opportunities and Constraints:

There is little historic fabric left in these buildings. They have been heavily modified since the CCC era. The board-and-batten siding is the only historic material remaining on the buildings. It is in bad shape and in need of replacement if the building is going to be adaptively re-used. If it is replaced, all that would be left is the historic form of the building. Exum owners have been exploring the museum idea with potential donors, but report many are scared off by the condition of the building.

### Alternatives:

The continuation of Exum in this location for the near future is certain. Long-term issues need to be addressed, especially in light of upgrades desired by Exum to the buildings. A "Museum of Climbing and Mountaineering in the Tetons" has been discussed for this location, however, this would demand extensive upgrades to the buildings. Other options include relocating Exum to another Park location and mothballing the buildings in their present condition or even removal. Full restorations and returning the building to the CCC era would be very expensive. The park proposes to put funds into the preservation and interpretation of the CCC constructed buildings at Beaver Creek and not preserve these two remaining buildings. An interpretive sign at the Jenny Lake location showing the camp in full operation is the Park's preferred alternative.

### Needs:

1. Extensive documentation of the buildings is needed before any more modifications are made.
2. A discussion on the best way and methods to tell the CCC story in GTNP.



## Recent Actions:

1. Exum has made interior upgrades to assist in their operations.

## References:

1. National Register of Historic Places nomination form.
2. Teton Corridor DCP.





## Whitegrass Ranger Station

The Whitegrass Ranger Station is a small complex of cabins utilized as ranger housing. The development of the Death Canyon Trailhead, the ranger station, and dude ranch are planning issues that need careful consideration in the upcoming Development Concept Plan. The Whitegrass Ranger Station was constructed in 1930 by the newly created Park staff, along with Leigh Lake and Moran Bay cabins.

### Existing Use:

The Ranger Station is still utilized for ranger housing that provides a summer season NPS presence at the Death Canyon Trailhead.

### Management Objective:

Future use of this historic property is to be determined by the Moose-Wilson Development Concept Plan. However, more than likely this use will continue at this site for the long term.

### Opportunities and Constraints:

Reworking of the trailhead is badly needed, as well as the re-assessment of the ranger station needs in the area. This cabin was built at the same time and in the same style as the Moran Bay and Leigh Lake backcountry cabins. If someone wanted to see what a backcountry cabin looked like, they can drive to this one.

### Alternatives:

Further alternatives will be explored when a comprehensive planning process is undertaken for the Death Canyon trailhead area.

### Needs:

1. The need to begin the DCP on this area is vital to making the decisions on how to treat these historic resources. The Moose-Wilson Road and the spur road to the Death Canyon Trailhead and White Grass Dude Ranch are narrow and dangerous and need careful consideration.

### Recent Actions:

1. The tack shed, a moved-in frame structure, collapsed last winter under the heavy snowloads common to this area of the park.

### References:

1. National Register of Historic Places nomination form





## String Lake Comfort Station

This rustic log building was built by the Civilian Conservation Corps as a comfort station. It is only used in the summer. The remote location and potential for freezing preclude use during the winter. A new vault toilet was constructed immediately adjacent to this historic building for winter use.

### Existing Use:

Currently used as a summer season restroom facility.

### Management Objective:

Continue to utilize as a toilet facility for summer use.

### Opportunities and Constraints:

Nice rustic toilet.

### Alternatives:

No alternatives were considered.

### Needs:

1. Universal accessibility plans need to be developed for this comfort station as it is the only flush toilet available in the area.
2. A routine preservation maintenance schedule needs to be developed for the structure.

### Recent Actions:

1. Preliminary design for universal access has been discussed on site, but no construction work has been scheduled.

### References:

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 28.



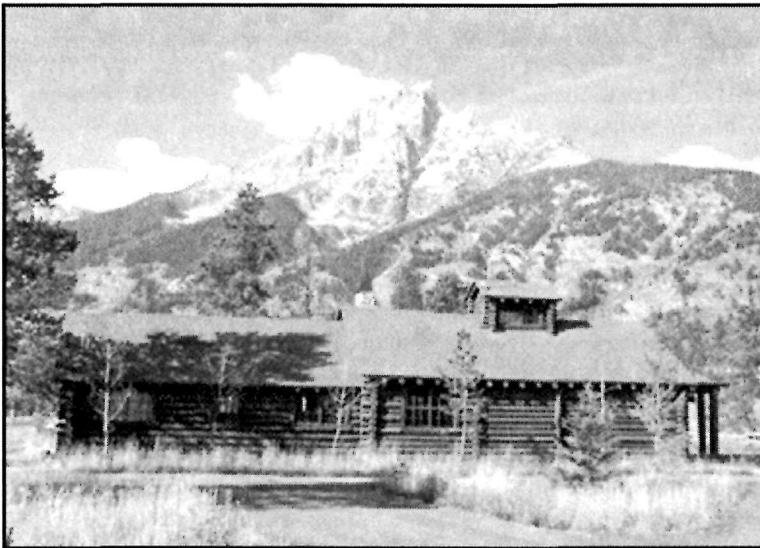
# Concessioners Facilities Overview

The 1929 Act creating Grand Teton National Park included provisions protecting the property rights of those owning land within the boundaries of the new park. Landowners with tourist facilities, however, were subject to Park Service control over their rates, their services, and the character of physical improvements including architectural style. The four buildings under this theme represent concession facilities that were purposely built as concession facilities by private owners during the earliest period of GTNP.

**#1. Crandall Studio/Jenny Lake Visitor Center:** Built in 1925 and originally situated near String Lake, Harrison Crandall's studio now sits in its third location. After his property was acquired by the Park Service, he became a NPS concessionaire. Crandall's business interest was acquired by the Grand Teton Lodge Company in 1958 and the Jenny Lake Store operated in the building until recently. In 1995, a major building rehabilitation was completed and the structure now houses the Jenny Lake Visitor Center.

**#2. The Jenny Lake Boat Concession Buildings:** The three NRHP structures associated with this operation are the Wort Boat House, the Reimer Residence at Jenny Lake, and the Reimer Residence at Blacktail Butte. The Wort Boat House was built by Charles Wort as winter storage for his small fleet of rental boats. The boat house is the oldest concession structure in park. The concession itself is the oldest concession in the park and predates the park itself. The Wort's original concession contract was issued by the Forest Service, and upon creation of the park was continued by the Park Service. The date of construction of the boat house is unclear and may have been built during the Forest Service era. The Reimer Residence is named after the second Jenny Lake Boat Concession operator who built it. This building was designed by the NPS design bureau and is one of the earliest examples of NPS designed rustic log architecture in GTNP. It reflects the design qualities that would soon be replicated at many sites throughout the Park by the CCC. The Reimer Residence will remain in its present use as concessionaire housing for the foreseeable future. The boat house will be retained, stabilized, and preserved. After selling the boat concession, the Reimers built a home at the north end of Blacktail Butte which is listed on the NRHP as locally significant rustic architecture. This second Reimer residence will be removed.





## Crandall Studio Jenny Lake Visitor Center

Built as a photo store and art gallery by photographer and painter Harrison Crandall, it was originally located near the String Lake area. Crandall remained in business until 1958 when his business was purchased by the Grand Teton Lodge Company. Crandall's imagery of the Tetons popularized the area as a place for vacations and helped convince the skepti-

cal of the value of the Jackson Hole area as a place worthy of preservation as a National Park. Because the studio was Crandall's primary place of work and because of his contributions to the early history of the park, the studio is also considered significant as a conservation property.

### Existing Use:

The studio is now used as the Jenny Lake Visitor Center.

### Management Objective:

Continue to use as visitor center.

### Opportunities and Constraints:

One of the few historic buildings in the park that is open to the public. A good place for visitors to experience a historic log building.

### Alternatives:

No alternative uses for the structure are under consideration.

### Needs:

1. Continual work to seal out the bats requires constant attention.

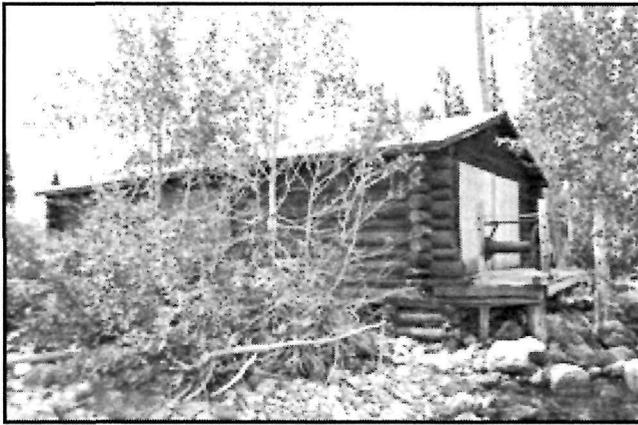
### Recent Actions:

1. From 1993 to the present, the Crandall Studio has been the focus of a major rehabilitation and preservation effort.

### References:

1. National Register of Historic Places nomination form





## Jenny Lake Boat Concession

The Jenny Lake area was the first to be developed by National Park Service personnel after establishment of the Park in 1929. Prior to the establishment of the park, a boat concessioner named Charles Wort operated on Jenny Lake under a Forest Service permit, making the Jenny Lake Boat Concession the oldest concession in the park. The boat concession was integrated into the first GRTE

Master Plans, which recognized the significance of Jenny Lake as a major visitor area within the park. Three of the structures associated with the Jenny Lake Boat Concession are listed on the National Register of Historic Places. These are the Wort Boat House, the Reimer Residence at Jenny Lake, and the Reimer Residence at Blacktail Butte. The Wort Boat House, built by Charles Wort as winter storage for his small fleet of rental boats, is the oldest concession structure in the park. The two Reimer Residences are named after Dick Reimer, the second Jenny Lake Boat Concession operator. By 1935, Reimer had assumed the boat concession license. Reimer constructed a residence for himself in 1937 on the west side of Cottonwood Creek. The National Park Service Landscape Division approved the preliminary drawings and supervised construction. Because of the degree of Landscape Division involvement in site layout and architectural design, Reimer's cabin is a significant example of NPS Rustic Architecture. The Jenny Lake residence is one of the earliest examples of NPS designed rustic log architecture in GTNP, and reflects the design qualities that would soon be repeated at many sites throughout the park by the CCC. After selling the boat concession, the Reimers constructed their retirement home on the north end of Blacktail Butte. This residence is listed on the National Register of Historic Places for locally significant rustic vernacular architecture.

### Existing Use:

The two NRHP structures associated with the boating operation are still in use by the concessionaire.

### Management Objective:

The boating concession will continue to operate and is one of the most popular concession activities in the park. Continuing this activity is a high priority of the park. The residence will be retained and used as housing and the old boat house will be preserved. The Reimer residence at Blacktail Butte will be sold and removed. Plans are to remove this structure due to its location in an area of the Park that is heavily impacted by inholdings.

### Opportunities and Constraints:

The two historic buildings located at Jenny Lake provide the opportunity for visitor oriented interpretation utilizing one or two of these buildings. The old boat house is considered an interesting historic artifact by some and a blight on the lake by others.

### Alternatives:

The boat concession will continue and the two historic buildings associated with the operation will remain and be preserved. Removal of the no longer used boat house was requested by the concessioner, however, it is the park's intent that it be retained and preserved.



## Needs:

1. Both of these properties need more routine maintenance

## Recent Actions:

1. A new concession contract is was recently formalized for the operation.

## References:

1. National Register of Historic Places nomination form.
2. Teton Corridor DCP.



# Auto Camps Overview

Ever-improving roads and increased automobile ownership during the period between WWI and WWII drastically altered tourism in Jackson Hole. These new roads encouraged vacationers to rethink their definition of a vacation. No longer did the idea of extended stays at one place hold the fascination it once had. Instead, trips to include visits to as many sites as possible became more popular. The entrepreneurs along the Tetons soon recognized that auto travelers required lodging, meals, gasoline, and other services. Some smaller and less elaborate dude ranches soon converted to short stays catering to the automobile trade and some dude ranchers referred to this new breed as “tin can tourists.” Within these motor court complexes, individual buildings were physically very similar to dude ranches, but differed in their spatial arrangement. The need for vehicular access and parking for each cabin resulted in development of a central court surrounded by cabins. Also, dude ranch infrastructure (barns, horse sheds, tack sheds, etc.) disappeared from the motor court. Finally, the motor courts tended to be located within a short distance from a major highway. The Kimmel Kabins, the Highlands Ranch, and other similar properties met the needs of this new traveling public. Both of these sites were substantially reconstructed after park creation and reflect early park goals that visitors stay in log cabins that reflect the pioneer heritage of the area.

The Auto Camp theme is actually a property type that is a subset of the Concessionaire Facilities context. The Auto Camp theme is one of the three lowest (out of eight total) ranked historic themes, along with Vacation Homes and Hobby Ranches. In order to insure the continued preservation of the highest ranked historic themes, the structures of this theme will be utilized as long as it is economically feasible to maintain them in their present use. However, no large sums of money or “heroic” preservation efforts will be employed once the useful life span of these structures has expired.

**#1 The Kimmel Kabins:** Built as a concession in 1937 under Park Service supervision, the Kimmel Kabins are an excellent example of an early motor court. The log design reflects NPS rustic architecture conventions, and the layout and design reflects the dude ranch influence. The complex is currently used for NPS seasonal housing. This cabin court had been identified for removal and new housing would be built at the Beaver Creek housing area and a select few of the cabins would be moved to the Highlands Ranch area. However, due to the significance of the property and other factors, the park will now try to utilize the complex as seasonal housing for as long the buildings can continue to meet NPS housing regulations.

**#2 The Highlands Ranch:** Substantially rebuilt in the late 1940s and early 1950s, under NPS concession supervision, this auto camp was the last privately owned auto camp resort constructed in the park. It is now NPS seasonal housing and will continue in that role as long as the buildings can continue to meet NPS housing regulations





## **Kimmel Kabins -Lupine Meadows Housing**

The Kimmel Kabins are listed on the National Register of Historic Places because they are a good example of an inter-war (WWI & II) motor court. This complex has been NPS seasonal housing much longer than it was used as a motor court. Climbing personnel and operations for the park have been housed at Lupine Meadows because the Jenny Lake area is the focus for mountaineering in the park. The

climbing rangers have indicated a strong preference for retaining the operations at this location. The units are not visible from the road and the climbing rangers are available for quick emergency response. The rescue cache and heli-pad are also located here.

### **Existing Use:**

NPS Seasonal Housing.

### **Management Objective:**

Retain these cabins as housing as long it is economically feasible.

### **Opportunities and Constraints:**

The issues of development within a riparian zone also pertain to this site. Provisions could be made to minimize riparian impacts such as a better sewage system and removal of activities from stream banks.

### **Alternatives:**

The current use of these cabins as seasonal housing is a good use and no other alternatives were considered. This decision to use these cabins is a reversal of a previous decision to remove these. Unlike the Highlands Ranch, which is very visible from the Teton Park Road, these cabins are well hidden and discreet.

### **Needs:**

1. Basic maintenance including log stabilization and repair need to be re-instituted.

### **Recent Actions:**

1. Cultural Cyclic & housing repair funding for repairs is programmed for this site in 1999.

### **References:**

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan, 1991, page 18.





## Highlands Ranch

The Highlands Ranch was the last privately owned and operated auto camp/resort complex constructed in GTNP in the historical period prior to the Mission 66 concession-development projects.

The Highlands Ranch is eligible for the NRHP for its association with dude-ranch rustic architecture and with area tourism.

The Highlands Ranch site was originally set-

tled in 1914 by two homesteaders from Pennsylvania, Harry and Elizabeth Sensenbach. The Sensenbachs began augmenting their ranching income in the late 1920s by renting out a few cabins and serving food to area visitors, turning part of the ranch into a privately owned and operated auto-camp/resort complex. The Sensenbachs sold the site to Charles Byron Jenkins, Jeanne Jenkins, and Gloria Jenkins Wardell in 1946. By 1956, the site included a large central lodge, three cabins dating to the Sensenbachs, and a new generation of tourist cabins. The Highlands offered private accommodations with private bathrooms, maid service, and the option of having one's meals there. As many as thirteen female employees were employed at the Ranch to clean cabins and work in the dining room.

The lodge was constructed in the National Park Service designed rustic style. Jenkins and a few hired carpenters built the newer tourist cabins placing them roughly in a U-shaped pattern around a central grassy courtyard. They methodically added one or two cabins a year until 1956. The Highlands buildings are united not only by the carefully planned site layout, but also by the almost exclusive use of log for construction, the frequent inclusion of a front porch in the traditional Rocky Mountain Cabin style, and the simple design and small scale of the cabins. The interiors conform to accepted notions of rustic with log or knotty pine interior walls, wood floors, and the use of animal-trap light fixtures in the public buildings. Jenkins sold the Highlands to the National Park Service on January 26, 1972. The NPS turned the Highlands into quarters for seasonal employees of the Park, which remains its function.

### Existing Use:

The site has been utilized as NPS seasonal employee since the park acquired the property in 1972.

### Management Objective:

Utilize the complex for seasonal housing for as long as possible or economically feasible. Due to the highly visible location next to the Teton Park Road, it is a long term objective of the park to remove the complex and replace it with housing in a more discreet location.

### Opportunities and Constraints:

A major consideration of the Park housing office is the high cost of maintaining a number of log cabins versus a more efficient apartment building.

### Alternatives:

This complex will be used as seasonal housing for the immediate future and no alternatives will be developed for replacement housing at this location.



## Needs:

1. Development of a comprehensive maintenance plan for the structures.
2. Assessment of alternatives and timetable for development of replacement housing for this complex.

## Recent Actions:

1. On-going maintenance, the cabins will receive new mortar daubing in 2000.

## References:

1. National Register of Historic Places nomination form.
2. Teton Corridor Development Concept Plan.



# Vacation Homes Overview

The Vacation Homes theme is a subset of the Settlement Context. After World War I, the increased publicity of Jackson Hole, escalating national appreciation for wilderness recreation, improved transportation, and increased leisure hours led to the beginnings of vacation home construction. The architecture of these homes varied from simple log cabins and small log vernacular complexes to elaborate architect-designed rustic lodges. Vacation homes now comprise the majority of residences in the valley and continue to be built at a fast and furious pace. Vacation homes, especially large, elaborate “trophy” homes, certainly cannot be considered an endangered or disappearing resource. They are, in fact, being built in such large numbers that the remaining private property in the valley is being subdivided for trophy home enclaves. The Vacation Home theme itself was almost universally ranked at the bottom by the theme and site ranking participants. The associated structures themselves, the Brinkerhoff and AMK Ranch, however, are well regarded by all groups and deemed worthy of preservation. Both of the properties in this theme have very secure and positive futures as adaptively reused facilities.

**#1 Brinkerhoff Lodge:** Built in 1946 by the Brinkerhoff’s, a wealthy oil family, for use as a family and corporate retreat. The finely crafted log structure is complemented by western motif furnishings designed by Thomas Molesworth. The Park Service acquired the property in the late 1950s and it has been used as a residence for visiting dignitaries and visiting NPS staff working in the park on official business. This property will be utilized in this capacity for the long term.

**#2 The AMK Ranch:** Built at the homestead site of John Sargeant, the site is dominated by the vacation homes of two wealthy owners. The Johnson Lodge was built in the 1920s by the president of the Hoover Vacuum company, and the next owner built an even more elaborate vacation home. The Berol Lodge was constructed by the owners of the Eagle Pencil Company in 1935 and even by today’s standards is a large and elaborate residence. The AMK is leased and operated as the National Park Service-University of Wyoming Research Center. This property will be utilized in this capacity for the long term.



## Brinkerhoff Lodge

The Brinkerhoff Lodge, designed by architect Jan Wilding and built in 1946, is an exceptional example of Rustic Architecture in the post-WWII era and one of the few well-preserved examples in existence from that period and movement. In addition, it is significant as one of the last remaining example of a Forest Service lease vacation home within what became Grand Teton National Park (at one time there were 111 such leases within the present park boundaries). The main lodge and the caretaker’s cottage

were built in 1946 by the Brinkerhoff family who owned a oil exploration company. The most engaging feature of the main structure is the large porch on the west side of the house that looks out over Jackson Lake and Mount Moran. The outside of the house is relatively free of ornamentation, but the inside of the house is fabulously decorated in a combination of a western theme and a southwestern theme which reflects the origins of the original owner. The dominance of the cowboy motif, the use of highly polished floors, and the half-log treatment of the staircase all set the interior clearly into the post WWII period. The interior furnishings remain



today much as they did when the house was built more than fifty years ago. The original furniture is still being used in the Brinkerhoff and this is one of the last great western lodges with its custom-designed Thomas Molesworth furniture collection still in place. The caretaker's cottage sits southeast of the main lodge, and its exterior design is in keeping with the rustic architecture of the lodge. The cottage is built from the same siding that is used on the main lodge and has a very similar feel that complements the style of the main lodge. After the NPS acquired the property in the late 1950s, the lodge was converted to a retreat for visiting dignitaries. During the 1960s, Presidents John F. Kennedy and Richard M. Nixon stayed at the Brinkerhoff during visits to Jackson Hole. President Carter and Vice-President George Bush have also been guests. Today, the Brinkerhoff is no longer a VIP retreat, but it is still used by the National Park Service and the NPS is dedicated to maintaining the integrity of the building as a historical property.

### **Existing Use:**

The lodge is used for housing and meeting space for visiting NPS staff and others who are in the park on official NPS business.

### **Management Objective:**

Continue to use for guest/administrative space for park operations.

### **Opportunities and Constraints:**

A shallow water system and inadequate building insulation does not allow winter use at this time. Given the unique nature of this property and present use as a guest house, constant attention needs to be paid to the use and condition of the building's unique furnishings.

### **Needs:**

1. Burglar and fire alarms have been purchased and need to be installed.
2. A complete evaluation of the logs and damage caused by the carpenter ants who have been attacking the building for several years should be initiated. Measures utilizing borates to keep the ants out have been implemented and is successful, but damage has been done.
3. Given the unique nature of this property and present use as a guest house, it might be appropriate to explore more income-producing uses that could help defray operating expenses.

### **Recent Actions:**

1. Major wood and log repairs were made to the building in 1996.
2. Treatment of the carpenter ant problem has been undertaken and continued monitoring is needed.
3. A new cedar shingle roof was installed in 1994.
4. A furnishings evaluation and repair program was initiated in 1996 and each piece of furniture has now received a complete evaluation by a specialist and a repair program has been implemented. All of the furnishings have recently received some level of review and or repair.

### **References:**

1. National Register of Historic Places nomination form.





## AMK Ranch (UW/NPS Research Station)

The AMK Ranch overlooks Jackson Lake and from the front porch of any of the ranch's buildings one has a magnificent view of the Tetons. This view must be what drew the original owner to the spot in 1927. William L. Johnson built what is now known as the Johnson Lodge, or summer home, barn/garage, and boathouse. He constructed all of the buildings from

native log to maintain the natural setting that the pine forests and mountains create. Johnson was an executive of the Hoover Vacuum Cleaner Company at the time of his death, and it was at this time that Alfred Berol (Berolzheimier) acquired the property from Johnson's estate. Berol eventually became the President and Chief Executive Officer of the family owned Eagle Pencil Company. Berol and his family took over ownership of the AMK Ranch in 1936 and proceeded to make many changes, all of which blended with the existing buildings. Berol added a large lodge designed by New York architect George W. Kosmak and Wilson, Wyoming architect Paul T. Colbron. He also added several cabins and a new boathouse.

While this property is entitled the AMK "Ranch", it was never actually a working ranch. It is, however, an excellent example of the rustic architecture that was prevalent in vacation homes found within the Jackson Hole area. The wealth and style of both owners is evident in the high quality craftsmanship of all of the buildings and in the highly detailed non-functional ornamentation found throughout the buildings. These two lodges also both include magnificent screened-in and open porches that face the lake and the mountains. Though built by two different owners, the architectural styles of all the buildings are compatible and both lodges extensively use native log and naturally curved logs for ornamentation. Even the outhouse is consistent with the style of the rest of the buildings. There is also evidence of Berol's affiliation with the Eagle Pencil Company found within some of the design elements implemented in the main lodge. In addition to the main lodge (Berol) and the summer home (Johnson lodge), this historic district includes a garage and walkway that connects the garage to the summer home, small cabins for smokehouses, storage buildings, boathouse, and caretakers' quarters.

The buildings have been well taken care of over the years and are now used by the University of Wyoming as a seasonal research facility. Students doing research in many different areas within the Tetons can use the AMK Ranch as a home while they are working. This arrangement proves beneficial to both the University and the National Park Service, and the buildings are well-maintained as fully functional buildings. The buildings have not lost their historic integrity; indeed, they are as magnificent today as they were sixty years ago, both inside and out.

### Existing Use:

The site is utilized as the home for National Park Service-University of Wyoming Research Center.

### Management Objective:

Continue use as a research station affiliated with the University of Wyoming and emphasize continued preservation of significant historic structures.



## Opportunities and Constraints:

The University does provide an excellent weekly opportunity for the public to visit and share in the research program through a series of lectures throughout the summer.

## Alternatives:

The current use provides an excellent adaptive use of the property and no other alternatives were considered at this time.

## Needs:

1. Develop an overall site plan to guide future use of the site. This master plan should provide guidance and resolve some of the needs and issues outlined below.
2. Resolve issue of boat house relocation. Prepare plans to convert the boat house into a water lab freshwater fisheries research work. UW would like the boat house to remain at its present location to facilitate the freshwater needs of the lab. The park may want to move it back from the shoreline.
3. Prepare plans to repair or remove the retaining wall at the boat house, as the existing log crib wall has rotted away. The adjacent concrete retaining wall should be reduced in size or removed to reduce its visual impact.
4. Develop a needs assessment of water and sewer infrastructure and implement a repair program, if necessary.
5. Develop a maintenance and inspection program of exterior log and wood building features to ensure timely and cost effective ongoing wood repair program.
6. Draft and finalize a comprehensive agreement between NPS and UW, specifying who is responsible for funding maintenance and repair.

## Recent Actions:

1. Cultural Cyclic funds were allocated to put a synthetic fire-resistant roof on the Berol Lodge and it was installed in 1997.
2. A maintenance agreement between the NPS and UW for management of the site is being developed.
3. A task directive was developed in FY96 to begin the site planning process.

## References:

1. National Register of Historic Places nomination form.
2. Grand Teton National Park Statement for Management, October 1989.
3. The Research Station's Place in History, Lenore Diem 1978.
4. A Tale of Dough Gods, Bear Grease, Cantaloupe and Sucker Oil, Kenneth Diem, Lenore Diem, William Lawrence, 1986.



# Hobby Ranches Overview

In a transition witnessed through much of the scenic West, by the 1930s and 1940s the economic value of Jackson Hole lands was often defined by beauty rather than agricultural productivity. The family owned and operated agricultural endeavors contrasted with Jackson Hole hobby ranches. These ranches were not resorts or vacation homes - the land continued to be worked and livestock raised, occasionally in an intensive and profitable manner, but more often as a diversion made economically viable by external sources of income. The trend away from family-owned subsistence agriculture to "hobby" ranches in the scenic west is just as strong in the 1990s as it was in the 1930s, if not more so now. The preponderance of hobby ranches versus family run farms in Jackson Hole no doubt make the two NRHP hobby ranches in GTNP a common and non-unique historic resource. The lack of uniqueness and dubious historical value probably led to this being ranked last of all the historic themes addressed in this plan.

**#1: The Hunter Hereford Ranch:** This elaborate ranch was constructed by Bill and Eileen Hunter who made their money in automobile dealerships. The old Jim Williams homestead complex was completely rebuilt under the direction of prominent Salt Lake City architect Eber Piers. The main house and guest houses that were separated from the main "working ranch" complex are now at two locations in the park. The remaining working ranch complex is what is listed on the NRHP. The park will explore administrative or adaptive re-uses for the site, removal will be an option.

**#2: The Aspen Ridge Ranch:** Several buildings were lost in a wildland fire in 1993. The ranch currently consists of two remaining buildings - the house and the barn. The barn and the major addition to the original homestead date from 1946 when the site was purchased by the Talbots for use as a vacation home. Present plans are to remove this property through a public sale of the two remaining buildings.



## Hunter Hereford Ranch

James Williams first settled the land along Aspen Ridge to the south of Shadow Mountain. It is no wonder that Williams chose this spot to stake his claim to 160 acres and begin his homestead in view of the entire Teton range. Williams came into Jackson Hole and filed his claim in 1909.

He proposed to use 105 of these acres for irrigation and the rest for grazing livestock and to build a home. Williams soon completed a cabin and several agricultural outbuildings, but the irrigation ditch took several years to complete. Even after many frustrating roadblocks, an extensive irrigation system with impressive water rights was eventually completed. Williams worked his homestead for 28 years by raising oats and alfalfa and running cattle under the W Lazy J brand.

Williams sold out to Preston Redmond in 1931 and his heirs sold out to William and Eileen Hunter in 1946. William Hunter was a wealthy auto salesman and he and his wife wanted to leave behind the city and spend their retirement years raising Hereford cattle. The Hunters worked with local rancher Gerritt Hardeman and Salt Lake City architect Eber Piers to convert



the homestead into a working ranch, eventually, the Hunters would come to own 520 acres. They had a Piers-designed rustic log home on a hillside overlooking the ranch, an adjacent log guest cabin, and log servant's quarters.

The National Park Service removed these buildings from the property in 1992, but several other buildings still remain on the site. The Hunters converted the original Williams homestead into a home for their ranch foreman John Anderson and his family, and several other outbuildings still remain, but the most impressive is the large barn.

The Hunters relied on the expertise of Gerritt Hardeman, a respected local Hereford breeder, to build their own herds and so William Hunter instructed Eber Piers to pattern the Hunter barn after Hardeman's barn near Wilson, Wyoming. This barn was similar to other vernacular barns in the area in its basic structure, but the superior workmanship that money could buy made this barn incredibly sturdy and well planned. The barn and other buildings on the ranch were used in the original Walton movie, "The Homecoming," and the barn has been used in advertising campaigns throughout the years -most recently by Marlboro. In 1980, the NPS added a staircase directly into the hayloft to provide easier access to the second floor for occasional barn dances.

William Hunter died five short years after purchasing the ranch, and he was not able to live out his dream of operating a ranch in his retirement years. His wife, Eileen, sold the property to the National Park Service in 1957, but she retained rights to the water, land, graze, and buildings for her lifetime. The Hunter's foreman, John Anderson, remained the manager of the ranch for over twenty years and under his supervision the irrigated fields supported oats and a substantial hay crop and the purebred operation was converted to a commercial operation in 1955 until Eileen Hunter's death in 1989

## Existing Use:

Currently used as a storage facility.

## Management Objective:

Explore adaptive re-use alternatives for administrative use such as storage (current use) or as a potential site for seasonal and special project employee housing. If no appropriate adaptive use for the site can be found, removal and natural restoration of the area may be considered.

## Opportunities and Constraints:

The somewhat secluded location provides the opportunity to utilize the site as an administrative use area.

## Needs:

1. All the building's roofs except for the large barn need immediate attention.
2. The Park needs to further refine the administrative use concept .

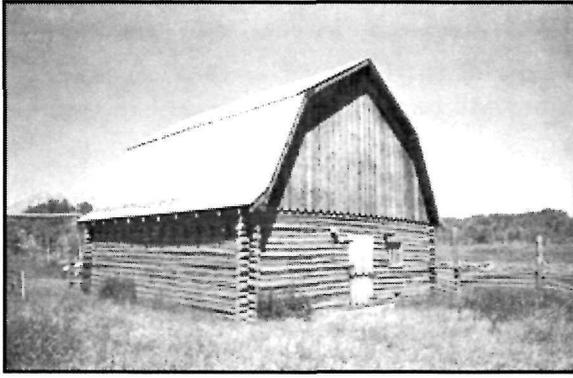
## Recent Actions:

1. The large barn received a new roof in June 1998.

## References:

1. The National Register of Historic Places nomination form.





## Smith-Talbot Ranch (Aspen Ridge)

The Smith-Talbot Ranch is representative of the late period of vernacular architecture within GTNP (1927-WWII). Originally homesteaded by James R. Smith in 1910, the ranch became the summer retreat and “hobby ranch” of wealthy midwesterners Eleanor and J.C. Talbot in 1942. The Talbots built additions to Smith’s original log house and barn, as well as two guest cabins and a caretaker’s

house. The juxtaposition of scale, ornamentation, and function of the Smith-Talbot buildings mirrors the historical transitions represented by the Smith-Talbot site - from a small-scale homestead to a summer home/gentleman’s ranch.

In 1956, the Talbots sold the ranch to NPS for \$100,000 and a life-time estate. NPS assumed control in 1986, after Ellie Talbot's death. Until 1991, the NPS rented the Smith-Talbot and Hunter Hereford Ranches to Triangle X Dude Ranch for use as employee housing and for pasture and corral/barn space for horses and mules. In 1991, the NPS initiated a long-term plan to return the area to a more natural setting - calling for the removal of all buildings, fences, and roads. Only the primary residence and barn survived the Antelope Flats fire of 1992. These buildings maintain physical integrity and are eligible for listing in the NRHP under criterion C (vernacular architecture). The period of significance is limited to the year of construction, 1946.

### Existing Use:

Currently the site is used as a seasonal camp for fire crews.

### Management Objective:

Due to the need to consolidate management functions and sites in this area of the park, the uses currently provided by this site will be moved elsewhere. The buildings will be sold and removed.

### Opportunities and Constraints:

Removal of NRHP structures is controversial, time consuming, and sometimes expensive. The issue of focusing our limited preservation resources on the highest ranked sites and not spreading it thinly on all of the park’s National Register properties is the intent of this document.

### Alternatives:

Both the Smith-Talbot Ranch and the nearby Hunter Hereford Ranch were considered as sites to host the park’s administrative needs on the east side of the park. There is a need to develop a site with special project housing such a volunteer or contractor camp. Other transient housing needs such as for mobile fire crews that currently utilize the Smith-Talbot is also needed. Both of these alternatives would require extensive infrastructure development included toilets, bathing, and cooking facilities. Currently the water and septic system at the Smith-Talbot is inoperable, so completely new systems need to be developed. It was determined that Hunter Hereford offered a more secluded setting than the more exposed Smith-Talbot Site.



## Needs:

1. The site planning process for an administrative site at the Hunter Hereford needs to determine if the two buildings at the Smith-Talbot will be adaptively re-used, sold, and removed from the park, or left as moldering ruin.

## Recent Actions:

1. The site is used in late summer and fall as a camp for transient fire crews. Water is currently trucked into the site and porta-potties provide sanitary facilities.

## References:

1. The National Register of Historic Places nomination form.



# Appendix A - Discussion on Contexts and Property Types

**CONSERVATION CONTEXT:** Conservation is a nationally significant theme for GTNP, as the establishment of the park represents one of the most notable conservation victories of the 20th century. As early as the 1920s, local residents had met to develop what would become known as the "Jackson Hole Plan." In 1926, John D. Rockefeller's visit to the area forever changed the course of the valley's history. Upset by unsightly development, Rockefeller, together with Horace Albright and local citizens, explored ways to preserve the area. In 1927, under the auspices of the Snake River Land Company, Rockefeller began buying private land in the area, with the intent of donating it to the federal government as a national park. On December 16, 1949, Rockefeller gave his gift of 32,117 acres to the U.S. government.

**DUDE RANCHING AND TOURISM CONTEXT:** Western tourism dates to the years before the Civil War as visitors such as Rufus Sage and Sir George Gore traveled through the American West. However, it was not until after the spread of railroads, feeder stagelines, and trails during the 1870s and 1880s that Western vacations became more and more popular with the growing American middle and upper classes. Beginning in the 1920s, the popularity of car travel forever changed the nature of tourism in the West. While dude ranches were generally frequented by wealthy vacationers, the advent of the automobile opened the way for less-affluent tourists to visit the West. In particular, car camping became a popular and inexpensive way to visit Jackson Hole. As highways were improved, thousands of tourists streamed into Jackson Hole, encouraging the development of numerous roadside travel businesses. During the early 1930s, the park issued permits to its first concessionaires. Most were centered at Jenny Lake and included a saddle and packhorse outfit, rental boats, a photography studio, and an inn. This trend increased after World War II, when Americans had more money, cars, and gasoline to tour the West. In 1950, the increased popularity of the area also encouraged President Truman to sign the bill that transformed Jackson Hole National Monument into the larger Grand Teton National Park. The automobile also transformed the Jackson Hole Valley from an agricultural (ranching) community to one based on tourism.

## Auto Camps Property Type

Auto camps are representative of a major shift in the recreation patterns of the American public, created by the almost universal availability of the automobile. People of modest income traveled through America's parks in their own automobiles, staying for perhaps a week or simply overnight. Auto camps, by design and layout, catered to these short-term guests. Operators of some properties provided some of the amenities that one typically associates with dude ranches (e.g. family style meals served in a communal lodge), however, the guest experience was quite different from that at a dude ranch.

## Concessionaire Facilities Property Types

Park concessionaires provided services desired and expected by tourists which the Park administration was unable to provide given their limited funding. From this standpoint, they represent an important component of the total infrastructure within the park. With regard to National Register Criterion C (Architecture), the degree to which the park service controlled the development of concession infrastructure is represented by the character of that infrastructure. Concession improvements constructed after the establishment of the park, were subject to the same level of scrutiny as park service improvement, and exhibit the same architectural characteristics as park service administrative resources.



## Dude Ranching Property Type

Jackson Hole is recognized as the "cradle of dude ranching in Wyoming and Montana." Dude ranching began in the region in 1908 with Louis Joy's establishment of the JY Ranch. Several other dude ranches quickly followed, including the Bar-B-C Ranch, the White Grass, and the 4 Lazy F Ranch. Dude ranches catered to the wealthy easterner's idea of what was typically western. Dude ranches were a typical response to the long-standing difficulty of making a living dependent entirely on ranching. The dude ranch industry evolved to cater mostly to wealthy eastern clientele. Travelers, enamored with the western experience expected rustic accommodations without the sacrifice of entertainment or creature comforts. Typical characteristics of dude ranches included a site in picturesque surroundings, a casual atmosphere, and horse riding.

World War I, which cut off American travel to Europe, also encouraged vacationers to head West, benefiting dude ranches in the valley. During the 1920s, a drop in cattle prices also gave added incentive to ranchers to take in "dudes." A 1927 Union Pacific brochure listed 20 dude ranches and lodges in the Jackson Hole Valley. Dude ranching changed and declined after WWII. This was in part due to the rise of automobile vacationing and the increased popularity of roadside cottage camps. Eventually, increased land value tempted many dude ranches to sell out to developers who subdivided the land.

## PARK ADMINISTRATION/ DEVELOPMENT CONTEXT:

Many of the park's buildings are eligible for listing on the National Register because of their architecture. The roots of Grand Teton National Park's architectural growth can be traced to the formative years of the National Park Service and to the career of Stephen T. Mather, its first Director. Following an intellectual tradition steeped in 19th Century romanticism and drawing upon the architectural tenets of Andrew Jackson Downing and Frederick Law Olmsted, Stephen Mather, in conjunction with his assistant Horace Albright, formulated a rustic style of park architecture. These architectural precepts would dominate park planning for nearly thirty years. The intent of the NPS rustic architectural style was to design buildings which blended with their surroundings by the use of natural building materials and massing similar to the terrain found in the park. The salient characteristics of the style were an attention to hand-crafted details, such as hewn logs, carefully detailed masonry, and wood shingle roofs, and a use of generally over-scaled elements, such as massive rock walls which seemingly grew "out of the earth." Most importantly, the individual building or structure was always subordinate to its surroundings.

### Administrative and Residential Complexes Property Type

Because GTNP was established as a park rather late in comparison to the other western "natural" parks, the majority of its administrative infrastructure was developed under the auspices of park service-trained architects and landscape architects. This was done specifically by those working in the park service Branch of Plans and Design in San Francisco under the direction of Chief Landscape Architect, Thomas C. Vint. Architects and landscape architects worked with park personnel to design rustic building complexes that today typify the "exaggerated rustic" building style and naturalistic landscape design that are characteristic of the park service. For this reason, they may qualify for listing under Criterion C.

### Backcountry Cabins Property Type

These buildings were constructed to provide shelter for Park personnel working on temporary patrols or assignments in backcountry areas. Several of these cabins were con-



structed during the 1930s when almost every aspect of park development occurred under the auspices of the park service landscape architects. Most backcountry patrol cabins are representative of the standard plans drawn by architects and landscape architects working in the park service Branch of Plans and Design in San Francisco.

### Civilian Conservation Corps Property Type

The CCC was a successful New Deal program designed to provide employment opportunities for the large numbers of young men who were unable to find jobs during the great Depression. These "enrollees" provided the manual labor to accomplish a wide variety of conservation and construction projects for various federal agencies, including the park service. The camps, established and run by the U.S. Army, provided a structured environment which included regularly scheduled meals and physical fitness training. Enrollees were provided with adequate clothing, meals, medical attention, and educational opportunities. In the 1930s, over ninety miles of trails were scouted and completed, and dozens of foot bridges were constructed. During this period, the CCC improved and developed many campgrounds and roads, constructed trails, fireplaces, tables, benches, employee's dwellings, and administrative buildings.

**SETTLEMENT CONTEXT:** This context addresses the multiple facets of settlement of Jackson Hole, from the first homestead claims, to the established ranches and ranching communities, to the vacation homes and "hobby ranches" that defined the area's last period of settlement.

### Homesteads Property Type

John Carnes, his wife Millie, and John Holland are credited with being the first permanent settlers in Jackson Hole. In 1884, they filed the first homestead claim in the area along Flat Creek (now within the National Elk Refuge). In the fall of 1889, a wagon train of Mormon families arrived in the area, headed by Sylvester Wilson. By 1890, the local population was approximately sixty to seventy people. During the next ten years, the population increased substantially as more Mormons emigrated from Utah and Idaho; by 1900, the population numbered 638. After the expansion of Teton National Forest in 1908, lands that previously had been closed were opened, leading to a small-scale "land rush." Mormons made up the bulk of settlers that entered Jackson Hole from 1900 to 1920, making a significant contribution to the development of local agriculture and settlement. By 1909, the population had swelled to 1,500.

Farming in the area was at a subsistence level and most farmers eventually turned to ranching to supplement their incomes. Cattle had been introduced into southeastern Wyoming as early as 1850. Cattlemen eventually came to dominate the politics and economy of Wyoming, including Jackson Hole. Local ranchers practiced "mountain valley ranching." This meant that ranchers cultivated hay to feed their herds during the winter and cattle were released to graze the open range only during summer and autumn. After 1900, the Forest Service restricted grazing on public lands. The 1916 Stock-Raising Homestead Act allowed individuals to preempt up to 640 acres considered suitable only for grazing. As a result, nearly 400 homestead entries were filed and approved within GTNP. Ranching declined in the area during the 1920s, largely due to the land acquisition program of the Snake River Land Company. The extant homesteads and ranches within GTNP reflect the variety of homestead/agricultural resource types that occurred throughout the West, including individual homesteads (Cunningham Cabin), woman-run homesteads (Lucas-Fabian), and group settlement (Mormon Row).



## Hobby Ranching Property Types

Some vacation homes were very elaborate and GTNP had a number of "gentlemen" or "hobby" ranches. In these cases the owner raised cattle, typically through the efforts of a hired foreman. Compared to their working neighbors, "gentlemen" ranches were distinguished by a greater land base, made possible by the greater disposable income of the owners. In addition, the barns of these ranches were frequently more elaborate, the out-buildings more numerous, and the primary residences large and ornate by Jackson Hole standards. The ranches also often included guest and servant housing. Typical is the Hunter Hereford Ranch, where retiree's William and Eileen Hunter built a grand home, servant's residences, and a guest cabin on 520 acres. Here, the Hunters raised cattle as a "hobby" - a term incongruous with the labor expended by their neighbors on adjacent Mormon Row.

## Vacation Homes Property Types

The growth of tourism in the area of the park during the period after World War I led to a number of private vacation homes built on lands leased from the U.S. Forest Service (USFS). The choicest sites were those near Jackson Lake and the perimeter of the 1929 Grand Teton National Park. As the pressures of park expansion increased, the leases became even more popular. Eventually, 111 leases were granted and nearly as many vacation homes were built under the USFS program. After World War II, park expansion kept GTNP in the national spotlight. Out-of-state owners continued to build vacation homes in the area, a trend that continues to this day. The vacation homes in GTNP, which were lease-held and privately-built, ranged from simple log cabins to elaborate architect-designed lodges such as the AMK Ranch and the Brinkerhoff, which are excellent examples of rustic-style architecture.



# APPENDIX B

Enclosed are the forms and information packet for the Historic Sites Ranking Process.

## *Guide to Using the Ranking Criteria*

### **Ranking of Historic Contexts and Property Types (AKA "Theme" see attached expanded theme discussion)**

What "themes" representing human involvement in Jackson Hole and Grand Teton National Park in your opinion are important to telling the story of Jackson Hole? The structures listed under the themes have been assigned in accordance with the preliminary findings of the park's current survey and evaluation process. Additional identified cultural resource contexts whose associated resources have not yet been evaluated will also be ranked. This list represents all of the sites owned by the National Park Service that have been determined eligible by the survey and evaluation contractor or have previously been determined eligible. Your opinion of the importance of the theme in telling the story of the park and Jackson Hole is reflected in the following point system: **Your most important theme should be given 30 points, the lowest 16. The scoring should be assigned 30,29,28,27,26,25,24,23,22,21,20,19,18,17,16 points for themes rated A through O.**

### **Cross Theme**

Does a property have direct and substantial connection with another theme? Please note the letter of additional important themes on the form. All themes are related in respect to the whole of Grand Teton National Park. For example, all sites in a general way reflect park development but some have a much stronger connection than others. To make this ranking meaningful, please insure that there is a strong connection between the site and its cross theme. **Each cross theme is worth 2 points, please identify no more than 10 cross theme identifications (20 points) for the entire rating sheet.**

### **Preservation Preference**

Recognizing most of the themes have multiple structures located at each identified site, rank the sites in order of your personal preference. Give the highest points to the ones in each theme which you believe best exemplifies that type. **Your preferred site under each theme should be given 25 points, the lowest 15. The scoring should be assigned 25,23,21,19,17,15 points for sites rated 1 through 6.** If there are only three, four or five sites, the top-ranked site should still be awarded 25 points, the next 23, 21, etc. There is a two point difference in this ranking to give greater definition between most preferred and least preferred sites within a theme.

The issue of National, State, or Local Significance may play a role in funding availability. National Register nomination forms do not, in most cases, accurately address the issue of National, State, or Local significance. Therefore, it is necessary to formulate a consensus of a sites potential as a Nationally or State significant site. Nationally significant properties have a greater advantage for obtaining NPS preservation funds. Based on the group discussion, please note on the form next to the name of the site a "N", "L", or "S", for the level of significance you determined was appropriate for this site.

13

**Special Note:**

***The following sets of point criteria in the next section are provided for guidance and are by no means directly applicable for every site and structure. Through group discussion and personal interpolation of the rating criteria, a point value should be determined. These rating criteria should be viewed as a method of developing a subjective value scale for the issues pertinent to each site.***

## **Site Logistics**

Does the site location or site condition present advantages or disadvantages to management of the historic property? Although the issues of roads, toilets and environmental impacts should never prevent an important site from receiving preservation treatment, they are significant park concerns that must be considered.

<b>Access</b>	<b>4 points</b>	Site is in a location that permits quick and easy access by motor vehicle for purposes of security, maintenance, and public visitation.
	<b>3 points</b>	Site access is not so easy, maybe a long, narrow or unimproved road access the site, but it is not a major problem.
	<b>2 points</b>	Location permits access by motor vehicle for purposes of security, maintenance, but is not good for public use and may require some distance between parking lot and site.
	<b>1 point</b>	Remote location and bad road conditions presents major problems to the management and public visitation of the site.
<b>Infrastructure</b>	<b>3 points</b>	The site is near or permits easy access to existing parking, toilets and drinking water.
	<b>2 points</b>	Lack of existing or nearby facilities to handle increased public visitation adaptive reuse would require extensive infrastructure development.
	<b>1 point</b>	Remote location or terrain makes it very difficult and expensive to install and maintain public facilities.
<b>Environment</b>	<b>3 points</b>	The location is not overly environmentally sensitive (assuming all park locations are environmentally sensitive) and allows for visitation during selected times of the year.
	<b>2 points</b>	Environmental concerns make the site problematic, but not totally unworkable.

## Condition

An ideal goal of the park would be to insure that all historic structures have a secure and protective envelope requiring a minimum of expense until a final decision on what preservation treatment will be employed. This is also known as “mothballing” a building. The purpose of this category is to assist the park to identify those structures and sites having the most immediate need and/or those which may be most cost effective to work on.

What is the present condition of the structures and how dire is the need to take some action at the site for further protection. Sites with more than one structure should be rated according to the general condition of all the structures at that location. If you perceive a specific problem or solution with regard to a specific structure or complex please note it on the back of the form.

- 10 points** Immediate action is required to keep the structure(s) from further serious deterioration or catastrophic loss of historic fabric.
- 8 points** Immediate action necessary to avoid further damage or deterioration resulting from lack of a secure building envelop.
- 6 points** Structure(s) is overall in good condition, but has a few significant repair needs.
- 4 points** Structure(s) is good to excellent condition, but has some minor repair needs
- 2 points** Structure(s) is in good condition, but needs to have more routine maintenance care than it is currently receiving.
- 0 points** Structure(s) has no immediate or threatening conditions that require attention other than routine maintenance.

## Landscape/Setting

Rural Landscapes commonly reflect the day to day occupational activities of people engaged in traditional work. Often they have developed and evolved in response to both the forces of nature and the pragmatic need to make a living. The *Landscape* criteria is to determine whether the level of impact to these important cultural features makes the site a higher preservation priority because of the need for maintaining the existing and intact features.

- 3 points** The landscapes and vistas associated with the site or complex during the period of significance have not changed significantly.
- 2 points** The landscapes and vistas associated with the site or complex during the period of significance have been significantly altered or compromised.
- 1 point** The landscapes and vistas associated with the site have been altered to the point there is little resemblance to the historic period.

## **Potential for Adaptive Reuse**

This category is intended to collect opinion's in regard to the potential for adaptive reuse of structure(s) and complexes not currently being used . Sites with more than one structure should be evaluated according to the potential for the complex in general.

- 5 points**      Structure(s) is overall in good condition and could be adaptively used with minor improvements.
- 3 points**      Structure(s) could be adaptively reused but would require major improvements.
- 1 points**      Structure's (s) location or condition make adaptive reuse very difficult.
- 0 points**      Structure(s) is currently being used.

<b>Ranking Form</b>	Theme	Cross Theme	Site rank	N,S, L Signif.	Access	Infra-structure	Enviro. Impacts	Condition	Land-Use	Adaptive Reuse	TOTAL POINTS
<b>A. CONSERVATION CONTEXT</b>											
Buffalo Dorm											
Elk Ranch											
Murie Ranch Life Estate											
Maud Noble Cabin											
<i>DUDE RANCHING AND TOURISM CONTEXT</i>											
<b>B. AUTO CAMPS</b>											
Highlands Ranch											
Kimmel Kabins (Lupine Meadows)											
<b>C. CONCESSIONAIRE FACILITIES</b>											
Crandall Studio (Jenny Lake Visitor Center)											
Jenny Lake Boat Concession											
<b>D. DUDE RANCHING</b>											
Bar-B-C Dude Ranch											
Double Diamond (Climbers) Ranch Lodge											
Four Lazy F Ranch Life Estate											
Ramshorn Dude Ranch (TSS) Lodge and Barn											
Triangle X Ranch Barn											
Whitegrass Dude Ranch											
<i>PARK ADMIN AND DEVELOPMENT CONTEXT</i>											
<b>E. ADMIN AND RESIDENTIAL COMPLEXES</b>											
Beaver Creek Administrative Area											
Jackson Lake Barn											
Jackson Lake Ranger Station											
Jenny Lake Ranger Station											
Moose Entrance Kiosk											
String Lake Comfort Station											
Whitegrass Ranger Station											
<b>F. BACKCOUNTRY CABINS 5 cabins</b>											
<b>G. CCC CAMPS Jenny Lake CCC Camp</b>											
<i>SETTLEMENT CONTEXT</i>											
<b>H. HOMESTEADS</b>											
Cunningham Cabin											
Lucas-Fabian Homestead											
Manges Cabin											
Menor's Ferry											
Mormon Row Historic District											
<b>I. HOBBY RANCHING</b>											
Hunter-Hereford Ranch											
Smith-Talbot Ranch Barn											
<b>J. VACATION HOMES</b>											
AMK Ranch											
Brinkerhoff Lodge											
<b>K. American Indians/Prehistory Context*</b>											
<b>L. Fur Trade Era Context*</b>											
<b>M. Government Expeditions Context*</b>											
<b>N. Images of the West*</b>											
<b>O. Mountaineering Context*</b>											

\*Major cultural resources themes not directly associated with existing buildings that are eligible or listed on the National Register of Historic Places.



# United States Department of the Interior

## NATIONAL PARK SERVICE

Grand Teton National Park  
P. O. Drawer 170  
Moose, Wyoming 83102

IN REPLY REFER TO:

Thursday, November 6, 1997

TO: Historic Sites Ranking Participants

FROM: Michael Johnson, Grand Teton National Park  
Cultural Resources Specialist

SUBJECT: Ranking Results

Thank you for participating in the historic sites ranking process. This opinion gathering process will be used in conjunction with other studies and research in the development of a management plan for Grand Teton National Parks historic buildings. I hope you found the experience positive and enlightening to the breadth and depth of the historic preservation issues of this park.

**Sheet 1-** This tally sheet lists the historic site preservation preference by participating groups. It should be noted that the Grand Teton Division Chiefs used an earlier version of the ranking form that is slightly different from the one used by the three other groups (referred to as the "External" groups). It was a decision of the External groups to change the form to meet their own personal preferences for developing a ranking process. However, the same basic result came from both methods: a preference list based upon a ranking system that assigned points to the different sites using a common set of ranking factors. The Sheet 1 results provide the closest comparison of the two rating systems. This Sheet 1 tally and ranking does not include the points from the external groups ranking criteria of *Condition* and *Adaptive Re-use*. The reason for removing these two ranking criteria from this sheet is explained below.

**Sheet 2-** The external groups ranking process included two ranking criteria that used "inverse" point scales. The ranking criteria of *Condition* (Most in Need of Stabilization) and *Adaptive Reuse* gave zero points if a structure was in good shape or was being used. These same ranking criteria gave high points if the building was in bad shape and/or not being used. This "inverse" scale conflicted with the other ranking criteria that was developed primarily to gauge opinion on the relative historic significance of the sites. These two ranking criteria provided valuable information regarding the immediate needs and future use of the sites. However, it is data that is more appropriately viewed separately and not as part of a total point ranking. For the sake of completeness, the last ranking list is the combination of all the points from both systems, including the "inverse" criteria.

## **Theme Ranking**

The Division Chiefs version of the ranking form has historic building themes grouped in broader categories than that of the external groups. Therefore, there is a slight difference in the theme ranking. However, the two lists are still useful to compare differing perspectives and opinions. Titles are slightly modified on the lists to facilitate comparison. The theme ranking included all of the major cultural resource themes of Grand Teton National Park, but do not necessarily have associated and/or extant historic buildings.

### ***Division Chiefs***

1. Conservation
2. Homesteading
3. American Indians/Prehistory
4. Park Administration and Development (includes CCC Camps and Backcountry cabins)
5. Dude Ranching
6. Fur Trade Era
7. Mountaineering
8. Government Expeditions
9. Concessionaire Facilities and Auto Camps
10. Hobby Ranching and Vacation Homes

### ***External Groups***

1. Conservation
2. Homesteading
3. Dude Ranching
4. Park Administration and Development
5. Auto Camps
6. Concessionaire Facilities
7. American Indians/Prehistory
8. Vacation Homes
9. CCC Camps
10. Backcountry Cabins
11. Images of the West (not on Division Chiefs form)
12. Hobby Ranching
13. Mountaineering
14. Government Expeditions
15. Fur Trade Era

## Grand Teton National Park Historic Sites Ranking- Sheet 1

Site ranking by NPS Historic Preservation Professionals	Site Ranking by Non-NPS Historic Preservation Professionals	Site Ranking by Local Preservationists	Site Ranking by Grand Teton Division Chiefs
Murie Ranch Life Estate	Mormon Row Historic District	Mormon Row Historic District	Maud Noble Cabin
Maud Noble Cabin	Lucas-Fabian Homestead	Murie Ranch Life Estate	Menor's Ferry
Mormon Row Historic District	Buffalo Dorm	Menor's Ferry	Murie Ranch Life Estate
Bar-B-C Dude Ranch	Whitegrass Dude Ranch	Buffalo Dorm	Cunningham Cabin
Buffalo Dorm	Hunter Hereford Ranch	Bar-B-C Dude Ranch	Beaver Creek Old Administrative Area
Four Lazy F Ranch Life Estate	Bar-B-C Dude Ranch	Maud Noble Cabin	Mormon Row Historic District
Lucas-Fabian Homestead	Murie Ranch Life Estate	Lucas-Fabian Homestead	Four Lazy F Ranch Life Estate
Menor's Ferry	Cunningham Cabin	Whitegrass Dude Ranch	Crandall Studio (Jenny Lake Visitor Center)
Beaver Creek Administrative Area	Elk Ranch	Kimmel Kabins (Lupine Meadows)	Brinkerhoff Lodge
Ramshorn Dude Ranch (TSS) Lodge & Barn	Maud Noble Cabin	Cunningham Cabin	Jenny Lake Ranger Station
Brinkerhoff Lodge	Highlands Ranch	Elk Ranch	AMK Ranch
AMK Ranch	Jenny Lake Boat Concession	Ramshorn Dude Ranch (TSS) Lodge & Barn	Backcountry Cabins
Kimmel Kabins (Lupine Meadows)	Crandall Studio (Jenny Lake Visitor Center)	Four Lazy F Ranch Life Estate	Lucas-Fabian Homestead
Crandall Studio (Jenny Lake Visitor Center)	Brinkerhoff Lodge	Triangle X Ranch Barn	Jackson Lake Ranger Station
Elk Ranch	Beaver Creek Administrative Area	AMK Ranch	Ramshorn Dude Ranch (TSS) Lodge & Barn
Cunningham Cabin	Triangle X Ranch Barn	Highlands Ranch	Manges Cabin
Whitegrass Dude Ranch	Jenny Lake CCC Camp	Double Diamond (Climbers) Ranch Lodge	Kimmel Kabins (Lupine Meadows)
Jenny Lake Ranger Station	Menor's Ferry	Manges Cabin	Elk Ranch
Highlands Ranch	AMK Ranch	Beaver Creek Administrative Area	Moose Entrance Kiosk
Triangle X Ranch Barn	Kimmel Kabins (Lupine Meadows)	Jenny Lake Boat Concession	Double Diamond (Climbers) Ranch Lodge
Jenny Lake Boat Concession	Double Diamond (Climbers) Ranch Lodge	Brinkerhoff Lodge	Triangle X Ranch Barn
Jackson Lake Ranger Station	Four Lazy F Ranch Life Estate	Crandall Studio (Jenny Lake Visitor Center)	Jenny Lake Boat Concession
Hunter Hereford Ranch	Smith-Talbot Ranch Barn	Jenny Lake CCC Camp	Bar-B-C Dude Ranch
Jenny Lake CCC Camp	Manges Cabin	Hunter Hereford Ranch	Highlands Ranch
Manges Cabin	Whitegrass Ranger Station	Jenny Lake Ranger Station	String Lake Comfort Station
Double Diamond (Climbers) Ranch Lodge	Ramshorn Dude Ranch (TSS) Lodge & Barn	Whitegrass Ranger Station	Hunter-Hereford Ranch
Moose Entrance Kiosk	Jackson Lake Ranger Station	Jackson Lake Ranger Station	Jenny Lake CCC Camp
String Lake Comfort Station	Moose Entrance Kiosk	Smith-Talbot Ranch Barn	Buffalo Dorm
Smith-Talbot Ranch Barn	Backcountry Cabins	Backcountry Cabins	Whitegrass Dude Ranch
Whitegrass Ranger Station	String Lake Comfort Station	Moose Entrance Kiosk	Whitegrass Ranger Station
Backcountry Cabins	Jenny Lake Ranger Station	String Lake Comfort Station	Smith-Talbot Ranch Barn
Jackson Lake Barn	Jackson Lake Barn	Jackson Lake Barn	Jackson Lake Barn
Participants-	Participants-	Participants-	Participants-
M. Johnson Grand Teton Cultural Resources	S. Bricher-Wade Wyoming SHPO	K. Dubbe Teton County Hist. Pres. Bd	J. Neckels Superintendent
G. Kendrick Historian NPS Denver	J. Lindbergh National Trust for Hist. Pres.	J. Grever "	J. Anzelmo Concessions
C. Whitacre "	J. Crisler Nat'l Advisory Council on Hist. Pres.	L. Miller "	C. Campbell Rangers
		R. Hartnett "	C. Hugie Facility Management
		P. Olson Jackson Hole Historical Society	L. Olsen Public Affairs
		L. Kummer "	D. Moeller Administration
			K. Mullen Management Assistant
			W. Swift Interpretation
			R. Schiller Resource Management

## Grand Teton National Park Historic Sites Ranking- Sheet 2

Ranking of Sites In Most Need of Stabilization and Protection From Further Deterioration.	Ranking of Unused or Under-utilized Sites That Are The Best Candidates For Adaptive Reuse.	Ranking by All Participants That Includes "Inverse" Ranking Factors of Condition and Adaptive Reuse.
Bar-B-C Dude Ranch	Buffalo Dorm	Mormon Row Historic District
Mormon Row Historic District	Lucas-Fabian Homestead	Murie Ranch Life Estate
Whitegrass Dude Ranch	Whitegrass Dude Ranch	Maud Noble Cabin
Hunter Hereford Ranch	Hunter Hereford Ranch	Menor's Ferry
Lucas-Fabian Homestead	Mormon Row Historic District	Lucas-Fabian Homestead
Triangle X Ranch Barn	Smith-Taibot Ranch Barn	Bar-B-C Dude Ranch
Buffalo Dorm	Murie Ranch Life Estate	Cunningham Cabin
Elk Ranch	Bar-B-C Dude Ranch	Buffalo Dorm
Murie Ranch Life Estate	Elk Ranch	Beaver Creek Administrative Area
Jenny Lake Boat Concession	Moose Entrance Kiosk	Elk Ranch
Kimmel Kabins (Lupine Meadows)	Four Lazy F Ranch Life Estate	Whitegrass Dude Ranch
Jenny Lake CCC Camp	Whitegrass Ranger Station	Four Lazy F Ranch Life Estate
Whitegrass Ranger Station	Jenny Lake Boat Concession	Kimmel Kabins (Lupine Meadows)
Backcountry Cabins	Backcountry Cabins	Crandall Studio (Jenny Lake Visitor Center)
Smith-Taibot Ranch Barn	String Lake Comfort Station	Brinkerhoff Lodge
Manges Cabin	Manges Cabin	AMK Ranch
Beaver Creek Administrative Area	Cunningham Cabin	Triangle X Ranch Barn
Cunningham Cabin	Triangle X Ranch Barn	Hunter Hereford Ranch
Menor's Ferry	Kimmel Kabins (Lupine Meadows)	Jenny Lake Boat Concession
Jackson Lake Barn	Jenny Lake CCC Camp	Manges Cabin
Moose Entrance Kiosk	Highlands Ranch	Ramshorn Dude Ranch (TSS) Lodge & Barn
Jackson Lake Ranger Station	Maud Noble Cabin	Backcountry Cabins
Highlands Ranch	Double Diamond (Climbers) Ranch Lodge	Jenny Lake Ranger Station
String Lake Comfort Station	Ramshorn Dude Ranch (TSS) Lodge & Barn	Jackson Lake Ranger Station
Brinkerhoff Lodge	Beaver Creek Administrative Area	Highlands Ranch
Maud Noble Cabin	Jackson Lake Barn	Double Diamond (Climbers) Ranch Lodge
AMK Ranch	Menor's Ferry	Jenny Lake CCC Camp
Double Diamond (Climbers) Ranch Lodge	Jackson Lake Ranger Station	Moose Entrance Kiosk
Ramshorn Dude Ranch (TSS) Lodge & Barn	Jenny Lake ranger Station	Whitegrass Ranger Station
Crandall Studio (Jenny Lake Visitor Center)	Brinkerhoff Lodge	Smith-Taibot Ranch Barn
Jenny Lake ranger Station	AMK Ranch	String Lake Comfort Station
Four Lazy F Ranch Life Estate	Crandall Studio (Jenny Lake Visitor Center)	Jackson Lake Barn
Participants-	Participants-	
All groups except Division Chiefs	All groups except Division Chiefs	

# APPENDIX C - Ranking Comments

## Conservation

Maud Noble Cabin Ranking and Comments:

#1 overall and #1 of 3 within the Conservation theme. This is the highest ranked historic site in the park. Its association with the conservation movement in Jackson Hole and Park creation makes this a highly regarded site. Current use, proximity to the Moose Visitor Center, and existing infrastructure required for full public use is also viewed as a benefit to this site.

Murie Ranch Ranking and Comments:

#2 overall and #2 of 3 in the Conservation theme. As the home of Mardy Murie, a recent recipient of the Presidential Medal of Freedom, the site is highly regarded by those familiar with the Murie's work and ideals.

Buffalo Dorm Ranking and Comments:

#17 overall and #3 out of 3 in the Conservation theme. Ranked #1 for best candidate for adaptive reuse by external groups. This building was ranked in the top five by all groups except the Grand Teton staff, who ranked it near the bottom. This provides a clear demonstration of differing opinions regarding the significance and usefulness of the structure.

## Homesteading

Menor's Ferry Ranking and Comments:

#3 overall and #1 out of 5 in the theme of Homesteading. As a fully restored and interpreted historic site, its unique values are easily recognized.

Mormon Row Ranking and Comments:

#4 overall and #2 out of 5 in the Homesteading theme. Of all the abandoned or undeveloped historic sites, this was strongly supported by all groups as worthy of preservation.

Cunningham Cabin Ranking and Comments:

#5 overall and #3 out of 5 in the Homesteading theme. Although ranked in the top half, this site is an established part of the park's interpretive program. The site's secure status sparked little or no discussion of its present or future use.

Lucas/Fabian Homestead Ranking and Comments:

#8 overall and #4 out of 5 in the Homesteading theme. This site is highly regarded by local historians and historic preservationists for its association with Geraldine Lucas and for the Fabian era. External groups ranked this site the #2 candidate for adaptive re-use.

Manges Cabin Ranking and Comments:

#18 overall and #5 out of 5 in the Homesteading theme. Ranked in the middle to bottom third by all groups, there was no discernible expression that the cabin should be utilized differently than it is now.

## Dude Ranching

Four Lazy F Dude Ranch Ranking and Comments:

#7 overall and #1 out of 6 in the Dude Ranch theme. Close proximity to the Menor's Ferry area and the good condition of the property helped make this the highest ranked dude ranch.



#### Bar-B-C Dude Ranch Ranking and Comments:

#12 overall and #2 in the Dude Ranching theme. Obviously the most historically significant of the local dude ranches, its remote location affected its ranking, pushing it down to #2. Even though its remote location makes it a very difficult site to manage, most external groups ranked this site very high, averaging about #5. The ranking by park staff, concerned about the difficulties of managing such a remote site, ranked the site very low.

#### Ramshorn Lodge (Teton Science School) Ranking and Comments:

#13 overall and #4 out of 6 in the Dude Ranch theme. Too many changes to the complex precluded more of the complex from being eligible for the register.

#### Double Diamond Lodge (Climbers' Ranch) Ranking and Comments:

#11 overall and #4 out of 6 in the Dude Ranch theme. Although only the lodge is left from the dude ranch era, everybody liked the concept of \$7 per night lodging in the park.

#### Triangle X Barn Ranking and Comments:

#13 overall and #5 out of 6 in the Dude Ranch theme. The Triangle X is the only dude ranch concession in the National Park system and only the barn is eligible for the NRHP.

#### Whitegrass Dude Ranch Ranking and Comments:

#14 overall and last in the Dude Ranching theme. Although 13 buildings are left, the remains don't convey the association and function of a dude ranch. As a old timer of Jackson Hole dude ranches, the Whitegrass is held in fond memory by many.

## Park Administration and Development

#### Beaver Creek Administrative Area Ranking and Comments:

#15 overall and #1 in the Park Administration and Development theme. Ranked very high by park staff due to its association with the establishment of GTNP and park history. Park history and related issues did not rank as high with external groups.

#### Jenny Lake Ranger Station Ranking and Comments:

#16 overall and #2 out of 8 in the Park Administration and Development theme. A very nice ranger station that sets a positive example of the benefits of adaptive re-use of historic structures.

#### Jackson Lake Ranger Station Ranking and Comments:

#19 overall and #3 within the Park Administration and Development theme.

#### Backcountry Cabins Ranking and Comments:

#23 overall and #4 out of 8 in the Park Administration and Development theme. Few, if any, of the ranking participants have visited the backcountry cabins, but all understood the importance and need for these administrative structures.

#### Jenny Lake CCC Camp Ranking and Comments:

#28 overall and #6 out of 8 in the Park Administration and Development Theme. Generally, park staff and external groups all agree the CCC era is a very important story that should be preserved and interpreted. However, the original temporary construction style of these two buildings make the preservation of these structures problematic and most people recognize that difficulty upon seeing the condition first hand.



Whitegrass Ranger Station Ranking and Comments:

#29 overall and #7 out of 8 in the Park Administration and Development theme.

String Lake Comfort Station Ranking and Comments:

#30 overall and #8 out of 8 in the Administration and Development theme. It was ranked low overall and last in its theme.

## Concessionaire Facilities

Crandall Studio/Jenny Lake Visitor Center Ranking and Comments:

#9 overall and #1 out of 2 in the Concessions theme. Noted as a very nice restoration effort by the park.

Jenny Lake Boat Concession Ranking and Comments:

#24 overall and #2 out of 2 in the Concessions Facilities theme.

## Auto Camps

Kimmel Kabins Ranking and Comments:

#14 overall and #1 out of 2 in the Auto Camp theme. The unified architectural design of these 12 cabins generally receives more favorable comments than the Highlands Ranch.

Highlands Ranch Ranking and Comments:

#25 overall and #2 out of 2 in the Auto Camps' theme.

## Vacation Homes

Brinkerhoff Lodge Ranking and Comments: #10 overall and #1 out of 2 in the Vacation Home theme. Although this theme is not considered a significant historical theme for the park, all groups agree that this exceptional building should be preserved.

AMK Ranch Ranking and Comments:

#11 overall and #2 in the Vacation Home theme. While all agree that this is one of the least important historical themes for the park, all agree that these buildings are worthy of preservation.

## Hobby Ranches

Hunter Hereford Ranch Ranking and Comments:

#26 overall and #1 out of 2 in the Hobby Ranch theme. Of the ranked themes with extant buildings, the Hobby Ranch theme was ranked last. However, the Hunter Hereford Ranch was ranked #4 as the best candidate for adaptive re-use by external groups.

Smith-Talbot (Aspen Ridge) Ranch Ranking and Comments:

#31 overall and #2 out of 2 in the Hobby Ranch theme. This is the lowest ranked historic site in the lowest ranked theme. The ranking process was done before the final determinations of eligibility were completed. At the time of the ranking, the house was not determined eligible, which may have affected the ranking of this site. However, it is doubtful that this site would have ranked higher than the other site in this theme, the Hunter Hereford Ranch.



# Decision Summary

Below are the buildings listed on the National Register of Historic Places discussed in this document. They are listed by the relative rank: first by theme and then by building/site within each theme. These decisions are fully discussed in the individual property sections within this planning document.

<u>Theme</u>	<u>Historic Property</u>	<u>Management Proposal</u>
<b>Conservation</b>	Maud Noble Cabin	Retain as Interpretive Site
	Murie Ranch Life Estate	Retain as Murie Center
	Buffalo Dorm	Consider Alternatives or Remove
<b>Homesteading</b>	Menor's Ferry	Retain as Interpretive Site
	Mormon Row Historic District	Retain as Interpretive Site
	Cunningham Cabin	Retain as Interpretive Site
	Lucas-Fabian Homestead	Stabilize and Consider Alternatives
	Manges Cabin	Retain as Administrative Site
<b>Dude Ranching</b>	Four Lazy F (Life Estate)	Explore Administrative Uses
	Bar-B-C	Stabilize a Portion
	Ramshorn Lodge	Retain as Teton Science School
	Double Diamond Lodge	Retain as Climbers Ranch
	Triangle X Barn	Retain as Dude Ranch Barn
	Whitegrass Dude Ranch	Consider Alternatives or Remove
<b>Park Administration &amp; Development</b>	Beaver Creek Administrative Area	Retain as Administrative Site
	Jenny Lake Ranger Station	Retain as Ranger Station
	Jenny Lake Old Toilet Building	Remove Old Toilet Building
	Jackson Lake Ranger Station	Retain for Administrative Use
	Backcountry Cabins	Retain for Administrative Use
	Moose Entrance Kiosk	Relocate for CCC Exhibit/Wayside
	Jenny Lake CCC Camp	Retain as Exum Guides' Facility
	Whitegrass Ranger Station	Retain for Administrative Use
	String Lake Comfort Station	Retain as Public Toilet
	<b>Concessioner Facilities</b>	Crandall Studio/Jenny Lake
Visitor Center		Retain as Visitor Center
Jenny Lake Boat Concession		Retain 2 buildings and Remove 1
<b>Auto Camps</b>	Kimmel Kabins (Lupine Meadows)	Retain for Administrative Use
	Highlands Ranch	Retain for Administrative Use And Remove in Future
<b>Vacation Homes</b>	Brinkerhoff Lodge	Retain for Administrative Use
	AMK Ranch	Retain as UW Research Station
<b>Hobby Ranches</b>	Hunter Hereford Ranch	Explore Administrative Use or Remove
	Smith-Talbot Ranch (Aspen Ridge)	Remove



