CULTURAL LANDSCAPE REPORT

Grand Teton National Park

4 Lazy F Ranch

National Park Service | September 7, 2023

Architecture
Planning
Conservation



Architectural
Resources Group

4 Lazy F Ranch

Grand Teton National Park

Wyoming

Cultural Landscape Report

Parts 1 and 2

September 2023

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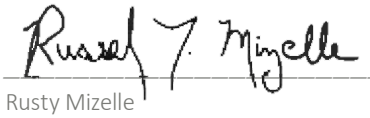
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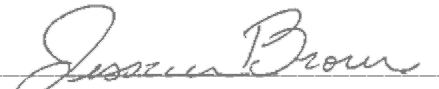
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PREFACE

Starting in the winter of 2024, Grand Teton National Park will most likely receive funding to design and restore the historically significant 4 Lazy F Ranch buildings and landscape, transforming them into a new seasonal employee housing area. The ambitious project is set to offer 14-16 housing units, shared kitchen and living spaces, communal laundry facilities, tenant parking, and gathering areas. Notably, the design will incorporate utility upgrades to align with current codes, the installation of a modern fire suppression system, and ensuring accessibility according to the Architectural Barriers Act (ABA).

The 4 Lazy F Ranch holds profound importance for Grand Teton National Park due to its rich historical background. Originating as a homestead in the late 19th century, the ranch's role evolved over the years and now offers opportunity to support the park's operations and serve as important seasonal employees. Its transformation into a new housing area speaks to the park's commitment to preserving its heritage while adapting to the changing needs of the present and future. This endeavor is a testament to Grand Teton National Park's dedication to both historical preservation and providing a supportive housing for its employees.

Grand Teton National Park extends its gratitude to Architectural Resources Group and Liz Sargent HLA for their contributions to this significant document and ultimately transformative initiative. Their expertise and effort ensure that the restoration and redesign of the 4 Lazy F Ranch align with the park's mission and values, securing its legacy for generations to come.

Jessica Brown

ACKNOWLEDGEMENTS

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Introduction

INTRODUCTION

Management Summary

The 4 Lazy F Ranch sits in a picturesque valley along the west bank of the Snake River near the Moose administrative area of Grand Teton National Park, a unit of the National Park System administered by the National Park Service (NPS). The property occupies a level river terrace in the valley between the Teton and Gros Ventre mountain ranges. The Teton Range, visible to the west, rises some 7,000 feet above the valley floor to a height of nearly 13,000 feet above mean sea level (AMSL). Homesteader Bryant Mears first developed the property during the 1910s after acquiring a 135-acre homestead parcel in 1914. Mears built several log and wood structures that supported dwelling and agricultural use of the property. By the time Bryant Mears transferred the land to Edward Mears in 1921, he had received a patent for his homestead based on the building improvements and his having cultivated approximately 18 acres of the property using a system of irrigation ditches fed with water diverted from Cottonwood Creek Grand Teton National Park. Mears did not hold the land for long but sold the property to William and Margaretta Frew by 1927. The Frews acquired the property for use as a summer vacation home, soon christening it the 4 Lazy F Ranch, with F standing for "Frew." The family spent the next two decades improving their vacation property by building a lodge, several sleeping cabins, a bathhouse, well houses, outhouses, and an icehouse south of the Mears homestead near the Snake River by 1938. By 1949, the Frews had added a caretaker's house and a barn near the Mears homestead. The complex of buildings added south of the Mears homestead provided views of the Snake River to the east and the Teton Mountains to the west. The Frews also planted the area around the house with ornamental shrubs and shade trees, while establishing an expanse of turf lawn around the lodge that they maintained by redirecting water for irrigation from one of the ditches built by Mears to support his cultivated crop fields.

In 1950, the Frew children converted the vacation property into a dude ranch and began accepting paying guests. To support the needs of guests, they built a casting pond and relocated an additional cabin from the nearby Crescent H Ranch; they later continued to add cabins, while making other changes to the property to accommodate the needs of visitors. The Frew family continued to occupy the ranch and develop it as a commercial endeavor until 1967, when the property was sold to the federal government. As part of the sale, Emily Frew Oliver retained a life estate, continuing to operate the dude ranch until 2005. In 2006, Mrs. Oliver voluntarily ended her life estate, at which time the property became part of Grand Teton National Park.

Since 2006, the property has remained vacant. The NPS uses the buildings for storage and other temporary purposes. The NPS protects and maintains the historic features of the property, listed in the National Register of Historic Places (National Register) for its association with local tourism and vacation uses, as it seeks an appropriate adaptive use for the facility. The Grand Teton National Park "Historic Properties Management Plan" (with a finding of no significant impact signed 10/30/2017) determined 4 Lazy F Ranch would best serve both historic preservation goals and administrative needs through adaptive reuse as seasonal employee housing. Grand Teton National Park has submitted for funding for the rehabilitation since 2021.

Adaptive use of the complex will require multiple infrastructure improvements, including utility line expansion and septic system addition/improvements; creation of parking areas, pathways, and accommodation of trash and emergency vehicles; repair of historic buildings; accommodation of

accessibility improvements; the potential addition of new facilities such as communal laundry and kitchen spaces; and conversion of existing outbuildings to serve future tenants in the form of storage.

To help guide the adaptive reuse process, the NPS engaged Architectural Resources Group (ARG) of San Francisco, California, and its subconsultant Liz Sargent HLA (LSHLA), of Charlottesville, Virginia, to prepare a Cultural Landscape Report (CLR) for the 4 Lazy F Ranch. The CLR is intended to assist park personnel in planning for adaptive use by recommending locations and compatible treatment for parking areas, pathways, utilities, potential new construction and minor structural additions, accessibility, outdoor recreation, and vegetation management. Because the area will be utilized by seasonal employees and their visitors under authorized use, the CLR does not address visitor needs such as interpretation. Although the 4 Lazy F Ranch is currently open to the public, when it is converted to seasonal housing use, the public will be prohibited from the road and surrounding area for all uses, including fishing, wildlife viewing, and other activities.

Scope of Work and Methodology

Scope of Work

CLRs are the principal management tool for cultural landscapes eligible for or listed in the National Register. CLRs provide both short- and long-term strategies for the preservation of highly significant landscapes by articulating the nature and rate of change of landscape features over time. The CLR guides management and treatment decisions about a landscape's physical attributes, biotic systems, occupation, and use by providing a clear understanding of the acceptable levels of change before landscape integrity becomes compromised.

CLRs contain two principal parts. The Part 1 CLR provides historic and existing conditions documentation, analyzes the significance of the property, and identifies landscape features contributing to the articulated areas and period of significance. The Part 2 CLR provides guidance for future management of the historic landscape in the form of a treatment plan.

The scope of work for the 4 Lazy F Ranch CLR prepared by the NPS includes completion of Parts 1 and 2. The tasks identified to be completed as per the scope of work included the following:

- Assemble and review historical documentary information from a variety of primary and secondary sources including historic maps, photographs, and correspondence
- Provide a description of the evolution of 4 Lazy F Ranch to the present, and identify and describe the historic contexts and period of significance associated with the ranch
- Document existing conditions at 4 Lazy F Ranch through text, photographs, and illustrative graphics and identify and inventory features based on the suite of landscape characteristics used in CLRs
- Analyze the findings from the site history and existing conditions to identify the extant character-defining features of the cultural landscape, identify those features contributing to the significance of the property; assess the condition of landscape features; and evaluate the level of historic integrity as part of an overall determination of National Register eligibility

The scope of work for the Part 2 CLR directs the CLR contractor team to provide a treatment plan that addresses short- and long-term management of the cultural landscape based on its significance, existing condition, and use, and the articulation of an overall preservation strategy consistent with the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The scope of work also indicates that the CLR contractor team will complete the following tasks as part of the Part 2 CLR:

- Concept design development drawings of proposed changes to the property to accommodate adaptive reuse needs in collaboration with the NPS

- Preservation maintenance and rehabilitation recommendations and guidelines for National Register-eligible features including buildings and structures, circulation features, and ditches, as well as treatment recommendations to protect historic viewsheds, known and potential archeological sites, and plantings, and natural resource management consistent with Grand Teton National Park's existing fire management and ecological restoration goals

- Other prioritized needs developed in collaboration with park personnel during a treatment workshop

Methodology

Kick-off Conference Call

The entire CLR team met to kick-off the project on March 1, 2021. The meeting entailed review of the project scope of work, planning for the initial site visit, and background research and data collection. Those in attendance represented Grand Teton National Park, the Intermountain Regional Office Serving Regions 6, 7, and 8 of the NPS, and the CLR contractor team composed of representatives of ARG and LSHLA:

National Park Service, Grand Teton National Park

- Kate Birmingham, Branch Chief of Cultural Resources
- Rusty Mizelle, Chief of Facility Management
- Jessica Brown, Branch Chief of Project Management
- Alex Roberts, Housing Assistant

National Park Service, Intermountain Regional Office Serving Regions 6, 7, and 8

- Fielding Link, Senior Historical Landscape Architect

Architectural Resources Group

- Kitty Vieth, Principal
- Alice Valania, Project Manager
- Mary Ringhoff, Architectural Historian

Liz Sargent HLA

- Liz Sargent, Historical Landscape Architect
- Jen Trompetter, Landscape Architect

The meeting focused on several topics, including project goals, research and fieldwork needs, the site visit, and the project schedule.

The CLR contractor team requested several background research items from the NPS during the meeting. These included Geographic Information System (GIS) files and other available mapping data, the list of Facility Management Software System (FMSS) assets, existing archeological studies or reports, a Grand Teton National Park atlas, the list of files and other information available from the electronica Technical Information Center (eTIC) in Denver, and Cultural Resource Information System (CRIS) entries for the 4 Lazy F Ranch.

Background Research and Data Collection

Following the meeting, CLR contractor team members began to collect documents and other materials pertaining to the project and the site from available online sources, such as the Integrated Resource Management Applications (IRMA) portal, which affords data on natural resources and other documents. Among the documents collected and reviewed were the 1990 National Register nomination; a 2007 Historic Properties Management Plan (EA); 2008 Historic Structures Report (HSR) for the ranch buildings; and 2011 Cultural Landscapes Inventory (CLI).

Site Visit to Conduct Field investigations and Research

On-site work was postponed until July 13, 2021, due to the COVID-19 pandemic. Site work commenced with a meeting with park and regional NPS personnel at the property (Figure 1-1). Following orientation and an overview site visit, CLR contractor team members from ARG—Kitty Vieth, Alice Valania, and Mary Ringhoff—and from LSHLA—Liz Sargent and Jen Trompetter—walked the extent of the property, documenting existing landscape features using base maps generated ahead of the site visit, while taking notes on conditions, materials, and layout of the property and photographing all elements of the landscape. Most of the CLR contractor team continued the documentation process on Wednesday, July 14, 2021, while Mary Ringhoff conducted a research visit to the Jackson Hole Historical Society and Museum.

Workshop

The CLR team held a virtual workshop on November 16, 2022. Those in attendance included:

National Park Service, Grand Teton National Park

- Kate Birmingham, Cultural Resources Branch Manager
- Amanda Brushaber, Planning and Compliance
- Courtney Mansfield, Historical Architect
- Steven DeLong, Facilities and Historical Landscape Architect
- Jessica Brown, Landscape Architect
- Laura Jones, Branch Chief, Vegetation Ecology and Management

National Park Service, Intermountain Regional Office Serving Department of the Interior Regions 6, 7, and 8

- Fielding Link, Senior Historical Landscape Architect
- Mary Scales, CRIS Coordinator
- Allison Kennedy, CLI Coordinator

Architectural Resources Group

- Kitty Vieth, Principal
- Mary Ringhoff, Architectural Historian

Liz Sargent HLA

- Liz Sargent, Historical Landscape Architect
- Jen Trompetter, Landscape Architect

The workshop was composed of two parts—a morning session that summarized work conducted on behalf of the CLR to date, primarily focused on the Part 1 report, and an afternoon session centered on a facilitated discussion of treatment needs. Park personnel provided input on the Part 1 CLR, including information useful to developing future revisions of the document. Treatment topics covered during the Part 2 discussion ranged from vegetation management, to fence lines, views, circulation, parking, accessibility needs, river access issues and concerns, provision of amenities, storage, utilities, waste disposal, fire suppression, and construction staging related to adaptive use. The information collected as part of the workshop was instrumental in shaping the treatment chapter of the CLR.



Figure 1-1. *Several members of the CLR team in front of the 4 Lazy F Ranch Barn, July 2021.* (Source: All photographs by the authors unless otherwise noted)

Landscape Documentation

The 4 Lazy F Ranch CLR was prepared in accordance with the guidance offered in the most recent versions of the following federal standards documents:

- *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques (1998)*
- The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (1996)*
- NPS Management Policies (2006)
- NPS Director's Order 10A: *Design and Construction Drawings*
- NPS Director's Order 28: *Cultural Resources Management (1998)*
- NPS Director's Order 77—Reference Manual 77: *Natural Resource Management*
- *The Uniform Federal Accessibility Standard* (UFAS), *Americans with Disabilities Act Accessibility Guidelines* (ADAAG), and Architectural Barriers Act Accessibility Standard (ABAAS)
- National Register Bulletin: *Guidelines for Documenting and Evaluating Rural Historic Landscapes*
- National Register Bulletin: *How to Evaluate and Nominate Designed Historic Landscapes*
- National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*

Preparation of existing conditions documentation followed the procedural guidance of the NPS's *Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, as well as that afforded in National Register of Historic Places bulletins.

The CLR contractor team prepared the analysis, evaluation of significance, and assessment of integrity following the guidance afforded in several National Register bulletins.



Figure 1-2. *The Barn at 4 Lazy F Ranch with the Grand Teton Mountains beyond, July 2021.*

Summary Site History[1]

The property was first known as the Sun Star Ranch, following the completion of 1914 homesteading requirements by Bryant Mears in 1921. Although Mears's tenure on the land was brief, he made some initial improvements to the 135-acre tract, including the construction of a cabin, barn (Figure 1-2), outbuildings, and establishing approximately 18 acres of cultivated land. It was not until 1921 that Mears received a patent for the homestead; by this time, he had already transferred the property to Edward Mears.

By 1927, Edward Mears had sold the property to William and Margaretta Frew, who planned to use the ranch as a summer vacation home. The Frews named the ranch the 4 Lazy F as shorthand for "four Lazy Frews." Shortly after the purchase of the property, they contracted for the construction of a lodge and three sleeping cabins on a level terrace overlooking the Snake River located to the southeast of the earlier Mears homestead. The Frews also built two well houses, an ice house, and a bathhouse (now George's Cabin) as part of their initial suite of improvements to the property, along with outhouses in the woods south of the three double sleeping cabins. To access the new building complex, the Frews built a rough two-track road that extended south from the Mears homestead.

Soon, the Frews also contracted for the construction of a residence to house a caretaker as well as a barn in the vicinity of the Mears homestead. In association with these buildings, the Frews adaptively reused some of the earlier Mears structures, including a square-notched log building, which was moved south of its original location to a new site southeast of the existing barn and used as a tack room. Another of the earlier Mears buildings was adapted as a garage for the caretaker's residence.

1. This summary is derived from Carrie A. Mardorf and Derek Linn, *4 Lazy F Ranch Grand Teton National Park Cultural Landscapes Inventory* (National Park Service, 2011).

Between 1927 and 1949, the Frew family enjoyed the ranch as a private family summer vacation home and retreat. During the mid-1940s, they added bathrooms to each of the three double cabins and removed the outhouses. The Frew's daughter, Emily Frew Oliver, inherited the ranch in 1949. In 1950, she and her husband, Henry Oliver Jr., began accepting paying guests by converting the summer home into a dude ranch. To accommodate the needs and interests of their guests, the Olivers built a casting pond in 1952, and relocated a cabin (Harry's Cabin) from the nearby Crescent H Ranch in 1954 to provide additional accommodations.

In the 1960s, the Olivers expanded their enterprise as sons, Henry "Harry" Oliver III and Charles "Bucky" Oliver became involved with ranch operations. As part of the expansion, the Olivers added two more single cabins (New Cabin and River Cabin) and updated the Nurse's Cabin around the Lodge to offer a wider variety of accommodations to their guests. It was also during this period that the Olivers ended their use of the Mears ditch system to water the lawn, replacing it with a sprinkler system that relied on water pumped from the casting pond. In 1967, Emily Frew Oliver sold the ranch to the federal government, reserving for herself a life estate. She continued to operate the ranch from 1967 to 2005 with the help of her sons. The following year, in 2006, Mrs. Oliver voluntarily terminated her life estate, and Grand Teton National Park assumed management of the property.

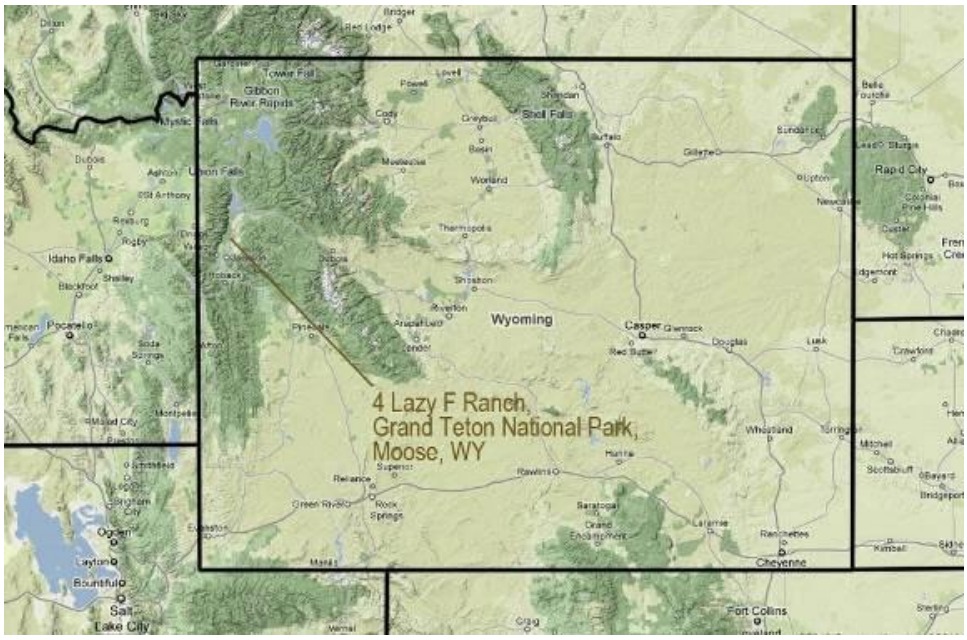


Figure 1-3. *Map showing the location of 4 Lazy F Ranch and Grand Teton National Park in Wyoming.* (Source: 4 Lazy F Ranch CLI)

Description of the Study Area

The 4 Lazy F Ranch falls within Grand Teton National Park and is located in Teton County within west central Wyoming (Figures 1-3 and 1-4). As noted, the ranch overlooks the Snake River and is situated within the Snake River valley east of the Grand Teton Mountain Range. The property is also located approximately 1 mile from the Grand Teton National Park's Moose Visitor Center and in close proximity to a stop along the Teton Park Road where visitors can experience the Chapel for the Transfiguration, a small rustic log house of worship built to frame a view of the Cathedral Group of peaks in 1925. Park

personnel access the 4 Lazy F Ranch property via a graded and graveled road that extends north of the Grand Teton National Park administrative and maintenance area at Moose.

As noted above, the 4 Lazy F Ranch continues to encompass the 135-acre homestead established by Bryant Mears in 1914 (Figure 1-5), which includes the barn and the Frew family developments located closer to the Snake River.

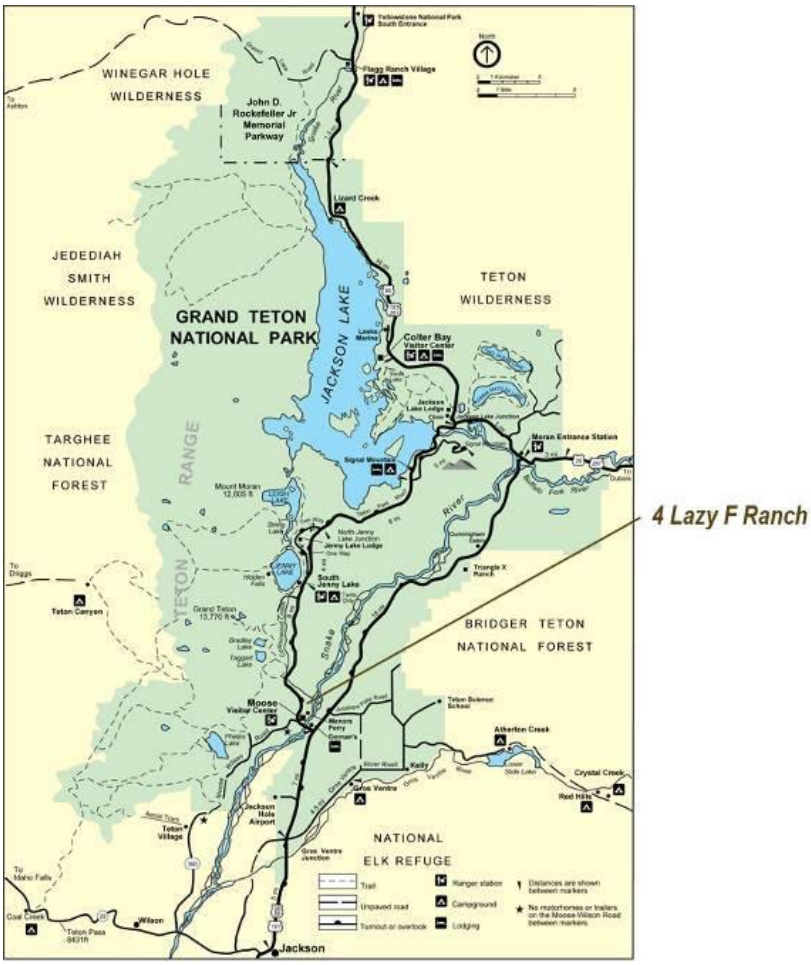


Figure 1-4. *The location and context of 4 Lazy F Ranch within Grand Teton National Park.* (Source: 4 Lazy F Ranch CLI)



Figure 1-5. *The 4 Lazy F Ranch property boundary.* (Source: Liz Sargent HLA from NPS GIS)

Summary of Findings

4 Lazy F Ranch was listed in the National Register on April 23, 1990. The National Register nomination addressed a 35-acre historic district that contained seventeen contributing buildings, two non-contributing buildings, and one contributing structure. The nomination indicated that the 4 Lazy F Ranch property was significant under Criterion A in the area of Entertainment/Recreation at a local level during a period of significance that extended between 1927 and 1938.[2]

In 1998, the Keeper accepted a Multiple Property Documentation Form (MPDF) for Grand Teton National Park that identified the historic contexts for which properties within the park could be evaluated for their eligibility for listing in the National Register.[3] Based upon review of the MPDF, the 4 Lazy F Ranch appears to be associated with two of the four historic contexts outlined in the MPDF: A. Settlement; and D. Dude Ranching and Tourism. Within the context of Settlement, the MPDF identified several themes—homesteading, vacation homes, economic development, vernacular architecture, and rustic architecture—for the period 1884 to 1950. Within the context of Dude Ranching, the MPDF also

2. Steven F. Mehls, National Register of Historic Places Nomination: "4 Lazy F Ranch" (March 15, 1990, #90000611).
3. Ann Hubber and Janene Caywood, Historical Research Associates, Inc., National Register of Historic Places Multiple Property Submission (Amended): "Grand Teton National Park" (July 17, 1998).

identified several themes—culture and recreation, park concessions, and rustic architecture—between 1908 and 1950.

The property was further evaluated in 2008 as part of a Historic Structures Report (HSR) prepared by A&E Architects for the ranch buildings. The HSR recommended that the NPS revisit and potentially expand the identified period of significance for the property based on the fact that the 1938 end date did not encompass commercial dude ranch use of the property. The HSR also noted that the 1990 nomination did not adequately address built and cultural landscape features in the assessment of contributing and non-contributing resources.

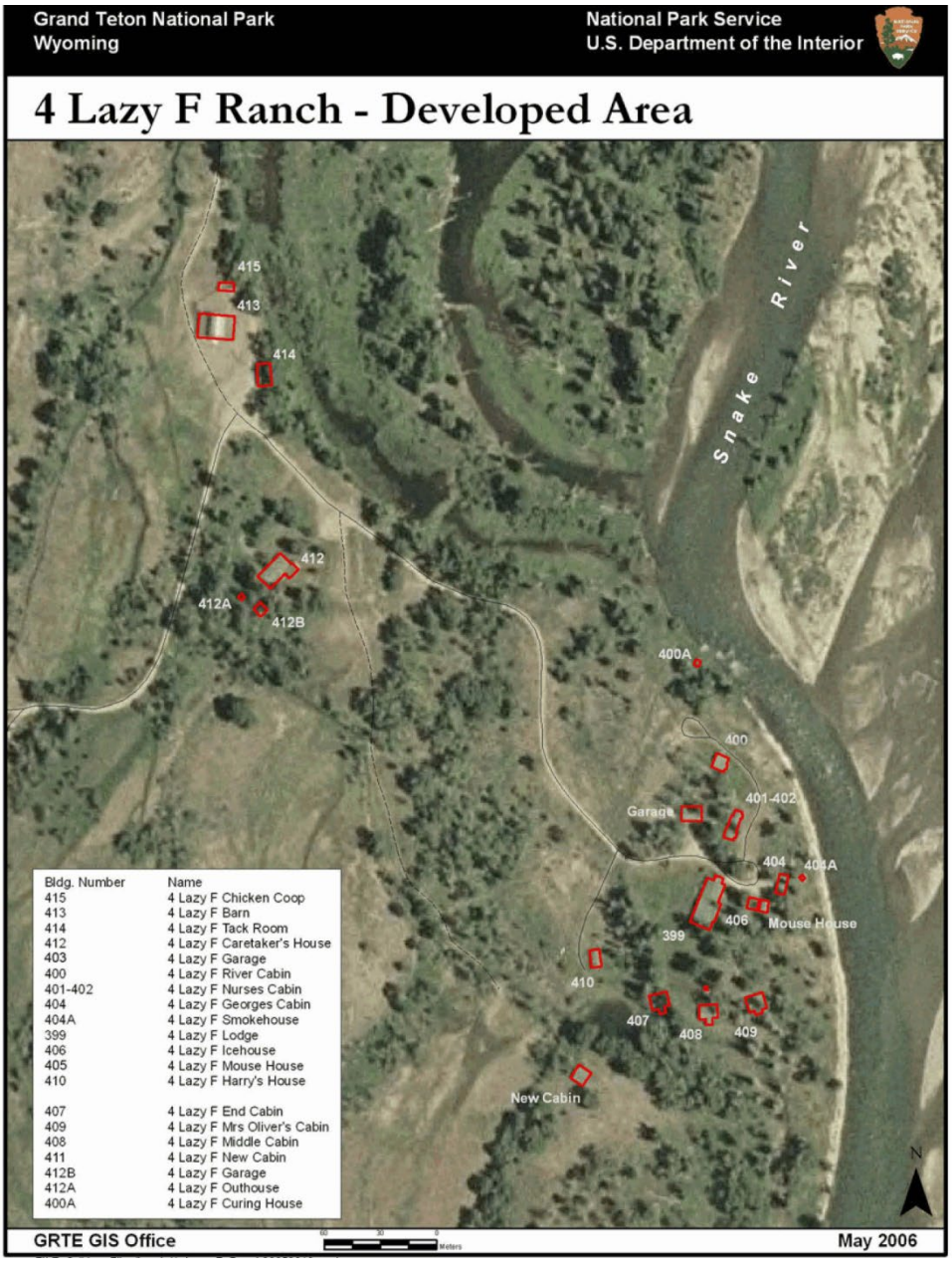


Figure 1-6. *The cultural landscape of the 4 Lazy F Ranch property.* (Source: 4 Lazy F Ranch CLI)

A CLI prepared by NPS personnel closely followed the completion of the HSR in 2010–2011. The CLI indicates the property to be significant under Criterion A in the areas of Entertainment/Recreation and Exploration/Settlement for its association with regional settlement patterns and the development of summer vacation homes and dude ranches within the Jackson area and Criterion C in the area of Architecture for its collection of buildings representing the local vernacular and dude ranch architecture.[4] The CLI also suggests that the National Register nomination be amended through a historic district boundary increase from 35 to 135 acres to encompass all features associated with the historic settlement and dude ranch and an expansion of the period of significance from 1927–1938 to 1914–1967, with the beginning date encompassing the initial homestead claim made by Bryant Mears, and the end date representing the end of Frew family ownership with the sale of the property to the federal government. Based on the extended period of significance, the CLI identifies several cultural landscape features to be included in an amended future nomination as contributing to the significance of the property (Figure 1-6).

The Wyoming State Historic Preservation Office concurred with the CLI's findings, including the expanded period of significance and the recommendations related to expanding the list of features considered to contribute to the significance of the property.[5] The findings of this CLR concur with the conclusions of the 2010 CLI for the 4 Lazy F Ranch. The CLR recommends that the NPS pursue updating and amending the National Register nomination for the property based on these determinations.

In summary, based on the findings of the CLR, a large majority of the features built during the Frew period survive as of 2023 to convey their historic associations with the family vacation and dude ranch complex of circa 1927–1967. Evidence of the earlier Mears homestead is present in the form of irrigation ditches, the working barn cluster and residential built cluster where the caretaker's house exists today, road systems, and patterns of agricultural use. The integrity of the landscape to convey its historic associations with the Mears period is diminished by the loss of period buildings, structures, and fencing.

The numerous historic landscape features that survive from the period of significance to contribute to the property's National Register significance include several natural features, such as the Snake River, former river channels and natural drainageways, Cottonwood Creek, native geology and soils, as well as landform and topography features such as the relatively level terrain of the terrace where the Frews built their family vacation complex, naturally occurring low-lying areas along former river channels, and the altered topography associated with the irrigation ditches established by Bryant Mears in connection with his cultivated fields and the casting pond built by the Frews in 1952. The sole contributing land use associated with the property today is storage. Circulation features contributing to the significance of the property include the access road and road to Cottonwood Creek, both believed built ca. 1914–1927, the gravel road to the Lodge, built ca. 1927, a trace road leading to former agricultural fields, also believed to date to ca. 1927, and informal parking areas near the Barn and Lodge, a trace road to Harry's Cabin, a trace road to River Cabin, and a trace road between Mouse House and George's Cabin. Vegetation features identified as contributing to the significance of the property include native stands of cottonwood and aspen, spruce and pine trees south of the Lodge, sagebrush and other native shrubs, forbs, and grasses, the lawn associated with the Lodge, hops vines trained on the sides of the Lodge porch, herbaceous plantings in beds around the Lodge, and several ornamental shrubs around the Lodge, In addition to the irrigation ditches and casting pond, no longer in use, there are ponds east of the Barn and Tack Room that constitute contributing constructed water features.

4. Mardorf and Linn, *4 Lazy F Ranch CLI*.
5. Wyoming SHPO concurrence letter to Grand Teton National Park, re: Grand Teton National Park, 4 Lazy F Ranch Cultural Landscape Inventory (SHPO File #0711BAB003), July 14, 2011.

Additional landscape features that contribute to the significance of the property include the three clusters comprising its spatial organization—the Barn Cluster, Caretaker's Cottage Cluster, and Lodge Cluster—along with the majority of the individual buildings and structures that make up each cluster:

Barn Cluster

- 4 Lazy F Dude Ranch Barn (HS-413)
- Tack Room (HS-414)
- Chicken Coop (HS-415)

Caretaker's Cottage Cluster

- 4 Lazy F Dude Ranch Caretaker's House (HS-412)
- Caretaker's Outhouse (HS-412A)
- Caretaker's Garage (HS-412B)

Lodge Cluster

- 4 Lazy F Dude Ranch Lodge (HS-399)
- River Cabin (HS-400)
- Curing House (HS-400A)
- Nurse's Cabin (HS-401/HS-402)
- Three-bay Garage (HS-403)
- George's Cabin (HS-404)
- Smokehouse (HS-404A)
- Mouse House (HS-405)
- Ice House (HS-406)
- End Cabin (HS-407)
- Middle Cabin (HS-408)
- Mrs. Oliver's Cabin (HS-409)
- Harry's Cabin (HS-410)
- New Cabin (HS-411)
- Well house ruins.

Views and vistas contributing to the significance of the property include those of the Teton Range from the Barn and Lodge Clusters, inwardly focused views within the Lodge Cluster, views east to the Snake River from the Lodge Cluster, views of the Lodge from many of the cabins, and from the entrance gate and access road.

Finally, several small-scale features contribute to the significance of the 4 Lazy F Ranch. These include the entrance gate to the Lodge Cluster, swinging gate at the Barn, corral fencing, remnants of fencing along the southern property boundary, remnants of fencing southwest of the Barn, remnants of buck and pole fencing southwest of the Curing House, and remnants of fencing surrounding the Caretaker's Cluster. Based on the significance of the property and the extensive number of contributing landscape features, the CLR recommends that adaptive use be carefully accommodated using a rehabilitation treatment approach consistent with the Secretary of the Interior's Standards that call for protection of historic resources even while accommodating a compatible new use.

To address this need, the CLR provides a suite of treatment recommendations and guidelines that consider both philosophical issues related to treatment as well provide technical guidance. The treatment

recommendations and guidelines follow a set of guiding principles intended to preserve the sense of place and scale of the historic landscape of the 4 Lazy F Ranch prepared by the CLR contractor team that includes the following:

- Meet the Secretary of the Interior's Standards for Rehabilitation in accommodating seasonal housing needs within the Lodge Cluster of 4 Lazy F Ranch.
- Preserve and enhance the historic character of the 4 Lazy F Ranch property by removing or screening non-historic features that detract from its setting.
- Work to repair rather than replace existing structures.
- Retain original historic materials wherever possible and retain salvageable materials.
- Identify the housing units best suited to accommodating accessibility improvements based on their size, configuration, relationship of the finished floor elevation to the surrounding terrain, and potential to provide an accessible route to the interior from an accessible parking space.
- Ensure that new features used to accommodate seasonal housing are compatible with the historic character of the property in terms of form, materials, and color.
- Consider siting any new buildings or structures in such a way as to complement the spatial organization of the existing clusters.
- Maintain the visual connection between the Lodge Cluster and the river to the east as well as the mountains to the west. Avoid any new buildings, structures or plantings that may obstruct existing views to the river or mountains.
- Screen incompatible uses and appurtenances.
- Minimize the obstruction of historic views.
- Protect areas identified as sensitive due to their use as critical habitat by wildlife.
- Ensure that the road leading to the Lodge Cluster is engineered to accommodate fire, emergency, and snow removal vehicles.
- Limit vehicular access to the minimum necessary.
- Facilitate pedestrian access for seasonals.
- Ensure that rehabilitation of the Lodge Cluster to accommodate seasonal housing needs meets ABAAS in terms of accessible parking, walks, and barrier-free entry into accessible accommodations.
- Provide food storage systems that protect against access by bears and other wildlife.
- Consider the potential to co-locate trash and recycling collection in the vicinity of the Barn or the NPS administrative complex at Moose where trash pick-up can be better accommodated. Accommodating trash vehicles within the 4 Lazy R Ranch complex will require changing the historic gate and road system. Consider a seasonal location for siting a mobile and removable trash and recycling collection unit near the Barn, and having residents pack out their trash to that location.
- Follow the fire protection plan in addressing vegetation in proximity to buildings.
- Follow the Hazard Tree Management Plan in addressing tree removal needs.

- Avoid the use of non-native and invasive plant species. Consider replacing non-native species with native substitution plantings that are similar in form, scale, color, and texture.
- Water plantings introduced for screening, replacement, or other purposes during the establishment period.
- Identify areas where fencing should be retained to support specific management and preservation goals. Elsewhere, remove fence rails or drop them to the ground to facilitate wildlife movement through the landscape. Retain posts to illustrate a historic alignment, unless they pose a hazard or inhibit maintenance needs such as mowing. Posts should be captured in GIS as points, with the fence lines captured as linear features.
- Remove any barbwire fencing present. If the fence, as a feature or alignment, is contributing, consider replacing barbwire with smooth wire.
- Consider options for marking the alignment of historic fencing removed to support wildlife movement through the landscape.
- Document and remove utility poles that become outdated or obsolete based on replacement with a new line or system.
- Plan to either establish a septic field on site, or tie into the wastewater treatment in Moose. Tying into the wastewater treatment system in Moose may prove prohibitively expensive. Establishing a septic field on site will require the identification of approximately one-half acre of land not in conflict with cultural landscape features.
- When establishing new utility service lines, consider ways to use disturbed areas to accomplish multiple needs.

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Site History

SITE HISTORY

Introduction

Located on the west bank of the Snake River within the valley of Jackson Hole, the 4 Lazy F Ranch site is a cultural landscape which has been shaped by multiple periods of occupation and use. The following narrative outlines the history of the site in the context of the patterns which shaped it, in roughly chronological order:

- Prehistory and Ethnohistory, ca. 11,000 BP–Present
- Early Exploration and Commerce, ca. 1807–1877
- Homesteading, 1862–1927
  - Bryant F. Mears and the Sun Star Ranch, 1914–1927
- Dude Ranching, 1882–1967
  - The 4 Lazy F Family Ranch, 1927–1949
  - The 4 Lazy F Dude Ranch, 1950–2005
- Government Conservation and Grand Teton National Park, 1897–2023
  - The 4 Lazy F Ranch as an Element of Grand Teton National Park, 2006–2023

Prehistory and Ethnohistory, ca. 11,000 BP – Present[6]

The archeological record of the Jackson Hole area suggests the valley saw seasonal occupation by mobile hunter-gatherer groups at least as early as 11,000 before present (BP), though the oral traditions of Indigenous groups associated with this area indicate an association from time immemorial. The earliest archeological evidence of occupation roughly coincides with the end of the last glaciation between 12,000 and 15,000 years ago. Presumably due to the region's challenging altitude and climate, there is little physical evidence for year-round occupation of the valley. The generally accepted model suggests that early groups used the resources of the valley floor in early spring, moved to higher elevations in summer and fall to follow ripening plant resources, and moved either west into what is now Idaho or southeast into the valleys of what is now northwest Wyoming for the winter. With some minor variation over time depending on climatic and cultural change, this pattern is thought to have characterized the entire 11,000+ year culture history of Jackson Hole.

The earliest archeological evidence dates to the Paleoindian period, approximately 12,000 to 8,000 BP. Assemblages from this time are dominated by lanceolate-shaped stone points (Clovis type and variants)

6. Except where noted otherwise, the information in this section is derived from Stephanie Crockett, "The Prehistoric Peoples of Jackson Hole" in Daugherty, *A Place Called Jackson Hole: The Historic Resource Study of Grand Teton National Park* (Moose, Wyoming: National Park Service, Grand Teton National Park, 1999), 21–41 and Joanna Mettler Chase and Jennie Erikson, Mettler and Associates, Inc,, "Class III Cultural Resource Inventory of Portions of the 4 Lazy F Dude Ranch, Grand Teton National Park, Teton County, Wyoming" (Prepared for the National Park Service, Grand Teton National Park, September 10, 2012), 10–16. For additional details on the chronologies summarized here, the reader is referred to Michael K. Page, ed., *The Game Creek Site and the Prehistory of Jackson Hole* (prepared by the Office of the Wyoming State Archaeologist for the Teton County Public Library, pursuant to a Memorandum of Agreement between the Wyoming Department of Transportation and the Wyoming State Historic Preservation Office, 2017).

originally hafted to spears/darts, typically for use with an atlatl. Recent studies have also found evidence for the Western Stemmed Tradition, characterized by large, stemmed points, in the Central Rockies during the Paleoindian period.[7] Toolstone types vary, but x-ray fluorescence of obsidian artifacts reveal use of multiple obsidian sources. The majority of the toolstone from this period within what is now Grand Teton National Park came from Teton Pass, around 20 miles southwest of today's Moose, Wyoming.[8] During their occupation of the valley, prehistoric groups utilized a range of food sources including seeds, roots, bulbs, and berries, supplemented with mountain sheep, mule deer, and smaller game. Bison were likely also an important seasonal resource.

The climate continued to shift after the last glacial period, becoming warner and dryer, and the once-tundra-like setting of Jackson Hole gained more conifers (lodgepole pine and Douglas fir) along with aspen; other plant and animal communities continued to change correspondingly, and human subsistence activities adapted. During the Early Archaic period, approximately 8,000 to 5,000 BP, archeological evidence indicates people were gathering and processing large quantities of local plants in substantial roasting pits arrayed around lakeshores. Species available during this time included berries, dock, salvia, ambrosia, sedgegrass, bistort, tule, bulrush, and likely camas.[9] Projectile points were typically large and side-notched (like the Elko Eared type), and local assemblages reveal continued reliance on the Teton Pass obsidian source.

The climate experienced another shift after ca. 6,000 BP, becoming increasingly moist and cool. There was a corresponding increase in the plant and animal populations of Jackson Hole, and dense forests of pine spruce and fir began replacing lodgepole pine, Douglas fir, and aspen.[10] During the Middle Archaic period, approximately 5,000 to 3,000 BP, higher numbers of roasting pits and stone grinding implements suggest wider availability of, and an increasing reliance on, certain plant foods.[11] A new projectile point type also emerged: the McKean type and its variants, generally characterized by a lanceolate or stemmed base shape with no side-notching as seen in the Early Archaic. The use of obsidian also increased, though the most common toolstone source was Obsidian Cliff about 120 miles north of today's Moose, in what is now Yellowstone National Park. While this source is still well within the geographic range of local hunter-gatherer groups, the prevalence of its toolstone may also reflect increasingly widespread and sophisticated trade networks during this time—Obsidian Cliff toolstone is the most widely dispersed obsidian in what is now the United States, reaching everywhere from Ohio to western Canada via ancient trade routes.[12]

During the Late Archaic period, approximately 3,000 to 1,500 BP, some general subsistence strategies remained largely the same: local groups maintained a seasonal round, and roasting pits and groundstone tools for processing plant resources were still quite common. McKean type projectile points were replaced by corner-notched points, and a wider variety of obsidian sources is represented—this, again, may reflect the continued growth of trade networks. One major change during this time was an increased reliance on communal bison procurement using sophisticated driving and impoundment methods, with associated rituals; these techniques may well have been used in earlier time periods, but the best physical evidence dates to the Late Archaic.[13]

7. Page, *The Game Creek Site*, 55.
8. Crockett, "The Prehistoric Peoples of Jackson Hole," 25–27.
9. Ibid., 29.
10. Ibid., 31; Page, *The Game Creek Site*, 88–89.
11. Page, *The Game Creek Site*, 94.
12. National Park Service, "Obsidian Cliff," *Yellowstone National Park*, https://www.nps.gov/yell/learn/historyculture/obsidiancliff.htm.
13. Chase and Erickson, "Class III Cultural Resource Inventory," 14–15.

Climatic trends toward moister and cooler conditions intensified, leading to the classification of the period between about AD 1450 and 1850 as the "Little Ice Age." During this time, which roughly corresponds with the Late Prehistoric period of 1,500 to 500 BP, grasslands increased, and as a result so did bison populations and the populations of the people who hunted them.[14] Bison procurement became more important to local hunter-gatherer groups, and multiple techniques were used. Projectile points became smaller as hunting technology dramatically changed at this time, shifting from spear-and-atlatl to bow-and-arrow. Other important innovations included the use of steatite (soapstone) bowls and ceramic vessels, though ceramic assemblages tend to be small and fragmentary, precluding firm identification of clear technologies or styles.[15] Reliance on roasting pits to process plant resources reached its peak during this period, a reminder that plant resources continued to constitute at least half of the seasonal diet in the Jackson Hole area.

The Protohistoric period, approximately AD 1700 to 1850, is characterized by massive cultural upheaval caused by European American incursion, beginning with diseases that arrived before most whites did. The arrival of European trade goods contributed to this change, both in terms of material culture and sociocultural context, and the procurement of the horse was particularly instrumental in cultural change among the Plains tribes. With the horse, they became more mobile and more dependent on bison, seeing changes in traditional territories and society as a result. Shoshone groups, who occupied massive swaths of the West, were among the peoples who saw great change linked to horse and trade good acquisition. After acquiring horses by ca. 1720, some groups of the Shoshone saw a rapid and dramatic transition to a mounted bison-hunting economy, and expanded their range into the territory of Crow, Blackfeet, Arapaho, and other tribes who were not yet horse-adapted; these tribes may also have been more severely impacted by European diseases than the Shoshone due to their proximity and social ties to the Plains Village peoples of the Missouri.[16]

At the time of European American contact in the early nineteenth century, Jackson Hole was primarily occupied by Eastern Shoshone bands, especially the *Tukudika* (Sheep-Eaters). Unlike some other Shoshone groups, the *Tukudika* remained primarily adapted to foraging in the high country of the Central Rockies rather than to Plains bison hunting and focused at least partially on bighorn sheep.[17] The *Tukudika* tended to live and travel in small family groups during the summer, using dogs or horses to move belongings via travois. During the winter and spring, the smaller groups came together into larger bands of 100 to 200 people.[18] The Eastern Shoshone tribe comprised multiple groups besides the *Tukudika*, including the *Kucundicka* (Buffalo-Hunters), *Pa'Iahiadika* (Elk-Eaters), and *Do'yia* (Mountain Dwellers)—as indicated by their names, these groups ranged widely across the Rocky Mountains and northwest Plains and relied to varying degrees on different food sources. Jackson Hole's seasonal resources were also used by other mobile groups, including (but not limited to) other Shoshone groups, Bannock, Blackfoot, Crow, Flathead, Gros Ventre, and Nez Perce.

In 1868, Eastern Shoshone Chief Washakie signed the Fort Bridger Treaty, along with leaders of the neighboring Bannock (a Paiute group). The treaty set aside the Wind River Reservation in Wyoming and the Fort Hall reservation in Idaho for members of these groups in return for their cooperation with the federal government. As seen throughout the West, the federal government's forced relocation of these

14. Ibid., 15.
15. Page, *The Game Creek Site*, 101–102.
16. Ibid., 114.
17. As noted in Page, *The Game Creek Site*, 114, it is possible that reliance on mounted bison hunting vs. unmounted sheep hunting strategies was fluid, with bands transitioning to and from the two.
18. Crockett, "The Prehistoric Peoples of Jackson Hole," 34–35.

peoples not only greatly limited their territory but attempted to destroy Shoshone lifeways and sociocultural systems that had supported them for millennia. Most of the Eastern Shoshone in the Jackson Hole area moved to the Wind River Reservation, joined about a decade later by members of the Northern Arapaho tribe. The Shoshone groups continued to hunt in the Central Rockies but as a whole were prevented from following their traditional seasonal round.

The Teton Range was and is the center of the Eastern Shoshone belief system, and they and other local Indigenous groups view the range as part of a much larger spiritual, cultural, and social whole.[19] Overall, twenty-four tribes are associated with Grand Teton National Park. These include:

1. Apache Tribe of Oklahoma
2. Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation, Montana
3. Assiniboine & Gros Ventre Tribes of the Fort Belknap Indian Community of the Fort Belknap Reservation of Montana
4. Blackfeet Tribe of the Blackfeet Indian Reservation of Montana
5. Burns Paiute Tribe
6. Cheyenne and Arapaho Tribes, Oklahoma
7. Coeur D'Alene Tribe
8. Comanche Nation, Oklahoma
9. Confederated Salish and Kootenai Tribes of the Flathead Reservation
10. Confederated Tribes and Bands of the Yakama Nation
11. Confederated Tribes of the Colville Reservation
12. Confederated Tribes of the Umatilla Indian Reservation
13. Crow Tribe of Montana
14. Eastern Shoshone Tribe of the Wind River Reservation, Wyoming
15. Kiowa Indian Tribe of Oklahoma
16. Kootenai Tribe of Idaho
17. Nez Perce Tribe
18. Northern Arapaho Tribe of the Wind River Reservation, Wyoming
19. Northern Cheyenne Tribe of the Northern Cheyenne Indian Reservation, Montana
20. Oglala Sioux Tribe
21. Rosebud Sioux Tribe of the Rosebud Indian Reservation, South Dakota
22. Shoshone-Bannock Tribes of the Fort Hall Reservation
23. Standing Rock Sioux Tribe of North & South Dakota
24. Yankton Sioux Tribe of South Dakota

Jackson Hole's various groups may have used one locale for a multitude of purposes—and natural resources were not separated from cultural resources. Places combining an undifferentiated blending of the two were and are intimately tied to tribal spirituality.[20] As a result of these overlapping spheres of meaning, the Jackson Hole area is part of a broad cultural landscape still held sacred by multiple Indigenous groups.[21]

19. Deward Walker, Jr. and Pamela Graves, *An Assessment of American Indian Occupation and Uses of the Cultural and Natural Resources of Grand Teton National Park and the National Elk Refuge* (prepared by Walker Research Group for the National Park Service, Grand Teton National Park 2007), 87 cited in Chase and Erickson, "Class III Cultural Resource Inventory," 16.
20. Ibid.
21. Ibid.

Early Exploration and Commerce, ca. 1807–1877

Starting soon after the Lewis and Clark exploration of the Louisiana Purchase between 1804 and 1806, European American interests began exploring the West for resources. The first and most prominent venture was the fur trade, primarily in pursuit of beaver pelts for use in hats and other clothing. Fur trappers and traders traversed Jackson Hole in the early nineteenth century—although no permanent posts were established in the valley, several major trails converged there, and it became "the crossroads of the fur trade in the northern Rockies," in part because the Tetons were a major landmark for those passing through.[22] Increased incursions by trappers and traders resulted in an expansion of trade goods available to local indigenous inhabitants, as well as more disastrous effects—disease foremost.

Sources differ on the first mountain man to travel through Jackson Hole, as the likeliest candidates did not keep records. John Colter may have crossed the valley in the winter of 1807–1808, though this is not confirmed. Regardless of who the first parties were, by the 1820s the area was fully enmeshed in the growing regional trade system, and the area's landmark mountain peaks had gained their current name ("Trois Tetons" or "Three Breasts"), with French Canadian or Iroquois trappers the apparent source.[23] Jackson Hole (a simplification of the original name of Jackson's Hole) appears to have been named for trading company field manager Davey Jackson in the late 1820s. The fur trade declined in the 1830s due to overhunting of beavers and changes in fashion trends, and by 1840 only a few people ran their traps in and around the valley.

European American exploration continued throughout the West independent of the fur trade in the first half of the nineteenth century but was focused primarily on finding overland routes to Oregon and California – due to its surrounding mountain ranges, Jackson Hole was not part of these routes. Likewise, surveys for future transcontinental railroad routes largely bypassed the area. However, the U.S. military surveyed Jackson Hole multiple times in the 1850s and 1860s to gauge population and attitude of native groups, look for mineral resources and agricultural potential, and find potential rail or wagon routes for emigration and settlement.[24] The Raynolds survey of 1860, led by guide Jim Bridger, investigated Jackson Hole and confirmed the area was too mountainous for a rail route.

Ferdinand Vandeveer Hayden led several military surveys through the Yellowstone and Teton areas in the 1870s, and it was primarily his findings that led later homesteaders and settlers to Jackson Hole; recognizing the importance of public relations in acquiring funding, Hayden "cultivated conscientiously the support of congressmen, railroad magnates, solders, and westerners. As a result, his interest shifted from the purely scientific to general inventories of the West's exploitable resources. His reports remained truthful, but tended to emphasize the positive, which delighted Western boosters."[25] One of Hayden's surveys, in 1877, noted that Jackson Hole was more suited to grazing than agriculture, due to the local climate; it also noted an abundance of game and trout.[26] Both observations foreshadowed the future drivers of the valley's economy and culture.

While other explorers and trappers likely crossed the area now containing the 4 Lazy F Ranch, the first confirmed passage was by one of the Hayden survey groups in 1872. Led by James Stevenson, the party followed Cottonwood Creek to its junction with the Snake River, an area which later became part of

22. Daugherty, *A Place Called Jackson Hole*, 44, 56.
23. Ibid., 57.
24. Ibid., 68.
25. Ibid., 72–73.
26. Ibid., 76.

Bryant Mears' Sun Star Ranch homestead (and later the 4 Lazy F Ranch) and camped there for several days.[27] No physical evidence of this very brief occupation is known to survive.

Homesteading, 1862–1927

The main driver of European American settlement of Jackson Hole was homesteading, enabled by the Homestead Act of 1862. This act allowed any American citizen, at least 21 years old, to obtain up to 160 acres of public land by residing on and cultivating it for five continuous years. Foreign-born residents could also secure land if they intended to become citizens. This private development of the public domain was a crucial shaper of the West during the late nineteenth and early twentieth centuries.

Due to its weather, altitude, and isolation, Jackson Hole was not among the first areas to be homesteaded. The first known homesteaders were John Holland, John Carnes, and Carnes' wife Millie Sorelle, who arrived in 1884.[28] A trickle of others followed over the next few years, and by 1888 Jackson Hole had a population of twenty-three, twenty of whom were men. There were also two women and one child.[29] More followed between 1890 and 1900, primarily Church of Jesus Christ of Latter-day Saints families from Utah and Idaho. Most of the early homesteads were located miles south of what is now the 4 Lazy F Ranch property and were on the east side of the Snake River; the only homestead west of the Snake River in the area of what is now Grand Teton National Park was Menor's Ferry (Figure 2-1).[30] William D. Menor established a residence in a 148-acre tract on the west bank of the river, in what is now Moose, in 1894. His ferry was one of only three main crossings of the Snake River in the valley. Most of the early settlers found farming infeasible due to the short growing season, and instead established small cattle ranches. They gained additional acreage through the Desert Land Act of 1877 and grazed their herds on public lands. By the turn of the century, Jackson Hole had a population of over 600.[31]



Figure 2-1. *Menor's Ferry in operation, 1919.* (Source: Jackson Hole Historical Society and Museum, 1958.0333.001)

27. Daugherty, *A Place Called Jackson Hole*, 76.
28. Ibid., 90.
29. Ibid., 90–91.
30. Ibid., 95.
31. Ibid., 98.

Jackson Hole saw its most intense period of homesteading between about 1908 and 1919, spurred by a 1908 executive order abolishing the Yellowstone National Forest and establishing the Teton National Forest in the highlands surrounding the valley. This opened Jackson Hole acreage that had previously been closed to homesteading.[32] By 1909, the valley's population had more than doubled to an estimated 1,500 people.[33] World War I drove up prices for agricultural products, encouraging many would-be farmers to attempt "proving up" ever-more-marginal acreage in the valley. But profits dropped with the end of the war in 1918, and a 1919 drought devastated local crops. Many of the homesteaders that hung on after these events did so because they pivoted to other income sources, or in some cases had them in mind all along, as historian John Daugherty put it, "Close scrutiny of specific cases reveals that the claimants took up homesteads to establish dude ranches, tourist facilities, residences, or quite simply to engage in real estate speculation."[34] This pattern proved particularly visible in the 1910s homesteads along the west bank of the Snake River.

The first dude ranches in Jackson Hole were established as homestead entries, starting with Louis Joy's JY Ranch in 1907. The JY was joined by the Bar BC Ranch in 1912, the Trail Creek Ranch in 1916, the White Grass Ranch in 1919, and others. After a brief lull, homesteading accelerated again in 1922 when over 19,000 acres opened for settlement after being tied up in a water rights dispute; even more people used homestead laws to establish dude ranches and other tourist facilities (especially in the Jenny Lake area), or to acquire land for related speculative purposes.[35] The Jackson Hole homesteading era effectively ended in 1927, when a series of executive orders closed most of the valley's public domain to settlement. By the end of the 1920s, over 5,000 acres of what is now Grand Teton National Park had been plowed or cultivated.

Bryant Mears and the Sun Star Ranch, 1914–1927[36]

Bryant F. Mears and his sister, Frances, born in Maine and Pennsylvania respectively, came west to stay at the Bar BC Ranch soon after its establishment. Unlike the majority of dudes, both stayed in Jackson Hole after their vacation—Bryant to establish his own ranch, and Frances to marry Bar BC wrangler Buster Estes. Frances and Buster Estes homesteaded a small parcel south of Moose, where they established their own dude ranch, the STS (for "Estes") in 1922. In 1945, Olaus and Mardy Murie and Adolph and Louise Murie purchased the STS; today the ranch is used as the Murie Center and has been designated a National Historic Landmark.

Bryant Mears selected a four-lot parcel of land just a mile south of the Bar BC, containing roughly 135 acres of land. He filed his claim in the Evanston, Wyoming Land Office on November 19, 1914, and established his residency on the property in February of the following year. By July 1915, Mears had completed a 20 by 24-foot log house. Most of his homestead improvements, which eventually included a 16 by 18-foot log barn, a corral with eight panels of pole fencing, a second 16 by 20-foot log house, and a

32. Ibid., 111–112, 120.
33. Ibid., 110.
34. Ibid., 109.
35. Daugherty, *A Place Called Jackson Hole*, 117–118.
36. This section, and subsequent sections up to the Grand Teton National Park section, is taken from A&E Architects, *4 Lazy F Historic Structures Report* (Moose, Wyoming: National Park Service, Grand Teton National Park, September 2008), as verified by supplemental primary and secondary source research in 2021. The Historic Structure Report's general historic context was taken from the amended Grand Teton National Park Multiple Property Submission by Hubber and Caywood in 1997. See also John Daugherty's *A Place Called Jackson Hole: The Historic Resource Study of Grand Teton National Park* (Moose, Wyoming: Grand Teton National Park, 1999).

25-foot-deep well, were located in Lot 1 of Section 25, Township 43N, Range 116W (Figure 2-2). Outlying improvements included 480 rods of buck and four-pole fence and 160 rods of post and four-pole fencing.[37] Mears also established an extensive irrigation system, with ditches and laterals sourcing water from Cottonwood Creek.

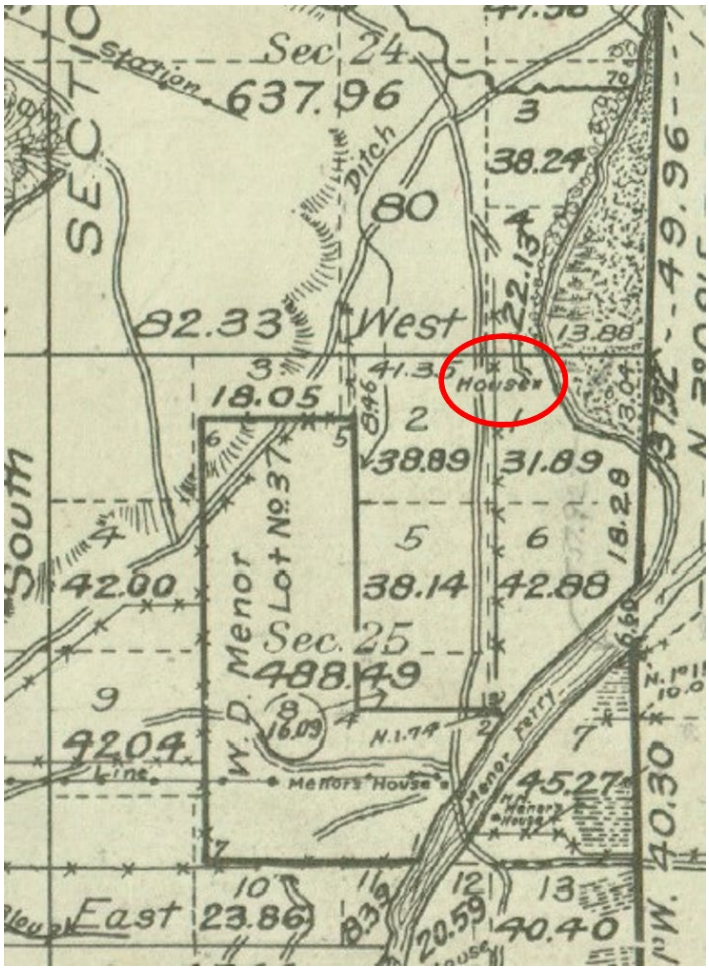


Figure 2-2. *Detail of 1917 General Land Office plat, T. 43N R. 116W, showing Mears' house (circled)* (Source: General Land Office records, Bureau of Land Management)

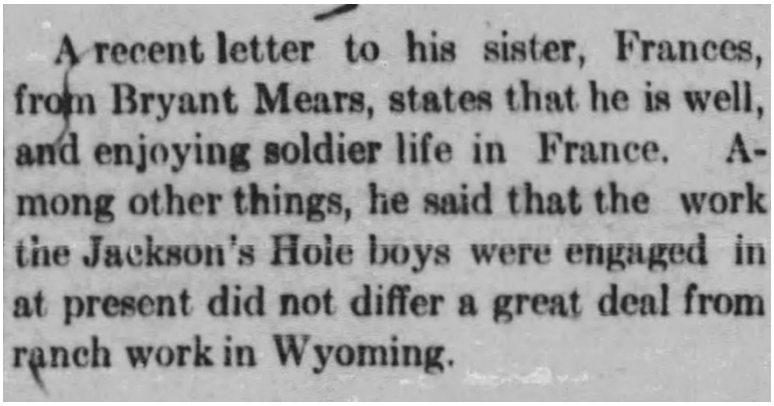
Although Mears met the minimum requirements to receive his homestead patent in 1921, his efforts at cultivating crops were limited—in part because of some extended absences. He left his claim for about four months between November 1916 and March 1917 to return to the East to get married. He left again for two years, between July 1917 and July 1919, to serve overseas in the U.S. Army during World War I (Figures 2-3 and 2-4). His wife, Dorothy E. Mears, was absent from the claim for much of this time and the first part of 1920; in February 1918, she gave birth to their daughter Esther while staying with her

37. A rod is a unit of measurement used in land surveying, equal to 16.5 feet or 5.5 yards. Mears' 160 rods of fencing would equal roughly 2,640 feet of fence.

parents in New York.[38] Mears received his patent to the homestead property on May 10, 1921 (Figure 2-5) and named it the Sun Star Ranch.[39]



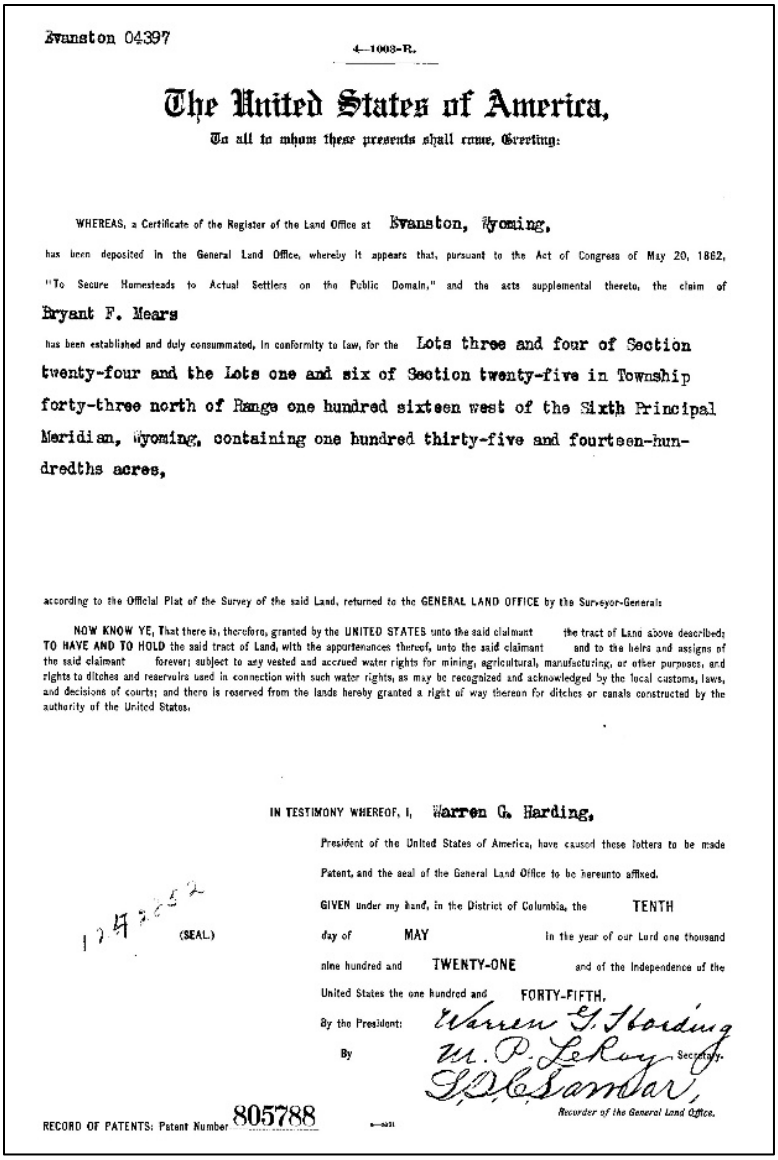
Figure 2-3. *Bryant Mears (back row, far left) with other soldiers from Jackson, ca. 1916.* (Source: Jackson Hole Historical Society and Museum, 1958.0123.001P)



A recent letter to his sister, Frances, from Bryant Mears, states that he is well, and enjoying soldier life in France. Among other things, he said that the work the Jackson's Hole boys were engaged in at present did not differ a great deal from ranch work in Wyoming.

Figure 2-4. *Item from the* Jackson's Hole Courier*, 1918.* (Source: *Jackson's Hole Courier,* 1 August 1918)

38. *Jackson's Hole Courier,* 28 February 1918.
39. Final Proof, Testimony of Claimant, Patent No. 805788, 22 September 1920. Copy available in Cultural Resources Office, Grand Teton National Park Headquarters, Moose, Wyoming; Daugherty, *A Place Called Jackson Hole,* 228.



Evanston 04397

4—1093—R.

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at Evanston, Wyoming,

has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of

Bryant F. Mears

has been established and duly consummated, in conformity to law, for the Lots three and four of Section twenty-four and the Lots one and six of Section twenty-five in Township forty-three north of Range one hundred sixteen west of the Sixth Principal Meridian, Wyoming, containing one hundred thirty-five and fourteen-hundredths acres,

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, Warren G. Harding,

President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TENTH

(SEAL.)

day of MAY in the year of our Lord one thousand nine hundred and TWENTY-ONE and of the Independence of the United States the one hundred and FORTY-FIFTH.

By the President: Warren G. Harding

By M. P. LeRoy, Secretary.

S. A. Lamar, Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number 805788

Figure 2-5. *Bryant Mears' homestead patent, May 1921* (Source: General Land Office records, Bureau of Land Management).

There is little documentary information about the relative success or failure of Mears' venture. He is known to have built several buildings on the property, including buildings now referred to as the Caretaker's Garage (Figure 2-6) and Tack Room (Figure 2-7). John Daugherty, author of *A Place Called Jackson Hole: the Historic Resource Study of Grand Teton National Park*, suggests that Mears intended to set himself up as a "gentleman rancher" rather than an active farmer or rancher—essentially a "dude" who lived at his ranch property full-time.[40] According to Nathaniel Burt, son of Bar BC Ranch Founder, Struthers Burt, Mears was a dangerously unstable character.[41] In any event, Mears does not figure prominently in Jackson Hole history after the late 1920s. He later lived in Arizona and California, though *Jackson's Hole Courier* articles indicate he spent most summers in Jackson Hole from the late 1950s until his death in 1976.

40. Daugherty, *A Place Called Jackson Hole*, 117.
41. Nathaniel Burt, *Jackson Hole Journal* (Norman: University of Oklahoma Press, 1983), 59.

Property transfer deeds available at the Teton County Courthouse show that Mears deeded the ranch to his father, Edward Mears of Bar Harbor Maine, on April 1, 1921—before receiving his patent. By that time, Bryant Mears had divorced, and apparently was living in town.[42] In 1927, Edward Mears sold the 135-acre property to William H. and Margaretta Frew, of Pittsburgh, Pennsylvania, for $4,000.[43] As discussed below, the Sun Star Ranch would soon become a family retreat modeled after Jackson Hole's dude ranches.



Figure 2-6*. View south toward the 1910s Caretaker's Garage (left) and ca. 1920s–1930s Caretaker's Outhouse (right). The garage appears to date to the Mears homestead era.*



Figure 2-7. *The Barn Cluster, ca. 1940, view to north. The Tack Room (HS-414, center) appears to date to the Mears homestead era; the Frew family moved it south to this location.* (Source: Jackson Hole Historical Society and Museum, 1958.2035.001)

42. Warranty deed, dated April 1, 1921, Deed Book 2, page 295, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.
43. Deed, dated February 9, 1927, Deed Book A, page 541, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.

Dude Ranching, 1882–1967

The beginning of 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 construction of the transcontinental railroads and the development of networks of stage lines and trails during the 1870s and 1880s that Western vacations became more popular with the growing American middle and upper classes. During the late nineteenth century, visitors began to filter into Jackson Hole, where they beheld the spectacular scenery of the Tetons. In 1883, President Chester A. Arthur toured Yellowstone National Park and the future Grand Teton National Park, followed four years later by Owen Wister, author of *The Virginian*. By 1900 a few local settlers had begun to house guests and had built small lodges for paying guest sportsmen. Dude ranching within the current park evolved during the early years of the twentieth century, when area ranchers, unable to make a living at raising livestock, began to accept paying guests.

In 1842, Rufus Sage battled intemperate weather, rough roads and poor food for the sake of spectacular scenery, to make what is reported to be the first “travel-for-pleasure” trip in the American West. However, those travelers suffering because of poor transportation and limited facilities were the exception. Wealthy easterners, in search of proof that the wilderness had been civilized, dominated travel to the Western states in the later decades of the nineteenth century. Patrons of coastal or lake resorts arrived in luxurious Pullman cars, described the Rocky Mountains as “America’s Alps” and the California coast as “America’s Riviera,” and stayed in hotels mirroring the grand hotels of Saratoga, Newport, and Europe. The hunter-tourist, though obviously drawn to the less urban mountain areas, was often equally insistent upon eastern comforts; probably the most extreme example is the Englishman, Sir George Gore, who toured the western states with a retinue of forty men to serve him, using six wagons and twenty-one carts.

At a less extreme level, the hunter-tourist phenomenon and associated respect for the undeveloped reaches of the West, and for the skills of marksmanship and horsemanship, were important precursors to the second wave of Western tourism. By the early 1900s, Americans, confronted with the "closing of the frontier” and with the sobering realities of industrialization and urbanization, embraced an idealized version of wilderness and of the Old West. The cowboy, the open range (once vilified as the Great American Desert), and belief in the morally uplifting qualities inherent in discipline and in nature, were all critical components of this version of the West. Such attitudes fostered Western tourism and travel, especially to the nation’s national parks.

Historians generally attribute the establishment of the first dude ranch to North Dakota rancher, Howard Eaton. Faced with a deluge of non-paying hunters on this Medora ranch, and with economic hardship generated by a range fire, in 1882 Eaton broke the “code of Western hospitality” and accepted payment from Bert Ramsay for accommodations. The hard winter of 1886–1887 and the ensuing demise of the open-range cattle industry solidified Eaton’s commitment to the development of a Western ranch “attractive to easterners of the better and more influential classes.” Eaton’s ranch offered participation in America’s cowboy heritage, solitude, communion with nature, isolation from immoral urban temptations, and the physical and emotional satisfaction of manual labor. In 1904, Eaton moved his operation from the range country of North Dakota to the scenic splendor of Wolf, Wyoming.

The first dude ranch in Jackson Hole was a collaborative effort between Westerner Louis Joy and Easterner Maxwell Struthers Burt. A Princeton University graduate, author, and poet, Struthers Burt came to Jackson in about 1908 to enter into a partnership with Louis Joy to operate the JY Ranch, on land patented by Joy in 1907. Difficulties in this partnership prompted Burt to withdraw and, in 1912, to

establish a new ranch on the banks of the Snake River—the Bar BC (Figure 2-8). In order to accomplish this, Burt and his new partner, Horace Carncross, a medical doctor from Pennsylvania, filed homestead and desert land claims with the stated goal of acquiring the land for the use of wrangling dudes instead of cattle. Although Burt and Carncross' ultimate goal had originally been to transform the operation into a working cattle ranch, that hope was never realized, and the success of the Bar BC would be acknowledged in the newly developing, western tourist industry, not in cattle ranching. The dude ranching operation at the Bar BC catered to wealthy easterners, with recruitment beginning in Burt's home city of Philadelphia. One of the first dudes at the Bar BC was George Tucker Bispham, son of a prominent Philadelphia attorney, and an eventual partner in establishing White Grass Ranch. As discussed, Bryant Mears, son of a prominent Bar Harbor, Maine, attorney, was another early dude at the Bar BC who went on to establish Sun Star Ranch, which later became the Frew family's 4 Lazy F Ranch located just south of the Bar BC.



Figure 2-8. *Riders at the Bar BC Dude Ranch.* (Source: Jackson Hole Historical Society and Museum, 1958.0302.001P)

Despite the early example of Eaton and Burt, the "golden age" of American dude ranching did not begin until the 1920s when an unprecedented number of working ranches began accepting dudes to counteract the effects of the farm depression. A 1919 drought affected many Western agricultural and ranching operations, and Jackson Hole was no exception. Furthermore, nostalgic interest in the American West was at a peak and the American middle class, possessing leisure time and discretionary income, was both growing and traveling. Automobile ownership was accelerating rapidly but the Western road network remained limited, necessitating a class of "captive clientele" who generally traveled by rail and committed to a two-week or longer stay at destination resorts, rather than a quick stop while passing through by car.[44]

All early phases of the Western tourist industry, especially the development of lodging facilities in the western national parks, depended upon the railroads. Corporate interests that operated national park hotel and transportation systems were often owned or subsidized by railroad interests, who used the attraction of park vacations to boost rail passenger travel. By the mid-1920s, the American middle class had

44. Lawrence R. Borne, *Dude Ranching, A Complete History* (Albuquerque: University of New Mexico Press, 1983), 19–22.

embraced private car camping and lower-cost accommodations. Rail passenger travel had decreased sufficiently that railroads were cultivating a partnership with the growing dude ranch industry:

> [Dude ranchers] kept saying what the railroad liked to hear, that ranchers in the dude business didn't care for sagebrushers [campers], who were inclined to drive on the next day. What they liked … were guests who'd leave family cars at home, buy rail tickets, and stay awhile…. A wishful statistician could calculate that 50 or more nice ranches along the Northern pacific between the Badlands and Cascades could add accommodations for about 2500 dudes via rail. Turn 'em over three or four times a season and you generate a half million dollars in rail revenue.[45]

In anticipation of that revenue, Western railroads, including the Union Pacific, promised dude ranchers the support of the railroad's advertising division. The Dude Ranch Association's pledge to "establish cooperation and acquaintances among resort owners and railroad officials" resulted from this newly articulated mutual interest.[46] In September of 1926 the Dude Ranch Association held its first annual convention, with the owners of twenty-six Montana and Wyoming ranches, the governors of both states, and passenger agents for the Northern Pacific and Union Pacific railroads in attendance. The guest list reflected both the increasing importance of tourism in the Rocky Mountain economy and the havoc being played upon the railroads' passenger-travel trade by the automobile. The formal acknowledgement of the dude ranch industry and the delineation of industry standards marked the coming of age of what had been an informal, individualistic enterprise fostered by the economic hardship experience by Western ranchers and by changes in the American social and cultural scene.

The association formally defined dude ranches as either working ranches of large acreage, generally located in the plains country or the foothills, or mountain ranches set in places of scenic beauty. Montana's Dick Randall is credited with successfully arguing at this first meeting for the continued use of the word "dude." Randall contended that the term was not derogatory, simply meaning "someone from outside the Rocky Mountain states," and was more picturesque than the term "guest."[47]

With stations at Victor, Idaho, West Yellowstone, Montana, and Rock Springs, Wyoming, the Union Pacific (UP) Railroad provided the primary access to Jackson Hole dude ranches, and its publication, *Dude Ranches Out West*, provided the primary advertising forum for the ranches. The UP described Jackson Hole as "one of the best fishing and hunting regions, and one of the most beautiful, scenically, in the country." The amenities offered by the ranches varied from cabins with hot running water and private bath, to cabins with pitchers and basins and "private" outhouse. Ranch activities varied from "rugged outdoor exercise" to "quiet relaxation" and included the annual Jackson Hole rodeo and Sunday morning church service at the Chapel of the Transfiguration in Moose. Historically, client lists were always "exclusive," and exclusively Caucasian and Christian. For a relatively brief period of time, some Jackson Hole dude ranches catered to boys from the East, sent west by their parents to spend a summer away from the pavement and noise of city life and to learn the simple skills of Western living.

The character of the buildings and accommodations offered by dude ranches followed a Western theme. Max Goodsill, advisor to the Dude Ranch Association, warned dude ranchers to "keep their ranches real,

45. Max Goodsill, passenger agent for the Northern Pacific Railroad, quoted in Joel H. Bernstein, *Families That Take In Friends: An Informal History of Dude Ranching* (Stevensville, Montana: Stoneydale Press Publishing Company, 1982), 46.
46. *Bozeman Daily Chronicle*, "Dude Ranches," 9/23/1926, Vertical File, Merrill G. Burlingame Special Collections, Montana State University, Bozeman, Montana.
47. "Dude Ranches."

a genuinely Western spot," and cautioned them against the mistake of having improvements that did not "look Western."[48] In Jackson Hole this led to the construction of log buildings consciously made to look like pioneer buildings, long after the economic and environmental rationale for this vernacular style had waned.

Brochures for Jackson Hole dude ranches reveal similarities in architectural style and services offered. Buildings were described exclusively as log and variously as "rambling," "well-furnished," "rustic, but comfortable," with "unobstructed views of the mountains." Amenities often included private outdoor toilets and hot and cold water at the main ranch house. By the mid-1930s, some ranches advertised indoor plumbing. Meals were served family style in a central lodge or dining hall, and consisted of home-grown vegetables, beef, poultry, and dairy products. Although the language differed, all ranches emphasized the degree to which the character of the buildings, furnishings, and meals "conformed to ranch life as a whole." The stables, barns, corrals, saddle horses, and wranglers in full Western regalia served as integral accessories to this self-conscious Western style (Figure 2-9).



Figure 2-9. *Advertising brochure for* Country Life *Magazine, 1942.* (Source: Jackson Hole Historical Society and Museum, 2002.0109.061)

48. "Montana Charms Dudes, Dude-ines; Ranches Hold to Theory that Good Time in Real Western Manner is What Guests Want and Appreciate, Not Chance to Face Privation," newspaper not identified, 9/26/1940. "Dude Ranches" vertical file, Burlingame Special Collections, Montana State University.

The emphasis on appearance and seasonal use often led to the employment of less labor-intensive log construction styles, including box cornering and false-corner timbering. Cabin foundations were often shallow and insubstantial, reflecting seasonal habitation and the ease with which the small and easily constructed buildings could be replaced or moved. Seasonal vacation use was also reflected in the front porches (most often created by extending the gable end or eave), which mimicked the Western trapper cabin and provided a semi-private outdoor room for guests. Duplex cabins generally had symmetrical fenestration, with each cabin mirroring its neighbor. Cabins were arranged around the central lodge or dining hall, with privies tucked in the woods behind each cabin. Usually, livestock facilities such as barns and corrals were isolated from the dudes' cabins.

The end of the dude ranch industry's first burst of activity in Jackson Hole was brought about by a number of economic and political factors. Primary among these was the establishment of Grand Teton National Park, and the beginning of the Great Depression, both of which occurred in 1929. The former, in partnership with local interests, initiated the process of land acquisition that would later result in the establishment of Jackson Hole National Monument, and eventually, the current Grand Teton National Park, which incorporates many of the early ranches and dude ranches in Jackson Hole.[49] The latter had a profound economic effect on the dude ranch industry as a whole, including those located in Jackson Hole. Fortunes lost in New York, Chicago, and Philadelphia translated into fewer paying dudes out West. Many of the cattle and dude ranch operators sold out to John D. Rockefeller Jr.'s Snake River Land Company, which was purchasing ranch land in the vicinity of Jackson Hole for eventual inclusion in the then-proposed National Monument. Those who did not sell immediately relied on other income to make it through the Depression.

A third factor that contributed to the decline in dude ranching was the expansion and improvement of the vehicular road system. During the 1920s, miles and miles of new highways were planned and constructed. These new roads encouraged vacationers to rethink their definitions of a vacation. Extended stays at one location no longer held the fascination that they once had. Rather, trips to include visits to as many sites as possible became more popular, especially for the growing number of middle class Americans who owned their own automobiles. In response to this new tourist market, entrepreneurs began to build facilities designed specifically to accommodate self-contained automobile travelers, who usually required simple accommodations where they could prepare their own meals and be sheltered from the weather.

After establishment of the expanded Grand Teton National Park in 1950, most of the remaining dude ranchers found their properties inside the park boundary, and subject to National Park Service (NPS) regulation. Eventually, all sold their property to the federal government, many continuing to operate under lease agreements and lifetime tenancies.[50]

The 4 Lazy F Family Ranch, 1927–1949

Although the 4 Lazy F Ranch was not purchased or built to be used as a commercial dude ranch, the character of its infrastructure was influenced by that of well-established area dude ranches, primarily Struthers Burt's Bar BC, where the Frews spent their first summer in Jackson Hole. Burt's Bar BC Ranch, the second dude ranch to be built in the valley, introduced many Easterners to Jackson Hole, and to an

49. This is discussed in more detail in the "Government Conservation and Grand Teton National Park, 1897-Present" section that follows.
50. If the National Park Service had a policy about the acquisition of private property within newly established park administrative boundaries, it was that the government would purchase property from willing buyers, using the threat of condemnation as a last resort.

idealized version of Western life. As noted previously, among those who heeded the call was Bryant Mears, who secured the homestead patent to the land on which the Frews eventually established the 4 Lazy F Ranch.

William Frew, his wife Margaretta, and their two daughters, Emily and Margaretta (Peggy) spent two months during the summer of 1925 at the Bar BC Ranch, where William could enjoy fishing in the Snake River. In a 1995 interview, daughter Emily explained that their family's summer vacations were usually spent in an area where her father could fish (Figure 2-10).[51] During their stay at the Bar BC, the Frew daughters enjoyed other activities offered by the Bar BC and most other local dude ranches, particularly the daily horseback riding. The Frews liked the Jackson Hole area so well that they looked for an appropriate property to purchase, which would serve as a family summer retreat, eventually buying the Mears homestead in 1927.[52]



Figure 2-10. *Emily Frew on the porch of a cabin, probably at the Bar BC Ranch, 1926.* (Source: Jackson Hole Historical Society and Museum C1.004.h 1958.1801.001)

William H. Frew and his father William Nimick Frew were both close associates of Andrew Carnegie. William Nimick Frew, an attorney, served as the President of the Board of Trustees of the Carnegie Libraries, which controlled the Carnegie system of free libraries. He also served on the boards of the Carnegie Institute of Washington, the Carnegie Hero Fund Commission and the Carnegie Corporation of New York.[53] His son William Frew was one of the original incorporators of the Carnegie Corporation, and between 1943 and 1948 he served as the President of the Carnegie Institute and Library.[54]

51. Transcribed interview with Emily Frew Oliver, September 28, 1995. Transcript on file at the Jackson Hole Historical Society and Museum, Jackson, Wyoming.
52. Emily Frew Oliver indicates that her family first came to Jackson Hole in 1925, and began building their retreat the following year, in 1926. Deed records indicate that the transfer of property actually occurred in 1927. Transcribed interview with Emily Frew Oliver, September 28, 1995; Deed, dated February 9, 1927, Deed Book A, page 541, Office of the Clerk and Recorder, Teton County Courthouse, Jackson, Wyoming.
53. No title, *New York Times,* October 29, 1915.
54. The Carnegie Institute in Pittsburgh consisted of a library, natural history museum, art gallery, and concert hall, all built between 1891 and 1907, http://www.carnegielibrary.org/exhibit/neighborhoods/oakland/oak_centb.html.



***Figure 2-11**. 4 Lazy F Ranch sign, depicting the four members of the Frew family (photo ca. 1988).* (Source: Jackson Hole Historical Society and Museum, 1989.2290.001)

William and Margaretta selected a site on a level terrace directly adjacent to the Snake River for their new retreat, about an eighth of a mile southeast from the Mears homestead buildings. They hired a local builder, Charles Fox, to construct the buildings at their new retreat and named it the 4 Lazy F, which stood for the "four lazy Frews" (Figure 2-11).[55] Fox, who had come to Jackson in 1910, was a prominent local builder who operated a lumber yard and contracting business from his Jackson shop. After Fox emigrated to the United States from his native Germany, he had worked as a carpenter. In Jackson, he mostly employed local men with carpentry skills to do the work and functioned as the general contractor. Besides constructing many homes in Jackson, Fox built the Chapel of the Transfiguration near Menor's Ferry in 1925, and the new Teton County Courthouse in 1930.[56]

The first buildings to be completed at the Frew retreat included a central lodge (HS-399) (Figure 2-12) and three double sleeping cabins (HS-407, HS-408, and HS-409) (Figure 2-13), one for William and Margaretta and one for each daughter. They planted a large expanse of lawn in front and south of the lodge, which was ringed by native stands of cottonwood. The initial improvements also included two wells with wood frame well housings, one in front of the lodge and one in front of the sleeping cabins. Other early buildings included a bathhouse (HS-404), an ice house (HS-406), and three outhouses, one for each sleeping cabin, located in the woods behind the cabins.[57] Until the addition of bathrooms in the three double sleeping cabins in the mid-1940s, the bathhouse provided the only bathing facilities at the ranch.[58] The Frews obviously based the site plan on that of a typical dude ranch, with the sleeping cabins separate from the lodge, which contained a large kitchen, and space for communal living, dining, and entertaining.

55. Daugherty, *A Place Called Jackson Hole,* 245.
56. Fern K. Nelson, *This Was Jackson's Hole: Incidents & Profiles from the Settlement of Jackson Hole* (Glendo, Wyoming: High Plains Press, 1994), 211–214.
57. Ice was cut from the ponds adjacent to the barn near the caretaker's house. Henry (Harry) Oliver III, telephone interview, conducted with Janene Caywood, July 16, 2007.
58. Henry (Harry) Oliver III interview, July 16, 2007.

The buildings themselves, made of log with simple functional plans, also mirrored typical dude ranch architecture.



Figure 2-12. *The Lodge under construction, 1927; one of the well houses (no longer extant) is visible in front.* (Source: Jackson Hole Historical Society and Museum, 1958.1815.001n)



Figure 2-13. *Cabins south of the Lodge in 1977, view southeast (Middle Cabin at right, Mrs. Oliver's Cabin at left). The well house behind the trees at far left has since collapsed.* (Source: Grand Teton National Park Archives, GRTE_49303_S_03_14_0_FU_004_DUPLEXES025)



***Figure 2-14**. Barn area, ca. 1940, view northeast.* (Source: Jackson Hole Historical Society and Museum, 1958.1804.001n)

In addition to the buildings specifically built for their own use, the Frews contracted for the construction of a house and outhouse for the ranch caretaker, located in the vicinity of Mears' homestead improvements. They also had a barn built and adapted one of Mears homestead buildings for use as a tack room (Figure 2-14). Because the caretaker lived at the site year-round, the character of the infrastructure in the vicinity of the caretaker's house was similar to that of a typical subsistence homestead, with the barn and associated corral, a chicken coop, and a pen for hogs. The barn was large enough to store hay grown on the ranch in irrigated fields and to shelter milk cows as well as horses, which were wintered-over at the ranch.[59] During the early years, the Frews also kept a few cattle and hogs, primarily to provide meat for the caretaker, as well as for the family during its yearly summer stay.

Between the completion of the initial construction in 1927, and the death of William and Margaretta Frew in 1948 and 1949 respectively, the family returned to the ranch for all or part of each summer. They participated in the same range of activities as was typical of dudes staying at commercial dude ranches—fishing and horse-back riding—and socialized with dudes staying at many of the nearby dude ranches. The ranch's facilities did not change much, except for the addition of bathrooms to be sleeping cabins and the abandonment of the older outhouses in the 1940s. Although the character of the 4 Lazy F Ranch improvements mirrored that of the adjacent dude ranches, while William and Margaretta were alive, the ranch was not open to paying guests.[60]

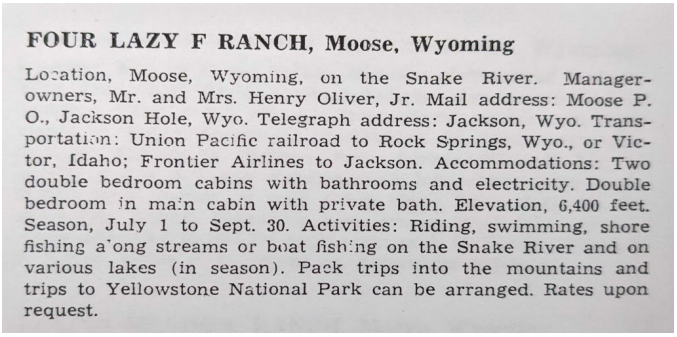
The 4 Lazy F Dude Ranch, 1950–2005

Upon the death of her mother in 1949, Emily Frew Oliver assumed control of the 4 Lazy F Ranch.[61] The following year, 1950 (the same year as the establishment of Grand Teton National Park) Emily and her husband Henry Oliver, Jr. began accepting paying guests. The decision to change from a family retreat to a commercial dude ranch was based in part upon economics—the Olivers needed to find a way for the ranch to support itself. Also, after years of observing neighboring dude ranches, Emily Oliver was

59. Henry (Harry) Oliver III interview, July 16, 2007
60. Emily Frew Oliver interview, September 28, 1995.
61. Margaretta Frew deeded the 4 Lazy F Ranch to Emily Frew Oliver in 1943. Warranty Deed dated November 5, 194, Deed Book 7, page 334, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.

uniquely qualified to operate one herself; she and her husband thought that a dude ranch would be an interesting way to make the place pay for itself.

According to the Olivers' eldest son, Harry, his parents' first customers came through referrals from other area establishments, such as Dornan's, located across the Snake River from Menor's store and ferry. Emily Oliver also sought customers herself by standing in front of the Moose Post Office, asking people if they needed a place to stay. Unlike some area dude ranches, which did not accommodate walk-in or short-stay guests, the 4 Lazy F did. During the 1950s, they charged $10.00 per night, with meals included.[62]



FOUR LAZY F RANCH, Moose, Wyoming

Location, Moose, Wyoming, on the Snake River. Manager-owners, Mr. and Mrs. Henry Oliver, Jr. Mail address: Moose P. O., Jackson Hole, Wyo. Telegraph address: Jackson, Wyo. Transportation: Union Pacific railroad to Rock Springs, Wyo., or Victor, Idaho; Frontier Airlines to Jackson. Accommodations: Two double bedroom cabins with bathrooms and electricity. Double bedroom in main cabin with private bath. Elevation, 6,400 feet. Season, July 1 to Sept. 30. Activities: Riding, swimming, shore fishing along streams or boat fishing on the Snake River and on various lakes (in season). Pack trips into the mountains and trips to Yellowstone National Park can be arranged. Rates upon request.

***Figure 2-15**. A ca. 1960 description of the 4 Lazy F Ranch in a Jackson Hole dude ranch brochure.* (Source: Jackson Hole Historical Society and Museum, "Dude Ranches" Vertical File)

Eventually, the Olivers listed the ranch in published promotional literature (Figure 2-15). A ca. 1960 advertisement describes the accommodations, season of operation, and activities at the "Four Lazy F Ranch" as follows:

> Accommodations: double bedroom cabins with bathrooms and electricity. Double bedroom in main cabin with private bath. . . . Season, July 1 to Sept. 30. Activities: Riding, swimming, fishing along streams or boat fishing on the Snake River. Pack trips into the mountains and trips to Yellowstone National Park can be arranged.[63]

The dude ranch's operations remained small in comparison to others nearby, and as late as 1964, it was still advertised (Figure 2-16) as an exclusive, family-oriented affair: a promotional article in *The Continental Magazine* noted the Olivers "take very few people, and nearly all of them are personal friends."[64] The article also emphasized the 4 Lazy F's appeal to anglers, calling it a "comparatively luxurious" fishing ranch, "the best angler's heaven in the valley."[65] Despite its opening to unfamiliar paying guests, the 4 Lazy F essentially retained the scale and character of its earlier family ranch days.

62. Henry (Harry) Oliver III interview, July 16, 2007.
63. Copy of undated promotional brochure (hand-written note on back indicates ca. 1960 publishing date), "Dude Ranches" Vertical File, Jackson Hole Historical Society and Museum, Jackson, Wyoming.
64. Nathaniel Burt, "Dude Ranch Summers in Jackson Hole," *The Continental Magazine* Vol. 4 No. 2 (May–June 1964).
65. Ibid.

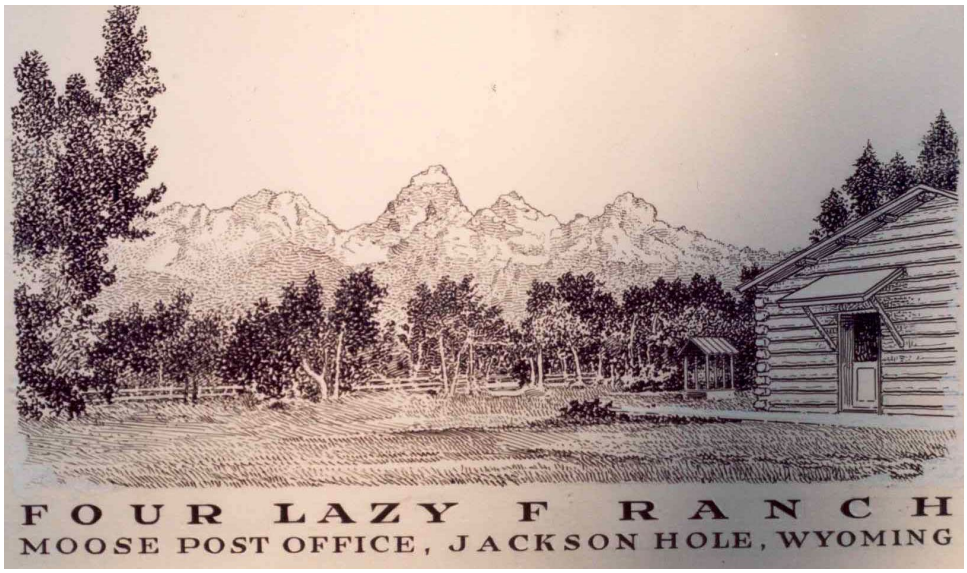


***Figure 2-16**. Promotional image of the ranch, undated.* (Source: Jackson Hole Historical Society and Museum, 1988.1816.020)

Emily and Henry Oliver shared the dude ranch tasks; Emily managed the riding and the supervision of the cabin girls and cook, and Henry oversaw the fishing, including trips to Yellowstone. Their young sons, Harry and Charles (Bucky), helped with the ranch chores, including haying and rounding up the saddle horses each morning. Following a long-established pattern, the caretaker oversaw the agricultural aspects of ranch operation including irrigating with the help of a seasonal hired hand, who bunked in the Tack Room near the Barn.[66] The caretaker lived at the ranch year-round, earning $125.00 per month for his services.[67]

During the 1950s, the Olivers made few changes at the ranch, continuing to use the existing buildings and ranch lands in much the same manner as when the property was used solely as a family retreat. One improvement was the addition of a casting pond near the lodge and sleeping cabins, built in 1952 (Figure 2-17). The lawn in front of the house continued to be flood-irrigated with water drawn from the main irrigation canal. Henry Oliver also improved the ponds east of the barn by building a small earthen dam, which resulted in impounding more water.[68] In 1954, the Olivers moved a cabin from the Crescent H Ranch, south of Wilson, to the 4 Lazy F, hauling it over the narrow Moose-Wilson Road. This cabin (HS-410) was primarily used by Harry Oliver and is commonly known as Harry's Cabin. It was sometimes used to lodge guests when a single cabin was needed. In these instances, Harry would move into the Lodge for the duration of the guest stay.

66. The building currently referred to as the Nurse's Cabin (HS-401/402), represents the cook's and cabin girls' quarters. Henry (Harry) Oliver interview, July 16, 2007.
67. Henry (Harry) Oliver interview, July 16, 2007.
68. Ibid.



Figure 2-17. *View northwest toward the casting pond with Harry's Cabin beyond, ca. 1988.* (Source: Jackson Hole Historical Society and Museum, 1989.2301.001)

The agricultural workings of the ranch also saw little change. The Olivers kept two or three milk cows but increased the number of saddle horses to approximately thirty to accommodate the ranch guests. They continued to keep work horses, which were used by the caretaker to pull sleds for winter transportation. Hogs were kept in a pen west of the barnyard and fed the refuse from the kitchen. Chickens kept in the coop north of the barn provided eggs and meat throughout the year. The hogs and a few beef cattle were slaughtered in the fall, and the meat kept in a locker in Jackson, with part made available to the caretaker.[69]

During the summer operating season, Mrs. Oliver hired a cook and two or three girls to clean the cabins. The cook was responsible for the preparation of six meals a day: breakfast for staff and guests at 6:00 and 7:00 a.m. respectively, lunch for staff and guests at noon and 1:00 p.m., and dinner for staff and guests at 6:00 and 7:00 p.m. The cook called people to their meals by ringing a bell mounted atop the lodge roof. The cook had her own cabin, while the cabin girls[70] shared a room.[71]

In the 1960s, the Olivers expanded their landholdings in the valley, added some new buildings to the area of the Lodge, and altered existing buildings. Henry Oliver purchased another ranch farther south near Jackson—primarily for the spring fed creeks that flowed through the property. According to Emily Oliver, by this time, the quality of the fishing in the Snake River had declined, and the new ranch offered

69. Henry (Harry) Oliver interview, July 16, 2007.
70. During the early years of the dude ranch operation, Mrs. Oliver hired local girls to do the housekeeping. Later, she brought her granddaughters and their friends from the east. Henry (Harry) Oliver III interview, July 16, 2007
71. Henry (Harry) Oliver III, July 16, 2007.

access to high-quality bank fishing.[72] After this purchase, the saddle horses were wintered on the lower ranch rather than at the dude ranch.[73]

In order to diversify the type of guest accommodations, in 1961 the Olivers moved an existing building from another ranch to the area north of the Lodge overlooking the Snake River. This building is referred to as the River Cabin (HS-400). In 1964, they added yet another one-room cabin—this one built on site by Jackson contractor Jack Kranenburg. The completion of this building (the New Cabin, HS-411) located south of the three original double cabins, brought the total number of single cabins to three, including the River Cabin and the old Crescent H cabin (Harry's Cabin, HS-410).[74]

In addition to the new construction, several buildings were modified during the 1960s. The most significant of these modifications occurred at the Caretaker's House, where the front porch was enclosed and a new addition built to expand the kitchen.[75] Another major alteration was the construction of a room in the interior of the barn, for use as a shop. The bathhouse was converted into a cabin (George's Cabin, HS-404) in the late 1950s or 1960s via a frame addition. This building housed a fishing guide and is named after a long-time employee in this position. Modifications combining the cook's and cabin girls' cabins into one building to become the Nurse's Cabin (HS-401 and HS-402) may have also occurred during this time, though their date is less clear.

The completion of New Cabin (HS-411) marked the end of the family's major additions and improvements to the 4 Lazy F. In 1967, Mrs. Oliver sold the ranch to the federal government for $650,000, reserving the right to occupy the ranch and continue the dude ranch operation for the duration of her lifetime.[76] The lease agreement with the park required that the Olivers obtain government approval prior to making any major alteration or addition to the property. Between 1967 and 1977, the Olivers continued to operate the ranch under their NPS lease.

After the death of Henry Oliver in 1977, the eldest son, Harry, became more actively involved in helping his mother with ranch operations. Between 1977 and 2005, Harry spent May through the end of October of each year at the 4 Lazy F, returning to his home in Santa Fe, New Mexico, for the winter. With the help of her son and long-term employees, Mrs. Oliver continued to operate the 4 Lazy F well into the 1990s. Working with the built environment established by her parents, she created a unique experience for her guests (Figure 2-18).

72. Emily Frew Oliver interview, September 28, 1995
73. Henry (Harry) Oliver III interview, July 16, 2007.
74. Harry Oliver usually occupied HS-410 when staying at the ranch. However, if his mother needed a one-room cabin for guests, he would move into a bedroom in the lodge. Henry (Harry) Oliver III interview, July 16, 2007.
75. Henry (Harry) Oliver III interview, July 16, 2007.
76. Warranty Deed dated August 4, 1967, Deed Book 14, page 351, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.

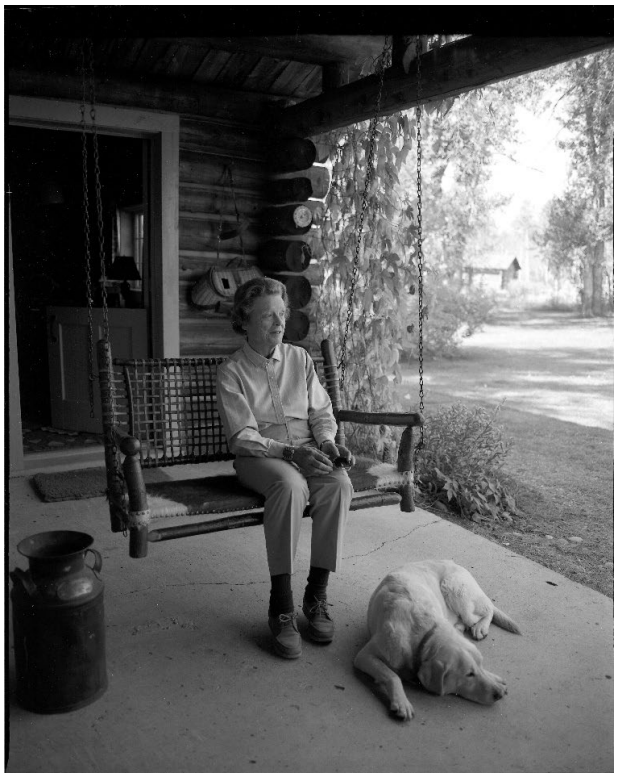


Figure 2-18. *Emily Frew Oliver on the front porch of the Lodge, ca. 1985.* (Source: Jackson Hole Historical Society and Museum, 1989.2282.001)

Nathaniel Burt, son of Bar BC founder, Struthers Burt, described the Four Lazy F in his 1983 *Jackson Hole Journal:*

> This beautiful outfit… was intended as a fishing ranch, with its own reach of the Snake River at the back door and out the front a lushly irrigated lawn among cottonwoods. The main cabin was and is one of the most tastefully magnificent interiors in the Hole, filled with antiques from older houses in Pittsburgh and handmade Western furniture.[77]

In 2006 Emily Frew Oliver voluntarily terminated her life estate in the 4 Lazy F Ranch.[78] Since then all personal property has been removed from the buildings, and Grand Teton National Park has assumed responsibility for the ranch.

Government Conservation and Grand Teton National Park, 1897–2023[79]

Coinciding with the arrival of homesteaders in Jackson Hole, a growing concern for the dramatic depletion of some game animals in the West gave shape and form to the conservation movement in North America. The decimation of bison and deforestation by commercial loggers had been observed by big game hunters and western travelers. Concern for the future existence of these and other resources

77. Burt*, Jackson Hole Journal*, 69–70.
78. Document No. 688869, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.
79. This section, up to the discussion of the 4 Lazy F, is taken directly from Chase and Erikson, "Class III Cultural Resource Inventory of Portions of the 4 Lazy F Dude Ranch," 22–26. See also Daugherty's *A Place Called Jackson Hole*.

occurred at the same time that Americans placed increasing importance on the science and technology to address concerns arising from industrialization and urbanization. At the heart of this emerging conservation movement was the notion that science and rational planning could foster the wise and efficient use of all natural resources so as to ensure their continued availability and use in the future. This utilitarian view of natural resources led to the creation of significant federal policies, including the 1891 Forest Reserve Act, which withdrew certain lands from settlement and private ownership and placed them in federal forest reserves, and the 1897 Forest Management Act that empowered the Secretary of the Interior to administer forest reserves. That year, President Grover Cleveland created thirteen forest reserves. One of these was the 829,410-acre Teton Forest Reserve that included the northern section of Jackson Hole.

Increasingly concerned over poaching, overgrazing, and forest fires throughout Jackson Hole, one artist and Cody rancher, A.A. Anderson, lobbied the federal government in 1902 to further protect the area. President Theodore Roosevelt agreed and created the Yellowstone Forest Reserve, a gigantic reserve encompassing 8,329,000 acres, broken into four units, including the Teton Division. In 1908, Roosevelt carved seven national forests out of the Yellowstone Forest Reserve, comprising 2,000,000 acres. The new Teton National Forest included most of the mountains and forests surrounding the Jackson Hole Valley. Immediately, the Forest Service began improving communication and transportation links in the valley by building telephone lines, improving roads, building bridges, and cutting trails in the forest. The Forest Service also began building ranger stations, patrol cabins, and fire lookouts. Local residents generally favored such improvements and the Forest Service's policy to hire local residents to work in the Teton National Forest.

The conservation movement in the early twentieth century also became embodied in the creation of the Reclamation Service in 1902. Immediately, engineers arrived in Jackson Hole to identify suitable sites for water storage. Five years later, a temporary log crib dam was constructed at the outlet of Jackson Lake, enlarging the lake for water storage. After this dam failed in 1910, the Reclamation Service returned to build the present concrete dam in 1910–1911. The dam was built up and extended to the north in 1916, raising the lake 39 feet and enlarging its capacity to 847,000 acre feet of water. The enlarged Jackson Lake was part of a regional water supply project designed to irrigate arid lands in nearby Idaho.

The first local Jackson Hole support for conservation came from a small number of homesteaders who grew increasingly concerned about the loss of elk in the valley. Although some early settlers had not adopted a conservation ethic about the wildlife in the Tetons, a few residents in the area observed elk teeth trafficking and other violations of the law and wrote letters complaining about lax wildlife protection. By 1902, after the slaughtering of elk for their trophy heads, eyeteeth, and horns had continued unabated for several years, a group of more than twenty conservation-minded citizens formed a committee to oust the tuskers entrenched in the valley. This effort gained momentum after the death of thousands of elk in Jackson Hole during the severe winter of 1908–1909. Stirred by the tragedy, the State of Wyoming allocated $5,000 for winter feed; however, a larger, longer-term solution was needed. In 1912, Congress authorized the creation of a National Elk Refuge carved from public land, and the purchase of private land in the Flat Creek area and elsewhere, and the donation of land purchased by the Izaak Walton League. The establishment of the elk reserve was significant since it represented a local acceptance of creating a government reserve for resource conservation. These early conservation efforts laid the groundwork for the arrival of the NPS in the Grand Tetons.

In 1929 an act of Congress created Grand Teton National Park. In 1943, President Franklin D. Roosevelt issued a proclamation establishing the Jackson Hole National Monument, and in 1950, an act of Congress merged the monument and the park. This sequence of precise events hides the reality of a struggle that

spanned 50 years. According to John Daugherty, author of *A Place Called Jackson Hole: A Historic Resource Study of Grand Teton National Park* (1999):

> The story of Grand Teton National Park is a story of strong personalities, often pitted against each other. . . . Further, the history of this park is the story of conflicts between utilitarian conservationists and preservationists, the Forest Service and the National Park Service, national interests and state and local concerns, the wealthy and the common man, East and West.

The idea of a national park in Jackson Hole was, perhaps, first conceived in 1897 when Colonel S.B.M. Young proposed having the military protect the migratory routes of the elk in Jackson Hole. Then, just one year after the creation of the National Park Service based on the Organic Act of 1916, Acting Director Horace Albright reported that adding part of the Tetons, Jackson Lake, and the headwaters of the Yellowstone River to Yellowstone National Park was one of seven urgent agency needs. In 1919, the House of Representatives approved a bill that expanded Yellowstone National Park to encompass the Tetons and Jackson Lake, but the Senate killed it. Horace Albright continued to lobby hard for an extension of Yellowstone's boundaries into Jackson Hole.

In 1923, NPS and local interests converged at a significant meeting to discuss ways to preserve the Jackson Hole Valley from commercial exploitation. The group crafted what has become known as the Jackson Hole Plan. This plan affirmed two important decisions: 1) to seek private funds to purchase private lands in Jackson Hole and 2) to create a reserve or recreation area that would preserve the "Old West" character of the valley. More specifically, this plan proposed purchasing land north of the village of Jackson, promoting the use of rustic log architecture, encouraging the continuation of ranching in Spring Gulch and south of Jackson, reintroducing and protecting indigenous native wildlife, such as antelope, and protecting the wilderness character of the valley. The meeting participants did not support either extending the boundaries of Yellowstone to take in the Tetons or creating a national park centered on the Tetons and Jackson Hole. Despite the efforts of Horace Albright and local rancher Struthers Burt to raise private funds to purchase land in Jackson Hole, efforts to locate a wealthy benefactor failed and the Jackson Hole Plan appeared dead in the mid-1920s.

In 1926, wealthy business magnate John D. Rockefeller and his family visited the Tetons. When they asked about why telephone wires existed in certain places that detracted from the scenery, as well as unattractive billboards alongside the road, Horace Albright explained the Jackson Hole Plan for acquiring donations to purchase parcels of land for a reserve. Rockefeller decided to play a significant role in this plan. In the summer of 1927, he hired agents that formed the Snake River Land Company, which launched an ambitious program to buy more than 30,000 acres for around $1,000,000. The first purchases were made in 1928. By April, the Snake River Land Company had purchased 7,000 acres, all located east of the Snake River. While the Snake River Company slowly purchased one parcel after another, local residents grew increasingly supportive of creating a national park in the Tetons, separate from Yellowstone National Park.

Early support peaked in 1929, the year that Congress passed legislation establishing Grand Teton National Park, located west of the Snake River and Jackson Lake and encompassing the cluster of grand peaks in the Teton Range. While Rockefeller worked through the Snake River Land Company to acquire land in Jackson Hole, the National Park Service undertook to administer the new park. Initially, it worked to establish a presence in the Teton region. Early rangers made several first ascents in the Teton Range and picked a number of names for topographic features in the area. By the mid-1930s, the park had built ninety miles of trails, dozens of bridges, and new and improved roads. In the early 1930s the park

widened, graded, and oiled portions of the road from Menor's Ferry, past Jenny Lake to Moran. It also built at least seven overlooks on the road along Jenny and Leigh Lakes. An NPS administrative and maintenance area was developed at the former Forest Service Stewart Ranger Station, which became known as Beaver Creek. NPS received Civilian Conservation Corps (CCC) funding to construct administrative, maintenance, and residential buildings there between 1934 and 1939. This area remained the park headquarters until 1958, when it moved to Moose.

The CCC also contributed extensively to outdoor construction work in the new park. CCC tent camps with around 200 men each were set up at several locations around Jackson Hole, and in 1934 the most prominent camp (Camp NP-4) was built at the south end of Jenny Lake. CCC enrollees maintained this camp until 1942. The most significant accomplishment of the CCC in Jackson Hole was the cleanup of dead and downed trees along the shores of Jackson Lake, created by the further inundation of Jackson Lake after the dam was heightened in 1916 and the lake's water level rose, killing trees around part of the lake's old shoreline. The cleanup covered 7,000 acres between 1933 and 1937. The park superintendent reported in 1936 that Jackson Lake would present a clean, natural beach by the end of 1937. This CCC work improved the appearance of Jackson Lake so substantially that Jackson Lake warranted inclusion in the park extension, which culminated in the 1940s.

The Snake River Land Company continued to purchase numerous homesteads, ranches, and other parcels through the 1930s and 1940s, while debates raged over whether Grand Teton National Park should be extended to include a large area north and east of the existing park that encompassed Jackson Hole and the meandering Snake River. Opposition raged among many valley residents who vehemently objected to extending the park. In 1938, this galvanized opposition defeated congressional legislation to expand the park. Rockefeller grew increasingly impatient that his gift of accumulated land seemed destined never to be added to the park and complained bitterly to Secretary of the Interior Harold Ickes. Ickes then suggested to President Franklin Roosevelt that he sign an executive order to create a national monument taking in Jackson Hole land purchased by the Snake River Land Company, plus 130,000 acres of land from the Teton National Forest, using his authority to do so through the 1906 Antiquities Act. Roosevelt signed the proclamation to create the Jackson Hole National Monument in March 1943, thus making a 221,000-acre addition to the National Park System.

In the years after World War II, President Roosevelt's prediction that tourist travel would bring a great deal of money into Teton County proved accurate. The influx of tourist dollars after 1945 encouraged the fashioning of legislation that created a new Grand Teton National Park. In September 1950, the proposed new park included most of the 1929 park plus the Jackson Hole National Monument. The new Grand Teton National Park of 1950 represented the culmination of fifty years of work, bitter controversy, and carefully crafted compromises.

The 4 Lazy F Ranch as an Element of Grand Teton National Park, 2006–2023

Although the 4 Lazy F Ranch became federal property in 1967 through its sale by Emily Frew Oliver, it maintained its existing dude ranch function until 2005. Having reserved to herself a life estate, Oliver and her sons operated the ranch during that time without instituting any major changes to its layout, buildings, or structures; a full-time caretaker remained in residence just as before. When she voluntarily terminated her life estate in 2006, Grand Teton National Park assumed management of the property. Oliver auctioned off the property's interior furnishings and the ranch was left vacant, with buildings closed up and watched over by park employees.

Prior to the park assuming management, Oliver consented to having the 4 Lazy F Ranch nominated for listing in the National Register of Historic Places; the historic district was listed in 1990.

The Park has focused on reusing the ranch as seasonal housing for park employees and volunteers since its acquisition. It has conducted several studies in compliance with National Historic Preservation Act (NHPA) Sections 106 and 110, including a Historic Structures Report (2008), Cultural Landscape Inventory (2011), Class III Cultural Resources Inventory (2012), and the present Cultural Landscape Report. The existing roads running to and through the ranch complex have been maintained, and park employees oversee conditions during every season. The Barn is currently being used for museum storage.

The Caretaker's House was rehabilitated for staff use in 2013 (following a Section 106 compliance study and concurrence by the Wyoming State Historic Preservation Office) and has seen seasonal occupation since that time.[80]

A water line was extended to the site along the entrance road after 2010.

Adaptive reuse of the 4 Lazy F as seasonal park housing will involve the following:

> Actions will include formalizing existing parking spaces near the barn, the caretaker's house, and at the main lodge. Parking will be limited to these three areas and will not be allowed at the individual sleeping cabins. Two rooms in the main lodge will be outfitted to comply with the Architectural Barriers Act accessibility standards (ABAAS). Fire detection and suppression systems will be considered and reviewed and could be provided. Utilities, including power, communications, sewer, and water, will be updated and maintained. The water distribution lines will be connected to a new centralized distribution system in Moose. For safety, pullouts will be constructed along the narrow access road to allow vehicles coming from the opposite direction to pass.[81]

80. National Park Service, *Finding of No Significant Impact (FONSI): Historic Properties Management Plan, Grand Teton National Park* (2017), 38; Correspondence regarding Section 106 Compliance for the 4 Lazy F Caretaker's Residence Rehabilitation Project from Mary Gibson Scott (Grand Teton National Park) to Mary Hopkins (Wyoming SHPO), May 23, 2013; SHPO concurrence letter from Melissa Cobb to Mary Gibson Scott, June 24, 2013.
81. National Park Service, *FONSI*, 41.

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Existing Conditions Documentation

EXISTING CONDITIONS DOCUMENTATION

Introduction

This chapter describes, through narrative text, photographs, labeled base mapping, and analytical diagrams, the current conditions and extant landscape features associated with the 4 Lazy F Ranch.

The chapter consists of three sections. The first section—Environmental and Cultural Context and Setting—sets the 4 Lazy F Ranch within a regional and local context by discussing the larger natural systems that surround and encompass Grand Teton National Park and the regional elements, such as major road corridors, planning and zoning districts, demographics, and local attractions, which provide a cultural framework for the project area. The second section—Overview Description of the 4 Lazy F Ranch—describes the overall spatial layout and organization of the property. The third section—Existing Conditions Documentation by Landscape Characteristic—inventories and describes each of the landscape features present within the project area at the time the CLR was prepared. Feature descriptions are organized by landscape characteristics, the tangible and intangible aspects of a site that collectively convey its historic character and aid in the understanding of its cultural importance. Landscape characteristics range from large-scale patterns and relationships to site details and materials. Feature descriptions are organized into the following landscape characteristic categories:

- **Natural systems and features**. Natural systems and features are the environmental resources and qualities that have influenced the development and physical form of a landscape. They include the underlying landform and topography, soils, and water resources, as well as attendant native plant communities.
- **Landform and topography.** Topography is the three-dimensional configuration of the landscape surface characterized by features and orientation.
- **Spatial organization.** Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.
- **Land use.** Land use relates to the principal activities in a landscape that form, shape, and organize it as a result of human interaction.
- **Circulation.** Circulation represents the patterns, features, and applied material finishes that constitute the systems of movement in a landscape.
- **Vegetation.** Cultural vegetation is composed of the deciduous and evergreen trees, shrubs, vines, ground covers, and herbaceous plants that have been introduced in a landscape by cultural activities.
- **Buildings and structures.** Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activities.

- **Constructed water features.** Constructed water features are the built elements in the landscape that utilize water for aesthetic or utilitarian functions.

- **Views and vistas.** Views are generally defined as being expansive and panoramic prospects, whether naturally occurring or designed, while vistas are deliberately designed views often meant to orient the gaze to a linear feature or particular focal point.

- **Small-scale features.** Small-scale features are the elements providing detail and diversity for both functional needs and aesthetic concerns in a landscape.

- **Archeological sites.** Archeological sites include the traces, or deposited artifacts in a landscape, evidenced by the presence of either surface or subsurface features.[82]

82. Derived from Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports; Contents, Processes, and Techniques* (Washington, DC: Department of the Interior, 1998), 53.

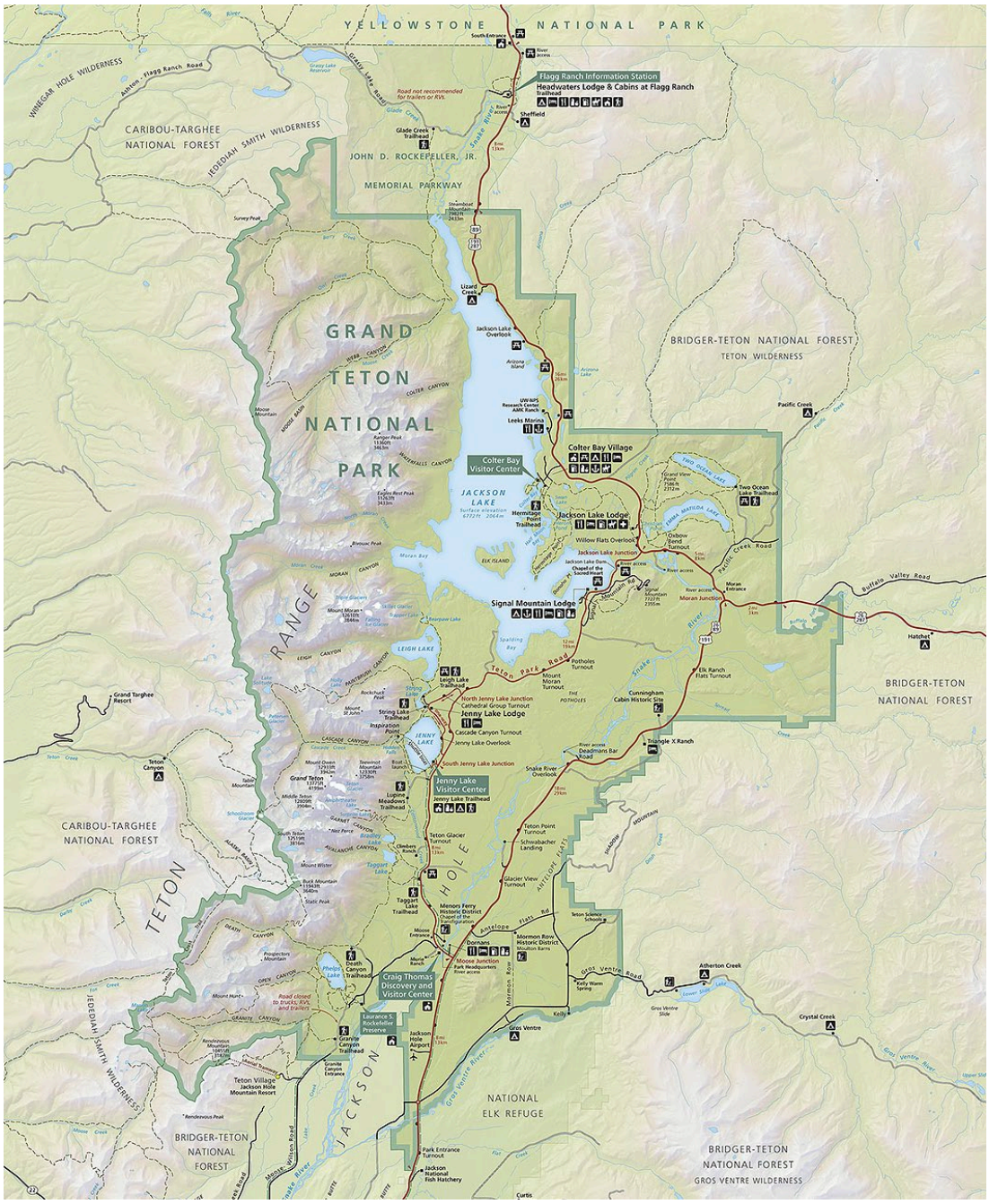


Figure 3-1*. Grand Teton National Park unigrid Map*. (Source: National Park Service)

Environmental and Cultural Context and Setting

Grand Teton National Park encompasses the major peaks of the Teton Range, a 40-mile long mountain range within the central Rocky Mountains, as well as most of the northern sections of the valley known as Jackson Hole (Figure 3-1). Jackson Hole Valley is located between the Teton Range to the west, the Gros Ventre Range to the east and southeast, the Snake River Range to the south and southwest, and the Yellowstone Plateau to the north. The valley measures approximately 50 miles in length and 12 miles in width and is oriented north-northeast by south-southwest. The valley floor slopes from 6,779 feet above

mean sea level (AMSL) in the north to about 6,069 feet AMSL at the southern end. The Snake River threads through the entire valley and along the eastern edge of the project area.

The park lies 10 miles south of Yellowstone National Park. John D. Rockefeller Jr. Memorial Parkway, also administered by the National Park Service (NPS), connects the two national park units. Grand Teton National Park contains 310,000 acres that lie at the heart of the Greater Yellowstone Ecosystem, a 20-million acre ecological community that is considered one of the few remaining, nearly intact, temperate ecosystems on Earth.

Natural forces, including earthquakes, glaciers, and erosion, have shaped the landscape of the park. The Teton Range contains some of the oldest rocks in North America, yet it is one of the youngest mountain ranges in the continent. A 2.7 billion-year-old metamorphic rock referred to as gneiss makes up much of the Teton Range. The gneiss was formed when sea floor sediments and volcanic debris were buried up to 18 miles deep as two tectonic plates collided, leading to uplift and formation of the Teton Mountain Range. Relatively young, the Tetons have been uplifting for less than 10 million years. As such, their jagged peaks remain high and have not been subject to erosion like older ranges like the Blue Ridge Mountains.

One of the forces contributing to range uplift is earthquakes that occur along the 40-mile-long Teton fault, a north-south trending crack in the earth's crust. As the collision of the tectonic plates leads to a stretching of the region in an east-west direction, the resulting stress builds to a breaking point that generates an earthquake, serving to lift the mountain block skyward while dropping the valley floor. On average, the fault moves about 10 feet with each earthquake: 2 to 3 feet up and 4 to 6 feet down.

From its origin in Yellowstone National Park, the Snake River flows through the park and enters Jackson Lake near the boundary at John D. Rockefeller Jr. Memorial Parkway. The Snake River then flows through the spillways of the Jackson Lake Dam, continuing southward through Jackson Hole. Along the way it passes the 4 Lazy F Ranch and exits the park just west of Jackson Hole Airport. The largest lakes in the park all drain either directly into the Snake River, or by tributary streams. Among these is Cottonwood Creek, which marks the northern boundary of the 4 Lazy F Ranch property. The river creates braided channels in sections where the topography is flatter, and the power of the moving water erodes the adjacent terraces. The Snake River is a popular destination for guided float trips, although these depend on the flow rate of the water, which can vary by season. Rafting excursions are often visible from the 4 Lazy F Ranch (Figure 3-2).



***Figure 3-2**. View to the southeast from 4 Lazy F Ranch of a guided rafting trip down the Snake River.*

More than 1,000 species of vascular plants have been identified within Grand Teton National Park and the surrounding area. Soil conditions, availability of moisture, slope, aspect, and elevation all determine the composition of plant communities. Within the park, botanists and ecologists have identified four primary plant communities: sagebrush flats, riparian corridors and wetlands, forests, and alpine areas. Although sagebrush (*Artemisia tridentata*) is the dominant species along the flats that edge the river, other common shrubs include antelope bitterbrush (*Purshia tridentata*), low sagebrush (*Artemisia arbuscula*), and rabbitbrush (*Ericameria nauseosa*). There are also grasses and flowering forbs present within the sagebrush flats, with notable displays provided by scarlet gilia (*Ipomopsis aggregata*), silvery lupine (*Lupinus argenteus*), and low larkspur (*Delphinium nuttallianum*). Moisture-loving plants find suitable growing conditions along the Snake River, its tributaries, and in wetland areas. Narrow leaf cottonwood (*Populus angustifolia*) and willows (*Salix* spp.) thrive in these wet areas and watercourse margins, while wet meadows often contain a variety of grasses, sedges, and wildflowers. Many of the canyons, mountainsides, and ridges contain soils capable of holding moisture and thus can support forest growth. Many of the tree species represented in local forests are conifers such as lodgepole (*Pinus contorta*), limber (*Pinus flexilis*), and whitebark (*Pinus albicaulis*) pines; Engelmann (*Picea engelmannii*) and blue (*Picea pungens*) spruce; and Douglas (*Pseudotsuga menziesii*) and subalpine (*Abies lasiocarpa*) fir. The high alpine reaches of the park support plants specially adapted to the harsh growing conditions of wind, snow, lack of soil, increased ultraviolet radiation, rapid and dramatic shifts in temperature, and a short growing season. Most plants adapt by growing close to the ground in mats like the alpine forget-me-not (*Myosotis alpestris*).[83]

Grand Teton National Park serves as an important wildlife corridor upon which many animals depend for survival, residing in and migrating to different areas depending on the season. The area is home to several large ungulates such as moose (*Alces alces*), elk (*Cervus canadensis*), mule deer (*Odocoileus hemionus*), bison (*Bison bison*), and pronghorn (*Antilocarpa americana*), as well as predatory mammals like grizzly (*Ursinus arctos horribilis)* and black (*Ursinus americanus*) bears, gray wolves (*Canis lupus*), coyote (*Canis latrans*), red foxes (*Vulpes vulpes*), bobcats (*Lynx rufus*), and cougars (*Puma concolor*).

Several species listed by the US Fish and Wildlife Service as federally threatened are present within the park. The best known of those species is the grizzly bear. As of 2023, an estimated 800 grizzly bears live in the Greater Yellowstone Ecosystem. Lesser-known threatened species include the Canada lynx (*Lynx canadensis*), yellow-billed cuckoo (*Coccyzus americanus*), and western glacier stonefly (*Zapada glacier*).[84]

Temperature ranges are vast between the summer and winter at Grand Teton National Park. Between the months of June through August the average daily temperature is 77 degrees F, although some high-elevation hiking trails are not passable until late July. Nighttime temperatures can reach the upper 30s. Most of the year's rainfall occurs during the summer months; afternoon thunderstorms are common. The area of the park surrounding the project site averages 14 feet of snowfall during the winter. The first heavy snow often occurs by November 1. Between December and March, the average high temperature is 28 degrees F while the average low is 2 degrees F.

The park's main roadways include US Highways 89/191 and 26/287. During the winter, the roads are plowed and open for winter travel between the town of Jackson and Flagg Ranch, located just south of Yellowstone National Park. The interior roads, however, are often snow-covered and icy in the winter. As

83. National Park Service, "Nature & Science," *Grand Teton National Park Wyoming*, https://www.nps.gov/grte/learn/nature/index.htm.
84. National Park Service, "Nature & Science."

such, they are closed for recreational use and to provide corridors for wildlife. The Teton Park Road, which provides access from US Highways 89/191 and 26/287 to the park headquarters in Moose, is closed from November 1 to April 30. The NPS, however, grooms the road for skiing, snowshoeing, and hiking from mid-December to mid-March.

The park lies in Teton County. The largest city in the county, which is also closest to 4 Lazy F Ranch, is Jackson, Wyoming, with a seasonal population of 10,559.[85] Jackson is a popular tourist destination due to its proximity to both Grand Teton National Park and Yellowstone National Park, as well as nearby ski resorts such as Jackson Hole Mountain, Snow King Mountain, and Grand Targhee.



Figure 3-3. *Location of 4 Lazy F Ranch along the Snake River and nearby park headquarters.*

85. United States Census, 2020, https://www.census.gov.

Overview Description of the 4 Lazy F Ranch within Grand Teton National Park

The 4 Lazy F Ranch is located on the southern portion of Grand Teton National Park near the unincorporated community of Moose, Wyoming. The site is a 135-acre elongated tract oriented north-south that edges the west bank of the Snake River at an elevation of 6530 feet AMSL. The property is located east of the Teton Range, with peaks that rise to more than 13,000 feet AMSL (Figure 3-3).

The property contains evidence of the initial homestead established on the property by Bryant Mears in 1914 as well as development of a family vacation retreat by the Frews in the 1920s through the 1940s. The Frews later expanded the facilities on the property to accommodate paying visitors to their dude ranch during the 1950s and 1960s, a use that continued until 2005. These features include two buildings that date from the homestead period and fifteen from the vacation home and dude ranch period; as well as irrigation ditches that supported cultivated cropland and irrigated lawn; roads and road traces; lawn and shrub plantings; the topographic framework of a casting pond that is no longer watered; and property and corral fencing. Groves of willows and aspen edge the primary building clusters. Some trees are growing in close proximity to the historic structures, potentially threatening to damage the buildings should they, or their branches, fall. Snow load also caused the roof of a historic garage to collapse in the late 2010s but has since been repaired. Beyond the historic building clusters much of the landscape is characterized by native plant communities, particularly sagebrush flats. In some locations, the land formerly supported agriculture and pasture associated with the homestead and dude ranch periods.

Although public access to 4 Lazy F Ranch is not prohibited, visitors are not encouraged to access the property. The NPS currently maintains the historic buildings and the vegetation around the building complexes, but otherwise only uses the property for limited storage. In the winter, the access road is typically not plowed, and access occurs via ski or snowshoe. The property is visible from the Snake River by passing rafts and boats. Other than a fairly steep riverbank, there are no impediments to boaters who may want to access the site from the river's edge.



Figure 3-4. *View to the west of the Teton Range with the Snake River in the foreground*. (Source: National Park Service, Grand Teton National Park website)

Existing Conditions Documentation by Landscape Characteristic[86]

Natural Features and Systems

The 4 Lazy F Ranch property occupies a relatively level terrace of land that overlooks the Snake River approximately 3 miles from the base of the Teton Range (Figure 3-4). The ranch buildings are sited to the west of the river and a series of braided channels and sandbanks that mark former alignments. Soils include riverine deposits of sand, gravel, silt, and clay.



***Figure 3-5**. View to the northeast of the Snake River and the meandering river channels from the 4 Lazy F Ranch.*

Snake River. The Snake River defines the eastern edge of 4 Lazy F Ranch (Figure 3-5). The source of the Snake River is in Yellowstone National Park. From Yellowstone, the river flows south into Jackson Lake in Grand Teton National Park. The Jackson Lake dam impounds the river before releasing it slowly through the park and past 4 Lazy F Ranch. The Snake River has been designated a Wild and Scenic River. Cottonwood Creek flows into the Snake River along the northern edge of the 4 Lazy F Ranch.

Former river channels. Over time, the Snake River has meandered through the river valley, leaving behind evidence of earlier channels as well as sand bars. South of where Cottonwood Creek empties into the Snake River, the land along the western banks of the river is lower than the terrace associated with the 4 Lazy F Ranch and also contains some wetland areas.

86. Unless noted otherwise, information related to feature descriptions are derived from fieldwork conducted by the CLR team in July 2021 and review of A&E Architects, *4 Lazy F Historic Structures Report* (Moose, Wyoming: National Park Service, Grand Teton National Park, September 2008), and Carrie A. Mardorf and Derek Linn, *4 Lazy F Ranch Grand Teton National Park Cultural Landscapes Inventory* (National Park Service, 2011).

Cottonwood Creek. Cottonwood Creek is located at the northern end of the 4 Lazy F Ranch property. The creek flows south east and empties into the Snake River just east of the original Mears homestead property boundary. Mears used the stream to feed his agricultural irrigation ditches and water cultivated crops between 1914 and 1927.

Natural drainageway in the southern portion of property. A natural drainageway approximately 10 to 15 feet wide follows along the southern portion of the property. The drainageway was channeled and dammed by the Olivers during the early 1950s to create a casting pond for dude ranch guests. The drainageway, which includes the pond outflow, extends toward the Snake River south of Middle Cabin.

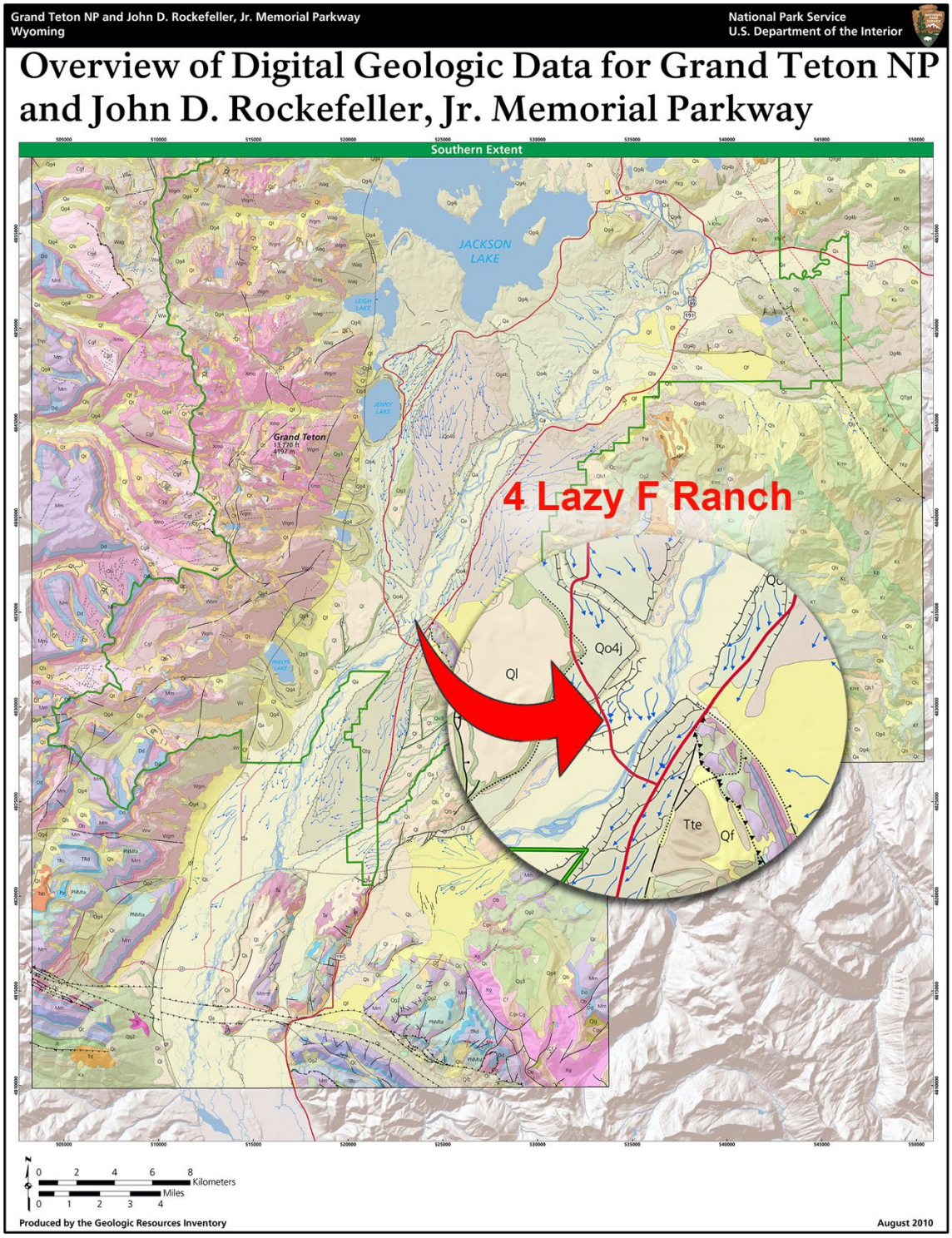


Figure 3-6. *Map of regional geology.* (Source: National Park Service, Geologic Resources Inventory Poster for Grand Teton National Park and John D. Rockefeller, Jr. Memorial Parkway with enlargement by LSHLA)

Native geology and soils. Grand Teton National Park is part of the Middle Rocky Mountains physiographic province. The Jackson Hole Valley, within which the site is located is characterized by terraced terrain and glacial moraines shaped through cycles of erosion and deposition. Soils are comprised

of alluvium, gravel and sand, and floodplain deposits (Figure 3-6).[87] The alluvium is deposited in the form of sand, silt, and clay by modern streams, while gravel and sand in the form of quartzite round stones travel along the active channels of major streams until deposited by flood waters, eddies, and other slowing water conditions. Many floodplain deposits contain sand and gravel overlain by silt and clay in lower lying terraces. Within forested areas, the soil may include other types of surficial deposits.



Figure 3-7. *View to the northeast of the earthen dam and ponds established within former river channels northeast of the Caretaker's House.*

Landform and Topography

The ranch property occupies a relatively level plain west of the Snake River within Jackson Hole Valley. Former river channels exist as depressions within the larger floodplain area. One of these former channels was impounded to create ponds northeast of the Caretaker's House that were used to water livestock (Figures 3-7 and 3-8).

87. The 4 Lazy F Ranch property is classified geologically on the map as "Qa," defined as alluvium, gravel, and sand, and floodplain deposits of the Quaternary era.



Figure 3-8. *View south toward a former irrigation channel utilized to water crops during the Mears and Frew eras.*

Relatively level terrain west of the Snake River corridor. The ranch is sited on the relatively level floodplain along the west bank of the Snake River. Microtopographic variations result from former river channels and drainageways that run northwest to southeast toward the current Snake River channel.

Naturally occurring low-lying areas along former river channels. Naturally occurring low-lying wet areas are located east of the Barn and Tack Room. They have been left behind by former river channels of the Snake River. The wet areas are comprised of low, sparsely vegetated banks and pockets of wetlands.

Alterations in topography for the construction of irrigation ditches. Irrigation ditches are located along the western and southwestern portions of the property. The ditches were constructed between 1914 and 1927 along existing low lying drainageways by Bryant Mears and used to channel water from Cottonwood Creek to various crop fields.

Alterations in topography for the construction of earthen dams and ponds. An earthen dam is located along a former river channel east of the Barn. The dam was constructed to impound water for livestock ca. 1950. A second earthen dam is associated with the former casting pond, no longer watered, located along the southern portion of the site between the End Cabin to the northeast and the New Cabin to the southwest. The casting pond measures roughly 100 feet by 70 feet and was constructed in 1952 along an existing drainageway to impound water for the purposes of swimming and fly fishing casting practice. The pond later served as a source of water to irrigate the lawn near the Lodge.

Spatial Organization

4 Lazy F Ranch's buildings and structures are arranged into three groups: the Lodge Cluster, Barn Cluster, and Caretaker's Cluster. These clusters are connected by a circulation system of graded hard-packed earth and gravel roads (Figure 3-9).

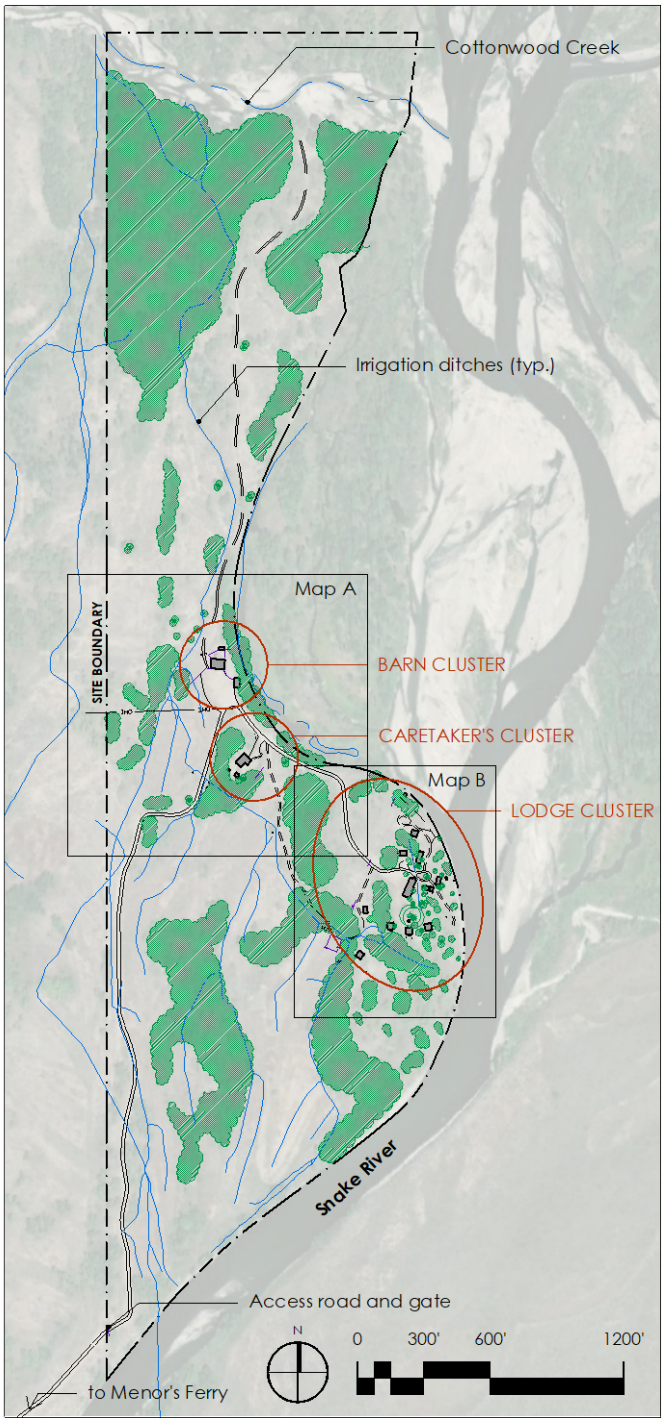


Figure 3-9. *Map of the 4 Lazy F Ranch showing the three built clusters.*

Lodge Cluster. Located on a terrace directly adjacent to the Snake River, the Lodge Cluster contains buildings and structures related to accommodations for ranch guests, owners, and employees during the family ranch and dude ranch periods. This cluster, developed during the Frew era of 1927–1967, contains fifteen buildings and structures including nine residential buildings and six ancillary structures, including the Lodge, River Cabin, Nurse's Cabin, George's Cabin, Three-bay Garage, Curing House, Smokehouse,

Ice House, Mouse House, End Cabin, Middle Cabin, and Mrs. Oliver's Cabin. A former well house is within the lawn just north of the Middle Cabin. West of the End Cabin on the other side of an aspen grove is Harry's Cabin which is just north of a bowl shaped area where a casting pond formed by damming a natural gully was formerly located. The casting pond and a drainage ditch separate the four cabins from the New Cabin. The buildings and structures within the Lodge Cluster are no longer used except as storage spaces. The area is arrived at from the northwest, via a gravel road that enters through a gate and ends in a loop turnaround at the north side of the Lodge. The Lodge is located at the center of the complex, sited to take in the view of the Teton Mountains from the front porch. An open area that was once lawn is to the west and south of the Lodge. The area is fairly dense with stands of native cottonwood and aspen trees as well as several dispersed individual trees.

Caretaker's Cluster. The Caretaker's Cluster is southeast of the Barn Cluster and contains a residence and two support structures: the Caretaker's House, the Caretaker's Garage, and the Caretaker's Outhouse. This area was first developed during the Mears era, ca. 1914–1927, but further developed during the Frew era, 1927–1967. The Caretaker's House is currently occupied by an NPS staff member. The area is arrived at from the northwest, via a gravel road from the hardpacked earth parking area associated with the Barn Cluster. A gravel driveway is located in front (northeast) of the Caretaker's House, which is situated to allow for views to the former channels of the Snake River. A grove of cottonwoods and aspens surrounds the cluster to the southwest.

Barn Cluster. The access road that leads from the south to the site arrives at the Barn Cluster, comprising the Barn, Tack Room, Chicken Coop and corral fencing (with integral cattle ramp) that formerly linked the structures together. The Barn Cluster's configuration dates to ca. 1927–1967 and Frew family ownership of the property, although this area was also used during the Mears era ca. 1914–1927. The Frews moved the Mears period Tack Room south to its current location. Cottonwoods and willows edge the Barn Cluster along former river channels. A dam in the channel forms small ponds (refer to Figure 3-7). The area in front (south) of the Barn is used for informal parking (refer to Figure 3-16). A trace road leads from the informal hardpacked earth parking area to the north toward Cottonwood Creek. A series of irrigation ditches are visible west of the Barn running to the south and southwest (refer to Figure 3-8). The Barn is currently utilized by the park for storage.

Land Use

Current land uses associated with the 4 Lazy F Ranch are limited to storage, which occurs within the Barn and Ice House, and housing associated with park employee use of the Caretaker's House.

Circulation

(See Figures 3-10 and 3-11)

Access to 4 Lazy F Ranch is from the park's headquarters off Teton Park Road in Moose, Wyoming. 4 Lazy F Road embarks from the northern side of the headquarters toward Menor's Ferry, continuing on to an access gate within the southern portion of the property. Circulation within 4 Lazy F Ranch is relatively unimproved and consists of a gravel road that links the three clusters and various trace roads variously surfaced with hardpacked earth and gravel. The northern portion of the property is accessed via a hardpacked earth and gravel trace road that leads toward Cottonwood Creek. En route to the Lodge, the primary gravel access road passes through a wooden gate after which it becomes a two track gravel and earthen road that ends in a looped turnaround northeast of the Lodge. Narrow trace roads depart from this main route and provide access to the cabins along the east and west sides of the Lodge Cluster. Another

trace road departs south from near the Caretaker's Cluster and leads toward the former agricultural fields within the southern portion of the property, while a third road trace leads from the entrance gate toward Harry's Cabin. Access to the River Cabin and Nurse's Cabin is gained from a trace road that leads north toward the Curing House. Informal and undesignated parking areas are located south of the Barn and north of the Lodge. A few social trails are scattered about the property with most of the routes leading to the riverbank for views of the Snake River.

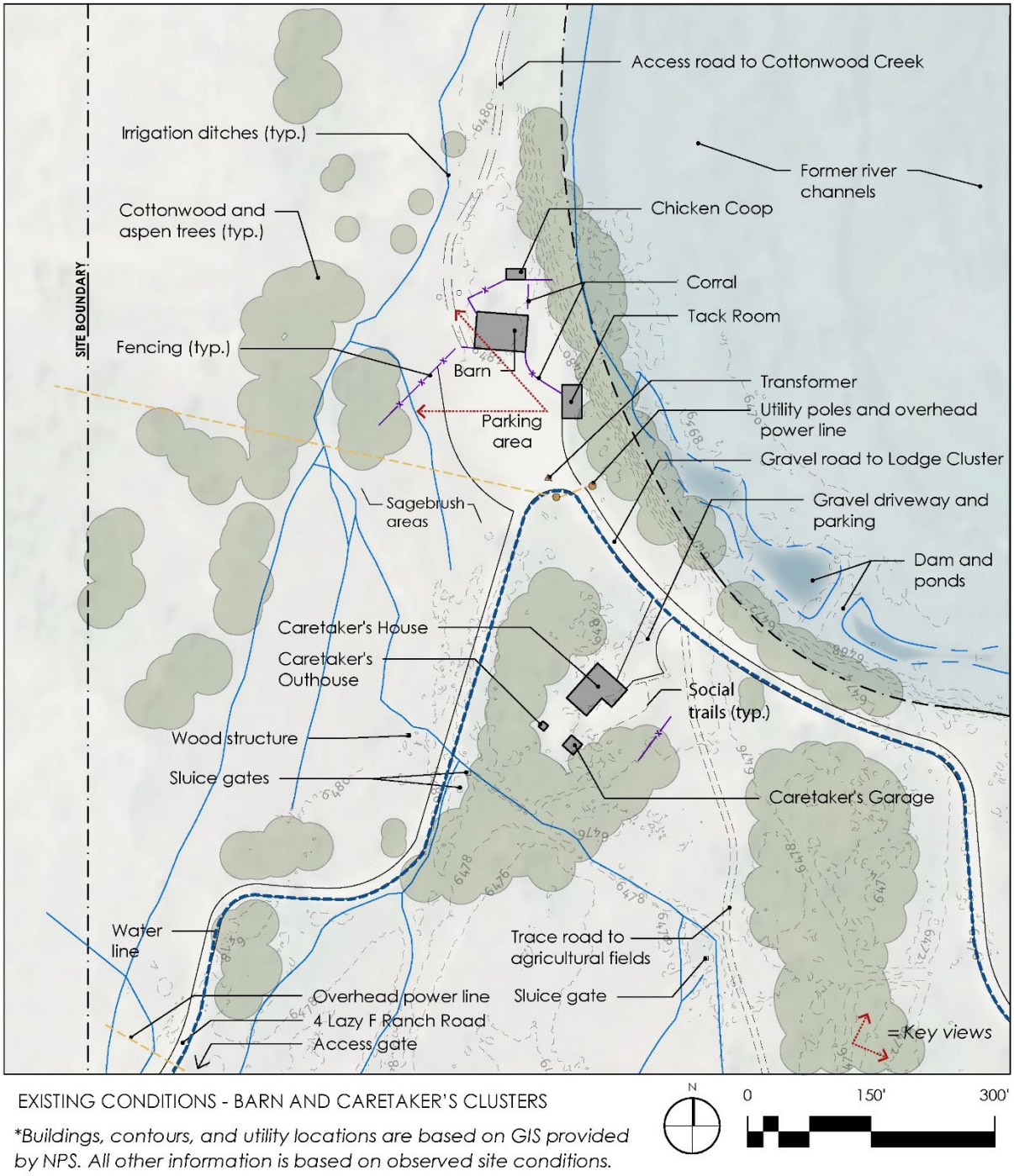


Figure 3-10. *Existing Conditions Map of the Barn and Caretaker's Clusters illustrating cultural landscape features.* (Source: LSHLA, 2023)

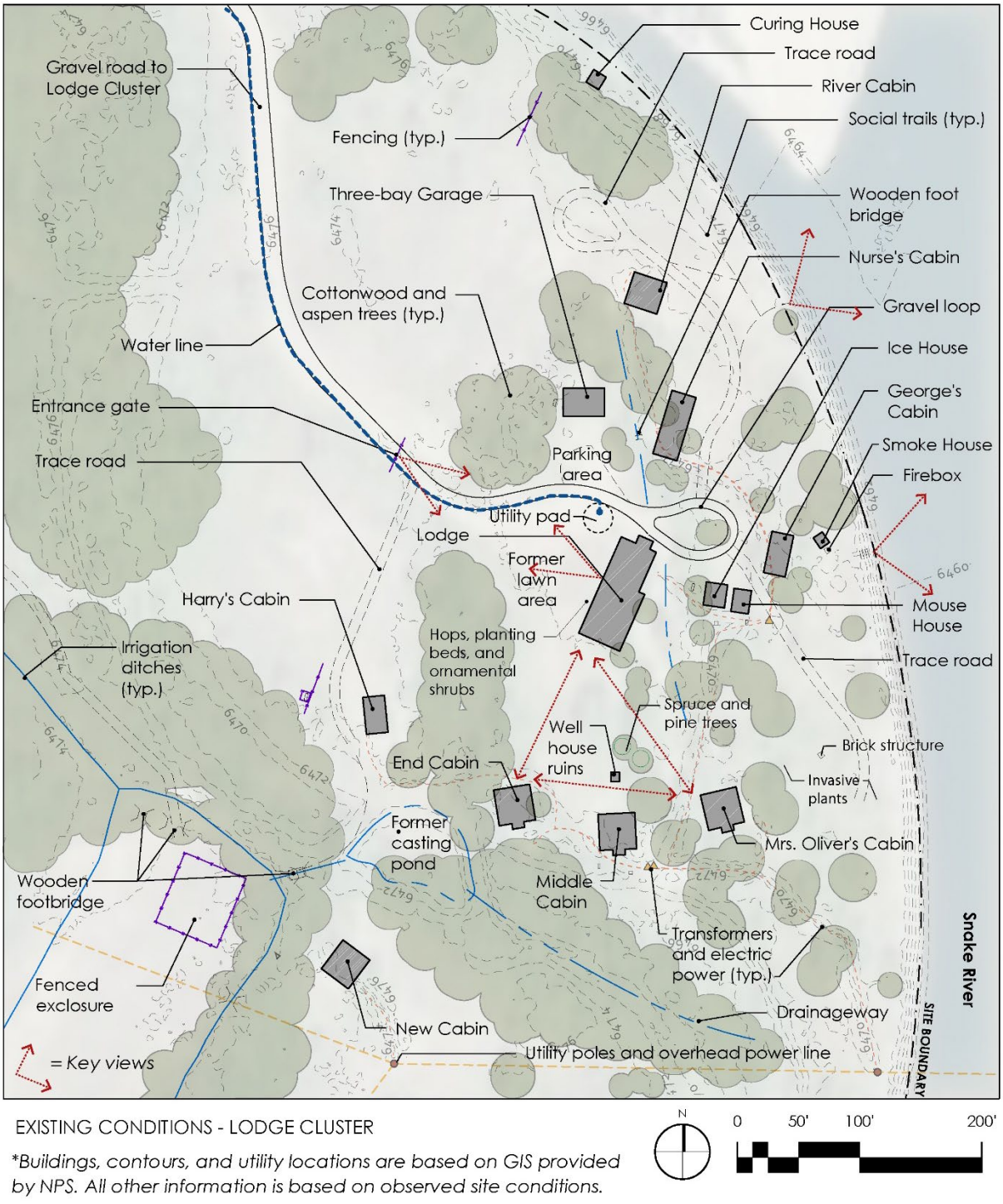


***Figure 3-11**. Existing Conditions Map of the Lodge Cluster showing cultural landscape features.* (Source: LSHLA, 2023)



***Figure 3-12**. View north of the access road from Menor's Ferry.*

Access road. Access to 4 Lazy F Ranch occurs via a gravel road from the south (Figure 3-12). Visitors arrive from Teton Park Road. Two routes from this main park road lead to the site: Headquarters Road which intersects with Moose Wilson Road at Teton Park Road, and a spur road toward the park's headquarters building that intersects with the access drive to Murie Ranch. Before arriving at the site, visitors pass through the Grand Teton National Park Headquarters complex, an enclave of staff housing, and Menor's Ferry Historic District, located east of the Chapel of the Transfiguration. The access road then leads north to a swinging arm gate located along the western boundary of the site. Once past the gate, the gravel road routes toward the Barn where it ends in a hardpacked earth parking area. Along the east side of the road is a gravel ditch that potentially marks the location of a recent utility line installation. The gravel road, which was established ca. 1914–1927, measures 14 feet in width and has a slight crown, with no edge treatment. A buck and rail fence on the west side of the road was removed around 2016 and burned on site.



Figure 3-13. *View north of the trace road from the Barn toward Cottonwood Creek.*

Road to Cottonwood Creek. A road leads from the Barn toward Cottonwood Creek (Figure 3-13). The road is a rough two track gravel and earth surfaced route that meanders and undulates with the topography. The road, which was established ca. 1914–1927, is roughly 9 feet wide. It stops just south of the riverbank.



Figure 3-14. *View west of the gravel road that leads to the Lodge Cluster.*

Gravel road to Lodge Cluster. A gravel road leads from the informal earthen parking area south of the Barn toward the Lodge Cluster (Figure 3-14). The road varies in width from 8 to 12 feet and is surfaced with compacted gravel with a slight crown for drainage. Logs are used as edging near a gravel parking area for the Caretaker's House. Otherwise, the road is not edged. Upon passing through a gate that marks the entry to the Lodge Cluster, the road becomes a two track route surfaced with gravel and hardpacked earth. The road, which was established ca. 1927, leads in an eastward direction to form a looping turnaround northeast of the Lodge (Figure 3-15).

Caretaker's House driveway. A gravel driveway extends from the access road toward the Caretaker's Garage. The road is edged by log barriers to limit parking along the road margins.



Figure 3-15. *View east of the turnaround at the end of the gravel road to the Lodge Cluster.*

Trace road to agricultural fields. A trace road leads from the Caretaker's Cluster south toward the former irrigation fields and a fenced garden plot that is southwest of the Lodge Cluster. The road is not formally marked and surfaced with hardpacked earth. It was likely established ca. 1914–1927.



***Figure 3-16**. View south of the informal parking area near the Barn.*

Informal parking areas near the Barn and Lodge. Two areas for visitor parking area located within the ranch. A large area surfaced with hardpacked earth is south of the Barn (Figure 3-16). Another loosely demarcated area with hardpacked earth and gravel is south of the Three-bay Garage. The date of origin of these informal parking areas is not currently known, but likely arose through use over time beginning during the Frew era of 1927–1967.



***Figure 3-17.** View south of the trace road west of Harry's Cabin.*

Trace road to Harry's Cabin. A trace road leads from the gravel road just east of the entrance gate to the Lodge Cluster south toward Harry's Cabin (Figure 3-17). The road, established through repeated use beginning in 1954, is scarcely apparent except for a few areas devoid of shrubby vegetation where hardpacked earth surfacing is visible.



Figure 3-18. *View southeast of the trace road leading toward River Cabin.*

Trace road toward River Cabin. A trace road leads from the gravel turnaround within the Lodge Cluster north toward the River Cabin where it ends in a looping turnaround (Figure 3-18). The road and turnaround are scarcely apparent except for a few areas devoid of shrubby vegetation where hardpacked earth surfacing is visible. They were likely established through repeated use beginning in 1961.



Figure 3-19. *View southeast of a two-track access road from the turnaround within the Lodge Cluster.*

Trace road between Mouse House and George's Cabin. A two-track hardpacked-earth road leads from the loop turnaround within the center of the Lodge Cluster between the Mouse House and George's Cabin south toward the river's edge (Figure 3-19). The road is likely used by service vehicles to access the southeastern portion of the property. The date of origin of this road is not currently known.



Figure 3-20. *View east of a social trail along the northern part of the Lodge Cluster.*

Social trails. Social trails, or informal routes that follow desire lines that have been established by repeated use, are present throughout the project area, particularly north of the Nurse's Cabin (Figure 3-20). The trails lead to the bluff overlooking the river and former river channels. The date of origin of these trails is not currently known.

Vegetation

The predominant vegetation present at 4 Lazy F Ranch consists of stands of native cottonwood and aspen trees along the river corridor and sagebrush flats over much of the level terrain associated with the Jackson Hole Valley. Several stands of native cottonwoods and aspen occur within the project area and serve to screen most of the cabins from view along the access road leading up from the south. The lawn that once surrounded the Lodge, and was maintained through irrigation, has been replaced by more drought tolerant grasses and forbs. Park personnel periodically mow around the buildings to protect against wildland fire. There are also several evergreen trees located north of the Middle Cabin. Hops (*Humulus lupulus*) vines have been planted at the base of the porch of the Lodge and trained on supports. The broader landscape is characterized by sagebrush flats, currently being impacted by invasive species. The area along the southern portion of the property that was formerly utilized for grazing and agriculture features evidence of a former exclosure established by NPS as a grow-out plot for seed increase protected from grazing and browsing with fencing.



Figure 3-21. *View to the south of the native stands of cottonwood and aspen near the Caretaker's Cluster.*

Native stands of cottonwood and aspen. Several stands of narrowleaf cottonwood (*Populus angustifolia*) and quaking aspen (*Populus tremuloides*) trees are scattered throughout the ranch landscape (Figure 3-21). The majority of cottonwood clusters are located along the river corridor near the Barn and Caretaker's Cluster and around the Lodge Cluster. Several large cottonwood trees are growing in close proximity to the historic buildings and structures (Figure 3-22). Along the south edge of the Lodge Cluster, a shallow gully runs northwest to southeast behind the three original sleeping cabins. It is densely

vegetated with cottonwood and aspen. It is not known whether any of the trees present in the Lodge Cluster were planted or were naturally occurring and left for shade.



Figure 3-22. *View to the northeast of the south façade of the Lodge and adjacent cottonwood tree.*



Figure 3-23. *View to the southeast of the former lawn area surrounding the Lodge.*

Former lawn west, east, and south of the Lodge. A lawn was established to the west, east and south of the Lodge during the Frew era, ca. 1927–1938, that extended around the front and rear (west and east) of the Lodge and south to the three double sleeping cabins (End, Middle, and Mrs. Oliver's). The lawn is no longer irrigated or maintained and is now comprised of low growing grasses and shrubby vegetation (Figure 3-23).



Figure 3-24. *View to the south of the Middle Cabin with a large spruce tree in the foreground.*

Spruce and pine trees south of the Lodge. Toward the south and west, the former lawn area is edged by several Engelmann spruce and pine trees (Figure 3-24). It is not known whether any of the trees present in the Lodge Cluster were planted or were naturally occurring and retained for shade.



Figure 3-25. *View of the front porch of the Lodge where wire mesh is mounted to the logs to serve as a trellis for climbing hops.*

Hops trained to grow along the sides of the Lodge porch. Wire mesh panels have been added to the two ends of the Lodge porch to function as a trellis for hops vines (Figure 3-25). Hops are known to have been trained in this way on the porch during the Frew era. The date of origin of the current plants is not currently known. In the future, the vines will be removed when the building is converted to seasonal housing as vines will not be permitted to grow on occupied structures.

Herbaceous plantings in beds around the Lodge. Daylilies (*Hemerocallis* spp.) and other herbaceous plantings edge the lodge on the porch side, set within cobble lined planting beds. These date to the Frew era.

Ornamental shrubs. Sited around the lodge are several planted shrubs that include honeysuckle (*Lonicera* sp.) and lilac (*Syringa* sp.). These date to the Frew era.



Figure 3-26. *View to the north of sagebrush and woody vegetation along the trace road leading from the Barn.*

Sagebrush and other native shrubs, perennials, and grasses. Understory vegetation beyond the lawn area consists primarily of sagebrush growing in conjunction with other native species that include sulphurflower buckwheat (*Eriogonum umbellatum*), birch leaf spirea (*Spiraea betulifolia*), arrowleaf balsamroot (*Balsamorhiza sagittata*), and native grasses such as Idaho fescue (*Festuca idahoensis*), sheep fescue (*Festuca ovina*), and Sandberg bluegrass (*Poa secunda*) (Figure 3-26).



Figure 3-27*. View of invasive musk thistle within the Lodge Cluster.*

Invasive species. The broader ranch landscape contains aggressive and invasive species, including sulphur cinquefoil (*Potentilla recta*), spotted knapweed (*Centaurea maculosa*), oxeye daisy (*Chrysanthemum leucanthemum*), and musk thistle (*Carduus nutans*) (Figure 3-27). The honeysuckle and hops growing near the Lodge may also potentially become invasive.



Figure 3-28. *A view to the south of an exclosure near the casting pond used as a grow-out plot for seed increase by fencing to protect from grazing and browsing.*

Former vegetation experiment plot. Within the area that was formerly designated for agricultural plots is a formerly fenced plot used by the NPS for scientific study (Figure 3-28).

Buildings and Structures

As noted above, the ranch buildings and structures are grouped into three locations: the Lodge Cluster, the Caretaker's Cluster, and the Barn Cluster, all connected by the existing circulation system of graded hardpacked earth and gravel roads.

Lodge Cluster

Located on a terrace directly adjacent to the Snake River, the Lodge Cluster contains buildings and structures related to accommodations for ranch guests, owners, and employees during the family ranch and dude ranch periods. This cluster comprises fifteen buildings and structures, nine of which are residential and the other six ancillary. Each is described below.



***Figure 3-29**. View to the southeast of the front façade of the Lodge (Main Cabin).*

Lodge (Main Cabin) (HS-399). The Lodge, also known as the Main Cabin, is a one-story log building built in 1927 that is joined at the corners with ventral saddle notches (Figure 3-29). The building is basically rectangular with a low-pitched intersecting gable roof and a concrete basement. The exterior walls are daubed with a Portland cement mixture secured along the bottom with wooden lath stops that are nailed in place. The roof is covered with green rolled asphalt roofing installed in 2001. Door and window openings have plain 6-inch board trim, all painted light tan. All of the window openings contain multi-light wooden sashes (either side-by-side sliding or double-hung) and most have exterior frame screens, held in place with metal toggles. Most door openings contain wood paneled Dutch doors with multi-light glazing, though an addition at the building's north end contains a board-and-batten door.

The building's primary (west) façade faces west towards a spectacular view of the Tetons. It is dominated by the exposed log truss system of the intersecting gable, which shelters the primary entrance, in a recessed porch slightly south of center. The rear (east) elevation features a massive exterior chimney of mortared native river cobbles at its center, and a small, recessed porch at its north end. The north wall of the porch is open, with the porch roof supported by a log column placed directly on the concrete porch floor. The stairs leading to a partial basement beneath the kitchen are located at the south edge of the porch. The building's north elevation is dominated by a shed-roofed log addition offset east of center, which covers the lower portion of an exterior chimney of mortared native river cobbles. In the L between the log addition and the wall of the main volume, a small frame enclosure with a shed roof encases an exhaust system. The building's south elevation contains two entrances with typical doors, each sheltered by a simple shed-roofed canopy with log brackets.



***Figure 3-30**. View to the northeast of the front façade of the Three-bay Garage, showing roof collapse (July 2021 photo) prior to roof removal and wall stabilization.*

Three-bay Garage (HS-403). The Three-bay Garage is located north of the Lodge, on the north side of the main access road into the Lodge Cluster (Figure 3-30). This one-story log building, built ca. 1927–1938, is joined at the corners with ventral saddle notches. It has a concrete foundation wall and a concrete slab floor. The south (front) wall of the building is open, with two vertical log columns for roof support. The east and west sides each have two 6-light wooden sashes nailed in place, centered within the wall. The interior walls are chinked with whole poles, nailed in place.

When documented in July 2021, the building had a side gable roof with exposed log rafter ends, covered with green, rolled asphalt. Much of the garage's roof had collapsed inward due to snow load since the building's last documentation in the 2011 CLI, and NPS had closed up the open front with plywood and metal hardware cloth. Later in 2021, NPS removed the roof and stabilized the remaining walls.



***Figure 3-31**. View to the northwest of the front and side façades of River Cabin.*

River Cabin (HS-400). The River Cabin is located at the north end of the Lodge Cluster, overlooking the main channel of the Snake River (Figure 3-31). It was moved onto the property from another ranch in 1961. A vehicular access road branches from the main access road and runs north and then northwest past the front of the cabin, ending in a loop turnaround. It is a rectangular, one-story log building with a front gable roof, set on a concrete block foundation wall. The wall logs are joined at the corners with saddle notches and chinked on the exterior with split poles. The side-gable roof is covered with green rolled asphalt; a metal stove pipe extends from the northeast corner of the roof and a metal vent from the middle of the west edge. Window openings contain wood sashes, including a fixed picture window; a tripartite, multi-light, fixed and casement window sheltered by a simple canopy with wood brackets; and multi-light casement windows.



Figure 3-32. *View to the northeast of the Curing House.*

Curing House (HS-400A). The Curing House is located in a wooded thicket north of the River Cabin (Figure 3-32). Built ca. 1927–early 1930s, the Curing House consists of a simple dimensional lumber frame with a gable roof, built on grade. The roof is covered with boards. The bottom quarter of the exterior walls is enclosed with wood boards, applied horizontally. On the inside of the structure, another screen-covered frame enclosure apparently was meant to hold meat for curing.



Figure 3-33. *View to the northwest of the front façade of Nurse's Cabin.*

Nurse's Cabin (originally cook's and cabin girl's quarters) (HS-401-402). The Nurse's Cabin, built ca. 1938–1967, is located directly east of the Three-bay Garage (Figure 3-33). The access road that leads to the River Cabin passes the front of the building, which faces east towards the river. Two separate log buildings which housed the ranch's cook and cabin girls are framed in to create a bathroom and a closet, connecting the two log volumes. All three volumes are one story in height and have shallow gable roofs covered with green rolled asphalt. The northern and southern log volumes have exposed log purlins, and wall logs joined at the corners with ventral saddle notches. Their exteriors are daubed with a Portland cement mixture held in place at the bottom with wooden lath stops. Windows are multi-light wood sliding sash. The primary (east) façade of each log volume has an entry with a single, paneled wood door fronted by a wood screen, accessed via a low board stoop with a shed-roof canopy supported by log columns

The center frame component is covered on the exterior with vertical boards and battens. At the south side, the eave of this component attaches to the north wall of the south log volume, below the latter's eave. There is no exterior access into the central volume. Its front and rear walls feature multi-light wood hopper windows with wood screens.



Figure 3-34. *View to the east of the front façade of George's Cabin (original bathhouse).*

George's Cabin (original bathhouse) (HS-404). Located almost directly east of the Lodge, this building consists of two volumes—the original rectangular log component built in 1927 and a frame addition of roughly the same size added during the late 1950s or early 1960s (Figure 3-34). The log component is joined at the corners with ventral saddle notches, and the exterior walls are daubed with a Portland cement mixture secured at the bottom with lath stops. The exterior walls of the frame component are covered with vertical boards and battens. The original volume is built on concrete piers, the frame addition on a concrete foundation wall. Both volumes are one story in height and have front-gable roofs covered with green rolled asphalt roofing. Windows are sliding wood sash (multi-light in the log volume) with wood screens. The windows in the log volume are trimmed with log slabs. The building's primary façade faces west towards the interior access road and contains the primary entry (in the frame volume): a single wood

paneled door fronted by a wood screen and accessed via a board stoop. A small frame water heater enclosure with a shed roof and board and batten siding is located at the north elevation.

The log portion of this building represents the original bathhouse, used by all of the ranch occupants before the addition of bathrooms to the sleeping cabins. The frame addition houses the sleeping room.



Figure 3-35. *View to the northeast of the Smoke House.*

Smoke House (HS-404A). The Smoke House, built ca. 1927–early 1930s, is located slightly northeast of George's Cabin (Figure 3-35). It is a small frame building with a front-gable roof, built on grade. Vertical boards cover the exterior walls, and the roof is covered with green rolled asphalt. A board door in the southwest wall provides access to the interior of the smokehouse. At the bottom of the northeast wall a piece of stove pipe connects the smoke house to a red brick firebox, which has partially collapsed.



Figure 3-36. *View to the west of the front and side façades of the Ice House.*

Ice House (HS-406). The original Ice House, built in 1927, is located directly east of the Lodge, adjacent to the south side of the main access road (Figure 3-36). It is a small, log building built on a concrete foundation wall and topped by a shallow, front gable roof covered with green rolled asphalt. The logs are joined at the corners with ventral saddle notches, and exterior walls are daubed with a Portland cement mixture held in place with wood lath. The building's primary (north) façade faces north onto the access drive. It contains a central doorway with a diagonally braced, board and batten door with a screened opening in its top half, hung with heavy strap hinges affixed to the board trim. The entry is accessed from a board stoop. The rear (south) wall contains a rectangular opening covered with plywood, held in place with metal toggles, and secured with a two-by-four. Both the front entry and this opening have plain board trim. Its current use is for storage.



Figure 3-37. *View to the west/southwest of the front façade of Mouse House.*

Mouse House (HS-405). The building referred to as the "Mouse House" is located adjacent to the east wall of the Ice House (Figure 3-37). Built ca. 1938–1967, the one-story frame building has a rectangular plan and is set on concrete block footings and topped with a front-gable roof covered with green rolled asphalt. The exterior walls are covered with 12-inch boards and 2-inch battens. The primary (north) façade contains a centered entrance with a flush wood door accessed from a board stoop. There are wooden vents in both front and rear gable ends.



***Figure 3-38**. View to the west of the front façade of End Cabin.*

End Cabin (HS-407). End Cabin (HS-407), Middle Cabin (HS-408) and Mrs. Oliver's Cabin (HS-409) are virtually identical. The three cabins are located in a rough arc south of the Lodge, at the edge of the maintained lawn. All face north towards the Lodge and the Tetons beyond. Each contains two bedrooms with a shared bath.

End Cabin is a one-story log building built in 1927 that sits on a concrete foundation wall (Figure 3-38). The side-gable roof is covered with rolled asphalt and has exposed log purlin ends. The logs are joined at the corners with ventral saddle notches, and exterior walls are daubed with a Portland cement mixture held in place at the bottom with wooden lath. A frame bathroom is located in the middle of the rear (south) wall. The bathroom addition is built on concrete block piers and has novelty log siding. Window openings in End Cabin contain wood sliding sash (multi-light in the original volume, single-light in the bathroom addition), and exterior door and window trim consists of plain boards painted light tan.

The building's primary (northeast) façade is fronted by a projecting full-width porch under the roof's continuous eave. It has log column roof supports, around which a concrete floor has been poured. The wall sheltered by the porch contains two entries, each containing a paneled wood door with a wood frame screen door.



Figure 3-39. *View to the south of the front façade of Middle Cabin.*

Middle Cabin (HS-408). Middle Cabin is a one-story log building built in 1927 that sits on a concrete foundation wall (Figure 3-39). The side-gable roof is covered with rolled asphalt and has exposed log purlin ends. The logs are joined at the corners with ventral saddle notches, and exterior walls are daubed with a Portland cement mixture held in place at the bottom with wooden lath. There is a frame bathroom in the middle of the rear (south) wall. The bathroom addition is built on concrete block piers and has novelty log siding. Window openings in the Middle Cabin contain wood sliding sash (multi-light in the original volume, single-light in the bathroom addition), and exterior door and window trim consists of plain boards painted light tan.

The building's primary (northeast) façade is fronted by a projecting full-width porch under the roof's continuous eave. It has log column roof supports, around which a concrete floor has been poured. The wall sheltered by the porch contains two entries, each containing a paneled wood door with a wood frame screen door.



Figure 3-40. *View to the west/southwest of the front façade of Mrs. Oliver's Cabin.*

Mrs. Oliver's Cabin (HS-409). Mrs. Oliver's Cabin, built in 1927, is a one-story log building sitting on a concrete foundation wall (Figure 3-40). The side-gable roof is covered with rolled asphalt and has exposed log purlin ends. The logs are joined at the corners with ventral saddle notches, and exterior walls are daubed with a Portland cement mixture held in place at the bottom with wooden lath. A frame bathroom is located in the middle of the rear (south) wall. The bathroom addition is built on concrete block piers and has novelty log siding. It has a small frame water heater structure attached to it. Window openings in Mrs. Oliver's Cabin contain wood sliding sash (multi-light in the original volume, single-light in the bathroom addition), and exterior door and window trim consists of plain boards painted light tan.

The building's primary (northeast) façade is fronted by a projecting full-width porch under the roof's continuous eave. It has log column roof supports, around which a concrete floor has been poured. The wall sheltered by the porch contains two entries, each containing a paneled wood door with a wood frame screen door.



Figure 3-41. *View to the west of the front and side façades of Harry's Cabin.*

Harry's Cabin (HS-410). Harry's Cabin is located west of the three original cabins, near the fence that encloses the Lodge Cluster (Figure 3-41). Unlike the majority of the cabins, this building faces south, towards the casting pond. It was moved onto the property from another ranch in 1954.

The building is a rectangular, one-story log building with a front-gable roof with exposed log purlins. It consists of two volumes: the log cabin and a log bathroom addition at its rear; the log ends of the side walls on the bathroom addition butt against the exterior log ends of the main volume. Both volumes sit on concrete piers. The exterior walls of the main volume are joined at the corners with ventral saddle notches and daubed with a Portland cement mixture held in place at the bottom with wooden lath. The bathroom addition also has saddle notches, but its exterior walls are chinked with split poles nailed in place. Windows are wood, multi-light sliding sash with wood screens. Exterior door and window openings all have plain board trim, painted light tan.

The building's primary (south) façade is fronted by a projecting full-width porch under the roof's continuous eave. It has log column roof supports resting on piers, one stone and one concrete, and its board floor sits on concrete block piers. The building's entrance is at this façade, containing a vertical board and batten door with a wood-frame screen.



***Figure 3-42**. View to the south of the front façade of New Cabin.*

New Cabin (HS-411). New Cabin, built in 1964, is located at the south end of the Lodge Cluster (Figure 3-42). It is a one-story log building with a rectangular plan, set atop a concrete block foundation wall. It has a side gable roof covered with green rolled asphalt. The wall logs are joined at the corners with ventral saddle notches and chinked with Portland cement mixture with wooden lath stops. Windows are multi-light wood sash, in multiple configurations (tripartite, hopper, and casement) with wood screens. The doors and windows have plain board trim.

The building's primary (northeast) façade is fronted by a full-width, shed-roofed porch with log column supports and a board floor. The entrance at this façade contains an X-braced board and batten door and a wood screen door.



***Figure 3-43**. View to the northeast of the Well House, showing partial collapse.*

Well House. The well house is located in front of the End Cabin (Figure 3-43). Built ca. late 1920s, the well house was one of two structures built to support use of wells within the Lodge Cluster; the other, which formerly stood in front of the Lodge, has been removed. The well house is a small frame structure, the top portion of which has collapsed sideways since its last documentation in 2011. The well house's base is enclosed with log slabs, and once-vertical log posts supported the frame structure of the gable roof, which is covered with boards on boards. A trap door is present in the top of the base that needs to be secured so people and animals do not fall into the hole, while a flywheel formerly used to hoist buckets of water has been removed.



Figure 3-44. *View to the east of a wooden footbridge over a ditch near the Nurse's Cabin.*

Wood footbridge over irrigation ditch near Nurse's Cabin. A small footbridge crosses a former irrigation channel between the Three-bay Garage and the Nurse's Cabin (Figure 3-44). The bridge is made of wood planks with wooden handrails on both sides.

Wood bridge at casting pond. A small board bridge crosses the ditch near the casting pond, connecting the New Cabin and Harry's Cabin areas. Water is conveyed beneath the bridge via a culvert.

Caretaker's Cluster

Located northwest of the Lodge Cluster is the Caretaker's Cluster. This enclave contains a residential building, garage, and outhouse. Each is described below.



Figure 3-45. *View to the southeast of the front and side façades of the Caretaker's House.*

Caretaker's House (HS-412). The Caretaker's House (Figure 3-45), built ca. late 1920s–early 1930s, is similar to the Lodge, albeit on a smaller scale. It is a one-story log building built on a concrete foundation wall with an irregular plan. The building's exterior wall logs are joined at the corners with ventral saddle notches and chinked with split poles. The ends of the log purlins are exposed in the four gable ends of the roof, which is covered with metal standing seam material. The window openings contain multi-light wooden sash (fixed, sliding, and casement) and vinyl single-light sliding. Some have wood frame screens. The door and window openings have plain board trim painted white.

The building's original primary (west) façade faces west towards the Teton Mountains. This wall is divided into three bays by the exposed ends of the interior log walls. The middle bay is framed in (originally a recessed porch) and includes a fixed picture window that was converted to a door opening, which contains a partially glazed, paneled wood door. The rest of the porch enclosure is clad in novelty log siding, and two windows are present.

Like the primary façade, the east (rear) elevation of the building is divided into three bays by the exposed log ends of the interior dividing walls. The southernmost bay contains an entry with a single wood-paneled door fronted by a wooden stoop. The middle bay contains an exterior river cobble chimney once flanked by two fixed picture windows; one of which has been converted to a door opening and now contains a partially glazed, paneled wood door. The northern bay is a frame kitchen addition, which wraps around the northeast edge of the building. The addition has a shed roof with standing seam metal roof material, with 8-inch tongue and groove board siding on the exterior walls. The north wall of the addition contains another entrance, with a paneled wood door accessed by a board stoop.



Figure 3-46. *View to the west of the Caretaker's Outhouse.*

Caretaker's Outhouse (HS-412A). The Caretaker's Outhouse is a small frame building located in a woodland grove southeast of the Caretaker's House (Figure 3-46). Made with rough-cut dimensional lumber and built on grade, the exterior walls are covered with unpeeled log slabs, while the roof is covered with boards on boards. A small wooden vent projects from the west side of the roof. A vertical board and batten door is located in the northeast wall.



Figure 3-47*. View to the south of the Caretaker's Garage.*

Caretaker's Garage (HS-412B). The garage associated with the Caretaker's House is a one-story log building with a front-gable roof, built on grade, likely built during the late 1910s (Figure 3-47). The logs are joined at the corners with square notches nailed in place. The roof has exposed log purlin ends and is covered with boards-on-boards. A large opening with no door is located in the northeast wall. The northwest and southeast sides each have a central window opening without a sash; both have been boarded over.

Barn Cluster

Located north of the Caretaker's Cluster is the Barn Cluster. This enclave contains a barn, tack room, and chicken coop. Each is described below.



***Figure 3-48**. View to the northwest of the front façade of the Barn.*

Barn (HS-413). The Barn is a one and one-half story log building with a gambrel roof, built on concrete footings ca. late 1920s (Figure 3-48). The barn comprises three volumes; the central full one-and-one-half story volume with the gambrel roof, flanked by two lower shed-roof wings. The unpeeled wall logs are joined with saddle notches and the exterior walls have both cement daubing and chinking with split and whole poles nailed in place. Boards and battens cover the gambrel section of the roof (with plywood sheeting in some places), while the two shed-roofed wings are covered with green rolled asphalt roofing. The gambrel ends are covered with boards and battens painted red.

The building's primary (south) façade contains a large entry with two sets of double doors; this large opening replaced the original hay door in the half story, the top of which has been filled in with logs. The exterior board and batten doors run on a track mounted above the door (one door has fallen off and is propped against the wall), while the interior double doors are hinged and open inward. A concrete ramp has been poured in front of the entrance. The south wall of the west wing has a double board and batten

door centered in the first floor, and a small board and batten hay door in the half story. The south wall of the east wing has a single-light fixed window high in the first floor level and a hay door in the half story.

The west elevation contains a double-leaf, board and batten door, and the east elevation contains doors of the same type. The east elevation has two double leaf board-and-batten doors, one at either end of the wall. A 6-light hopper window is located high in the center of the wall. The rear (north) elevation has two hay doors centered in the first and half-story level of the central volume, while each wing also has a hay door in its half-story level. In addition, the west wing has a 6-light hopper window in the first floor that has been boarded over on the outside with a large sheet of plywood.



Figure 3-49. *View to northeast of front and side façades of the Tack Room.*

Tack Room (HS-414). The Tack Room is a one-story, rectangular log building built ca. late 1910s southeast of the Barn (Figure 3-49). The Tack Room is set on concrete block and stone footings and topped with a side-gable roof with exposed log purlin ends, covered in green rolled asphalt. The exterior walls exhibit a combination of cement daubing and chinking with split poles nailed in place. Unlike the majority of the buildings at the 4 Lazy F, the Tack Room is joined at the corners with square notches, nailed in place. A frame lean-to addition is on the north end of the original log volume. The building's windows are multi-light wood sash (fixed and sliding), and window and door openings are trimmed with plain boards. A section of pole corral ties to the northwest corner of this building.

The building's primary (west) façade contains a wide entry with a hinged board and batten door, which is painted red. The rear (east) elevation has an open wooden structure supporting a metal fuel tank attached to it. The north elevation is covered by the shed-roofed lean-to addition; an entry with a board and batten door is present, and a window opening here has been boarded over from the outside. The lean-to itself is made of rough-cut dimensional lumber and its roof and supports have partially collapsed since the last documentation in 2011. The west and east sides of the lean-to are enclosed with unpeeled log slabs, while the north side is open except for some log rails and a gate built between the vertical log roof supports. This portion of the building has a wood plank floor.



***Figure 3-50**. View to the north of the Chicken Coop.*

Chicken Coop (HS-415). The Chicken Coop is a rectangular log structure built on grade; it has a shed roof which has largely collapsed (Figure 3-50). The wall logs are joined with saddle notches and are daubed with cement mortar on the exterior. Original roofing material appears to have been boards stacked on boards. Sections of green rolled asphalt appear to have been applied to the rear edge of the roof prior to its collapse. Segments of pole corral fence tie in to the southwest and southeast corners of the Chicken Coop. The south wall of the building has a long narrow opening with boards nailed vertically to the inside of the wall. A vertical board and batten door in the east wall leads to the interior.

Constructed water features

The ranch's constructed water features include irrigation ditches and ponds associated with watering livestock and providing opportunities for recreation.



Figure 3-51. *View to the southwest of the main irrigation channel along the west side of the property near the Barn Cluster.*

Irrigation ditches. Irrigation ditches are located along the western and southwestern portion of the project area that were likely built between 1914 and 1927. The ranch's main irrigation distribution ditch runs south past the west side of the Barn, then angles southeast past the rear of the Caretaker's House toward the Lodge Cluster (Figure 3-51). The ditch arises from Cottonwood Creek. The main ditch is roughly 14 feet wide at the ditch bank and 6 feet wide at the bottom channel. Smaller ditches range in their dimensions but are roughly 6 feet at their bank, and 14 inches deep with a 10-inch channel width. The flow of water through the ditches was controlled using head or sluice gates and irrigation boxes.

Ponds east of the Barn and Tack Room. Ponds are located east of the Barn and Tack Room that were established or improved ca. 1950 during the Frew era within a former river channel through construction of an earthen dam (refer to Figure 3-7). The ponds were used to water livestock held in the corral.



***Figure 3-52**. View to the southeast of the former casting pond showing evidence of a pond liner and shrubby vegetation.*

Former casting pond. A former casting pond is located just south of Harry's Cabin along a drainageway on the southern portion of the property (Figure 3-52). The casting pond was built in 1952 by damming a natural drainageway. Now dry, the casting pond is an irregular oval depression

Views and Vistas

Views from within 4 Lazy F Ranch are both outwardly focused toward the mountains to the west and the Snake River to the north and east and inwardly focused within the project area. From the Barn Cluster, the principal view is of the magnificent Teton Range typically set against a blue sky, which is further enhanced when viewing the red barn in the foreground. As one moves to the east toward the Lodge Cluster, the views become more inwardly focused, particularly within the cluster of cabins that is south of the Lodge. Views are afforded to the Snake River from the cabins that are north of the Lodge, as well as from the bluff itself. Framed views exist from the entrance gate to the Lodge and from the Lodge back to the entrance gate and Teton Range beyond (refer to Figures 3-10 and 3-11).



***Figure 3-53**. View to the west of the Barn with the Teton Mountains in the background.*

Views of the Teton Range from the Barn and Lodge Clusters. Due to the proximity and grandeur of the Teton Mountains, views toward the range are available throughout much of the project area, particularly from the Barn, which is a popular tourist destination for panoramic photos of the mountains (Figure 3-53). Long views to the west are also afforded from the gravel road that leads from the Barn to the Lodge Cluster and along the northern portion of the Lodge Cluster near River Cabin (Figure 3-54). The Lodge is located at the center of a cluster of buildings and sited to take in the view of the Teton Mountains. The open expanse west of the Lodge and a large front porch oriented west further optimizes the view to the mountains (Figure 3-55).



Figure 3-54. *View to the west of River Cabin with the Teton Mountains in the background.*



Figure 3-55*. View to the west from the front façade of the Lodge.*

Inwardly-focused views within the Lodge Cluster Many of the cabins and ancillary structures within the Lodge Cluster are oriented to face one another. The orientation results in inward focused views within

the Lodge Cluster that are further reinforced by the groves of cottonwoods and aspen along the cluster's perimeter which serve to both screen the buildings from outside the cluster and limit views from inside.



Figure 3-56. *View to the northeast of the Snake River from the bank of the river near River Cabin.*

Views east to the Snake River from the Lodge Cluster. Views to the Snake River are afforded from cabins along the northern portion of the Lodge Cluster including the River Cabin, Nurse's Cabin, and George's Cabin. Social trails from this area lead to the river's bank where views of the river are further enhanced (Figure 3-56).



Figure 3-57*. View to the north of the Lodge from Middle Cabin.*

Views of the Lodge from the cabins. Three of the cabins south of the Lodge, including the End Cabin, the Middle Cabin, and Mrs. Oliver's Cabin, are arranged to allow for views north to the Lodge (Figure 3-57). The cabins are aligned in an arc, with Harry's Cabin extending along that arc to the west. The view from Harry's Cabin to the Lodge, however, is blocked by a fairly impenetrable cluster of cottonwoods and aspens.



Figure 3-58. *View to the southeast of the Lodge from the access road to the Lodge Cluster.*

View from the entrance gate and access road to the Lodge. The entrance gate to the Lodge Cluster is oriented directly in alignment with the front façade of the Lodge which allows for a framed view of the building and its surrounds. Woody vegetation surrounding the gate has encroached upon it and currently blocks a direct visual connection between the gate and Lodge from the gate. As one approaches the Lodge along the access drive, however, a direct view to the Lodge is provided (Figure 3-58).

Small-scale Features

Small-scale features at 4 Lazy F Ranch relate to its former use as a ranch where livestock were pastured, and crops were grown. They include wood gates and remnant segments of fencing, as well as wooden structures that facilitated crop irrigation such as head or sluice gates. Other small-scale features relate to residential uses within the Lodge Cluster such as a brick feature of unknown use. Contemporary additions include limited signage, log edging, and various utilities features and structures.



***Figure 3-59**. View to the east of the gate along the access road from Menor's Ferry.*

Access gate along the access road from Menor's Ferry. An access gate is located at the southwestern boundary of the property along the road from Menor's Ferry (Figure 3-59). The gate measures 13 feet 9 inches in width and is 4 feet 6 inches in height at the top of the bars. The gate is a swinging five-bar field gate made of 3 inch diameter wood rails with a split log diagonal brace. The gate is attached to a tall upright wood post, and closes at a 5 foot 8 inch high wood post. The distance between the posts is 15 feet 6 inches. The date of origin of this gate is not currently known.



Figure 3-60. *A view to the northwest of the gate along the gravel road to the Lodge Cluster.*

Entrance gate to the Lodge Cluster. A gate is located along the gravel road at the threshold to the Lodge Cluster (Figure 3-60). The gate is angled slightly in relationship to the road, spanning an opening 12 feet 8 inches in width. The gate, which is 13 feet wide, is a swinging three-bar field gate made of untreated wood with a split log diagonal brace. The gate is attached to a frame comprised of two upright timber poles with a horizontal overhead timber in a style typical of western dude ranches. The poles are impregnated with creosote, and one has an integrally stamped, partially illegible number (likely “35”), suggesting they are repurposed utility poles. The height of the opening was not able to be determined during field investigations but stands approximately 13 feet 6 inches. Although a gate has been present along the road leading toward the Lodge since the late 1920s, the current iteration is most likely a replacement for the original gate established by the Frew family.



Figure 3-61. *View to the northeast of the gate at the Barn.*

Swinging gate at Barn. A gate is located at the southwest corner of the Barn (Figure 3-61). The gate is a swinging five-bar field gate made of untreated wood with a diagonal brace. The gate is attached to the barn logs. The date of origin of this gate is not currently known.



Figure 3-62. *Views of the segments of corral fencing that remain in the Barn Cluster.*

Corral fencing. The Barn, Tack Room, and Chicken Coop are connected by a series of post and pole corral fences likely built between 1927 and 1949 (Figure 3-62). Segments of the fence have collapsed or had the rails lowered to the ground to allow wildlife free passage or removed.



***Figure 3-63**. View north toward the cattle ramp near the Barn.*

Cattle ramp. Located near the northwest corner of the Barn in association with the corral is a wood cattle ramp. The ramp is edged by post and rail fencing at the at-grade entry point. Inside the fencing is a wooden ramp composed of round wood posts supporting the plank ramp and planks nailed to the top and bottom of the posts to contain cattle being directed toward a truck for loading. The ramp reaches a height of approximately 2-1/2 feet (Figure 3-63).



***Figure 3-64**. View to the west of the fencing at the southern boundary of the property.*

Remnants of fencing along southern property boundary. Small segments of fencing are located adjacent to the access gate along the road leading from Menor's Ferry to the property (Figure 3-64). Buck and pole fence runs south of the gate and rail fence runs north. The fences were built to mark boundaries at the ranch. Sections of the fence have fallen or had the rails lowered to the ground to allow wildlife free passage.



Figure 3-65. *View southwest of remnant fencing southwest of the Barn.*

Remnant fencing near the Barn. A segment of buck and pole fence runs north, southeast, and southwest of the Barn. Sections of the fence have fallen or have been deliberately dropped or removed for the benefit of wildlife (Figure 3-65). Near the northwest corner of the Barn, the corral fencing integrates a log and wood board cattle ramp that is partially collapsed.



Figure 3-66. *View to the north of remnant fencing along the west side of the Lodge Cluster.*

Remnants of buck and pole fencing southwest of the Curing House A segment of buck and pole fence runs southwest of the Curing House (Figure 3-66). The remains appear to be what is left of a fence line that formerly ran along the western and southern boundaries of the Lodge Cluster. Sections of the fence have fallen or been purposefully lowered to facilitate passage through the area by wildlife.



Figure 3-67. *View to the west of remnant fencing and a propane tank enclosure west of the Lodge Cluster.*

Vertical log fencing near Harry's Cabin. Vertical log fencing surrounds a propane tank west of Harry's Cabin (Figure 3-67).

Remnants of fencing surrounding the Caretaker's Cluster. A segment of buck and pole fencing is located southeast of the Caretaker's House.



Figure 3-68. *View to the west of an unidentified wooden structure over a ditch along the west side of the access road.*

Unknown wood structure along one of the irrigation ditches. A wood structure that has collapsed is located along a former irrigation ditch west of the access drive (Figure 3-68).



Figure 3-69. *The remains of a wooden sluice gate along the former irrigation ditches along the west and south sides of the property.*

Wood sluice gates along irrigation ditches. Sluice gates, also known as head gates, and irrigation boxes are located along a number of the ditches within the southern portion of the property (Figure 3-69). They were built to control the flow of water used to irrigate crops during either the Mears or the Frew era. Most are partially collapsed.



Figure 3-70. *Remnant wood decking along the riverbank may suggest the former location of a boat landing or overlook.*

Remnant wood decking along river bluff. An area surfaced with wood boards is located along the river bluff east of the Smoke House (Figure 3-70). The structure is of unknown origin but could potentially be associated with a former boat landing and overlook. A photograph taken between 1977 and 2005 shows the possible feature that the wood decking may relate to (Figure 3-71).



Figure 3-71. *A photograph taken between 1977 and 2005 showing a feature along the riverbank that may relate to the remnant wood decking.* (Source: Grand Teton National Park archives)



Figure 3-72. *The remains of an unidentified brick structure near Mrs. Oliver's Cabin.*

Unidentified brick structure near Mrs. Oliver's Cabin. A red brick structure of unknown origin and use is located in an open field east of Mrs. Oliver's Cabin (Figure 3-72). The structure does not appear to be of much age; it potentially could have served campfire use during the late dude ranch period. The structure has a rectangular footprint but has largely collapsed. The bricks are three-holed. The mortar is cement based rather than lime based. The joints are poorly made. Intact and broken shards of brick lie scattered around the collapsed structure.



Figure 3-73. *A private residence sign located along a section of fencing near the Caretaker's House.*

Private Residence sign at Caretaker's House. A sign that reads "Private Residence" is located in front of (north of) the Caretaker's House (Figure 3-73). The brown and white sign is made of fiberglass to look like a routed wood sign and mounted on a wood post.

Authorized Vehicles Only sign. A sign that reads "Authorized Vehicles Only" is mounted on the access gate on the road from Menor's Ferry.



Figure 3-74. *View to the west of a fire hydrant concealed within a plastic box and an in-ground utility structure northwest of the Lodge along the gravel road.*

Miscellaneous utility features near the Lodge. A fire hydrant concealed beneath a plastic cover and an in-ground utility structure related to the waterline are located along the gravel road near the Lodge (Figure 3-74).

Bollards. Bollards protect the fire hydrant near the Lodge from being hit by vehicles.



Figure 3-75. *View to the south of an electrical utility box near the Mouse House.*

Electrical utility boxes. Electrical boxes with meters are located within the Lodge Cluster behind the Mouse House and Middle Cabin (Figure 3-75). The boxes are grey unpainted metal and sit atop pipe stands with metal doors. These utility boxes likely date to ca. 2015 following an archeological survey conducted in 2014 in advance of ground disturbance associated with the addition of underground utilities within the Lodge Cluster.



Figure 3-76. *View to southeast of a transformer box behind the Ice House.*

Utility cabinet and transformer box. Utility cabinet and transformer boxes are located within the Lodge Cluster (Figure 3-76). The boxes are painted green steel and sit on a foundation on the ground with snow stakes attached.



Figure 3-77. *View to the south of a propane text next to the Ice House.*

Propane tanks. At least two propane tanks are located on the property. One is near the Three-bay Garage, while the second is west of Harry's Cabin (Figure 3-77).



***Figure 3-78**. View to the east of two utility poles and line across the gravel road that accesses the Lodge Cluster.*

Utility poles and lines. Timber utility poles with lines are located along the gravel access road as it turns southeast toward the Lodge Cluster (Figure 3-78). Utility poles and lines are located in other areas of the project area including along the southern portion crossing the access road.

Log barriers. Natural log barriers are used to restrict access to vegetated areas near the Caretaker's House (Figure 3-79).



Figure 3-79. *View to the south of log barriers at the Caretaker's House used to limit access to meadow vegetation.*

Archeological Sites

The 4 Lazy F Ranch Historic District has been documented as a single archeological site, 48TE1142, a 135-acre area containing a sparse, dispersed scatter of bottle glass and ferrous metal, as well as the buildings, structures, and landscape features noted above. These noted landscape features were not enumerated in the original 1990 National Register listing but were determined to be contributing elements of the site after SHPO concurrence with the findings of the 2011 CLI and are considered part of the site. A 2011 amendment to 48TE1142's documentation specifically noted the main irrigation ditch and headgate remnants as elements of the site.[88]

Two Class III archeological surveys are known to have been conducted in and directly adjacent to the known site in response to proposed projects: a 2012 inventory of approximately 28 acres comprising the ranch's building clusters and the road connecting them; and a 2014 inventory of approximately 53 acres immediately south of the Lodge Cluster, comprising open fields.[89] The 2012 report did not identify any additional archaeological sites or features within the existing site. It recommended the addition of the entire irrigation system to the site documentation for 48TE1142. The 2014 report identified a prehistoric site (48TE1915, a sparse lithic scatter) and a prehistoric isolated find (GRTE-14-01, a primary obsidian flake). Neither was recommended National Register-eligible.

88. Brian Herbel and Gabriel Frazier, Historical Research Associates, Wyoming Cultural Properties Form: "48TE1142;" Newly Identified Component (Prepared for the National Park Service, December 12, 2011).
89. Joanna Mettler Chase and Jennie Erikson, Mettler and Associates Inc., "Class III Cultural Resource Inventory of Portions of the 4 Lazy F Dude Ranch, Grand Teton National Park, Teton County, Wyoming" (Prepared for the National Park Service, Grand Teton National Park, September 10, 2012); Stacy Whitman Moore, "A Class III Cultural Resource Inventory of the Southern 4 Lazy F Fields, Grand Teton National Park, Teton County, Wyoming" (prepared by the National Park Service, Grand Teton National Park, June 2014).



Analysis and Evaluation

ANALYSIS AND EVALUATION

Introduction

This chapter consists of three sections: an evaluation of the significance of the 4 Lazy F Ranch cultural landscape in accordance with the National Register of Historic Places (National Register); an integrity assessment; and a comparative analysis of historic and existing landscape conditions.

The significance evaluation identifies the property's important historical associations over time, as well as its architectural, archeological, and social value. The property's significance is tied to a discrete period of time in which its important contributions were made. The property has also been evaluated based on its relevant historic contexts. Historic contexts are patterns and trends in history and prehistory that can be used to understand a specific occurrence, property, or site, and to make clear its meaning and importance.

The integrity assessment summarizes to what degree the property retains its ability to convey its historic associations with the identified period of significance.

Employing an understanding of the property's National Register significance, the period during which historical associations occurred, and the integrity assessment, the comparative analysis of historic and existing conditions conveys an understanding of change over time for each of the landscape characteristics addressed in the previous chapter. The analysis suggests which resources today reflect their character and appearance during the period when historical contributions were made. These are referred to as contributing to the historic significance of the property or its setting. Resources that originated after the period of significance, which have lost integrity, or are not associated with a historic context identified as significant, are assessed as non-contributing in terms of eligibility for listing in the National Register. The CLR also identifies features that existed during the period of significance but no longer survive, except perhaps in the archeological record. These are indicated as missing resources.

The National Register of Historic Places

The National Register, authorized by the National Historic Preservation Act of 1966, is the official list of the nation's historic places worthy of preservation. The National Register is part of a national program of the National Park Service (NPS) that coordinates and supports public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[90] Listing in the National Register is based on evaluation of the significance of the property using established criteria.

National Register Criteria for Evaluation

In order for a property to be eligible for inclusion in the National Register, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register state:

90. National Park Service, "National Register of Historic Places," https://www.nps.gov/subjects/nationalregister/index.htm.

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the Criteria for Evaluation identify the following Criteria Considerations:

> Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
>
> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
>
> b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
>
> c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
>
> d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
>
> e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
>
> f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
>
> g. A property achieving significance within the past 50 years if it is of exceptional importance.[91]

91. *Code of Federal Regulations*, Title 36, Part 60, "The National Register Criteria for Evaluation."

Summary of the National Register of Historic Places Status of the 4 Lazy F Ranch

4 Lazy F Ranch was listed in the National Register on April 23, 1990. The National Register nomination addressed a 35-acre historic district that contained seventeen contributing buildings, two non-contributing buildings, and one contributing structure. The nomination indicated that the 4 Lazy F Ranch property was significant under Criterion A in the area of Entertainment/Recreation at a local level during a period of significance that extended between 1927 and 1938.[92] The National Register nomination indicates thirteen buildings and one structure as contributing to the significance of the property:

- 4 Lazy F Dude Ranch Lodge (HS-399)
- 4 Lazy F Dude Ranch Cabin / River Cabin (HS-400)
- 4 Lazy F Dude Ranch Cabin / Nurse's Cabin (HS-401-402) (Cook Cabin, Girls Cabin)
- 4 Lazy F Dude Ranch Cabin / George's Cabin (HS-404)
- 4 Lazy F Dude Ranch Smokehouse (HS-404A)
- 4 Lazy F Dude Ranch Ice House (HS-406)
- 4 Lazy F Dude Ranch Cabin / End Cabin (HS-407)
- 4 Lazy F Dude Ranch Cabin / Middle Cabin (HS-408)
- 4 Lazy F Dude Ranch Cabin / Mrs. Oliver's Cabin (HS-409)
- 4 Lazy F Dude Ranch Cabin / Harry's Cabin (HS-410)
- 4 Lazy F Dude Ranch Caretaker's House (HS-412)
- 4 Lazy F Dude Ranch Barn (HS-413)
- 4 Lazy F Dude Ranch Tack Room (HS-414)
- 4 Lazy F Dude Ranch Chicken Coop (HS-415)

In 1998, the Keeper accepted a Multiple Property Documentation Form (MPDF) for Grand Teton National Park that identified the historic contexts for which properties within the park could be evaluated for their eligibility for listing in the National Register.[93] Based upon review of the MPDF, the 4 Lazy F Ranch appears to be associated with two of the four historic contexts outlined in the MPDF: A. Settlement; and D. Dude Ranching and Tourism. Within the context of Settlement, the MPDF identified several themes—homesteading, vacation homes, economic development, vernacular architecture, and rustic architecture—for the period 1884 to 1950. Within the context of Dude Ranching, the MPDF also identified several themes—culture and recreation, park concessions, and rustic architecture—between 1908 and 1950.

The property was further evaluated in 2008 as part of a Historic Structures Report (HSR) prepared by A&E Architects for the ranch buildings. The HSR recommended that the NPS revisit and potentially expand the identified period of significance for the property based on the fact that the 1938 end date did not encompass commercial dude ranch use of the property. The HSR also noted that the 1990 nomination did not adequately address built and cultural landscape features in the assessment of contributing and non-contributing resources.

A CLI prepared by NPS personnel closely followed the completion of the HSR in 2010–2011. The CLI indicates the property to be significant under Criterion A in the areas of Entertainment/Recreation and Exploration/Settlement for its association with regional settlement patterns and the development of summer vacation homes and dude ranches within the Jackson area and Criterion C in the area of

92. Mehls, "4 Lazy F Ranch."
93. Hubber and Caywood, "Grand Teton National Park."

Architecture for its collection of buildings representing the local vernacular and dude ranch architecture.[94] The CLI also suggests that the National Register nomination be amended through a historic district boundary increase from 35 to 135 acres to encompass all features associated with the historic settlement and dude ranch and an expansion of the period of significance from 1927–1938 to 1914–1967, with the beginning date encompassing the initial homestead claim made by Bryant Mears, and the end date representing the end of Frew family ownership with the sale of the property to the federal government. Based on the extended period of significance, the CLI identifies several cultural landscape features to be included in an amended future nomination as contributing to the significance of the property:

- 4 Lazy F Dude Ranch Curing House (HS-400A)
- 4 Lazy F Dude Ranch Three Bay Garage (HS-403)
- 4 Lazy F Dude Ranch Mouse House (HS-405)
- 4 Lazy F Dude Ranch Cabin (a.k.a. New Cabin) (HS-411)
- 4 Lazy F Dude Ranch Caretaker Outhouse (HS-412A)
- 4 Lazy F Dude Ranch Caretaker Garage (HS-412B)
- 4 Lazy F Dude Ranch Corral
- 4 Lazy F Dude Ranch Well House
- 4 Lazy F Dude Ranch Irrigation Ditches (ditches, head gates, boxes)
- 4 Lazy F Dude Ranch Casting Pond
- Two-track gravel road from Menor's Ferry to caretaker's cluster
- Two-track dirt road from barn to Bar BC Ranch
- Two-track gravel road from caretaker's cluster to lodge cluster
- Gravel loop turnaround west of George's Cabin and north of the Mouse House
- Two-track road to Harry's Cabin
- Two-track road to River Cabin
- Loop turnaround northwest of River Cabin
- Two-track dirt roads leading to agricultural fields
- Earthen dam and ponds east of barn and tack shed
- Well at caretaker's cluster
- Wells (2) at lodge cluster
- Buck and pole fence surrounding the west and south sides of the lodge cluster
- Buck and pole fence surrounding the caretaker's cluster
- Buck and pole fence southwest of the barn
- Buck and pole fence/post and pole fence along west property boundary
- Entrance gate along gravel road from Menor's Ferry
- Entrance gate to lodge cluster
- Corral
- Snake River
- Former river channels

The Wyoming State Historic Preservation Office concurred with the CLI's findings, including the expanded period of significance and the recommendations related to expanding the list of features considered to contribute to the significance of the property.[95]

94. Mardorf and Linn, *4 Lazy F Ranch CLI.*
95. Wyoming SHPO concurrence letter to Grand Teton National Park, re: Grand Teton National Park, 4 Lazy F Ranch Cultural Landscape Inventory (SHPO File #0711BAB003), July 14, 2011.

The findings of this CLR concur with the conclusions of the 2010 CLI for the 4 Lazy F Ranch. As such, the CLR recommends that the NPS pursue updating and amending the National Register nomination for the property based on these determinations.

Statement of Significance

The findings of this CLR concur with the conclusions of the 2010 CLI for the 4 Lazy F Ranch. In summary, the property is significant at the local level under Criteria A and C in the areas of Architecture, Entertainment/Recreation, and Exploration/Settlement between 1914 and 1967. The period of significance begins with the initial homestead claim made by Bryant Mears, and continues through the Frew family ownership, ending with the sale of the property to the federal government.

Integrity Assessment

According to the National Register, integrity is the ability of a property to convey its significance and the authenticity of its historic identity as a result of the survival of physical characteristics present during the period of significance. Historic integrity is the composite of seven qualities or aspects, which include location, design, setting, materials, workmanship, feeling, and association. Historic properties either retain integrity or they do not. Retention of a majority of the qualities or aspects of integrity is necessary for a property to convey its significance. However, not all seven qualities need to be present for a property to possess integrity.

Based on review of the historic periods of development, and consideration of change over time within the 4 Lazy F Ranch cultural landscape, the property retains all aspects of integrity to the delineated period of significance (1914–1967). A large majority of the features built during the Frew period survive today to convey their historic associations with the family vacation and dude ranch complex of ca. 1927–1967. Evidence of the earlier Mears homestead is also present in the form of irrigation ditches, the working barn cluster and residential built cluster where the caretaker's house exists today, road systems, and patterns of agricultural use. The integrity of the landscape to convey its historic associations with the Mears period is diminished by the loss of period buildings, structures, and fencing.

Integrity of Location

Location is the place where the cultural landscape was constructed or the landscape where the historic event occurred.

The 4 Lazy F Ranch cultural landscape continues to occupy the original site where Bryant Mears first established a homestead in 1914 and the Frews established a family vacation complex in 1927. Two cabins—Harry's and River—were moved onto the property from elsewhere, which diminishes their integrity of location, although these buildings were added to the property during the period of significance and came from nearby ranches with similar facilities. At least one Mears-period building (now the Tack Room) has been moved from its original location but has always been a part of the property.

Integrity of Design

Design is the combination of elements that create the form, plan, space, structure, and style of a cultural landscape.

The 4 Lazy F Ranch cultural landscape retains the historic vernacular patterns of spatial organization and relationships between the built structures and naturally occurring landform and topography initially established by Bryant Mears and expanded during the Frew ownership period. The buildings themselves also survive with integrity of design with few modifications with the exception of bathroom additions on the rear of several cabins (during the period of significance) and conversion of some cabins for modified use (Nurse's and George's – original configurations are still legible). The Caretaker's Cabin has also experienced more extensive alterations for adaptive use, in a 2013 rehabilitation project found to have no significant impact on the resource. However, slightly reduced design integrity for these specific buildings does not translate to loss of integrity for the cultural landscape or for the three building/structure clusters. Diminishing integrity of design to a degree is the removal or dropping to the ground of several historic fence lines as a way to enhance wildlife access to the landscape. These fences were important to the overall spatial composition of the ranch, and no longer serve to indicate pasture, corral, and property boundary information. The casting pond's current lack of water partially obscures its retained integrity of design, as it is more difficult to visualize it as the reason the New Cabin and Harry's Cabin were sited in their present locations.

Integrity of Setting

Setting is the physical environment of the cultural landscape.

The 4 Lazy F Ranch cultural landscape possesses integrity of setting due to the ongoing relationship of the ranch to the Snake River located to the east and the relatively level valley east of the Teton Range. Few contemporary additions are visible within or from the ranch complex. River rafting expeditions sometimes pass the ranch floating on the Snake River, but these are fleeting intrusions. The vegetation associated with the property has changed over time, as the plowed and irrigated agricultural fields of the Mears era slowly reverted to the original sagebrush community, but both reflect the known site history within the period of significance.

Integrity of Materials

Materials are the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern of configuration to form the cultural landscape.

The 4 Lazy F Ranch also possesses integrity of materials due to the ongoing presence of historic landscape features that date to the period of significance that have been little altered. Repair and maintenance of some of the buildings has resulted in the replacement of some interior finishes, while some historic plant materials have been lost. Otherwise, the property substantially retains historic materials and associated integrity.

Integrity of Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during a given period in history or prehistory.

Like the original building materials associated with the 4 Lazy F Ranch period, evidence of historic workmanship remains present in the form of irrigation ditches, earthen dams, and numerous buildings,

structures, and circulation systems. As such, 4 Lazy F Ranch retains integrity of workmanship for the period of significance.

Integrity of Feeling

Feeling is a cultural landscape's expression of the aesthetic or historic sense of a particular time.

The 4 Lazy F Ranch cultural landscape possesses integrity of feeling as a result of the surviving complex of buildings, structures, roads, ponds, and vegetation features that can be attributed to the early to mid-twentieth century period of development. The loss of several fence lines, and the maturation of woody vegetation, along with the loss of irrigation and associated changes to ornamental plantings around the lodge diminish integrity of feeling to a slight degree along with the addition of some contemporary utility systems.

Integrity of Association

Association is the direct link between an important historic event or person and a cultural landscape.

The 4 Lazy F Ranch cultural landscape continues to convey a direct historical association with the Frew family and their use of the property as a vacation retreat and later a dude ranch through the evidence of the ranch name in the form of signs and other artifacts. The configuration and layout of the buildings and structures, including a view-oriented Lodge with nearby sleeping cabins and a barn/livestock area removed from the residential area, are typical of Jackson Hole's early twentieth century dude ranches and clearly convey their association with this historical pattern of development.

Comparative Analysis of Historic and Existing Conditions

Refer to Figure 17 at the end of the chapter for maps illustrating contributing and non-contributing features.

Landscape Characteristics

Historic landscapes are composed of both tangible and intangible landscape characteristics that survive from an identified period of significance. Individually, as well as collectively, these characteristics contribute to the significance of a place while also providing an aid to understanding the importance of the place. At 4 Lazy F Ranch, there are numerous landscape characteristics that survive to convey a deep understanding between the place, its cultural uses, and environmental conditions. These characteristics include natural systems and features, patterns of spatial organization, land uses, circulation, vegetation, buildings and structures, views and vistas, and small-scale features. Understanding the contribution of these characteristics to the property's historic significance is essential to the process of develop appropriate long-term management and treatment strategies that ensure protection of the resources and supports interpretation.

The section that follows is composed of a comparative analysis of historic and existing landscape conditions focusing on each of the landscape characteristics addressed in the 4 Lazy F Ranch CLR. The comparative analysis explores change over time within the cultural landscape and identifies features originating during the period of significance that retain integrity (contributing resources), those postdating the period of significance, not associated with one of the significant historic contexts of the property, and those that have lost integrity (non-contributing resources). The comparative analysis also identifies features that were present historically but do not survive today. Knowledge of these missing historic

features is of interest to the potential understanding of archeological features and to interpretive programming.



Figure 4-1*. A contemporary view toward the Snake River from the 4 Lazy F Ranch, with a rafting party visible.*

Natural Features and Systems

Summary Analysis. Natural features and systems have played an essential role in cultural use of the 4 Lazy F Ranch cultural landscape since initial historic period settlement beginning in 1914. Since the early settlement period, the natural features have remained relatively constant. These include the Snake River—both its current channel and several former channels—Cottonwood Creek, native geology and soils, and natural drainageways. Natural drainage systems have been impacted to a degree by the establishment of irrigation ditches for agricultural cultivation during the Mears period, and by the establishment of a casting pond in 1952. Former river channels associated with the Snake River were impounded ca. 1950 to establish ponds to water livestock during the Frew period. Contemporary use of the Snake River includes commercial river rafting tours. The rafts are visible from the banks of the river at the ranch (Figure 4-1).

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Natural Systems and Features				
Snake River (current river channel)	N/A	By period of significance		Contributing to the historic setting
Former river channels	N/A	By period of significance		Contributing to the historic setting
Cottonwood Creek	N/A	By period of significance		Contributing to the historic setting
Natural drainageway in the southern portion of ranch property	N/A	Dammed ca. 1952 to create casting pond		Contributing to the historic setting
Native geology and soils	N/A	By period of significance		Contributing to the historic setting

TABLE 4-1. *Assessment of landscape features related to 4 Lazy F Ranch Natural Systems and Features.*

Landform and Topography

Summary Analysis. Landform and topography have also played a key role in the evolution of the cultural landscape at 4 Lazy F Ranch. Like the natural features and systems, landform and topography conditions have remained constant during and since the period of significance. The property occupies a relatively level area of the valley that sits east of the Teton Range mountains and a terrace set several feet above the Snake River. The banks of the river that form the eastern edge of the property are relatively steep and sit high above the river.

The relatively level topography associated with the property has supported cultivation in the form of fields as well as the siting of two building clusters. The level land around the barn particularly suggests former agricultural use (Figure 4-2).

The level topography is broken by lower lying terrain and wet areas associated with former river channels. These occur east of the barn and tack shed and north of the entrance road as it approaches the Frew complex. A portion of the former river channel now features a watered pond. There is also a deep swale located east of the casting pond that empties in the river to the east.

Cultural changes to existing topography have included the excavation of ditches during the Mears era to irrigate cultivated fields and the establishment of an earthen dam and other earthwork to establish a casting pond by the Frews ca. 1952.



***Figure 4-2**. 1940s view of the level area near the barn and the same area in 2021.* (Source: Jackson Hole Historical Society and Museum, 1958.1804.001)

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Landform and Topography				
Relatively level terrain west of Snake River corridor	N/A	By period of significance		Contributing to the historic setting
Naturally occurring low-lying areas along former river channels	N/A	By period of significance		Contributing to the historic setting
Alterations to topography for the construction of irrigation ditches	N/A	Ditches built by Bryant Mears ca. 1910s and 1920s; adapted for use by the Frews to irrigate the lawn around the Lodge ca. 1930s	Use of ditches to water lawn abandoned following establishment of the casting pond in 1952	Contributing to the historic setting
Alterations to topography for the construction of earthen dams and ponds	N/A	Dammed ca. 1952 to create casting pond	Casting pond no longer watered post 1990	Contributing to the historic setting

TABLE 4-2. *Assessment of landscape features related to 4 Lazy F Ranch Landform and Topography.*

Spatial Organization

Summary Analysis. 4 Lazy F Ranch includes three principal clustered groupings of built features related to Mears and Frew period ownership. The Mears homestead (1914–1927), first known as Sun Star Ranch, was established on the level open terrace where the Barn sits today. This grouping forms the Barn Cluster. The Frews, while continuing to use features of the Mears homestead, built a complex of summer vacation buildings (1927–1967) further southeast in proximity to the Snake River. This grouping forms the Lodge Cluster. The site of the Mears homestead was later adapted by the Frews to house a property caretaker. This grouping forms the Caretaker's Cluster.

The Mears era ranch was a working property that contained cultivated fields as well as pastured livestock. Mears sited ranch-related buildings in two clusters—one that contained a Barn and fenced corral where livestock and farm equipment were housed, and the other where the living quarters were located further to the east. Both of these building clusters were located northwest of the subsequent Frew complex. The barn complex was near the current location of the Barn and Tack Room, which appears to date to the Mears period but was moved to its present position by the Frews after they built the Barn and a Chicken Coop, forming the Barn Cluster (Figure 4-3). The Frews also built the present-day Caretaker's House and adapted a former building associated with the Mears residence as the Caretaker's Garage, while adding an outhouse. These features form the present-day Caretaker's Cluster. Little is known about the character and configuration of these clusters during the Mears era, but they both retain integrity to the Frew period.



***Figure 4-3**. Frew era view of the barn cluster including the Barn and Tack Room, as well as corral fencing. A building no longer present is visible to the right of the barn. A similar view in 2021.* (Source: Jackson Hole Historical Society and Museum, 1958.2035.001)



***Figure 4-4**. 1927 view of the principal (east) façade of the Lodge under construction and a similar view in 2021. A well house is visible to the left of the building in the historic view that is no longer extant in 2021.* (Source: Jackson Hole Historical Society and Museum, 1958.1815.001)

The Frews also developed the Lodge Cluster approximately one-eighth mile southeast of the Barn to support their family vacation needs with an initial period of development ca. 1927–1938. The Frews extended the road past the site of the Mears homestead southeast toward the river and built a Lodge that afforded views toward the Teton Mountains but was also located proximate to the Snake River. A gate marked the entrance into the Lodge Cluster. The Lodge served as the center and heart of the vacation complex. The Frews established turf lawn and some plantings around the Lodge (Figure 4-4). Facing the building were three sleeping cabins (Figure 4-5), associated outhouses, two well houses, a Curing House, Ice House, and Smoke House. Over time, the Frews added a Three-bay Garage and several additional cabins to the complex. Two of the cabins were added to the south and sited in conjunction with a casting

pond, established to support dude ranch commercial use of the property beginning in 1950. While most of the buildings loosely encircled the Lodge, the southern cabins were more isolated. The Lodge Cluster has remained relatively unchanged since the Frews sold the property to the federal government in 1967. Changes have included the loss of the well houses and the water in the casting pond, while utilities have been added that are marked by such features as fire hydrants and metered boxes. The Lodge Cluster retains a high degree of integrity to the Frew period.

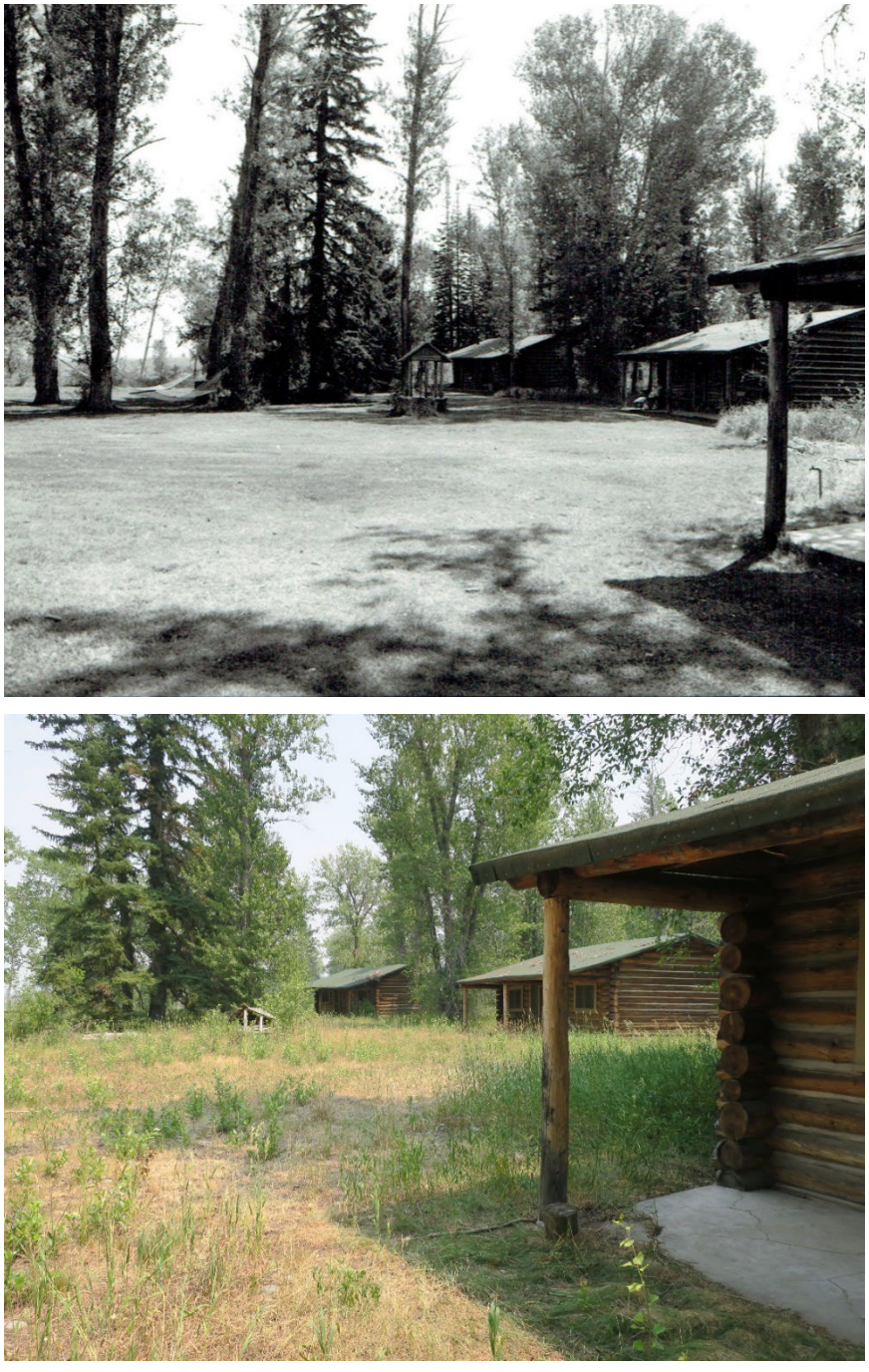


***Figure 4-5**. Frew era image looking east toward Mrs. Oliver's Cabin, Middle Cabin, and End Cabin and manicured turf lawn in front, with a similar view, 2021.* (Source: Jackson Hole Historical Society and Museum, 1989.2278.001)

Today, the Barn Cluster remains in an area that is generally open with few trees, while the Caretaker's Cluster is set within a dense stand of cottonwood, aspen, and pine trees. The ponds east of the barn are surrounded by woody vegetation including willow trees, limiting views in this direction. Fencing that once defined a precinct around the barn has been removed, as has fencing around the caretaker's house and outbuildings. The Lodge Cluster continues to afford views west toward the Teton Range where trees have not grown up to obscure the view. Each of these clusters continue to reflect their historic configurations and possess integrity for the 1914–1967 period of significance.

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Spatial organization				
Barn Cluster	N/A	1927–1967		Contributing to the historic setting
Caretaker's Cluster	N/A	1914–1967		Contributing to the historic setting
Lodge Cluster	N/A	1927–1967		Contributing to the historic setting

TABLE 4-3. *Assessment of landscape features related to 4 Lazy F Ranch Spatial Organization.*

Land Use

Summary Analysis. Current and historic land uses associated with the 4 Lazy F Ranch are relatively few. These include residential and agriculture uses associated with the Mears and Frew periods, along with recreation (Figure 4-6) and lodging uses for the Frew period. Today, the primary land use associated with the property is storage. Anticipated future uses will include housing, recreation, and storage.



***Figure 4-6**. Frew era view of dude ranch use of the property showing Emily Frew with a colt and saddled horses.* (Source: Jackson Hole Historical Society and Museum, 1958.2034.001)

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Land use				
Storage	N/A	Post 1967		Non-contributing, compatible
Residential	*N/A*	*1914–2005*		*Missing*
Lodging	*N/A*	*1950–2005*		*Missing*
Agriculture	*N/A*	*1914–2005*		*Missing*
Recreation	*N/A*	*1927–2005*		*Missing*

***TABLE 4-4.** Assessment of landscape features related to 4 Lazy F Ranch Land Use.*

Circulation

Summary Analysis. Circulation associated with the 4 Lazy F Ranch present today generally reflects the Frew period of property development although two of the present-day roads appear to have been established during the Mears period—the access road and the road extending toward Cottonwood Creek.

Little is known about the circulation systems present during the Mears era, although a two-track road appears to have provided access to the living cluster where the Caretaker's House sits today that followed a similar route as the present-day access road, extending north from the route to Menor's Ferry. A road also likely led northwest to the Mears barn, no longer extant, and farm roads likely led to cultivated fields. Another road appears to have led south from a dirt road providing access to the nearby Bar BC Ranch that

also extended to Cottonwood Creek. Both of these routes survive today. Paths and trails were also likely present, although little is known about the alignment of such routes.

During the Frew era, it is likely that the road from Menor's Ferry to the Caretaker's House continued in use, along with the road leading north toward Cottonwood Creek. The Frews also further formalized access to their vacation complex by building another two-track gravel road between the Caretaker's House and the Lodge. The gravel road leading to the Lodge Cluster passed through fencing erected by the Frews, and a gate marked passage into the complex. The road terminated in a loop northeast of the lodge. The Frews also added two roads during the 1950s and 1960s to provide access to the cabins added to the north and south of the lodge. The southern access road was built in 1954 when Harry's Cabin was moved onto the property near the casting pond. This road extended to the gravel road to the Lodge Cluster, just inside the gate. The northern access road was added in 1961 when the River Cabin was moved onto the property. This road arose from the circular turnaround and followed the bank of the river, ending in a circular turnaround northwest of River Cabin. It appears that these roads were established by regular use and compaction rather than a formal construction process.

Today, an access road continues to lead to the ranch from the road to Menor's Ferry, first providing access to the Barn and Tack Room, and intersecting the road to Cottonwood Creek. The road intersects the gravel road leading southeast to the Caretaker's Cluster and later the Lodge Cluster. The access road continues to pass beneath a gate as it approaches the Lodge and ends in a circular turnaround northeast of the Lodge. The trace of the road leading north toward River Cabin also survives but is a fairly faint impression, as is the road leading south to Harry's Cabin. Evidence of a trace road leading south toward former agricultural fields from the Caretaker's House is also present.

Evaluation

Feature	CRIS Number/ FMSS Number	Date of Origin	Alterations	Contributing Status
Circulation				
4 Lazy F Ranch Road, Unpaved RT-409	FMSS 4328	Ca. 1914–1927	This road goes to the end of the loop	Contributing
Access Road	N/A	Ca. 1914–1927	Extends to Cottonwood Creek	Contributing
Gravel road to Lodge Cluster	N/A	Ca. 1927		Contributing
Trace road to agricultural fields	N/A	Ca. 1927		Contributing
Informal parking areas near the Barn and Lodge	N/A	Ca. 1927–1967		Contributing
Gravel driveway and parking at the Caretaker's House	N/A	Ca. 1927–1967		Contributing
Trace road to Harry's Cabin	N/A	1954		Contributing
Trace road and loop near River Cabin	N/A	1961		Contributing

Feature	CRIS Number/ FMSS Number	Date of Origin	Alterations	Contributing Status
Trace road south of Mouse House and George's Cabin	N/A	Undetermined		Undetermined
Social trails	N/A	Undetermined		Non-contributing, not compatible

TABLE 4-5. *Assessment of landscape features related to 4 Lazy F Ranch Circulation.*

Vegetation

Summary Analysis. Vegetation present on the 4 Lazy F Ranch property is primarily composed of stands of native trees and grasslands undergoing secondary succession following abandonment of cultivation and pasture use. There are also examples of culturally introduced species and plantings located in the vicinity of the Frew lodge complex.

Native vegetation communities present at the time Bryant Mears acquired his homestead on the property likely included stands of cottonwood and aspen trees along the Snake River corridor and other more mesic drainageways, with sagebrush grasslands and meadow characterizing the majority of the upland areas. Other native species that may have been present on the property included pinyon pine, Engelmann spruce, Lodgepole pine, rock willows, tag elder, serviceberry, chokecherry, wild currant, wild raspberry, gooseberry, thimbleberry, Oregon grape, Indian paintbrush, flax, columbine, bluebells, cowslips, geranium, sand lily, johnny jump up, and forget-me-not.

Mears and other settlers in the region introduced cultivated crops where irrigation was possible by directing the water of the Snake River into channels leading to fields. Sagebrush and other native species were replaced by annual crops such as alfalfa, timothy, oats, barley, and wheat, and grasses for pasture. Bryant Mears is known to have cleared and cultivated between 12 and 18 acres of the property between 1914 and 1927. Little evidence of Mears era vegetation survives today.



Figure 4-7*. Frew era image looking toward the Lodge with the open lawn dotted with cottonwood trees, and a colt and mare.*
(Source: Jackson Hole Historical Society and Museum, 1958.1816.002)

While the vegetation remained similar in composition during the Frew era, and the Frews are believed to have continued to cultivate crops of an unknown type during their tenure of 1927–1967, they also introduced shrub, perennial, and lawn plantings around the Lodge (Figure 4-7), evidence of which survives today. The Frews are known to have added stone-lined flower beds around the foundation of the Lodge as well as lilac and honeysuckle shrubs. The landscape around the lodge to the west, east, and south was planted in turf grass sustained by use of irrigation ditches initially established during the Mears era until replaced by a mechanical pump in the 1950s. The Frews are also known to have planted hops that were trained along the front of the porch.



***Figure 4-8**. Frew era image looking toward the Lodge with the turf lawn and shrub plantings, with trained vines visible to the left along the porch (top). A ca. 1977-2005 image showing irrigated lawn (center), and a similar view in 2021 showing the character of the less manicured native grasses (bottom). There remain several ornamental plantings around the house and vines growing on the left side of the porch.* (Source: Jackson Hole Historical Society and Museum, 1989.2293.001, Grand Teton National Park archives)

Present today are remnants of the turf lawn around the Lodge, which is diminished due to a lack of irrigation water, flower beds around the base of the lodge that contain daylilies, hop vines trained in front of the porch, a few Englemannn spruce and pine trees around the lodge, and several mature and some younger cottonwood trees. A single lilac shrub survives at the southeast corner of the lodge, while honeysuckle shrubs remain to the east and adjacent to the north end of the west wall of the lodge.

Beyond the lodge cluster, the landscape is characterized by stands of native meadow and scrub with species in evidence that include sagebrush, sulphurflower buckwheat, birch leaf spirea, arrowleaf balsamroot, and native grasses. A formerly fenced area that now features only the upright metal posts south of the casting pond contains evidence of scientific experiments with vegetation plots.

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Vegetation				
Native stands of cottonwood and aspen	N/A	By period of significance		Contributing to the historic setting
Former lawn west, east, and south of the Lodge	N/A	Ca. 1927–1967		Contributing to the historic setting
Spruce and pine trees south of the Lodge	N/A	By period of significance		Contributing to the historic setting
Hops trained to grow along the sides of the Lodge porch	N/A	Ca. 1927–1967	The date of origin of the current vines is not known	Contributing to the historic setting
Herbaceous plantings in beds around the Lodge	N/A	Ca. 1927–1967		Contributing to the historic setting
Ornamental shrubs	N/A	Ca. 1927–1967		Contributing to the historic setting
Sagebrush and other native shrubs, forbs, and grasses	N/A	By period of significance	May represent successional return of native vegetation following cultivation	Contributing to the historic setting
Invasive species	N/A	Post 1967		Non-contributing, not compatible
Fenced exclosure for seed increase	N/A	Post 1967		Non-contributing, not compatible
Agricultural fields	N/A	Ca. 1914–1967		*Missing*

TABLE 4-6. *Assessment of landscape features related to 4 Lazy F Ranch Vegetation.*

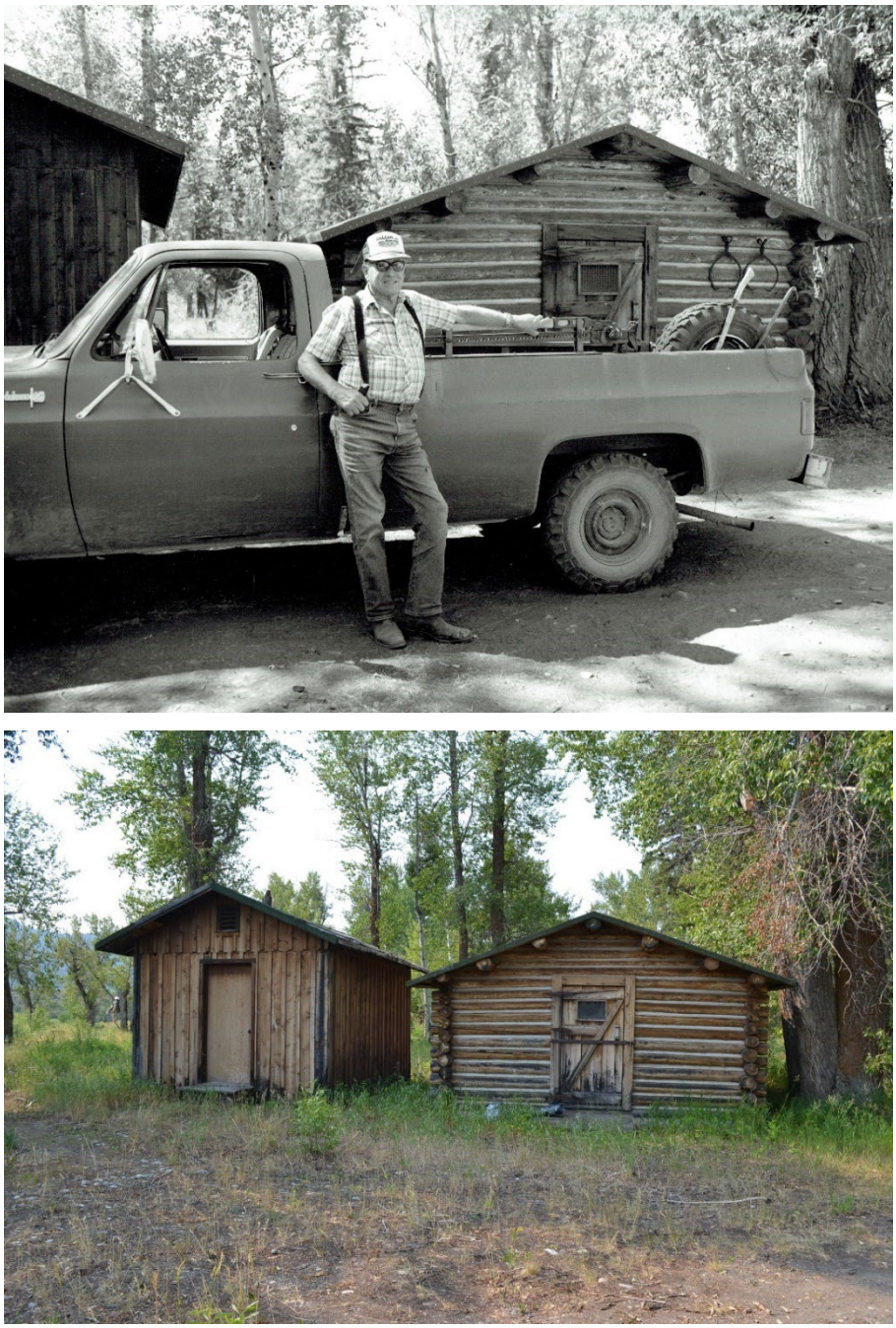


***Figure 4-9**. Ca. 1988 view of the ice house and Mouse House, with similar view 2021*. (Source: Jackson Hole Historical Society and Museum, 1988.1816.009)

Buildings and Structures

Summary Analysis. Two historic buildings and structures survive from the Mears era while eighteen historic buildings and structures survive from the Frew period development of the 4 Lazy F Ranch.

Evidence of the Mears period survives in the form of the Tack Room and the Caretaker's Garage, both indicated as having been built in the late 1910s in the 2008 HSR. Other features associated with the Mears era that survive include the irrigation ditches, addressed under constructed water features below.

The majority of the buildings on the property are attributed to the Frew family period of ownership. There are no buildings or structures that were added after the period of significance. The buildings surviving from the Frew period include the Lodge, Barn, Caretaker's House, Caretaker's Outhouse, River Cabin, Nurse's Cabin, Three-bay Garage, George's Cabin, Mouse House (Figure 4-9), End Cabin, Middle Cabin, Mrs. Oliver's Cabin, Harry's Cabin, and New Cabin. Harry's Cabin and River Cabin were moved to the project area from the sites where they were originally built.

Structures that survive from the Frew period of ownership include the Curing House, Smoke House, Ice House, and Chicken Coop. A Well House was in ruins at the time field investigations were conducted in 2021.

Changes that have occurred in association with each of these buildings are outlined below by cluster.

Lodge Cluster

Lodge (Main Cabin). Constructed for the Frew Family by local builder Charles Fox in 1927, the Lodge has always been used as the central gathering place at the 4 Lazy F Ranch. Meals for both staff and guests were prepared and served in this building, and the central great room, featuring a large fireplace, contained a room for relaxing and entertainment. The Lodge also contained a single guest room with a private bath.

The Lodge's exterior has changed little since its 1927 completion. Originally, an exterior board floor/walkway ran across the entire length of the south wall. Today, the board floor has been replaced with two concrete stoops, one in front of each entrance. The grade at this end of the building is higher than originally constructed. The shed-roofed volume on the north wall of the building is an addition, although the date of its construction has not been documented. Relatively minor modifications have also been made in the manner in which the rolled asphalt roofing has been applied to the Lodge. Originally, the roofing was applied vertically or perpendicular to the long axis of the roof. Currently, the roofing is applied horizontally and parallel to the ridge line. It is likely that the roofing on other early buildings was also applied vertically, but, as no historical photographs of the other buildings are available, this cannot be verified. On the Lodge, the bell that was used to call people to their meals has been removed from the northwest edge of the roof.

Three-bay Garage. This one-story log building was built ca. 1927–1938. As of 2021, much of the garage's roof had collapsed due to snow load since the building's last documentation in the 2011 CLI. Later in 2021, NPS removed the roof and stabilized the remaining walls.

River Cabin. Moved to the property from another ranch in 1961, the River Cabin's original construction date and location are not known. The building does not appear to have been modified since 1961.

Curing House. This structure does not appear to have been modified since its construction in the late 1920s or early 1930s.

Nurse's Cabin. The building was originally two separate log buildings constructed sometime between 1938 and 1967 which housed the ranch's cook and cabin girls. The area between the two has been framed

in to create a bathroom and a closet, connecting the two log volumes. The exact date of this modification is not known but falls within the period of significance.

George's Cabin. The building most recently referred to as George's Cabin was originally built as the communal bathhouse in 1927. Located almost directly east of the Lodge, this building consists of two volumes—the original rectangular log component and a frame addition of roughly the same size. The log portion of this building represents the original bathhouse, used by all of the ranch occupants before the addition of bathrooms to the sleeping cabins. The frame addition, which houses the sleeping room, was added in the late 1950s or early 1960s, when the Olivers hired a fishing guide to work with their guests. Its current name, "George's cabin," derives from the first name of a long-time 4 Lazy F fishing guide.



***Figure 4-10**. Undated view of the firebox outside the Smoke House, and a similar view in 2021 showing the deterioration of the structure.* (Source: Jackson Hole Historical Society and Museum, 1988.1816.010)

Smoke House. This structure does not appear to have been modified since its construction in the late 1920s or early 1930s, but its firebox has largely collapsed since its last documentation in 2011.

Ice House. The original ice house, built in 1927, survives on the property today. Although it is no longer used as an ice house, this building has not been structurally modified.

Mouse House. This building was constructed sometime between 1938 and 1967 to serve as rodent-proof linen storage during the off season, and its interior is lined with sheet metal. It does not appear to have been modified since its construction.

End Cabin, Middle Cabin, Mrs. Oliver's Cabin. All were built for the Frew family by local builder Charles Fox in 1927, at the same time as the Lodge and a few ancillary buildings such as the bath house and ice house. Alterations to the buildings include the bathroom addition and the addition of a concrete porch that appears to have been poured after initial completion of the building. The original rectangular plans of the buildings have been modified by the addition of a frame bathroom in the middle of the rear (south) wall. The bathroom addition (dating to the mid-1940s)

Harry's Cabin. It was moved from the Crescent H Ranch to the 4 Lazy F in 1954 to serve as Harry Oliver's cabin; its original construction date is unknown. There have been no visible modifications to the building since its move here in 1954.

New Cabin. Constructed on-site for the Frew family by local builder Jack Kranenberg in 1964, there have been no visible alterations since.





Figure 4-11*. Undated view of one of the well houses, with a 2021 view of the collapsed structure.* (Source: Jackson Hole Historical Society and Museum, 1989.2304.001)

Well House. The surviving well house built in the late 1920s is a small frame structure, the top portion of which has collapsed sideways since its last documentation in 2011 (Figure 4-11).

Wooden footbridges. A small wooden bridge spans the irrigation ditch between the Three-bay Garage and the Nurse's Cabin. Another small board bridge crosses the ditch near the casting pond, connecting the New Cabin and Harry's Cabin areas. The date of origin of these bridges is currently not known.

Missing today from the Lodge Cluster are three outhouses formerly associated with the original cabins as well as an additional well house that was located near the Lodge porch (refer to Figure 4-4).

Caretaker's Cluster

Caretaker's House. Constructed in the late 1920s or early 1930s, the Caretaker's House has experienced some exterior and interior alterations since its construction, starting with the primary porch enclosure and rear kitchen addition in the 1960s. As part of a 2013 rehabilitation project to prepare the building for staff occupation, the building had two window openings converted to door openings with new doors added; doors in previously existing openings were replaced; all windows were replaced (some wood, some vinyl); some of the window openings were modified; its rolled asphalt roofing was replaced with metal standing seam; and interior modifications took place. In the Section 106 compliance study for this project, GRTE found the rehabilitation would have no adverse effect on historic properties and the Wyoming SHPO concurred with this finding.[96]

The window openings contain multi-light wooden sash (fixed, sliding, and casement) and vinyl single-light sliding, all of which are 2013 replacements. The building's original primary (west) façade faces west towards the Teton Mountains. This wall is divided into three bays by the exposed ends of the interior log walls. As originally constructed, the middle bay contained a recessed open porch. In the 1960s this bay was framed in to expand the interior living space and included a fixed picture window. In 2013, this window opening was converted to a door opening, which now contains a partially glazed, paneled wood door. The rest of the porch enclosure is clad in novelty log siding, and two windows are present. Like the primary façade, the east (rear) elevation of the building is divided into three bays by the exposed log ends of the interior dividing walls. The southernmost bay contains an entry with a single wood-paneled door fronted by a wooden stoop. The middle bay contains an exterior river cobble chimney once flanked by two fixed picture windows; one of the window openings was converted to a door opening in 2013 and now contains a partially glazed, paneled wood door. The northern bay is now mostly the 1960s frame kitchen addition, which wraps around the northeast edge of the building. The addition has a shed roof with standing seam metal roof material, with 8-inch tongue and groove board siding on the exterior walls. The north wall of the addition contains another entrance, with a paneled wood door accessed by a board stoop.

Caretaker's Outhouse. It was constructed in the late 1920s or early 1930s. This building does not appear to have been altered since its construction, though its original function ceased when a bathroom was installed in the Caretaker's House (possibly in the 1940s.)

Caretaker's Garage. Due to the building's construction method of undaubed/unchinked logs joined with square notches nailed in place, it is believed to date to the homestead era of the late 1910s and was likely a residence before its conversion to a garage. Window openings have been boarded over.

Barn Cluster

Barn. It was constructed in the late 1920s as part of the Frew family's initial development at the ranch. Modifications to the Barn's exterior include the replacement of a hay door with a large door opening with sliding and swinging doors at the primary elevation; the replacement or reinforcement of some board and batten roof material with sheets of plywood; and placement of a concrete ramp.

Tack Room. The Tack Room is a one-story, rectangular log building which was moved to its current location by the Frew family and is believed to have been one of Bryant Mears' late 1910s homestead

96. Correspondence re: Section 106 Compliance for the 4 Lazy F Caretaker's Residence Rehabilitation Project from Mary Gibson Scott (Grand Teton National Park) to Mary Hopkins (Wyoming SHPO), May 23, 2013; SHPO concurrence letter from Melissa Cobb to Mary Gibson Scott, June 24, 2013.

buildings, either a dwelling or a small barn. The Frews moved the building about 50 yards south from its original location and added an open, shed roof lean-to addition to the north elevation. The lean-to itself is made of rough-cut dimensional lumber and its roof and supports have partially collapsed since the last documentation in 2011.

Chicken Coop. Constructed in the late 1920s to shelter chickens, the building has been abandoned since roughly the early 1960s and its roof is largely collapsed into the interior. Original roofing material appears to have been boards stacked on boards. Sections of green rolled asphalt appear to have been applied to the rear edge of the roof prior to its collapse.

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Buildings and Structures				
4 Lazy F Dude Ranch Lodge (HS-399)	CRIS 51706 FMSS 11857	1927	The original board floor along the south wall has been replaced with two concrete stoops at the entrances. An addition was built on the north wall with a shed roof. Roofing material has changed, and an original dinner bell is no longer extant	Contributing
4 Lazy F Dude Ranch Cabin / River Cabin (HS-400)	CRIS 51707 FMSS 11768		Moved to the property in 1961	Contributing
4 Lazy F Dude Ranch Curing House (HS-400A)	CRIS 51708 FMSS 11854	Ca. late 1920s/early 1930s		Contributing
4 Lazy F Dude Ranch Cabin / Nurse's Cabin (HS-401-402) (Cook Cabin, Girls Cabin)	CRIS 51709 FMSS 11769	Ca. 1938–1967	Originally two cabins that served as the cook's cabin and the girls' cabin, the buildings were joined through construction of a bathroom and closet	Contributing
4 Lazy F Dude Ranch Three-bay Garage (HS-403)	FMSS 228013	By 1938	A concrete floor was added to the interior of the structure after it was built. The roof collapsed ca. 2020	Contributing
4 Lazy F Dude Ranch Cabin / George's Cabin (HS-404)	CRIS 51710 FMSS 11771	1927	Originally served as a communal bathhouse. The log portion served as the bathhouse. A frame addition was built to include a sleeping room in the late 1950s or early 1960s. Named for a long-time fishing guide	Contributing

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
4 Lazy F Dude Ranch Smoke House (HS-404A)	CRIS 51711 FMSS 11859	Ca. late 1920s/early 1930s		Contributing
4 Lazy F Dude Ranch Mouse House (HS-405)	FMSS 228015	Ca. 1938–1967		Contributing
4 Lazy F Dude Ranch Ice House (HS-406)	CRIS 51712 FMSS 11856	1927	No longer used for ice storage, but other types of storage use continue	Contributing
4 Lazy F Dude Ranch Cabin / End Cabin (HS-407)	CRIS 51713 FMSS 11772	1927	A bathroom built on concrete block piers was added to the middle of the rear wall in the mid-1940s; a concrete porch was also added later, while interior finishes have been changed more recently	Contributing
4 Lazy F Dude Ranch Cabin / Middle Cabin (HS-408)	CRIS 51714 FMSS 11773	1927	A bathroom built on concrete block piers was added to the middle of the rear wall in the mid-1940s; a concrete porch was also added later, while interior finishes have been changed more recently	Contributing
4 Lazy F Dude Ranch Cabin / Mrs. Oliver's Cabin (HS-409)	CRIS 51715 FMSS 11774	1927	A concrete porch was also added later; electrical baseboard heating units have been added to the sleeping room and bathroom	Contributing
4 Lazy F Dude Ranch Cabin / Harry's Cabin (HS-410)	CRIS 51716 FMSS 11775		Moved to the property in 1954; a log bathroom addition was built after the cabin was relocated to the ranch; interior finishes have been changed more recently	Contributing
4 Lazy F Dude Ranch Cabin / New Cabin (HS-411)	FMSS 11861	1964	Interior finishes have been changed more recently	Contributing
4 Lazy F Dude Ranch Caretaker's House (HS-412)	CRIS 51717 FMSS 11852	Ca. late 1920s/early 1930s	The open porch on the front of the building was enclosed in the 1960s; a frame addition was added to the north end of the building to expand the kitchen in the 1960s; in 2013, all windows and some doors were replaced; two window openings were converted to door openings; other window openings were modified; and roof material was replaced with standing seam metal	Contributing

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
4 Lazy F Dude Ranch Caretaker's Outhouse (HS-412A)	CRIS 51718 FMSS 11858	Ca. late 1920s/early 1930s	No longer in use	Contributing
4 Lazy F Dude Ranch Caretaker's Garage (HS-412B)	CRIS 51719 FMSS 11855	Late 1910s	Served as a woodshed at times	Contributing
4 Lazy F Dude Ranch Barn (HS-413)	CRIS 51720 FMSS 11766	Late 1920s	A full height sliding door in the middle south wall replaced a hay door in the half story; the single story wings may have previously been clad with boards rather than rolled asphalt; a concrete ramp was added; the interior has undergone extensive remodeling	Contributing
4 Lazy F Dude Ranch Tack Room (HS-414)	CRIS 51721 FMSS 11860	Late 1910s	The building was moved 50 yards by the Frews in the 1920s. A frame lean-to is an addition on the north end of the original log structure.	Contributing
4 Lazy F Dude Ranch Chicken Coop (HS-415)	CRIS 51722 FMSS 11853	Late 1920s	The building is in ruinous condition	Contributing
Well house ruins (HS-416)	FMSS 228016	Late 1920s	This structure has partially collapsed	Contributing
Cattle ramp	N/A	By the 1960s		Contributing
Wooden footbridge across the irrigation ditch near the Nurse's Cabin	N/A	Undetermined		Undetermined
Wooden footbridge west of the former casting pond	N/A	Undetermined		Undetermined
Well house (1)	N/A	*Late 1920s*		*Missing*
Outhouses (3)	N/A	*1927*	*Removed mid-1940s*	*Missing*

***TABLE 4-7.** Assessment of landscape features related to 4 Lazy F Ranch Buildings and Structures.*

Constructed Water Features

Summary Analysis. Three features present within the 4 Lazy F Ranch property constitute constructed water features: ponds northeast of the Caretaker's House along the gravel road leading to the Lodge, irrigation ditches that crisscross the upland landscape, and evidence of the former casting pond.

Bryant Mears constructed the irrigation ditches to water his cultivated fields. The ditches are excavated linear earthen depressions connected to Cottonwood Creek where water is channeled to flow toward the fields. The ditches contain wooden and metal closure devices in places where water could be contained or kept from flowing as needed. The ditches no longer function.

The ponds east of the Barn and Tack Room are impoundments formed by construction of an earthen dam within a former river channel. The dammed area retains stormwater but may also be fed through a channelization system connected to the Snake River. These ponds were used to water livestock and could be accessed from the corrals around the Barn. It is not known whether they date to the Mears or Frew period, though the earthen dam itself is thought to have been added or improved in the 1950s. The former casting pond, established to support dude ranch use of the property in 1952, is no longer watered (Figure 4-12).

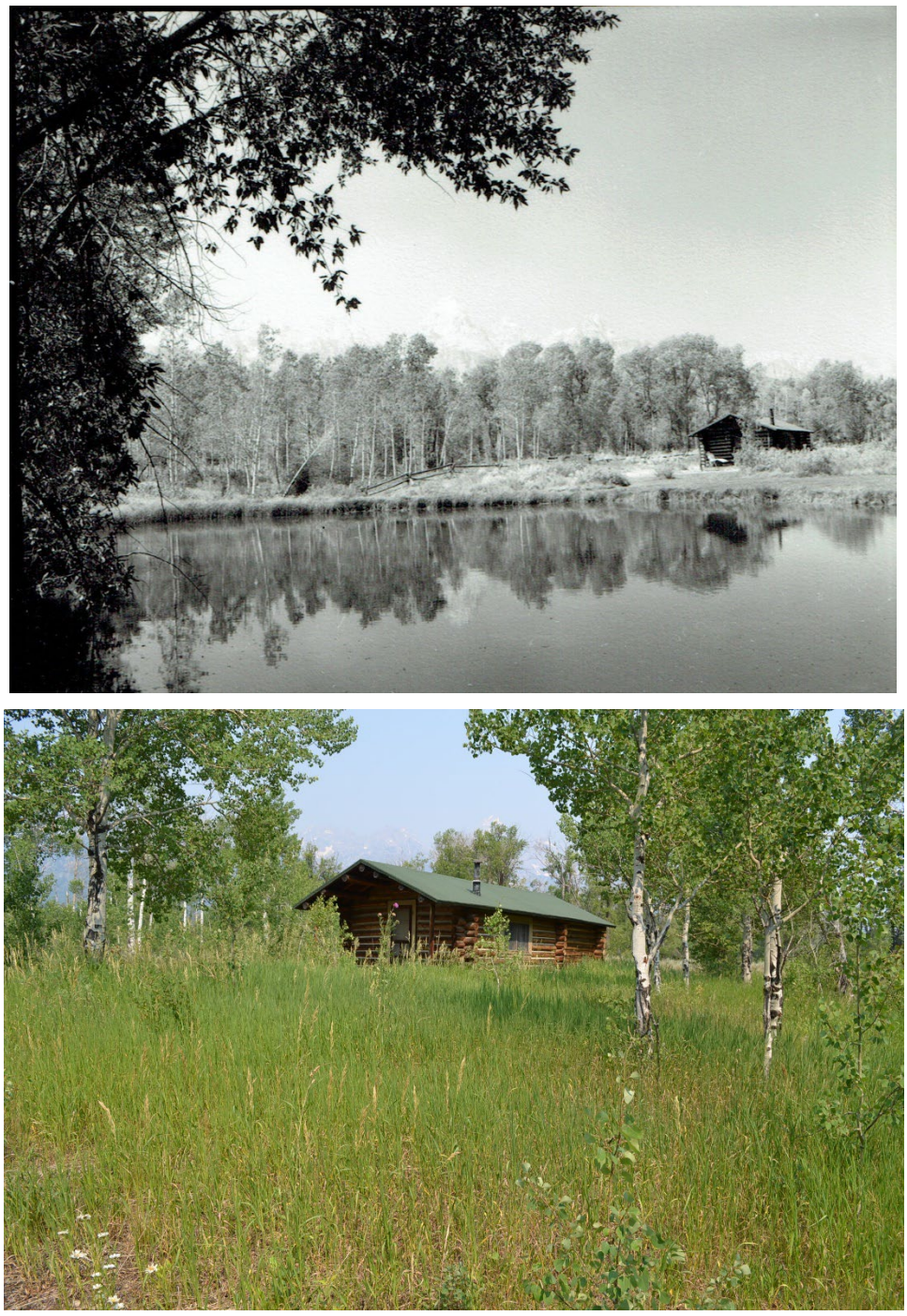


***Figure 4-12**. Undated view looking northwest across the casting pond towards Harry's Cabin. The pond is no longer watered as of 2021*. (Source: Jackson Hole Historical Society and Museum, 1989.2301.001)

The former casting pond is evident between the two southern cabins. It was formed through construction of an earthen dam across a deep drainageway that extends across the southern part of the property toward the Snake River. The basin associated with the pond was also excavated, with its banks mounded up and flattened on top. The casting pond was built in 1952 by the Frews to support dude ranch operations beginning in the 1950s. The dam has been breached and the pond no longer holds water (Figure 4-12).

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Constructed water features				
Ponds east of the Barn and Tack Room	N/A	Ca. 1938–1967	Dam work in 1950s	Contributing
Irrigation ditches	N/A	Ca. 1914–1927	Abandoned 1950s–1960s	Contributing
Casting pond	N/A	Ca. 1952	No longer watered	Contributing

TABLE 4-8. *Assessment of landscape features related to 4 Lazy F Ranch Constructed Water Features.*

Views and Vistas

Summary Analysis. Views and vistas are an important part of the attraction of the Jackson region for visitors, including those vacationing in the area at dude ranches like the 4 Lazy F Ranch. The Teton Range rises dramatically above the Snake River Valley, imparting a sense of awe and inspiring generations of visitors. The 4 Lazy F Ranch affords views of the Teton Range from the original Mears homestead site and present-day barn that is a popular wedding locale, as well as from the entrance gate and lodge environs of the Frew developed complex. Trees are beginning to obscure the view of the mountains from the Lodge environs, however. Cabins located along the eastern edge of the Frew complex also afford views of the Snake River, some of which were likely sited to take in these views. Today, many visitors enjoy rafting trips on the Snake River. Those traveling downriver are afforded clear views of the Frew complex as they pass by.

Little is known about the extent of the views toward the mountains and the river present during the Mears ownership period of 1914–1927. Depending on the extent of tree cover, the homestead likely afforded views of the Teton Range, but was sufficiently removed from the river that it was not visible from the dwelling complex.



***Figure 4-13**. An undated view through the gate toward the lodge, compared with a 2021 view that shows how woody vegetation has altered some views on the ranch property.* (Source: Jackson Hole Historical Society and Museum, 1989.2297.001)

Views are an important part of the approach and arrival sequence for visitors and residents traveling along the entrance road from Menor's Ferry. The road winds its way through the valley landscape, with long views across open fields, broken by stands of trees. Arched gates mark passage into the property at the western end and as the road approaches the Lodge. These gates direct views along the road toward key

buildings, such as the Barn and Lodge. From the access road gate, views were afforded to the Lodge based on the original design and siting. These views are now partially obscured by woody vegetation (Figure 4-13).



***Figure 4-14**. Ca. late 1920s image showing the view from the lodge toward the Teton Range, with a similar view from 2021. Views toward the mountains were obscured at the time fieldwork was conducted due to smoke from wildfires. While views of the mountains are typically afforded, tree growth has partially obscured the view.* (Source: Jackson Hole Historical Society and Museum, 1958.2031.001)

The Frew complex, particularly the Lodge, appears to have been sited with views in mind, with the front porch and lawn of the Lodge sited to take advantage of the dramatic views toward the mountains toward the west (Figure 4-14). Many of the cabins appear to have been sited to view a central lawn area around the lodge, or the casting pond to the south, while the cabins north of the lodge were sited to take advantage of views toward the Snake River.

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Views and vistas				
Views of the Teton Range from the Barn and Lodge Clusters	N/A	Ca. 1920s–1930s		Contributing to the historic setting
Inwardly focused views within the Lodge Cluster	N/A	Ca. 1927–1967		Contributing to the historic setting
Views east to the Snake River from the Lodge Cluster	N/A	Ca. 1920s–1930s		Contributing to the historic setting
View of the Lodge from many of the cabins	N/A	Ca. 1927–1961		Contributing to the historic setting
View from the entrance gate and access road to the Lodge	N/A	Ca. 1927–1967		Contributing to the historic setting

TABLE 4-9. *Assessment of landscape features related to 4 Lazy F Ranch Views and Vistas.*

Small-scale Features

Summary Analysis. Few examples of small-scale features survive on the 4 Lazy F Ranch property today. These include extant and remnant property boundary and corral fencing, the gates marking passage into the property from the entrance road, sluice gates associated with the irrigation ditch system, and utility elements such as power line poles, fire hydrants, and propane tanks.

Little is known about small-scale features present on the property during the Mears ownership period of 1914–1927 other than the sluice gates used to control the flow of water within the irrigation ditches (Figure 4-15). Historic documentation indicates that Mears built several fences during his ownership, including a corral with eight panels of pole fencing as well as several hundred feet of buck and four-pole fencing, and additional expanses of post and four-pole fencing. It is unlikely that any of this fencing survives today.



***Figure 4-15**. Contemporary view of one of the wooden sluice gates associated with the irrigation ditch system located within the property.*

The Frews are also known to have built fences to mark their property and contain areas around the lodge and caretaker's cottage. The Frews built buck and pole fences as well as post and pole fences, and a corral around the barn to contain horses. Passage through the fences along the entrance road from Menor's Ferry was marked by wooden gates with cross bars along the top. The gate along the access road from Menor's Ferry does not survive in its historic configuration (Figure 4-16). However, the gate leading into the Lodge Cluster along the access road does appear to retain aspects of integrity (refer to 4-13). Evidence of many of the fences erected by the Frews survives today, although the poles have been lowered to the ground in support of allowing wildlife free passage through the landscape.

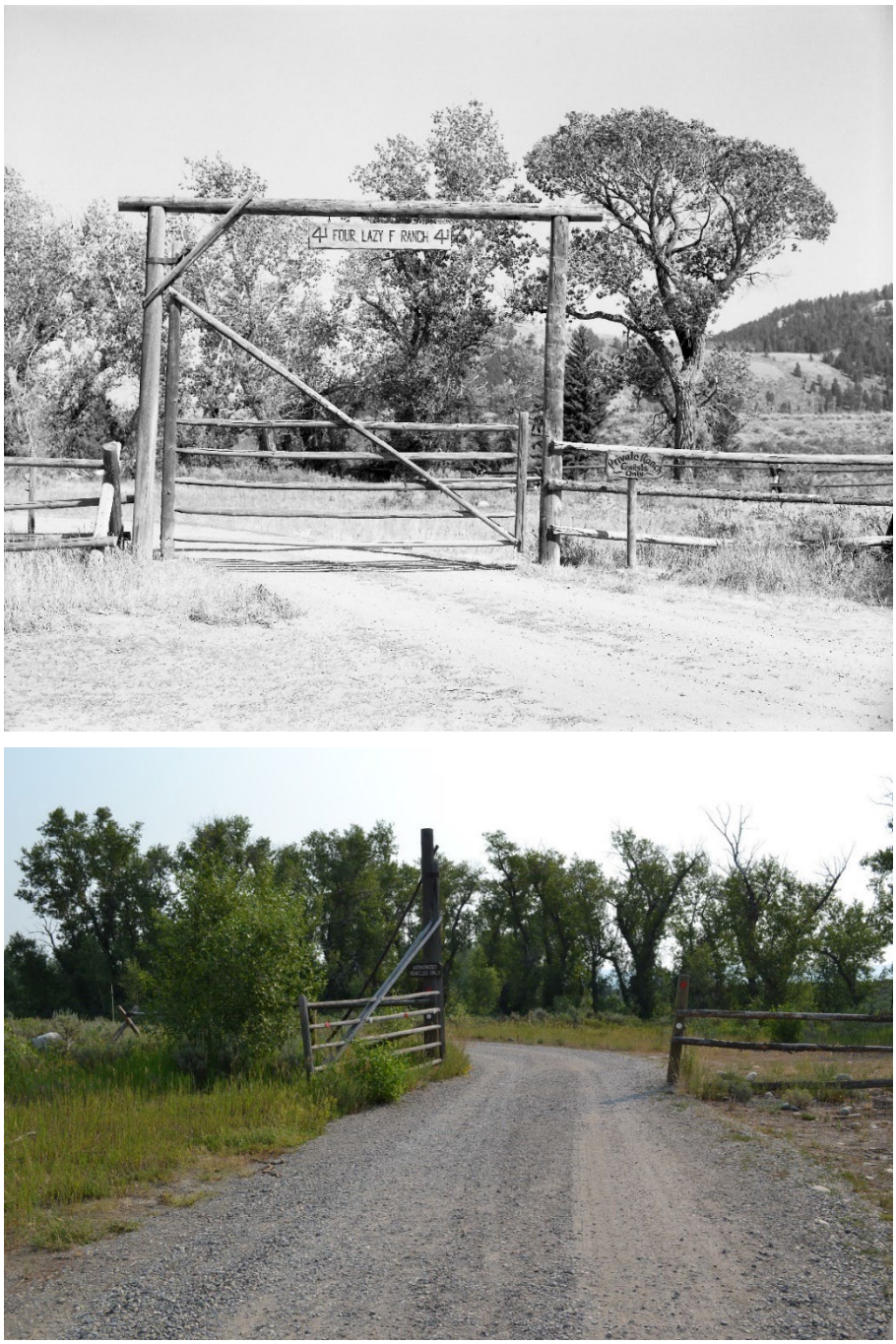


***Figure 4-16**. Undated view of the gate along the road from Menor's Ferry, and the same gate in 2021.* (Source: Jackson Hole Historical Society and Museum, 1989.2298.001)

Other small-scale features associated with the Frew era include a deteriorated brick feature of unknown use and origin located near the Smoke House. There are also the remains of wooden steps/possible decking along the banks of the Snake River, likely the vestiges of a river access point. (*NPS, more information regarding this feature is needed if available*)

Contemporary additions include fencing composed of metal poles that can be used to support wire around a vegetation test plot south of New Cabin. An electrical utility line extends through a portion of the

property with wooden power line poles. Propane tanks and other utility features are present in the vicinity of the Lodge. All of these features postdate the period of significance and are non-contributing.

Evaluation

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Small-scale features				
Entrance gate to the Lodge Cluster		Ca. 1920s–1930s	Some materials (repurposed utility poles) may be replacements	Contributing
Swinging gate at the Barn		Ca. 1920s–1930s		Contributing
Corral fencing with cattle ramp		Ca. 1920s–1930s	Most poles have been dropped to the ground diminishing integrity; the cattle ramp is partially collapsed	Contributing
Remnants of fencing along the southern property boundary		Ca. 1920s–1930s	Most poles have been dropped to the ground diminishing integrity	Contributing
Remnants of fencing southwest of the Barn		Ca. 1920s–1930s	Most poles have been dropped to the ground diminishing integrity	Contributing
Remnants of buck and pole fencing southwest of the Curing House		Ca. 1920s–1930s	Most poles have been dropped to the ground diminishing integrity	Contributing
Remnants of fencing surrounding the Caretaker's Cluster		Ca. 1920s–1930s	Most poles have been dropped to the ground diminishing integrity	Contributing
Wood sluice gates along irrigation ditches		Ca. 1910s–1930s		Contributing
Unidentified wooden structure over a ditch along the west side of the access road		Undetermined	Diminished integrity	Undetermined
Vertical log fencing near Harry's Cabin		Undetermined	Screens a propane tank	Undetermined
Remnant wood decking along river bluff		Undetermined, during period of significance	Diminished integrity	Undetermined
Unidentified brick object near the Smoke House		Undetermined		Non-contributing, compatible

Feature	CRIS Number / FMSS Number	Date of Origin	Alterations	Contributing Status
Propane tanks		Undetermined		Non-contributing, compatible
Access gate along the access road from Menor's Ferry		Undetermined, during period of significance	This gate has been substantially altered	Non-contributing, compatible
Private Residence sign at Caretaker's House		Post 2006		Non-contributing, compatible
Authorized Vehicles Only sign		Post 2006		Non-contributing, compatible
Miscellaneous utility features near the Lodge		Post 2006		Non-contributing, compatible if screened and appropriately sited
Bollards protecting utility features near the Lodge		Post 2006		Non-contributing, not compatible
Water system	FMSS 229353			Non-contributing, compatible
Wastewater system	FMSS 229355			Non-contributing, compatible
Electrical system	FMSS 229355	Post 2006		Non-contributing, not compatible
Utility poles and lines		Post 1967		Non-contributing, compatible
Log barriers		Post 2006		Non-contributing, compatible
Mears-era fencing		*1914–1927*		*Missing*

TABLE 4-10. *Assessment of landscape features related to 4 Lazy F Ranch Small-scale Features.*

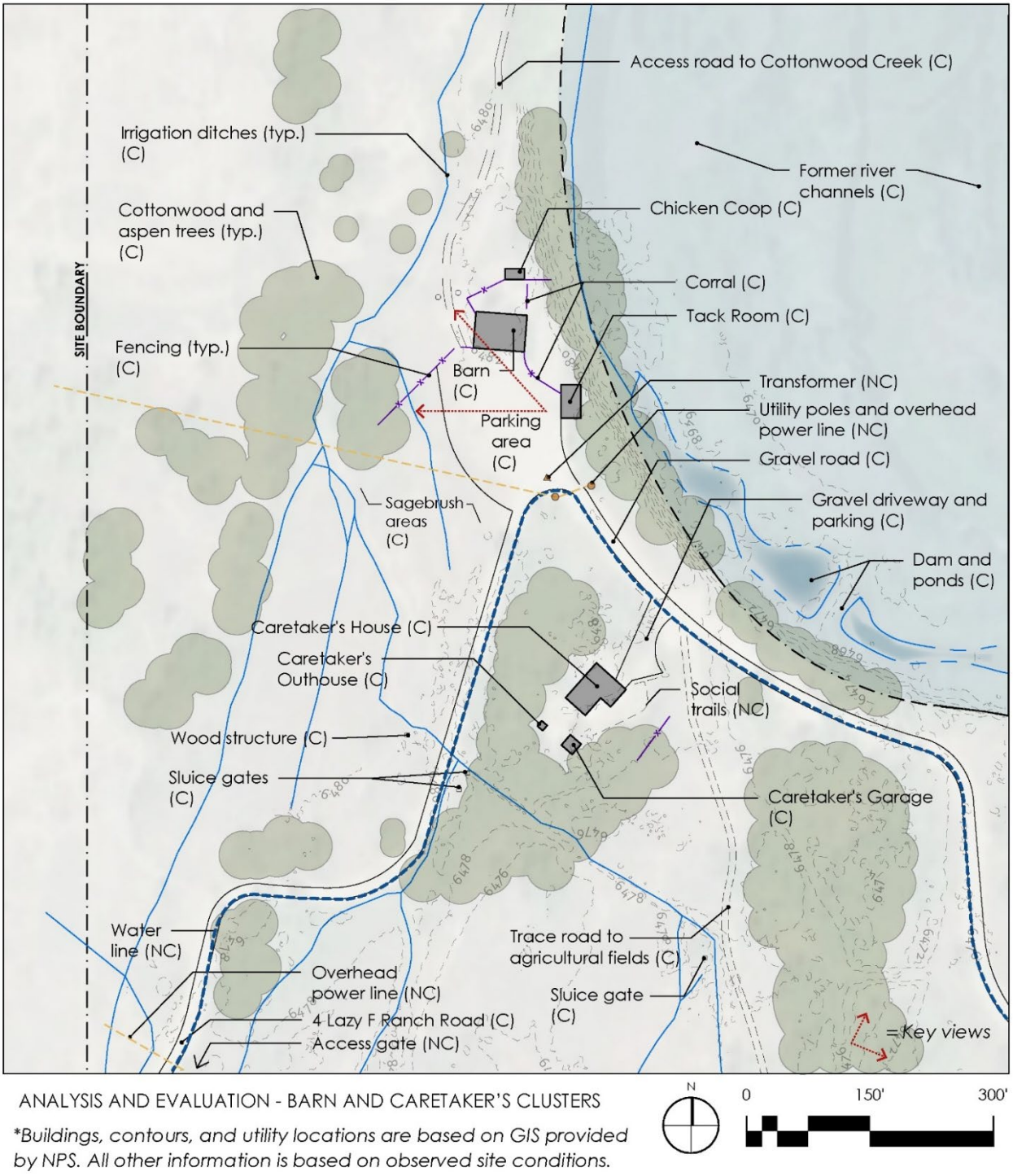


***Figure 4-17a**. Contributing and non-contributing feature assessments for the Barn and Caretaker's Clusters.* (Source: LSHLA, 2023)

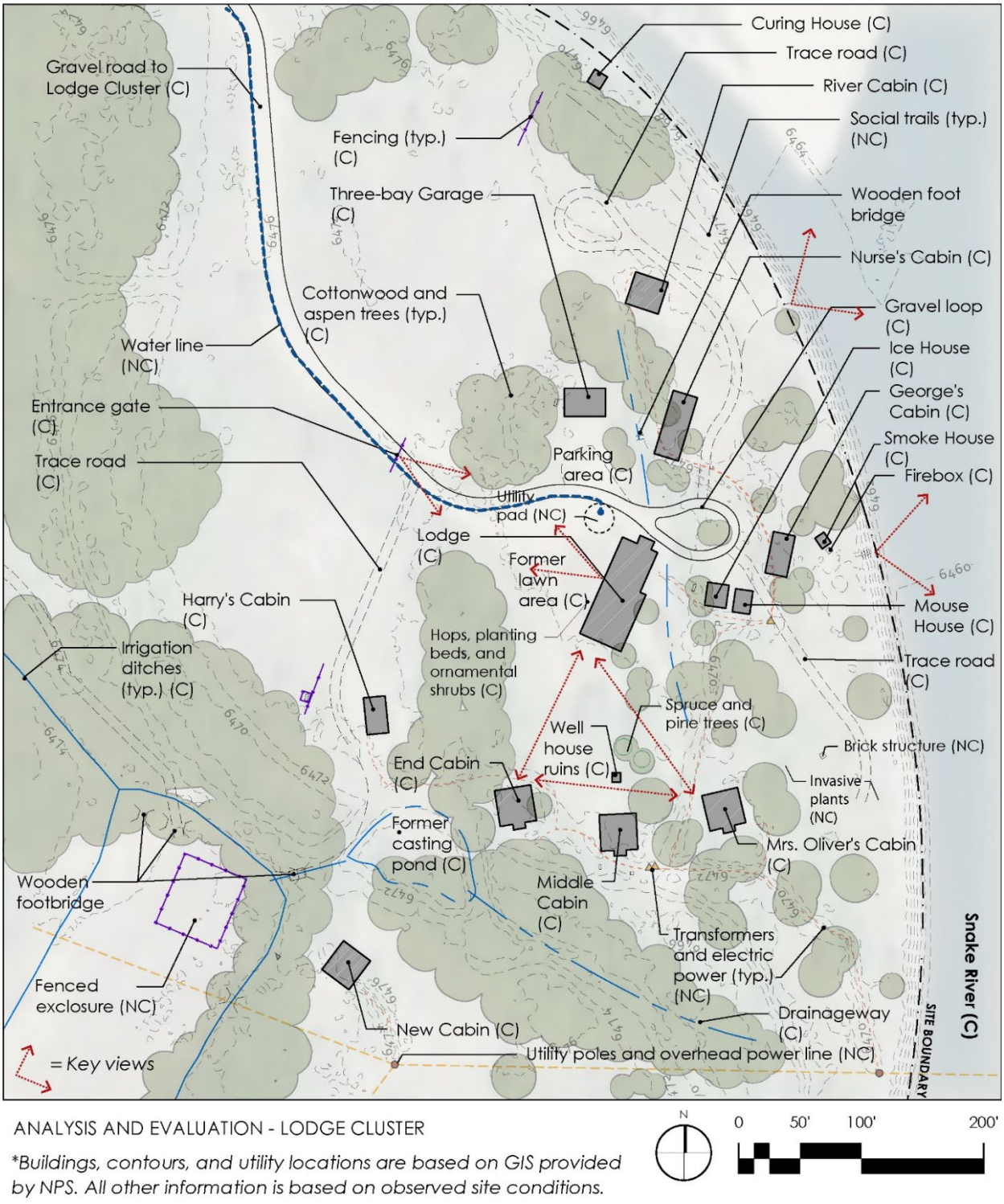


***Figure 4-17b**. Contributing and non-contributing feature assessments for the Lodge Cluster.* (Source: LSHLA, 2023)



Treatment

TREATMENT

Introduction

Treatment is a preservation strategy for long-term management of a historic property, intended to direct physical work on the landscape so that the distinguishing characteristics and features that contribute to its significance are preserved.

One of the goals of the treatment plan is to enhance the historic character of a cultural landscape while accommodating contemporary function and use. Treatment plans establish how the landscape should look and be maintained to protect and/or enhance historic integrity and character. Treatment plans also address other management goals, such as access, sustainability, and interpretation, as well as routine and cyclical maintenance measures necessary to perpetuate the identified desirable character of the landscape.

This CLR is intended to provide the National Park Service (NPS) with an overall vision for the 4 Lazy F Ranch cultural landscape, with general treatment recommendations and guidelines provided in order to support and guide long-term management and interpretation of the site and its resources.

The resource management strategies presented in the treatment plan have been guided by input from the park and regional office of NPS, afforded during preparation of the project scope of work, in meetings, and through the review process.

The treatment chapter is organized into five sections, as follows:

1. **Management Goals, Issues, and Concerns.** This section describes the issues raised during scope development, in meetings, and through CLR review with the NPS.

2. **Recommended Treatment Approach.** This section presents the four approaches recognized by the Secretary of the Interior for treating historic properties, and identifies the approach recommended for the 4 Lazy F Ranch cultural landscape.

3. **Treatment Concept.** The treatment concept section conveys the overarching vision for landscape treatment of the 4 Lazy F Ranch cultural landscape based on the National Register of Historic Places significance of the property and the goals identified by the NPS for its management and interpretation.

4. **General Treatment Recommendations and Guidelines.** This section provides an overarching set of treatment recommendations and guidelines that apply to preservation and adaptive use of the 4 Lazy F Ranch cultural landscape.

5. **Resource-Specific Treatment Recommendations.** This section provides a set of resource-specific treatment recommendations to address the goals, issues, and concerns identified by the park and the region for the ranch as well as the long-term protection and management of cultural landscape resources.

Management Goals, Issues, and Concerns

Project Scope of Services

The project scope of work indicates the following goals for the CLR:

> The park is currently applying for funding to convert the features of the 4 Lazy F Ranch cultural landscape for seasonal housing use through adaptive use. The facilities will be used for this purpose from mid-April through October. The conversion will require multiple infrastructure improvements, including utility line expansion and septic system addition/improvements, creation of parking areas and pathways, historic preservation work on cabins with potential addition of new facilities (communal laundry/kitchen), and conversion of existing outbuildings to serve community needs (storage, recreation space).
>
> The CLR will assist the park in this plan for adaptive reuse by recommending locations and compatible treatment for parking areas, pathways, utilities, potential new construction, and potential minor structural additions, as well as proposed treatment for the surrounding vegetation that does not conflict with guidance provided by wildlife and vegetation staff. The area will be utilized by seasonal employees and their visitors under authorized use only and will not be open to park visitors. The plan for this adaptive reuse was approved in the park's 2017 Historic Properties Management Plan.[97]

The project scope of services also indicates that the CLR treatment plan will focus on the entrance sequence, circulation patterns and accessibility, vegetation management, and other potential alterations and rehabilitation of the landscape and structures to accommodate the needs associated with adaptive use for seasonal housing. The scope of services indicates that the team should refer to other park planning documents when making treatment recommendations, including any existing park documentation for the protection of archeological sites, signage guidelines, vegetation and fire management plans, and structure preservation guidelines, to ensure compatibility with park policies and protocols.

Additional Treatment Guidance Afforded During Meetings and Site Visits

Over the course of the project, NPS personnel also conveyed specific guidance related to the elements that the CLR treatment plan should consider in providing recommendations and guidelines useful to the process of adapting the property to seasonal housing use. This guidance included the following items:

- Preserve historic features and character of the property while addressing functional needs to accommodate seasonal housing through adaptive use.
- Provide a framework for compliance related to adaptive use of the complex for seasonal housing.
- Address the primary challenges at the property associated with its adaptive use as a seasonal housing complex, which include the need for efficient vehicular and pedestrian circulation, accommodation of accessibility, vegetation management and maintenance, control of invasive plant species, and viewshed management.

97. National Park Service, Scope of Services, 4 Lazy F Ranch Cultural Landscape Report (GRTE PMIS 228991A, 2020), 4 of 14.

- Consider the following related to buildings and structures:
  - Plan for fourteen to fifteen bedrooms within the existing facilities, with one to two persons per cabin.
  - Consider that buildings need to be brought up to code according to NPS Standards.
  - Address the need for at least one accessible unit. Current plans are to make the Lodge accessible, but consideration might be paid to making the Caretaker's House accessible if additional accessible rooms are needed, particularly since there is already adjacent parking available.
  - Address how a shower facility might be accommodated.
  - Address how the Lodge may accommodate communal uses.
  - Buildings should be maintained using paint or linseed oil. The NPS is currently using linseed oil-based red paint on the Barn.
- Consider the following related to circulation:
  - Address the need for fire egress and fire prevention equipment and/or vehicles.
  - Accommodate the fact that park employees often use bicycles for transportation.
  - Designate a single parking space for each seasonal resident.
  - Identify locations for temporary parking spaces to accommodate staff when arriving and departing for the season.
  - Suggest options for circulation related to the southernmost buildings, which are difficult to access by car.
  - Articulate a system of accessible pedestrian paths that provide clear and direct access to facilities and resources that will be used by those accommodated in the complex for seasonal housing, thus helping to protect fragile areas of the landscape. This was originally a family place where you parked and then walked to your destination, therefore the CLR should consider this as a precedent for treatment.
  - Parking and walkways need to be durable to withstand both seasonal use and winter weather conditions, although snow is not typically removed from paths and roads.
  - Accessible paths need to be provided that connect accessible parking spaces to accessible common and outdoor use areas as well as accessible building interiors.
  - Walkways that extend to cabins that are not adjacent to the primary vehicular routes may need to accommodate smaller maintenance vehicles in order to address needed repairs at the structures.
  - Appropriate access routes for use by construction vehicles, including size, scale, and weight, during the process of adapting the property need to be identified.
  - Appropriate access routes for routine maintenance vehicles, including trash pick-up and tree removal, also need to be identified. The trash truck is one of tallest trucks and has to go straight in with pitch forks to pick up. This type of truck is likely to damage the gate along the entrance road and will have difficulty turning around near the Lodge. Consider how garbage might be managed, whether packed out, or co-located with a central facility that

would provide facilitated pick up and could be screened and implemented in a reversible manner).

- Consider the following related to functional daily use:
  - Provision of shared dining and laundry facilities.
  - Storage areas for seasonal staff who are likely to bring kayaks, bicycles, and other bulky items that will not fit in their cabins, and paths and walks that provide access to the designated storage spaces.
  - The potential for screening the outdoor use areas from views afforded by rafts traveling along the river.
  - Bear-safe trash receptacles will be used within the complex.
  - Provision of a space for up to twenty people to gather outdoors that includes picnic tables.
  - Consider the potential for staff to access the river for canoe or kayak put-in, or whether it is necessary to direct them to a safer or more suitable location.
- Consider the needs of wildlife for which the property serves as habitat, particularly during the winter months.
- Consider the following related to vegetation:
  - Consider appropriate native substitution plantings where non-natives might have been used historically.
  - Address the need to remove vegetation in a zone around each of the buildings that meets park fire protection guidelines. The zone measures 10 feet around the building envelope.
  - Consider the need to regularly assess trees for hazardous conditions for the safety of visitors and to protect buildings.
  - Consider whether the open areas are maintained in turf.
- Consider the following related to small-scale features:
  - Consider how to visually illustrate fence lines that have been altered by lowering or removing the rails to facilitate passage for wildlife. Consider where it might be important to retain fencing, such as the corral fencing at the Barn and the fencing between the Barn and the Tack Room.
  - Snow poles will need to be used to mark road margins in the winter.

- Consider the following related to utilities:
  - Consider the need to accommodate the least impactful sewer line and utility corridors in general.
  - NPS has installed electrical power, but water/wastewater lines still need to be installed.
  - The running of new water lines may provide an opportunity to address other needs and at the same time to limit overall impact to landscape.
  - All utility infrastructure needs should be identified and planned for as part of the CLR process particularly in regard to potential corridors of disturbance.
  - Wherever possible, utilities should be co-located to have the least impact on the existing ecosystem.
  - During the winter months (November through April) the site often experiences more than 4 feet of snowfall, so the proposed infrastructure must be robust enough to withstand these conditions.

Recommended Treatment Approach

The four treatment approaches recognized by the Secretary of the Interior for historic properties were considered in conjunction with NPS objectives in developing this CLR in order to determine the approach most suitable for the 4 Lazy F Ranch cultural landscape. Described in the Secretary of the Interior's *Standards for the Treatment of Historic Properties* as forming the "philosophical basis for responsible preservation practice and enable long-term preservation of a landscape's historic features, qualities, and materials,"[98] the four treatment approaches include: preservation, rehabilitation, restoration, and reconstruction. The approaches are defined as:

> **Preservation:** the act or process of applying measures necessary to sustain the existing form, integrity, and material of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction.
>
> **Rehabilitation:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
>
> **Restoration:** the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period.
>
> **Reconstruction:** the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[99]

98. Page et al., *Guide to Cultural Landscape Reports*, 82.
99. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: National Park Service, Historic Preservation Services, 2017), 2–3; https://www.nps.gov/tps/standards.htm.

Based on the goals for the property as noted by the NPS, which identify the need for changes to the cultural landscape to meet current and projected future functional and management goals, **rehabilitation** is recommended by this CLR as the most appropriate overarching treatment approach for the 4 Lazy F Ranch cultural landscape. Because rehabilitation is defined as the act or process of making possible a compatible use for a property, this approach allows for protection of the site's historic character and resources while carefully addressing the need for limited enhancement of interpretive opportunities and circulation routes, sustainability, expanded access for all visitors to more of the property's resources, and the improvement of visitor amenities. As part of rehabilitation treatment, stabilization, protection, and preservation of historic and natural resources are assumed even when new uses are accommodated.

In considering the other treatment alternatives recognized by the Secretary of the Interior for possible application to the 4 Lazy F Ranch cultural landscape, the CLR found them inappropriate for the following reasons. **Preservation** is overly restrictive because it does not allow for the site enhancements associated with adaptive use for seasonal housing as is currently planned for the property, while **restoration** and **reconstruction** are inappropriate approaches because they assume, as a prerequisite, that sufficient documentation exists to accurately portray a lost historic condition. At this time, it does not appear that there are documentary sources detailed enough to support comprehensive restoration or reconstruction of the property's cultural landscape to a particular year or period or replacement of missing historic features.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior has developed standards for rehabilitation as applied to historic properties. There are ten basic principles that comprise the standards. These are intended to help preserve the distinctive character of a historic property while allowing for reasonable change to meet new needs. The standards (36 CFR Part 67) apply to historic properties of all periods, locations, sizes, conditions, and uses. These standards create a baseline of guidance to which intended changes to the historic landscape must be compared. These standards are neither technical nor prescriptive, but promote responsible preservation practices as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of artisanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old

in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[100]

Treatment Concept

The primary goal of the treatment recommendations that follow is the long-term preservation and protection of existing 4 Lazy F Ranch cultural landscape features that contribute to the historic character, setting, and significance of the property, while specifically addressing the need to update the property to accommodate adaptive use as seasonal NPS personnel housing based on the goals, issues, and concerns documented in the CLR.

Given the lack of primary documentary evidence, the goal of treatment is not to restore the landscape to a particular period of time, but rather, appropriate long-term treatment measures that preserve and protect the qualities and character-defining features of the 4 Lazy F Ranch cultural landscape.

Another goal is to maintain historic resources in good condition, address repair needs, and identify appropriate protocols for the treatment of individual materials and feature types in support of accommodating future seasonal housing and storage needs. This work should be designed and executed to ensure that regular seasonal use of the property does not lead to negative impacts to the natural environment and the historic resources of the 4 Lazy F Ranch, which is listed in the National Register for its historic associations with local homesteading, summer vacationing, and tourism, based on the mission of the NPS to preserve and protect natural and cultural resources so they can be enjoyed by future generations.

Guiding Principles for Treatment

Adaptive use of the 4 Lazy F Ranch property is anticipated to occur in the near future. The historic buildings of the 4 Lazy F Ranch, which currently remain unused except for storage, will need to be

100. National Park Service, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996), 49; https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines.

updated to accommodate a new seasonal housing complex for park staff. Adaptive use of the buildings and cultural landscape is anticipated to respect the historic character of the ranch and ensure protection of the resources listed or eligible for listing in the National Register.

A suite of guiding principles has been developed by the CLR team based on preparation of this document that should be taken into consideration as part of the process of adapting the ranch for seasonal housing use. These guiding principles are protocols and methods for implementing recommendations intended to guide good practice in design while respecting the character and unique identity of place. These guiding principles are intended to provide a clear framework for designers and site managers regarding how to adopt and achieve specific design principles. They are also intended to support implementation of the broad principles outlined in the treatment plan below without being entirely prescriptive, thus allowing designers and site managers leeway in addressing individual circumstances.

The principles are intended to help ensure that new features blend and do not detract from the integrity of the landscape by emphasizing non-intrusive design that is sensitive to the existing historic character, simplicity and restraint in design, and local construction traditions, materials, and practices. The guidelines are also intended to meet sustainability goals in terms of materials and maintenance practices by seeking to minimize impacts to the environment, recycle available materials, and incorporate life-cycle cost analysis in the choice of materials. Finally, the principles address the need to enhance site access and accessibility standards within the context of historic structures.

Guiding principles include the following:

- Meet the Secretary of the Interior's Standards for Rehabilitation in accommodating seasonal housing needs within the Lodge Cluster of 4 Lazy F Ranch.

- Preserve and enhance the historic character of the 4 Lazy F Ranch property by removing or screening non-historic features that detract from its setting.

- Work to repair rather than replace existing structures.

- Retain original historic materials wherever possible and retain salvageable materials.

- Identify the housing units best suited to accommodating accessibility improvements based on their size, configuration, relationship of the finished floor elevation to the surrounding terrain, and potential to provide an accessible route to the interior from an accessible parking space.

- Ensure that new features used to accommodate seasonal housing are compatible with the historic character of the property in terms of form, materials, and color.

- Consider siting any new buildings or structures in such a way as to complement the spatial organization of the existing clusters.

- Maintain the visual connection between the Lodge Cluster and the river to the east as well as the mountains to the west. Avoid any new buildings, structures or plantings that may obstruct existing views to the river or mountains.

- Screen incompatible uses and appurtenances.

- Minimize the obstruction of historic views.
- Protect areas identified as sensitive due to their use as critical habitat by wildlife.
- Ensure that the road leading to the Lodge Cluster is engineered to accommodate fire, emergency, and snow removal vehicles.
- Limit vehicular access to the minimum necessary.
- Facilitate pedestrian access for seasonals.
- Ensure that rehabilitation of the Lodge Cluster to accommodate seasonal housing needs meets ABAAS in terms of accessible parking, walks, and barrier-free entry into accessible accommodations.
- Provide food storage systems that protect against access by bears and other wildlife.
- Consider the potential to co-locate trash and recycling collection in the vicinity of the Barn or the NPS administrative complex at Moose where trash pick-up can be better accommodated. Accommodating trash vehicles within the 4 Lazy R Ranch complex will require changing the historic gate and road system. Consider a seasonal location for siting a mobile and removable trash and recycling collection unit near the Barn, and having residents pack out their trash to that location.
- Follow the fire protection plan in addressing vegetation in proximity to buildings.
- Follow the Hazard Tree Management Plan in addressing tree removal needs.
- Avoid the use of non-native and invasive plant species. Consider replacing non-native species with native substitution plantings that are similar in form, scale, color, and texture.
- Water plantings introduced for screening, replacement, or other purposes during the establishment period.
- Identify areas where fencing should be retained to support specific management and preservation goals. Elsewhere, remove fence rails or drop them to the ground to facilitate wildlife movement through the landscape. Retain posts to illustrate a historic alignment, unless they pose a hazard or inhibit maintenance needs such as mowing. Posts should be captured in GIS as points, with the fence lines captured as linear features.
- Remove any barbwire fencing present. If the fence, as a feature or alignment, is contributing, consider replacing barbwire with smooth wire.
- Consider options for marking the alignment of historic fencing removed to support wildlife movement through the landscape.
- Document and remove utility poles that become outdated or obsolete based on replacement with a new line or system.

- Plan to either establish a septic field on site, or tie into the wastewater treatment in Moose. Tying into the wastewater treatment system in Moose may prove prohibitively expensive. Establishing a septic field on site will require the identification of approximately one-half acre of land not in conflict with cultural landscape features.

- When establishing new utility service lines, consider ways to use disturbed areas to accomplish multiple needs.

General Treatment Recommendations and Guidelines

The general treatment recommendations and guidelines that follow offer an overarching strategy for the long-term management of 4 Lazy F Ranch while accommodating a proposed new use. These are supported by a set of resource-specific recommendations and design guidelines that follow. Treatment recommendations suggest "what" implementation projects are supported by the CLR, while treatment guidelines describe "how" the work should be undertaken.

Administrative Recommendations

- Establish protocols for building repair and maintenance as well as vegetation management that can be used to regularly care for the landscape.

Consultation

- Consult with the Wyoming SHPO regarding proposed treatments prior to implementation using the Section 106 review process.

- Ensure that consultation with appropriate tribal groups is undertaken based on current memorandums or agreements.

Role of Preservation Specialists

- Undertake all treatment projects under the direction of appropriate specialists, including historical landscape architects, historical architects, archeologists, materials conservators, natural resource management specialists, and qualified technicians and artisans. Preservation specialists should meet the Secretary of the Interior's Professional Qualifications Standards.[101]

- Undertake sufficient study and recordation of landscape features requiring modification, repair, or replacement before work is performed to protect research and interpretive values.

Conservation of Historic Materials

- Avoid the use of chemical or physical treatments that cause damage to cultural resources and natural systems. Undertake the surface cleaning of structures using the gentlest means possible.

101. National Park Service, "Professional Qualifications Standards," *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*, https://www.nps.gov/articles/sec-standards-prof-quals.htm.

- Repair, rather than replace, deteriorated historic features and materials. Where replacement is necessary, materials should match the original in size, shape, and composition.

Adaptive Management

Grand Teton National Park is experiencing impacts to cultural landscape resources due to shifting environmental conditions as a result of a changing climate.[102] While the extent and exact timing of future changes are not known, it is more than likely that changes as a result of modified environmental conditions and climate change will lead to impacts to plant and wildlife communities. Where the treatment plan identifies an approach to vegetation and wildlife management, the park should consider taking an adaptive management approach that allows for changes to protocols should conditions change sufficiently to render certain plant choices untenable. Adaptive management assumes the introduction of monitoring protocols to observe how communities are responding to environmental conditions as well as repair and management protocols.

Sustainability

- Employ cultural and natural resource treatment and maintenance methods that are environmentally and culturally sensitive and sustainable over the long term.

- Emphasize landform-based solutions, such as grading, rather than hardscape solutions, such as retaining walls, to address concerns relating to circulation, drainage, and new construction.

- Preserve existing landforms and natural drainage patterns to the greatest extent possible.

- Minimize the extent of any ground disturbance, compaction, and drainage pattern alteration in areas other than those noted below in the specific treatment recommendations for addressing stormwater management concerns.

- Consider grading strategies that improve areas where erosion consistently occurs, causing ponding and the loss of vegetative cover.

- Promote biodiversity through the use of native plant species wherever possible.

- Establish vegetative cover when addressing the need for erosion control, particularly along the riverbank adjacent to 4 Lazy F Ranch. Consider planting species that are suited to the local soil and moisture conditions. Take care to avoid removing native vegetation along the riverbank which can create structural instability and increase erosion and may lead to undercutting of the historic resources at the property.

- Take into consideration the life cycle costing of materials, including their long-term wearing capacity and maintenance costs, when evaluating options. Always consider materials that are non-toxic, durable, long lived, and low maintenance. Consider strategies for the re-use of materials that have been salvaged from the site.

102. J.P. Wright & M. Hylton III, “Plan the work, work the plan: An introduction to the National Park Service Climate, Science, and Disaster Response Program,” in *Parks Stewardship Forum,* 38(3, 2022), http://dx.doi.org/10.5070/P538358981, https://escholarship.org/uc/item/7pd3b2x7.

Accessibility and Access to Resources

- Ensure that accessible housing units and interior/exterior common gathering spaces are fully connected to accessible parking and paths.

- Provide at least one accessible unit per housing type (multi-occupant versus single occupant). Consideration should be given to using the Caretaker's House (potential for one to three occupants/bedrooms), which has adjacent parking available, and George's Cabin (potential for one occupant/bedroom), which is located in the Lodge Cluster in proximity to both the Lodge and the loop road, has adjacent space for potential parking, and has an interior configuration amenable to accessibility upgrades without extensive structural alterations.

- While adapting existing buildings for accessibility, design necessary exterior and interior alterations (e.g., entry ramps, widened doors) to minimize adverse impacts on the character and features of the buildings (with particular attention to their primary façades) and on the character and features of the larger landscape.

- Limit, monitor, and control access to areas that are vulnerable to damage from humans, or that may be deemed unsafe for visitors to access.

New Design and Construction

- Limit the construction of new facilities to those that are absolutely necessary.

- Avoid altering existing features or adversely affecting the landscape's historic character when adding new features to support management, maintenance, and access functions. Design and site new additions or alterations to the landscape in such a way that they do not destroy historic materials, features, and spatial relationships that characterize the cultural landscape.

- Features that facilitate access should be designed to minimize adverse impacts on the character and features of the landscape.

- Work within existing footprints and configuration of buildings and structures wherever possible. Should any structural additions be necessary, they should be kept to a minimum, restricted to secondary elevations, and be physically and visually subservient to the original building.

- Design all new additions and alterations to be a product of their time, and compatible with historic resources in materials, size, scale and proportion, and massing. Differentiate new work from historic resources. At the same time, ensure that any new buildings and structures are compatible with local traditions of design and constructed of locally available and indigenous materials remaining a product of their own time. The design of new buildings and structures should also be sympathetic to local traditions in terms of scale, massing, roof form, and details.

- Site necessary new buildings and structures out of key viewsheds. Consider designing necessary new facilities as low buildings situated in such a way as to be screened from view from primary group use areas. A cluster of smaller buildings that are tightly grouped and follow a consistent orientation is preferable to the establishment of one large building. As possible, situate new structures relatively close to existing road corridors to limit the establishment of new roads.

- New buildings and structures should be situated to lie lightly on the land, minimizing soil disturbance, particularly cut and fill. Consider the use of temporary structures that do not require the placement of foundations in the ground or involve soil disturbance.

- Sustainability should be considered in the choice of materials and energy use. Consider incorporating passive solar energy conservation strategies into the design of new buildings and structures. Also consider the local climate in the siting and design of buildings and their relationship to solar orientation, heat gain, shading, prevailing winds, and seasonal average temperatures to minimize energy costs. Limit the footprints of new buildings and structures by optimizing use and flexibility of both indoor and outdoor spaces.

- Retain and maintain historic materials, features, finishes, construction techniques, spaces, and spatial relationships when changes to the cultural landscape are considered. Where building interior changes are required to enable reuse of buildings as staff housing, choose compatible features and materials and retain overall configuration of spaces to the extent possible.

- Design and site new additions and alterations to the landscape in such a way that, if removed in the future, the essential form and integrity of the cultural landscape would be unimpaired.

- Avoid landscape changes that create a false sense of historical development, including the addition of conjectural, typical, or representative features. Replacement of severely deteriorated features should be based on archeological, documentary, or physical evidence. The new feature should match the old in design, color, texture, and, where possible, materials.

- Design new features, systems, and programs to be as accessible as possible.

Maintenance

- Ensure a tidy, well-cared for, and maintained appearance within the property.

- Carefully address junctions between ground plane surface materials by ensuring that they are flush with one another without gaps, dips, or drop-offs.

- Maintain paved surfaces in smooth and repaired condition and rehabilitate the margins of circulation routes and drainage channels to address erosion and compaction problems.

- Rehabilitate pavements that are in fair to poor condition. Ensure that rehabilitated pavements are consistent with historic conditions in material, finish, and location.

- Utilize best management practices (BMPs), integrated pest management (IPM), and soil and erosion control measures in all maintenance and management practices to minimize water pollution and degradation of natural systems.

Resource-specific Treatment Recommendations

Refer to Figure 5-14. Treatment Plan for the Barn and Caretaker's Clusters and Figure 5-15. Treatment Plan for the Lodge Cluster, at the end of this chapter.

Natural Systems and Features Recommendations

- Protect and maintain the natural systems and features that contribute to the significance of the 4 Lazy F Ranch property, including:
  - The Snake River
  - Former river channels and natural drainageways
  - Cottonwood Creek
  - Native geology and soils

- Manage the majority of the property to promote diversity and native plant communities and serve wildlife populations. Remove the railing components of fencing systems except where recommended herein to exclude grazing and other populations. Retain the fenceposts to indicate historic fence alignments. Consider using native shrubs and rows to depict the alignment of historic fence lines where the railing components have been lowered to the ground or removed to benefit wildlife.

- Continue to manage the landscape surrounding the Lodge and Caretaker's Clusters to accommodate housing needs and use for outdoor activities and gathering. In these areas, maintain introduced vegetation that is not considered aggressive or invasive, and that is not likely to disrupt native species and plant communities. Otherwise, manage for native species and vegetation community health and sustainability. Consider replacing introduced plants that have the potential to become aggressive or invasive with native plant substitutions that are compatible with plants removed in terms of scale, texture, function, and form.

- Avoid significant changes or modifications to the landscape that could result in direct habitat loss, disturbance impacts, and/or the creation of barriers to wildlife movement. Where changes are required work to maintain larger areas of continuous habitat rather than small, unconnected patches. Prioritize the protection of riparian habitats.

- Encourage limited access to and disturbance within the wildlife habitat closure area north of the Lodge and Barn Clusters (Figure 5-1), particularly during the most active period of use by wildlife, which occurs between December and August.

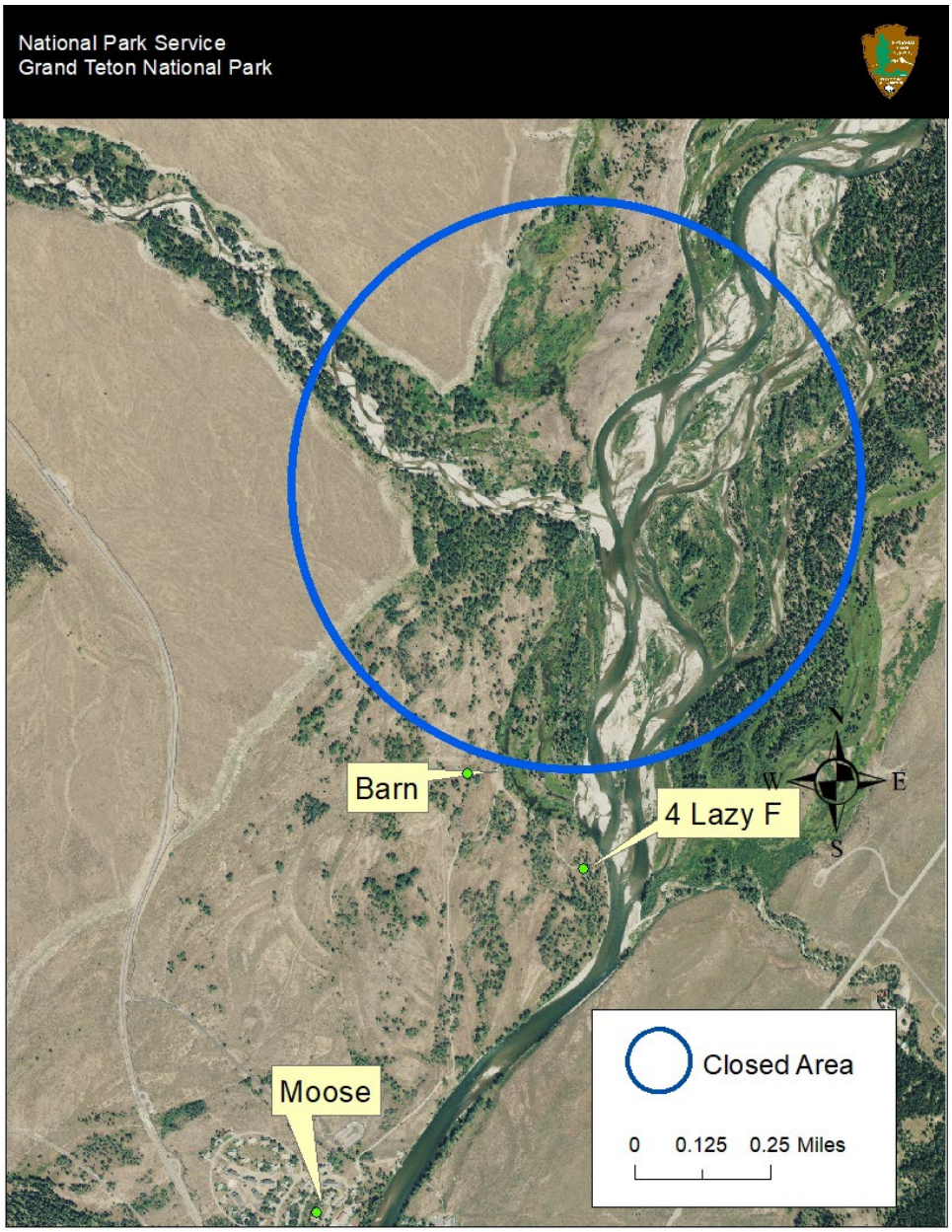


Figure 5-1. *Wildlife habitat closure area associated with 4 Lazy F Ranch.* (Source: Grand Teton National Park)

- Establish fire management protocols for the housing area that address fire truck access, fire suppression systems, management of vegetation in proximity to buildings, and other issues associated with protecting the facilities from wildland fire. Based on park review, no exterior fire suppression will be required for the seasonal housing area. Refer to the most current Fire Management Plan available for the park.[103] Additionally, the NPS has adopted the International Wildland Urban Interface code that calls for creating defensible space around all agency-owned

103. The current Fire Management Plan for use in developing protocols for rehabilitating 4 Lazy F Ranch to meet seasonal housing needs is National Park Service, Division of Fire and Aviation, "Reference Manual 58: Structural Fire Management" (Final Version 2015).

structures. Defensible space could affect vegetation within 30 to 90 feet of structures depending on fuel load and fire risk conditions (Figures 5-2 and 5-3). Defensible space could also entail establishing a fuel break around the complex.[104]



Figure 5-2. *Barn and Caretaker's Cluster buildings with 30-foot building offset for defensible space.*

104. Information derived from National Park Service, "Sky Ranch: Establish Defensible Space," PEPC Project Number 89508, 2020.

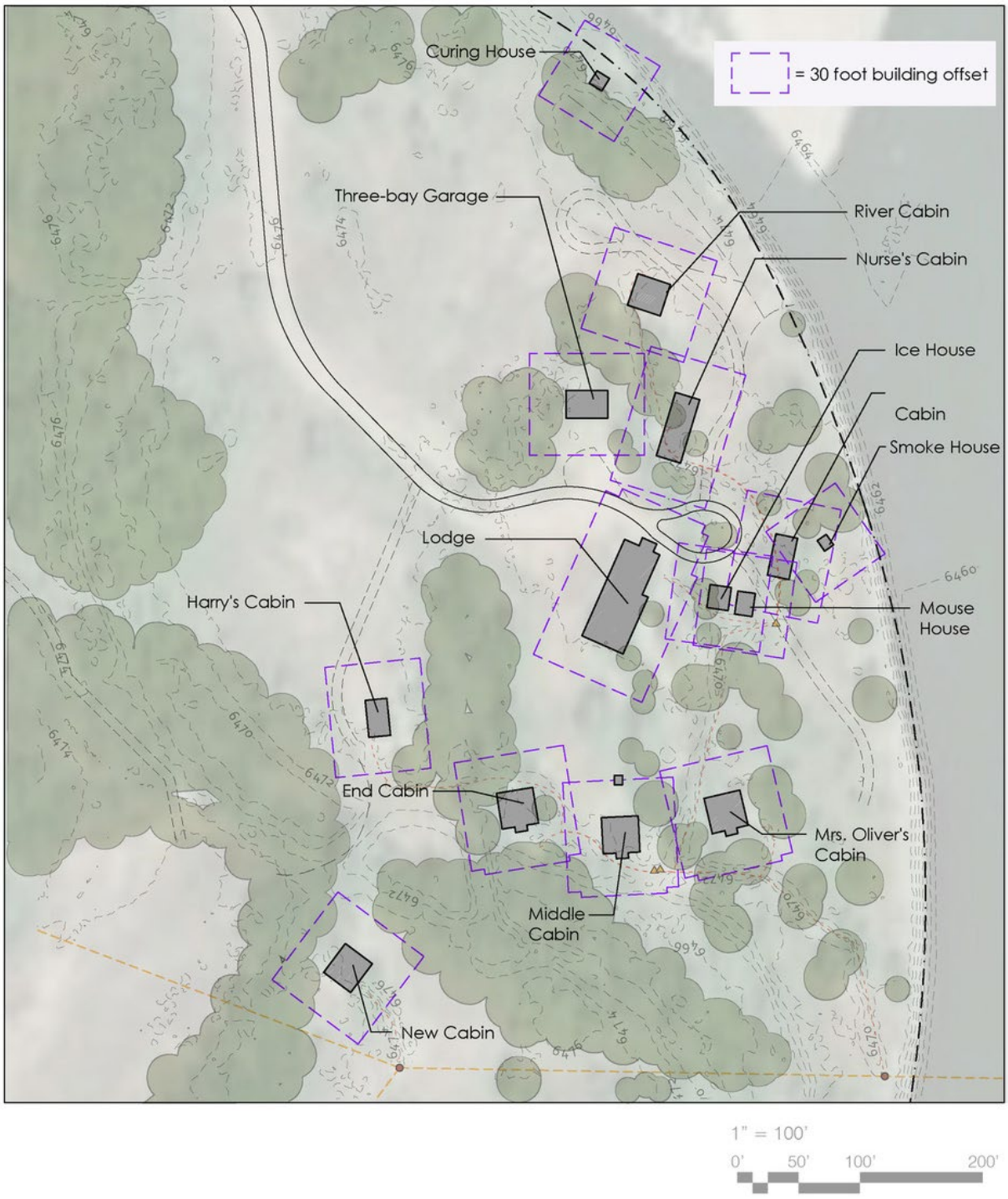


Figure 5-3. *Lodge Cluster buildings with 30-foot building offset for defensible space.*

Landform and Topography Recommendations

- Protect and maintain the landform and topography features that contribute to the significance of the 4 Lazy F Ranch property by avoiding activities that disturb the ground or modify the ground plane. Areas to protect and maintain include:

  - The relatively level terrain of the terrace where the Frews built their family vacation complex
  - The naturally occurring low-lying areas along former river channels
  - The altered topography associated with the irrigation ditches established by Bryant Mears
  - The altered topography associated with the casting pond

- Prohibit residents from accessing the river from margins of the 4 Lazy F Ranch developed area where steep banks present a safety concern.

Spatial Organization Recommendations

- Protect and maintain the spatial organization features that contribute to the significance of the 4 Lazy F Ranch property, including:
  - The Barn Cluster
  - The Caretaker's Cluster
  - The Lodge Cluster

- Identify appropriate locations for accessible parking, paths, entry into historic buildings, storage, and gathering that has the least impact on historic patterns of spatial organization.

- Preserve and enhance the historic character of the 4 Lazy F Ranch property by removing or screening non-contributing features that detract from its setting, spatial organization, and views.

- Where changes to historic patterns of spatial organization are recommended, such as the removal of fence rails for the benefit of wildlife, endeavor to retain an understanding of the patterns by retaining historic evidence in the form of fence posts and allowing for tree and shrub growth along the linear system. Take GPS points of fence posts to mark their locations for future preservation efforts.

- Maintain the area between the Barn and the Tack Room as a native grass meadow with the option to use it for temporary overflow parking as needed.



Figure 5-4. *Example of a gathering space at an existing residential area for employees located within the park.*

- Create a gathering space large enough to accommodate up to twenty people near the Lodge. The gathering space should be accessible via an accessible walk from the accessible housing unit(s) and contain four to six picnic tables and a group fire ring (Figure 5-4).

- Identify temporary parking locations for seasonal arrival and departure needs that are proximate to each housing unit or cluster.

- Identify permanent accessible parking locations in proximity to accessible housing units that are connected to an accessible building entrance via an accessible walk.

Land Use Recommendations

- Continue to use the Barn and Three-bay Garage as needed to accommodate storage, which is the only surviving historic land use. Perpetuate historic land uses to the extent possible by identifying appropriate compatible future uses that require the least alteration to historic and ongoing active use. Adaptive use of the property for housing and outdoor gathering will reintroduce historic land uses associated with the family vacationing and dude ranch period of the property's history.

Vegetation Recommendations

- Protect and maintain the vegetation features that contribute to the significance of the 4 Lazy F Ranch property, including:
  - Native stands of cottonwood and aspen trees
  - Native stands of spruce and pine trees south of the Lodge

  - Sagebrush and other native shrubs, forbs, and grasses surrounding the managed vegetation associated with the Lodge and Caretaker's Clusters
  - The lawn associated with the Lodge
  - Hops vines trained on a trellis in proximity to the Lodge porch
  - Herbaceous plantings in beds around the Lodge
  - Several ornamental shrubs around the Lodge

- Employ silvicultural methods, when removing or pruning trees, which minimize impacts to the surrounding vegetation, avoid ground disturbance in order to protect any known or potential archeological resources, and protect any damage to cultural features such as buildings, structures, roads, or paths.

- Replace plantings indicated as contributing in-kind when the need arises except as indicated below.

- Replace ornamental vegetation that is considered invasive, such as the honeysuckle shrubs around the Lodge, with a native shrub that does not bear fruit that will serve to attract bears. Although not comparable in form and height to the honeysuckle shrub plantings, options for replacement might include shrubby cinquefoil (*Dasiphora fruticosa*) and silverberry (*Elaeagnus commutata*). Endeavor to control invasive species, while also minimizing soil disturbance and retaining desirable vegetation to the extent possible.

- Consider replacing turf grasses around the Lodge with native drought tolerant grass species that will perpetuate the character of the lawn and allow for the establishment of outdoor use areas and a gathering space but will not require irrigation to thrive. Species to consider for this use include Idaho fescue *(Festuca idahoensis*), sheep fescue (*Festuca ovina*), and Sandberg bluegrass (*Poa secunda*). Minimize the use of heavy vehicles, use low tire-pressure vehicles, and avoid working the soil when wet to reduce the potential for ruts and compaction. Employ revegetation measures such as seeding to stabilize soil and minimize erosion.

- Train the hops to climb a trellis structure that stands independent of the building in order to protect the historic structure. Consider replacing the trained vines with western clematis (*Clematis occidentalis*) or cutting the vines back regularly, but not frequently (e.g., once every couple of years or more but no more than once per year) so that the fuel load concern is mitigated.

- Consider using the following native herbaceous perennials and grassland species when planting around the Lodge: oneflower helianthella (*Helianthella uniflora*), sulfur buckwheat (*Eriogonum umbellatum*), common yarrow (*Achillea millefolium*), showy goldeneye (*Heliomerois multiflora*), bigleaf lupine (*Lupinus polyphyllus*), Wasatch beardtongue (*Penstemon cyananthus*), tall ragwort (*Senecio serra*), and pearly-everlasting (*Anaphalis margaritacea*).

- Consider options for limiting the extent of the view into the complex by rafters traveling along the Snake River by planting groves of trees to help screen views into the housing area while still allowing views out to the river. Consider species that are native, durable, and appropriate to environmental conditions. Potential species include blue spruce (*Picea pungens*), Englemann spruce (*Picea engelmanii*), lodgepole pine (*Pinus contorta*), quaking aspen, and narrowleaf cottonwood. Utilize temporary irrigation measures only for the establishment period. Identify the

most convenient water source and a method of watering that limits the amount of time park personnel need to spend overseeing the process.

- Follow the guidance afforded in the National Park Service's 2007 "Grand Teton National Park Hazard Tree Management Plan," to address specific issues related to identification and mitigation of hazard tree conditions. Based on the guidance provided in the plan, the park works to identify hazardous trees and remove them in areas where people and structures are present. Guidance for tree removal suggests:
    - Removing individual trees by sectioning and lowering limbs and trunk to the ground where felling the tree has the potential to impact nearby cultural resources.
    - Removing felled trees without dragging, which gouges the ground surface.
    - Cutting stumps to the ground rather than uprooting them.
    - Grinding stumps after testing the perimeter for archeological resources.
    - Filling any resulting pits with local soil. Alternatively, leave the stumps, and treat those anticipated to sprout with a systemic herbicide, such as glyphosate, to discourage and control woody regeneration. Chemical control of woody plant regeneration should be conducted by a certified herbicide applicator.
    - Avoiding vegetation clearing or thinning in sensitive ecological areas and plant communities.
    - Delineating area wetlands should before field clearing begins.
- Refer to the Fire Management Plan for information and policies related to combustible vegetation and defensible space surrounding structures. The Fire Management Plan references the following key Wildland-Urban Interface guidance and policies:
    - Executive Order -- Wildland-Urban Interface Federal Risk Mitigation | whitehouse.gov (archives.gov)
    - https://www.nps.gov/articles/p52-wildland-urban-interface-fire-safety.htm
    - https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/
    - https://codes.iccsafe.org/content/IWUIC2018/chapter-6-fire-protection-requirements
    - https://www.nwcg.gov/sites/default/files/publications/pms051.pdf
    - https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA
- Follow the guidance afforded in the Wildland-Urban Interface Code, Section 603, in determining defensible spaces around buildings (Figure 5-5).
- Also follow the guidance afforded in the Wildland-Urban Interface Code, Section 604, in maintaining defensible spaces around buildings (Figure 5-6).

SECTION 603
DEFENSIBLE SPACE

603.1 Objective

Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

603.2 Fuel modification

Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* distances contained in Table 603.2. For all other purposes the *fuel modification* distance shall be not less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-specific analysis based on local conditions and the fire protection plan.

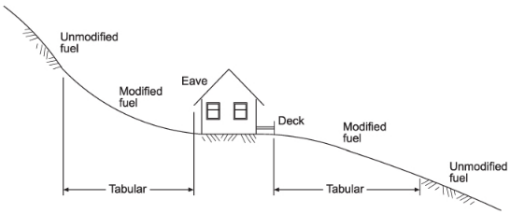


FIGURE 603.2 MEASUREMENTS OF FUEL MODIFICATION DISTANCE

TABLE 603.2 REQUIRED DEFENSIBLE SPACE

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)[a]
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.

603.2.1 Responsible party

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.2 Trees

Trees are allowed within the *defensible space*, provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm).

603.2.3 Groundcover

Deadwood and litter shall be regularly removed from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated *defensible space*, provided that they do not form a means of transmitting fire from the native growth to any structure.

Figure 5-5. *Wildland-Urban Interface Code, Section 603: Defensible Space.*

SECTION 604
MAINTENANCE OF DEFENSIBLE SPACE

604.1 General

Defensible spaces required by Section 603 shall be maintained in accordance with Section 604.

604.2 Modified area

Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility

Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of *defensible spaces*. Maintenance of the *defensible space* shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees

Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the *defensible space* shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

604.4.1 Chimney clearance

Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

604.4.2 Deadwood removed

Deadwood and litter shall be regularly removed from trees.

Figure 5-6. *Wildland-Urban Interface Code, Section 604: Maintenance of Defensible Space.*

- Follow additional National Park Service guidance regarding management and maintenance of vegetation in the vicinity of buildings and other wildland-urban interface areas such as:
    - Remove combustible vegetation from around any structure. Thin out continuous tree and brush cover and remove dead limbs, fallen trees, leaves, twigs and evergreen tree cones

within 30 feet of the structure to create a "safety zone of low fuel density all around the home" (NFPA) (refer to Figures 5-2 and 5-3).

- Prune tree branches to 10 feet above the ground and remove leaves and twigs from beneath trees, in the yard, on roofs, patios and landscaped shrubs.
- Do not use highly flammable landscaping near structures. Avoid using bark or wood chip mulch in the safety zone.
- Stack firewood uphill at least 15 feet from a house. Fire risks increase when wooden decks, patios and woodpiles are placed close to structures or when flammable materials are stored near structures.
- Be aware that roofs and walls made of untreated flammable materials such as wood shakes and shingles pose a significant fire threat. Wind-carried embers can ignite such fuel sources. Consider using fire-retardant treated wood shakes and shingles when those building elements need to be replaced.
- Clean roof and gutters regularly.
- Mow tall grass and keep it to a maximum height of two inches within the home safety zone.

- Consider overall shade conditions in replacing removed trees within the Lodge and Caretaker's Cluster to avoid losing an important amenity. Plant new trees to perpetuate shade but so that they do not block important viewsheds or threaten historic resources. Consider planting quaking aspen (*Populus tremuloiudes*) and narrowleaf cottonwood (*Populus angustifolia*) for shade.

- Remove vegetation that has become established around the gate leading to the Lodge Cluster to restore the historic condition and improve views to and from the Lodge.

- Plant a hedgerow of trees in the location of the former fence line that ran from the Curing House down to the casting pond. The row of trees could reference the historic fence line and also provide screening of the developed area.

- Limit the growth of woody vegetation at the lawn west of the Lodge in order to maintain the historic open character as well as views to and from the Lodge Cluster.

Circulation Recommendations

- Protect and maintain the circulation features that contribute to the significance of the 4 Lazy F Ranch property by cutting back encroaching vegetation and maintaining the open corridor. The contributing circulation features include:
  - The access road
  - The road to Cottonwood Creek
  - The gravel road to the Lodge
  - The trace road leading to former agricultural fields
  - Informal parking areas near the Barn and Lodge
  - The trace road to Harry's Cabin
  - The trace road to River Cabin

  - The trace road between Mouse House and George's Cabin

- Maintain historic alignments of roads. Limit the construction of new roads, including service or maintenance routes unless absolutely necessary. When necessary, introduce new circulation in a manner that is consistent with the goals to protect natural, scenic, and aesthetic values, ensure safety, and protection of park resources.

- Consider the availability of existing roads and road traces when identifying the cabins to be updated for accessibility and for use in establishing permanent accessible parking as well as temporary arrival and departure parking. Ensure that new parking areas are small in scale and introduced near historic buildings in such a way as to reduce visual impacts.

- Establish accessible routes and paths connecting accessible parking spaces to accessible housing units, dining areas, laundry facilities, indoor common spaces, and the outdoor gathering area. Utilize recycled asphalt topped with gravel or concrete to pave the accessible routes and paths (Figure 5-7).

- Follow the guidance afforded in Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the standards associated with the Architectural Barriers Act Accessibility Standards (ABAAS) when designing accessible routes and paths.

- Establish routes and paths connecting housing units with group amenities such as the gathering area, the Lodge, and storage facilities. Ensure they are evenly graded and well-drained to prevent trampling of vegetation, soil compaction, and erosion of the path margins. Introduce new paving in the least obtrusive manner possible by ensuring that it remains flush with the surrounding grade, presents a color that blends with the surrounding landscape, and is the narrowest possible to accommodate anticipated use and accessibility guidelines.

- Encourage the avoidance of existing or new social trails outside of designated routes in an effort to protect wildlife habitat areas, particularly north of the barn and along riparian areas. Use road traces only minimally.

Excerpt from *TRAIL SURFACING SPECIFICATION*

New, additional trail shall require removal of existing vegetation, placement of government provided geotextile, placement of 6" loose RAP, placement of loose topsoil in top 2" of trail surface at a ratio of 1/3 topsoil to 2/3 RAP, mixing top 2" of trail surface, and application of Resin Pave (or SIMILAR), compacting trail surface, and final placement of finish coat of Resin Pave (or SIMILAR).

Contractor shall perform the following work items:

1. Transport appropriate number of cubic yards of existing Reclaimed Asphalt Paving material (RAP) from stockpile. Contractor shall be required to screen or otherwise break up existing RAP into a size gradation containing pieces no larger than 1" in any dimension.
2. Contractor shall dump RAP at project area, in areas conducive for placement on new trail. Contractor shall place material on new trail bed using equipment small enough to work on new trail bed but no larger. Contractor shall only use equipment no wider than 5' in width and shall only access new trail in approved locations.
3. Contractor shall place RAP to a depth of 6" loose using placement equipment. Manual placement of RAP shall be required to spread and adequately place material to the width and depth required. Contractor may dump RAP in up to 3 stockpiles conducive for placement on trail.
4. Contractor shall place material to a depth of 6" loose, and only to a width of 5'. Contractor shall ensure RAP material is placed to sufficient depth and width, and shall spread and level all RAP, leaving it in a manner conducive to finishing. RAP surface shall be left level, cross slope, across trail cross section. Placement of RAP shall be done on geotextile mat material. Care shall be taken by the contractor to ensure geotextile is not damaged during spreading and leveling of RAP. In some instances, existing trail bed prior to RAP placement shall require leveling – contractor to perform using additional RAP (above required amount for trail surfacing), or use of existing on site topsoil may be allowed (using topsoil to level areas of existing trail surface shall require contractor to place and compact topsoil on top of geotextile prior to placement of RAP).
5. Contractor shall place and thoroughly mix topsoil to the top 2" of placed RAP. Topsoil shall be mixed with the top 2" of RAP at a ratio of 1/3 to 1/2 parts topsoil to 2/3 to 1/2 parts RAP. (I.E., 1" of loose topsoil placed on top surface of placed RAP, then mixed with a tiller set to 2" depth shall create a 2" loose depth of ½ topsoil and ½ RAP, or 2/3" of loose topsoil placed on top surface of RAP, then mixed with a tiller set to 2" shall create a 2" loose depth of 1/3 topsoil and 2/3 RAP).
6. Contractor shall provide and install a specified amount of Resin Pave stabilization emulsion, polymer resin blend, as manufactured by Midwest Industrial Supply, Inc (RoadOyl), or SIMILAR material. Material shall be a polymer-enhanced resin based organic emulsion to be placed on finished trail tread. Contractor shall install material in accordance with manufacturer's requirements. Contractor to spray Resin Pave (or SIMILAR) on top surface of RAP and topsoil mixture prior to mixing at rates specified by manufacturer.
7. After spraying Resin Pave (or SIMILAR) on topsoil mixture and after mixing top 2" of trail bed, contractor shall compact trail surface using smooth drum steel roller or other approved means. Contractor shall roll and compact surface to provide a smooth finished trail surface. If dips or other surface deformities are created during rolling and compacting, contractor shall provide additional material (RAP and topsoil mixture with Resin Pave, or SIMILAR) sufficient to remove all surface deformities. Finish trail surface shall be smooth free of any protruding rocks greater than ¼" in any dimension. Finished surface shall meet all accessibility standards when completed.
8. After compacting trail surface, contractor shall apply finish coat of Resin Pave (or SIMILAR), as required by manufacturer. Contractor shall provide manufacturer/supplier representative to be on site during product application. Contractor to provide any and all additional material if required, to fill in low spots, dips, depressions created during compaction.
9. Contractor to remove any and all surface irregularities prior to completion.

Figure 5-7. *Recycled asphalt and resin-bound permeable trail surfacing specification.* (Source: Grand Teton National Park)

- Discourage people from accessing the river and its channels from 4 Lazy F Ranch for the purposes of resource and wildlife protection and for human safety. Offer an alternative access point downriver from where Ditch Creek meets the Snake River in an area already impacted by anglers and heavy boat traffic.

- Surface pedestrian paths within 4 Lazy F Ranch used to accommodate adaptive use for seasonal housing needs in accordance with the specifications utilized by the park to contract trail surfacing. See excerpts from the Trail Surfacing Specifications above in Figure 5-7. Provide a small parking area for residents in front of the Three-bay Garage. If additional parking is necessary, consider providing parking along the trace road leading to Henry's Cabin for either seasonal or temporary parking.

- Provide accessible parking with an accessible pedestrian route behind the Lodge.

- Provide a parking area near the Barn that is out of the primary viewshed. Consider the use of this space as a designated trash collection area for residents where large vehicles can easily maneuver. Consider additional plantings to help screen the parking area.

- Utilize a stabilized surface material such as asphalt to pave the access road and parking area south of the Barn.

- Ensure that the access road remains wide enough to accommodate the packer trucks used for trash removal.

- Consider surfacing 4 Lazy F Ranch Road with a stabilized material such as asphalt to ensure that it supports the more active use associated with seasonal housing without requiring regular repair and maintenance.

Buildings and Structures

- Protect and maintain the buildings and structures features that contribute to the significance of the 4 Lazy F Ranch property, including:
    - 4 Lazy F Dude Ranch Barn (HS-413)
    - 4 Lazy F Dude Ranch Tack Room (HS-414)
    - 4 Lazy F Dude Ranch Chicken Coop (HS-415)
    - 4 Lazy F Dude Ranch Caretaker's House (HS-412)
    - 4 Lazy F Dude Ranch Caretaker's Outhouse (HS-412A)
    - 4 Lazy F Dude Ranch Caretaker's Garage (HS-412B)
    - 4 Lazy F Dude Ranch Lodge (HS-399)
    - 4 Lazy F Dude Ranch River Cabin (HS-400)
    - 4 Lazy F Dude Ranch Curing House (HS-400A)
    - 4 Lazy F Dude Ranch Nurse's Cabin (HS-401/HS-402)
    - 4 Lazy F Dude Ranch Three-bay Garage (HS-403)

- 4 Lazy F Dude Ranch George's Cabin (HS-404)
- 4 Lazy F Dude Ranch Smoke House (HS-404A)
- 4 Lazy F Dude Ranch Mouse House (HS-405)
- 4 Lazy F Dude Ranch Ice House (HS-406)
- 4 Lazy F Dude Ranch End Cabin (HS-407)
- 4 Lazy F Dude Ranch Middle Cabin (HS-408)
- 4 Lazy F Dude Ranch Mrs. Oliver's Cabin (HS-409)
- 4 Lazy F Dude Ranch Harry's Cabin (HS-410)
- 4 Lazy F Dude Ranch New Cabin (HS-411)
- 4 Lazy F Dude Ranch well house ruins

- Stabilize and preserve buildings and structures in deteriorated or collapsed/partially collapsed condition, including:
  - 4 Lazy F Dude Ranch Curing House (HS-400A); suffering from slight racking and deteriorated materials
  - 4 Lazy F Dude Ranch Smoke House (HS-404A); suffering from racking and a partially collapsed brick firebox
  - 4 Lazy F Dude Ranch Three-bay Garage (HS-403); the roof is missing; it was removed after collapse
  - 4 Lazy F Dude Ranch Tack Room (HS-414): the lean-to addition at the north end is collapsed
  - 4 Lazy F Dude Ranch Chicken Coop (HS-415); the roof is collapsed
  - 4 Lazy F Dude Ranch well house ruins; the structure is fully collapsed and requires reassembly

- Rehabilitate buildings that are to be adaptively reused (Figure 5-8) and preserve and stabilize buildings that are not to be reused/occupied.

- Update the conditions assessment in the 2008 HSR[105] and 2015 log structure investigation report[106] in order to develop a preservation maintenance plan guiding regular maintenance and repair for all buildings and structures, and a stabilization plan for repairing and stabilizing buildings and structures in deteriorated or collapsed/partially collapsed condition as noted above.
  - As noted in the HSR, the buildings should be tested for asbestos prior to the development of a preservation maintenance plan or any rehabilitation work.

105. A&E Architects, *4 Lazy F Historic Structures Report* (Moose, Wyoming: National Park Service, Grand Teton National Park, September 2008).
106. Anthony & Associates, Inc., *Limited Wood Investigation of Historic Log Structures, Grand Teton National Park, Wyoming* (prepared for Grand Teton National Park, August 31, 2015).

- Maintain building siding using traditional linseed oil, and in the case of the Barn, linseed oil-based paint.

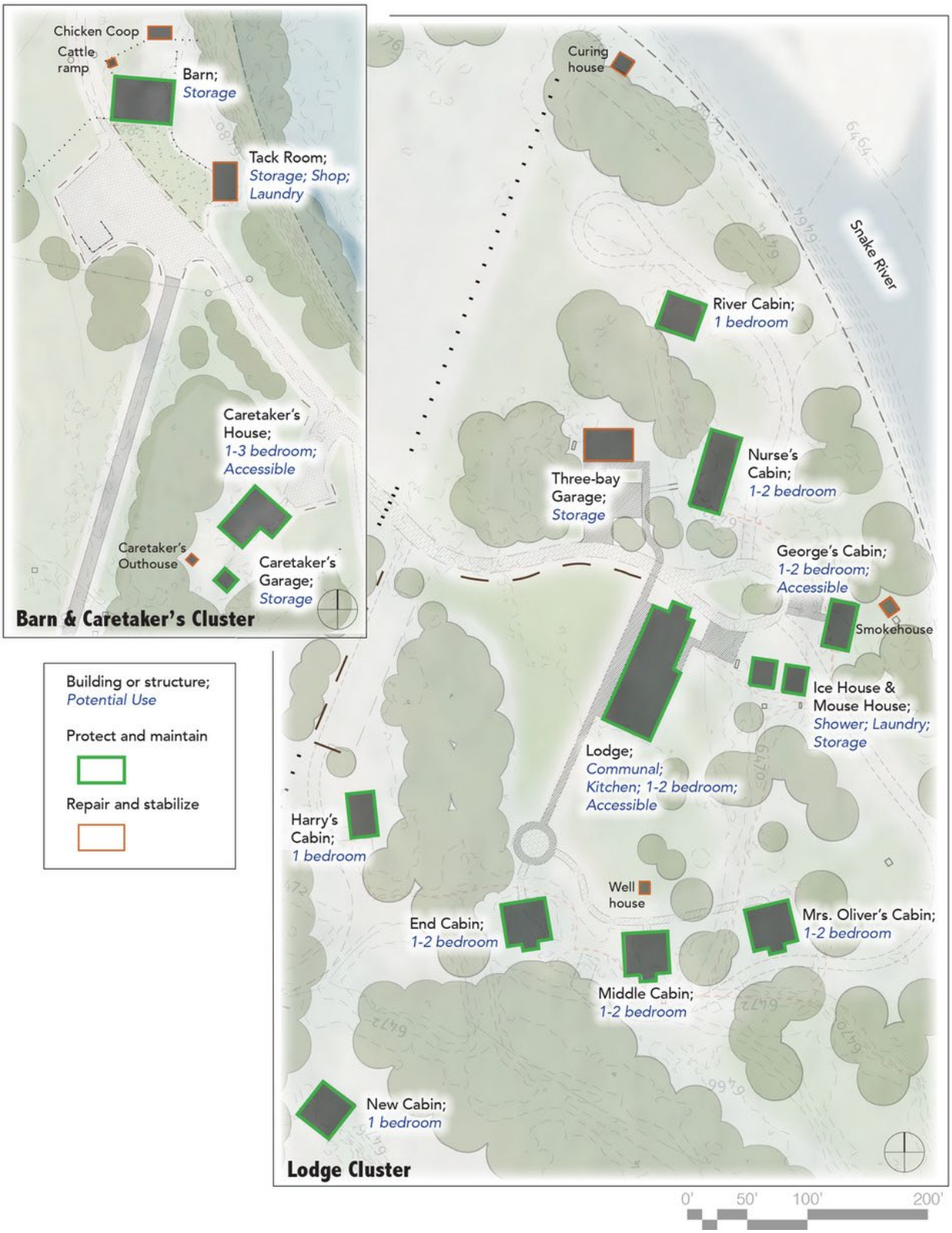


Figure 5-8. *Adaptive use proposed by NPS for 4 Lazy F Ranch buildings, 2022.*

- Rehabilitate the district's residential buildings for use as seasonal staff housing (Figure 5-8). All residences would need to be brought up to code, and would require new systems (electrical, water, septic, fire-life safety, etc.). The new use would require rehabilitation of existing bathrooms in these buildings but likely would not include bathtubs/showers where they do not already exist and would not add kitchens; these functions would be best housed in the Lodge and/or other ancillary buildings like the Ice House (see below). The potential occupancy of each residential building, based on existing interior layout and size and assuming one person per bedroom, is noted below:
    - 4 Lazy F Dude Ranch Caretaker's House (HS-412)
        - Potential capacity: one to three occupants
        - Given its existing driveway and parking area, as well as its general size, this building is recommended as a viable candidate for accessible housing. Specific building details such as door widths, threshold heights, room sizes and fixtures/equipment, as well as parking and a route into the building need to be reviewed for compliance with ABAAS. [107]
    - 4 Lazy F Dude Ranch River Cabin (HS-400)
        - Potential capacity: one occupant
    - 4 Lazy F Dude Ranch Nurse's Cabin (HS-401/HS-402)
        - Potential capacity: one to two occupants
    - 4 Lazy F Dude Ranch George's Cabin (HS-404)
        - Potential capacity: one occupant
        - Given its proximity to the Lodge, its orientation toward the Lodge Cluster loop road, and its interior configuration (one bedroom with a large bathroom that was originally the communal bathhouse), this building is recommended as a viable candidate for accessible housing. Specific building details such as door widths, threshold heights and bathroom configuration/fixtures need to be reviewed for compliance with ABAAS.[104]
    - 4 Lazy F Dude Ranch End Cabin (HS-407)
        - Potential capacity: one to two occupants
    - 4 Lazy F Dude Ranch Middle Cabin (HS-408)
        - Potential capacity: one to two occupants
    - 4 Lazy F Dude Ranch Mrs. Oliver's Cabin (HS-409)
        - Potential capacity: one to two occupants
    - 4 Lazy F Dude Ranch Harry's Cabin (HS-410)
        - Potential capacity: one occupant

107. The plan drawings in A&E Architects, *4 Lazy F Historic Structures Report* (2008) appear to use uniform 3-foot-wide door dimensions in all drawings; while this may in fact be the case, field measurements are required to confirm accuracy.

    - 4 Lazy F Dude Ranch New Cabin (HS-411)
        - Potential capacity: one occupant
        - This building is slightly more distant from the rest of the Lodge cluster and may require additional circulation and access considerations.

- Rehabilitate the Lodge to support group cooking, dining, and indoor communal space needs. If used as the primary indoor common space in the complex, the Lodge should be upgraded to provide accessibility to and within these spaces.
    - Potential additional uses: accessible housing, a shared shower facility, a shared laundry facility, communal office space

- Rehabilitate some of the district's ancillary buildings to support staff housing needs. Potential uses and most likely building candidates are noted below:
    - 4 Lazy F Dude Ranch Ice House (HS-406)
        - Potential use as shower facility, laundry facility, or small-scale storage
    - 4 Lazy F Dude Ranch Mouse House (HS-405)
        - Potential use as shower facility, laundry facility, or small-scale storage
    - 4 Lazy F Dude Ranch Three-bay Garage (HS-403)
        - Potential use as small-scale or large item storage facility (bicycles, kayaks, etc.)
    - 4 Lazy F Dude Ranch Caretaker's Garage (HS-412B)
        - Potential use as small-scale or large item storage facility
    - 4 Lazy F Dude Ranch Barn (HS-413)
        - Potential use as small-scale and large item storage facility
    - 4 Lazy F Dude Ranch Tack Room (HS-414)
        - Potential use as small-scale storage facility, possibly as an auxiliary shop or laundry facility

Constructed Water Features Recommendations

- Protect and maintain the constructed water features that contribute to the significance of the 4 Lazy F Ranch property, including:
    - The ponds northeast of the Caretaker's House
    - The ponds along the gravel road to the Lodge
    - The irrigation ditches
    - The former casting pond

- Avoid disturbing the remaining structures and altered topography associated with the irrigation ditches.

Views and Vistas and Visual Quality Recommendations

- Protect and maintain the key views and vistas that contribute to the significance of the 4 Lazy F Ranch property, including:
  - Views looking toward the Teton Range from the Barn and Lodge Clusters
  - Inwardly focused views within the Lodge Cluster
  - Views east to the Snake River form the Lodge Cluster
  - Views of the Lodge from the End Cabin, the Middle Cabin, and Mrs. Oliver's Cabin
  - Views of the Lodge from the entrance gate along the access road

- Consider the use of screening to limit views into the site from the Snake River to afford a level of privacy for residents. Utilize screening methods that blend with the surrounding character of the site. Consider plantings as the most appropriate method for screening. Alternatively, consider privacy fencing where plant materials cannot be used to screen incompatible new additions to the landscape (Figure 5-9)



Figure 5-9. *Examples of simple wood fence panels used as privacy screening.*

- Screen incompatible new additions to the complex.

- Minimize the impact on views when proposing new circulation systems. Consider the visual impacts of vehicles and vehicular access systems. Also consider noise and other impacts associated with parking.

- Minimize the visual impacts of new pedestrian access systems by utilizing a consistent palette of materials and limiting path widths to the minimum needed to accommodate anticipated uses.

- Preserve and restore historic views to significant spaces, environmental elements, and architectural features by ensuring that vegetation does not obscure the views.

Small-scale Features Recommendations

- Protect and maintain the small-scale features that contribute to the significance of the 4 Lazy F Ranch property, including:
    - The remains of historic irrigation features such as wooden sluice gates
    - The entrance gate into the Lodge cluster
    - The swinging gate at the Barn
    - Corral fencing at the Barn and between the Barn and the Tack Room
    - Remnants of historic fencing along the southern property boundary
    - Remnants of fencing southwest of the Barn
    - Remnants of buck and pole fencing southwest of the Curing House
    - Remnants of fencing surrounding the Caretaker's Cluster
- Repair and stabilize small-scale features and components of small-scale features that are in collapsed or partially collapsed condition, including:
    - Cattle ramp portion of the Barn Cluster corral, off the northwest corner of the Barn
    - Sections of corral fencing to be retained

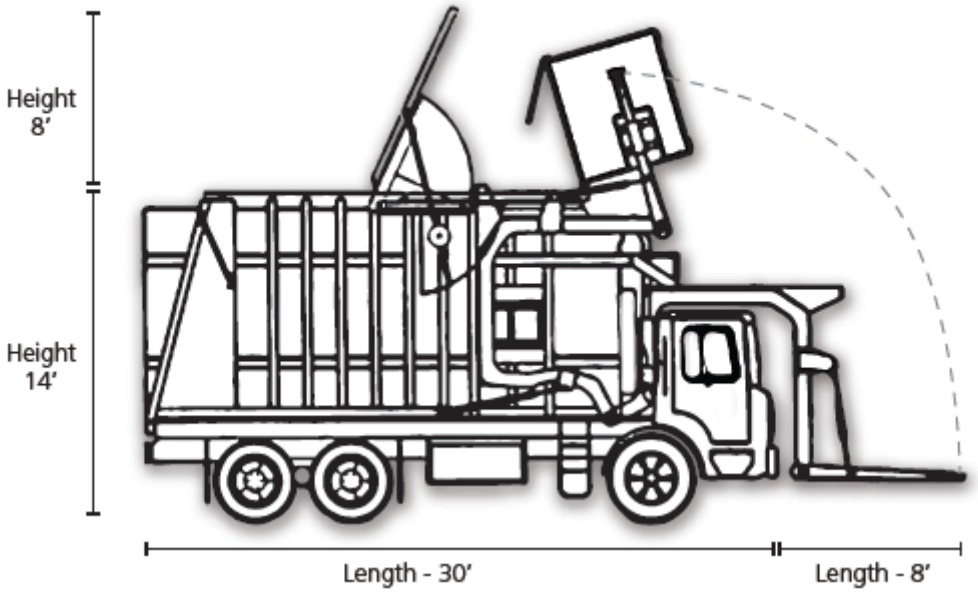


Figure 5-10. *Standard garbage truck and dumpster sizes to be accommodated for trash pick-up at 4 Lazy F Ranch.* (Source: Grand Teton National Park)

- Locate bear-proof dumpsters in the vicinity of the Barn for use by residents to locate their trash where it can be picked up by packer trucks (Figure 5-10), alleviating the need to have the trucks

access the housing complex and travel through the historic gate. Provide a temporary trash collection area, if needed, by the Three-bay Garage.

- Provide bear-proof trash receptacles for use by residents before trash is packed out to the dumpsters.

- Erect the minimal number of signs necessary to meet identity, directional, interpretive, and regulatory needs. Follow precedents set within the area for materials and form (Figure 5-11) or refer to Chapter 6 of the *National Park Service UniGuide Program* manual.



Figure 5-11. *A routed wood sign at the Jackson Hole Airport (left) and a routed plastic sign located at the Caretaker's House (right) which mimics natural wood but is considerably more durable and easier to maintain.*

- Provide site furnishings for the benefit of those using the property that are compatible with the character of the historic property in terms of siting, scale, and materials (Figure 5-12). Consider grouping or co-locating new small-scale features into small nodes, such as the gathering area. New site furnishings and other features added to support adaptive use should be from sustainable materials that are compatible with the character of the cultural landscape.



Figure 5-12. *Examples of compatible seating and picnic tables that match color and material and are meant to not contrast with the surrounding landscape.* (Source: Polywood)



Figure 5-13. *Examples of log barriers used at Jenny Lake Lodge.* (Source: National Park Service)

- Protect the landscape along the margins of roads and parking areas using log barriers (Figure 5-13).

- Remove the rail components of most fencing while otherwise retaining the fence posts to indicate historic fence alignments while allowing wildlife to pass.

- Use snow poles along the access road during the winter months to protect the road margins from plowing.

- Consider relocating the utility pad and associated infrastructure in front of the Lodge to a less prominent location within a primary viewshed perhaps across the road near the Three-bay Garage.

- Consider burying electric utility lines to minimize the impact to natural features. If not possible, ensure that future electric utility projects utilize the current alignment and arrangement of utility posts and line to minimize disturbance outside areas already impacted.

- Consider opportunities to co-locate utilities as best as possible to limit disturbance to cultural resources including visual impacts.

Archeological Resources Recommendations

- Protect and preserve archeological resources in place. If such resources must be disturbed, undertake mitigation measures such as recovery, curation, and documentation.

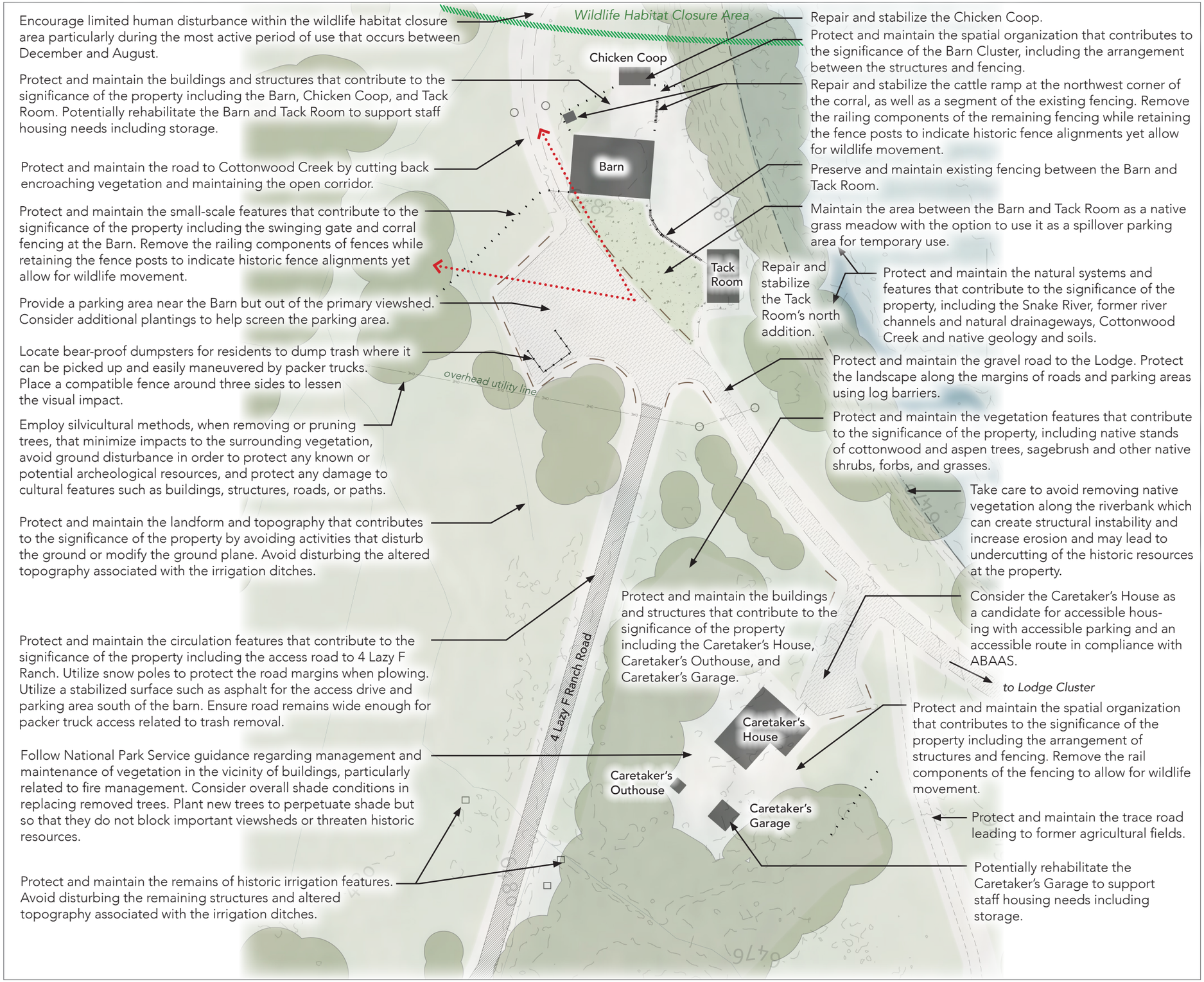
- Limit the use of destructive techniques, such as archeological excavation, to provide information required to support research, interpretation, and management goals.

- Utilize the findings of non-invasive methods to identify areas of possible interest for conducting subsurface investigations. For example, consider conducting a ground-penetrating radar (GPR) survey to help determine the purpose of features currently visible on the ground.

- Avoid land use activities, permanent or temporary, which threaten or impair known or potential archeological resources.

- Monitor and regulate use of the landscape to minimize immediate and long-term damage to cultural resources, including archeological resources.

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Grand Teton National Park
4 Lazy F Ranch

Cultural Landscape Report

Circulation

- Paved surface
- Gravel surface
- Compacted dirt (temporary vehicular access only)

Small-scale features

- Log barriers
- Fencing to remain or new fencing
- Fencing to remove (maintain posts to indicate historic fence alignments and allow for wildlife movement)

Key views

Sources and Notes:

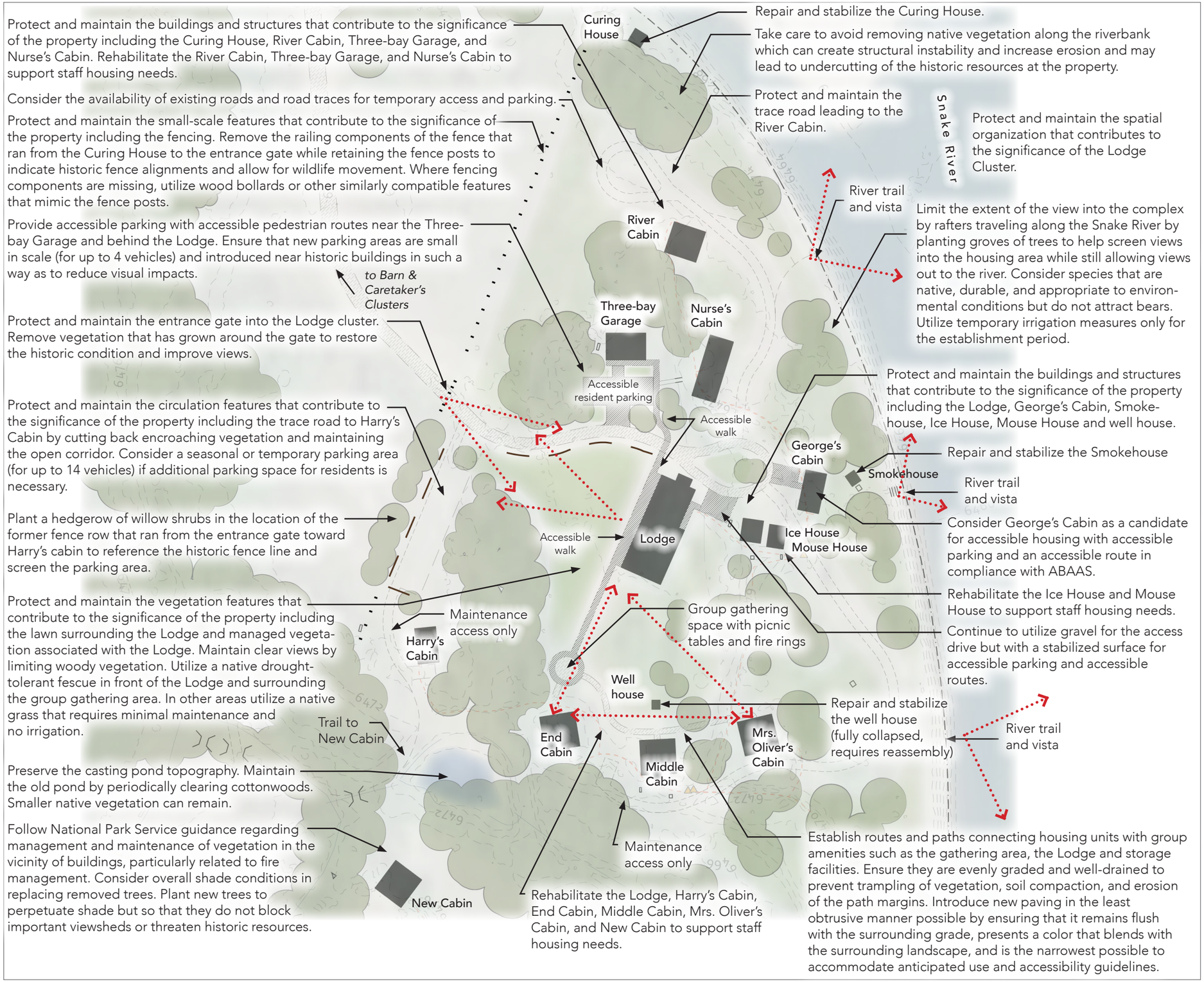
1. Refer to the CLR Chapter 5 for a complete list of all treatment recommendations for the 4 Lazy F Ranch property
2. Buildings, contours, and utility locations provided by GRTE.
3. Drawings prepared in AutoCAD and Adobe Illustrator.

Treatment Plan: Barn Cluster & Caretaker's Cluster

Figure 5-14

1" = 60'

0' 30' 60' 120'



Grand Teton National Park
4 Lazy F Ranch

Cultural Landscape Report

Circulation

- Stabilized, accessible surface
- Gravel surface
- Compacted dirt (temporary vehicular access only)

Small-scale features

- Log barriers
- Fencing to remove (maintain posts to indicate historic fence alignments and allow for wildlife movement)

Key views

Sources and Notes:

1. Refer to the CLR Chapter 5 for a complete list of all treatment recommendations for the 4 Lazy F Ranch property
2. Buildings, contours, and utility locations provided by GRTE.
3. Drawings prepared in AutoCAD and Adobe Illustrator.

Treatment Plan: Lodge Cluster

Figure 5-15

1" = 100'

0' 50' 100' 200'



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