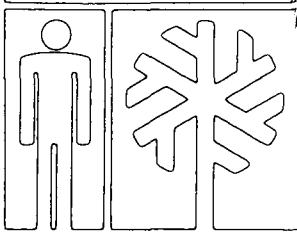
136/D1406

historic structure report
administrative data
historical data
architectural data
april 1979

GRAND TETON
LEEK'S LODGE



NATIONAL PARK / WYOMING

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Midwest/Rocky Mountain Team, Denver Service Center

CONCURRED:

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Robert I. Kerr, Superintendent — 6/26/78
Grand Teton National Park

APPROVED:

Glen T. Bean, Regional Director — 7/19/78
Rocky Mountain Region

HISTORIC STRUCTURE REPORT
LEEK'S LODGE
GRAND TETON NATIONAL PARK
TETON COUNTY, WYOMING

ADMINISTRATIVE DATA
HISTORICAL DATA
ARCHITECTURAL DATA

Prepared by
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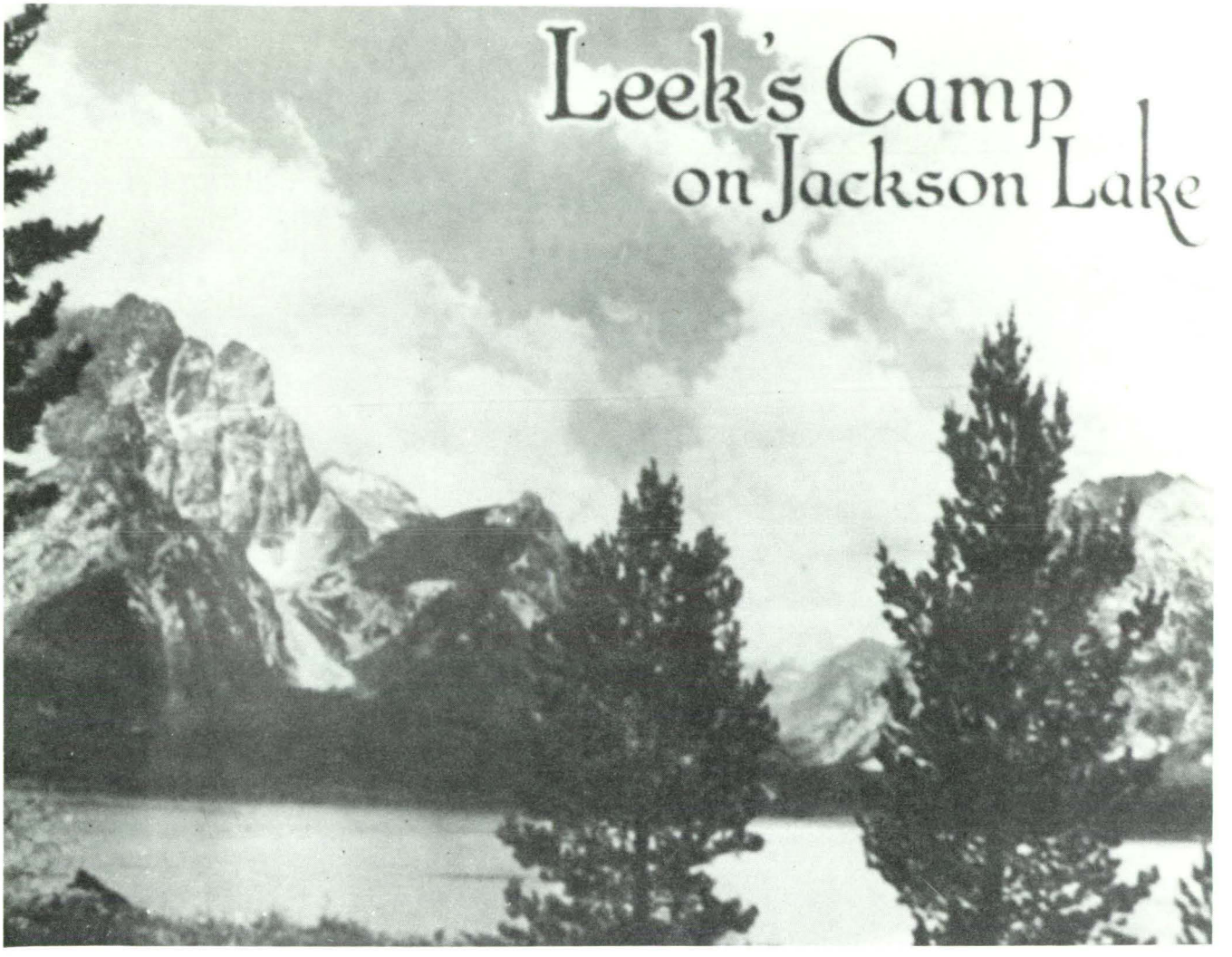
Midwest/Rocky Mountain Team
Denver Service Center
National Park Service
United States Department of the Interior
Denver, Colorado



Leek's Camp on
Jackson Lake

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I. ADMINISTRATIVE DATA SECTION

A. Name and Number of Structure

Leek's Lodge, Structure No. 627, is located on the east shore of Jackson Lake in Grand Teton National Park, 10 miles NNW of Moran, Wyoming, off of U.S. Highway 89-287. Construction of the log structure, approxi-mately 36' by 65', including porches, was begun in 1927 by Stephen Nelson Leek (1858-1943) and his sons. The lodge was the focus of dining and social activity in the complex of guest cabins established as Leek's Camp for fishermen and sportsmen. The building is significant as one of the earliest resort structures in the Jackson Hole locality and for its association with Leek himself, an important wilderness guide and wildlife conservationist in the early 20th century.

B. Proposed Use of Structure

Leek's Lodge will be stabilized so that the exterior retains its historic appearance. The interior will be renovated for adaptive use as a seasonal dormitory for Park personnel. It will house six to eight single employees who will share a kitchen and a bathroom. The character of the double-height lounge and dining areas will be retained to the extent that installation of modern fixtures will be confined to the northern end of the building. Structural reinforcement of the roof members, however, will be necessary throughout the building.

There will be limited outdoor exhibits interpreting the sequence of construction and early resort use of the building, and recognizing the Lodge as a National Park Service historic preservation project.

C. Justification for Such Use

Leek's Lodge was nomianted for the National Register of Historic Places in 1974 by State Historic Preservation Officer Paul H. Westedt, and was entered on the Register in 1975 at the Second (state of regional) Order of Significance. With the creation of Jackson Hole

National Monument in 1943, Lee's Lodge became a National Park Service concession. The archi-tectural character of this early resort will set the tone for modern-day marina facilities to be constructed for use by the present concessioner, Signal Mountain Lodge.

The building can be interpreted effectively on the exterior. Adaptive use of the interior as a National Park Service employee dormitory will allow protective personnel to be located at the day-use marina and will help relieve a severe problem of quarters for summer staff.

D. Provision for Operating Structure

The structure will be operated by the National Park Service in accordance with the Master Plan approved March 19, 1976 and the interpretive Prospectus which is being revised and should be approved early in 1979.

E. Cooperative Agreement Executed or Proposed for Operating Structure

Not applicable.

F. Proposed Construction Activity

The project includes exterior stabilization of the Lodge in its historic appearance and renovation of the interior to provide modern facilities necessary for quarters use.

Description

The lodge building presently consists of two large rooms, a dining room approximately 22' by 28' and a lounge approximately 20' by 28', flanking a massive stone fireplace which provides a hearth for each room; two dormered second-story bedrooms above a kitchen approximately 24' by 13' at the north end; and a one-story porch fronting the building on the south and west sides (see photographs 1 and 2).

The building is constructed of lodge pole pine log walls supported on stone foundaton piers. The log corners are fashioned in bottom cut saddle joints (see photograph 3). The pole rafters of the gable roof are tied together by log collar beams and tie beams at the top of the walls 8 feet high (see photograph 4).

Milled lumber was used to frame the floors, windows, doors and to sheath the roof underneath the present asphalt shingles.

The gable roof is truncated by jerkin heads over paired double hung sash at each end which provide celestory light to the southern living room and illuminate the second-story bedrooms at the north end (see photographs 6 and 5).

Interior finish consits of peeled and varnished logs chinked with 1-1/2 inch diameter or quarter-round poles, board floors, and exposed roof structure in the living and dining rooms. The kitchen and bedrooms are sheathed in wall board with dropped ceilings.

Exterior daubing of sand and lime mixed with hair and wood chips was applied over thin wood strips tacked to the top log surfaces. A newer cementitious daubing has been applied over the old (see photograph 7).

Double hung 6/6 sash windows predominate, but both horizontal sliding and multi-paned casement windows are found in the kitchen and bedrooms. One large, single fixed-pane window is located in the south exterior wall. Window frames are plain board or split log, and the milled sash moldings are shallow in profile.

The doors are built of vertical boards with diagonal bracing; many have horn handles and wooden latches operated with leather thongs (see photographs 8 and 9).

Photograph 1

Lodge from the southwest

Photgraph by
J. C. Parker
Denver Service Center
August 1977

Photograph 2

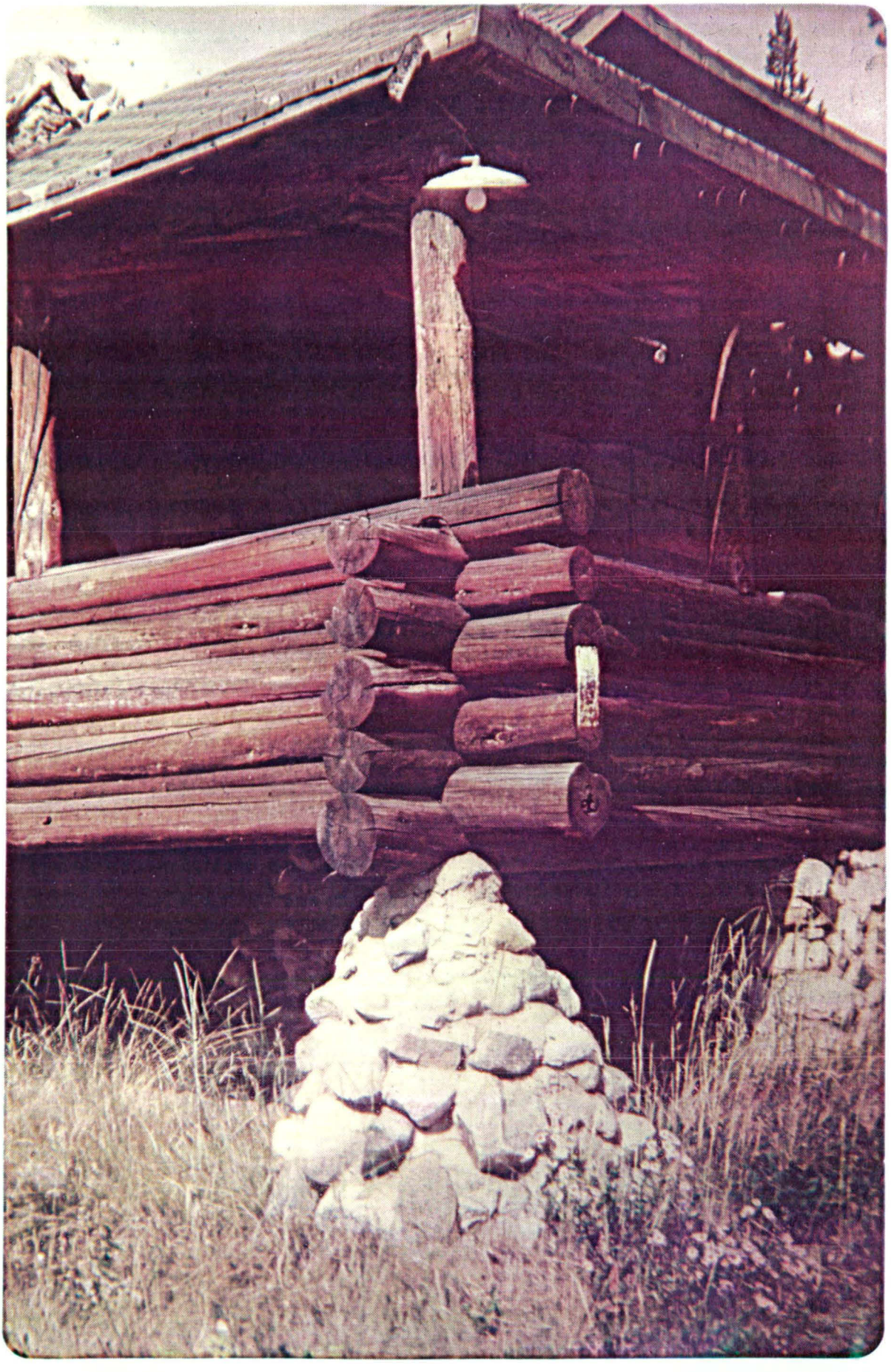
Lodge from the northeast

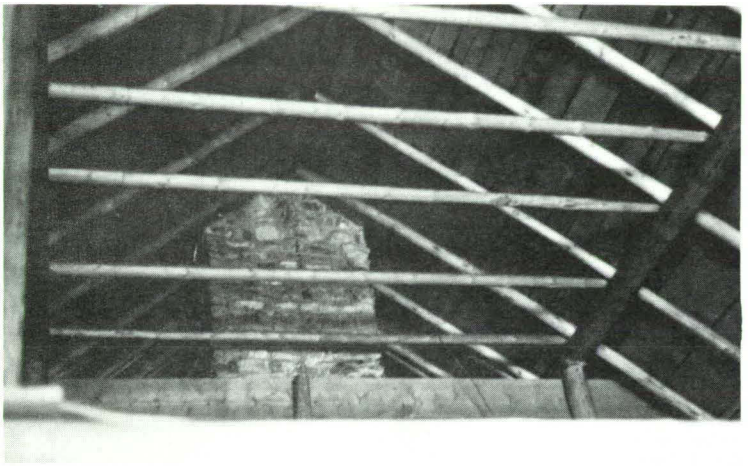
Photograph by
J. C. Parker
Denver Service Center
August 1977

Photograph 3

Detail, southwest porch corner shown in Photograph 1.

Photograph by
J. C. Parker
August 1977

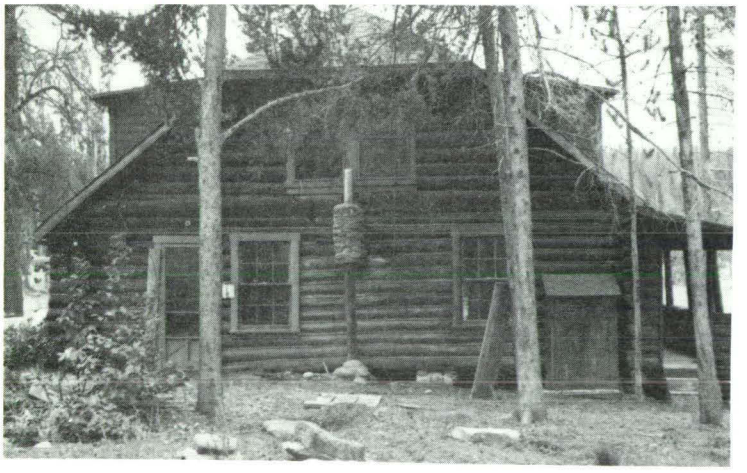




Photograph 4

Interior roof structure of lounge, looking north.

Photograph by
J.C. Parker
August 1977



Photograph 5

North elevation

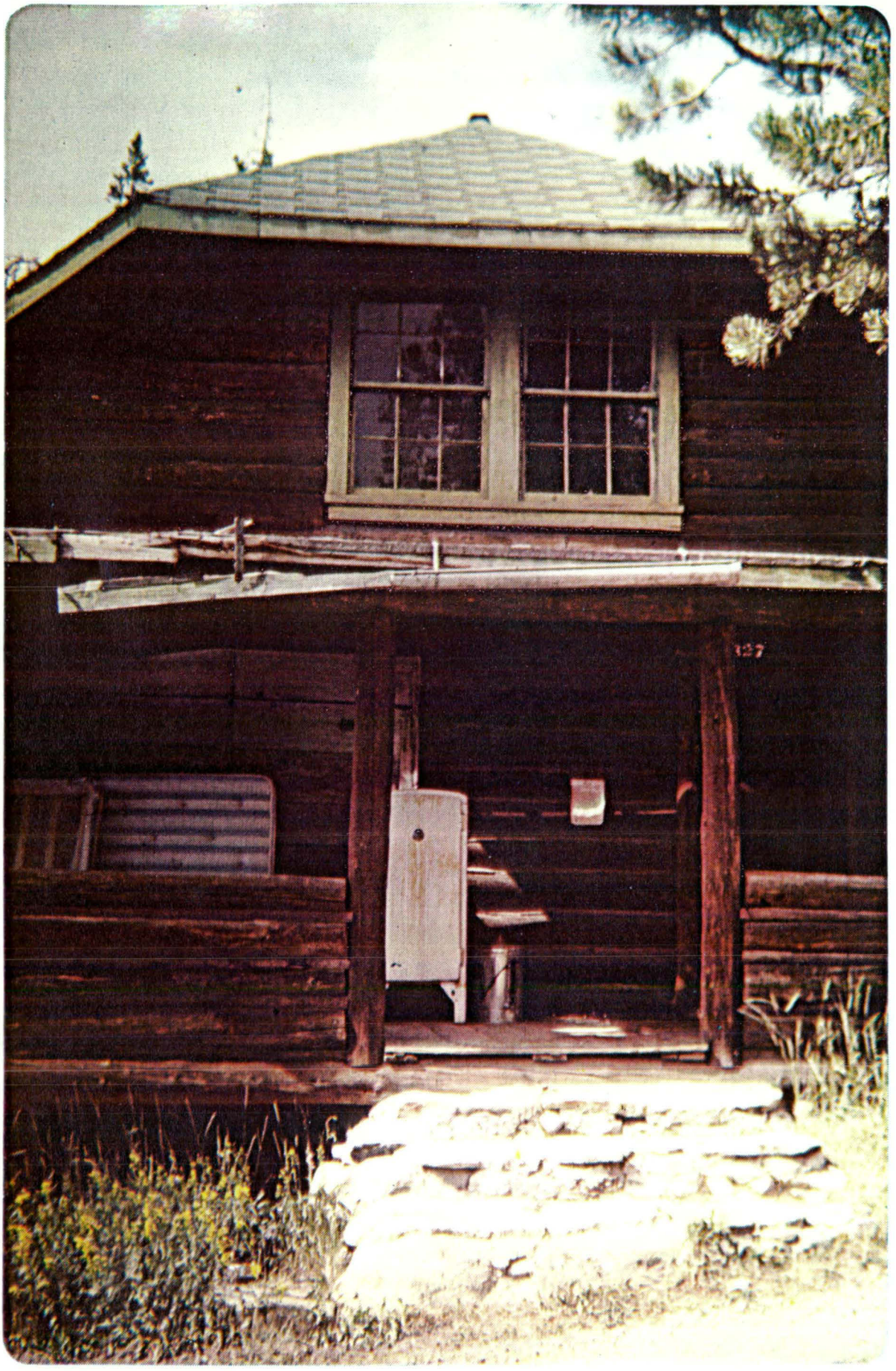
Note ground contact on east end; chimney for stove flue in center.

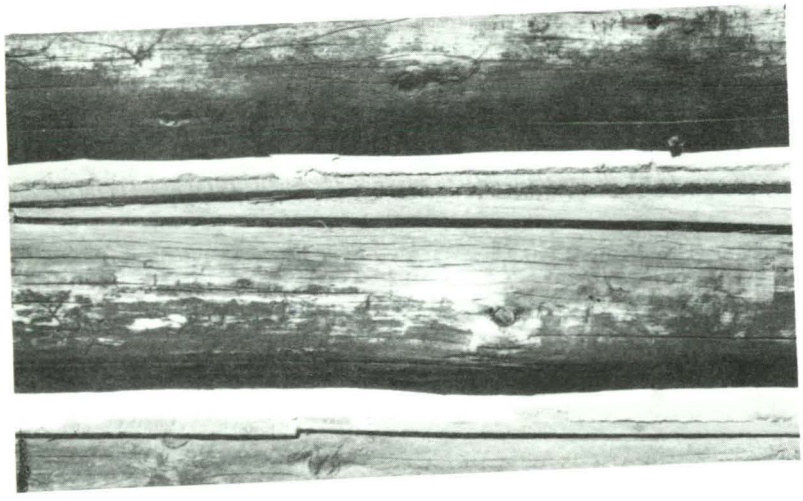
Photograph by
J. C. Parker
August 1977

Photograph 6

Detail, south elevation.

Photograph by
J. C. Parker
August 1977



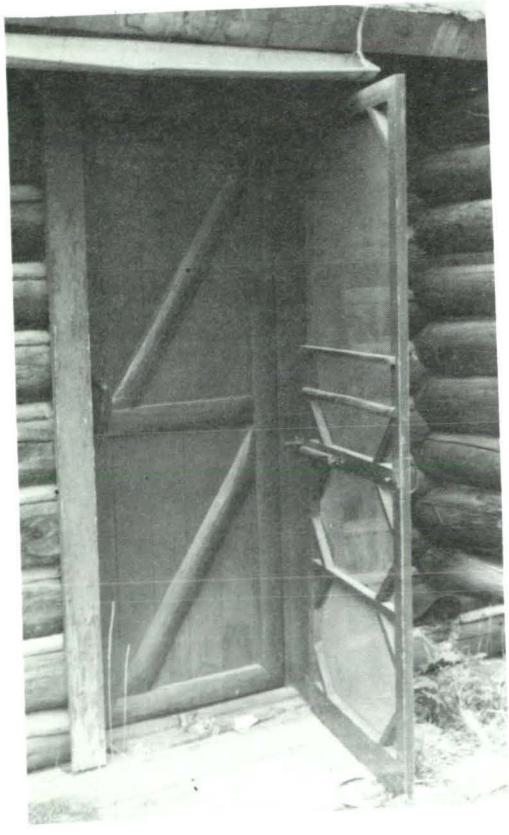


Photograph 7

Exterior daubing

Note new layer of chinking over old.

Photograph by
J. C. Parker
August 1977



Photograph 8

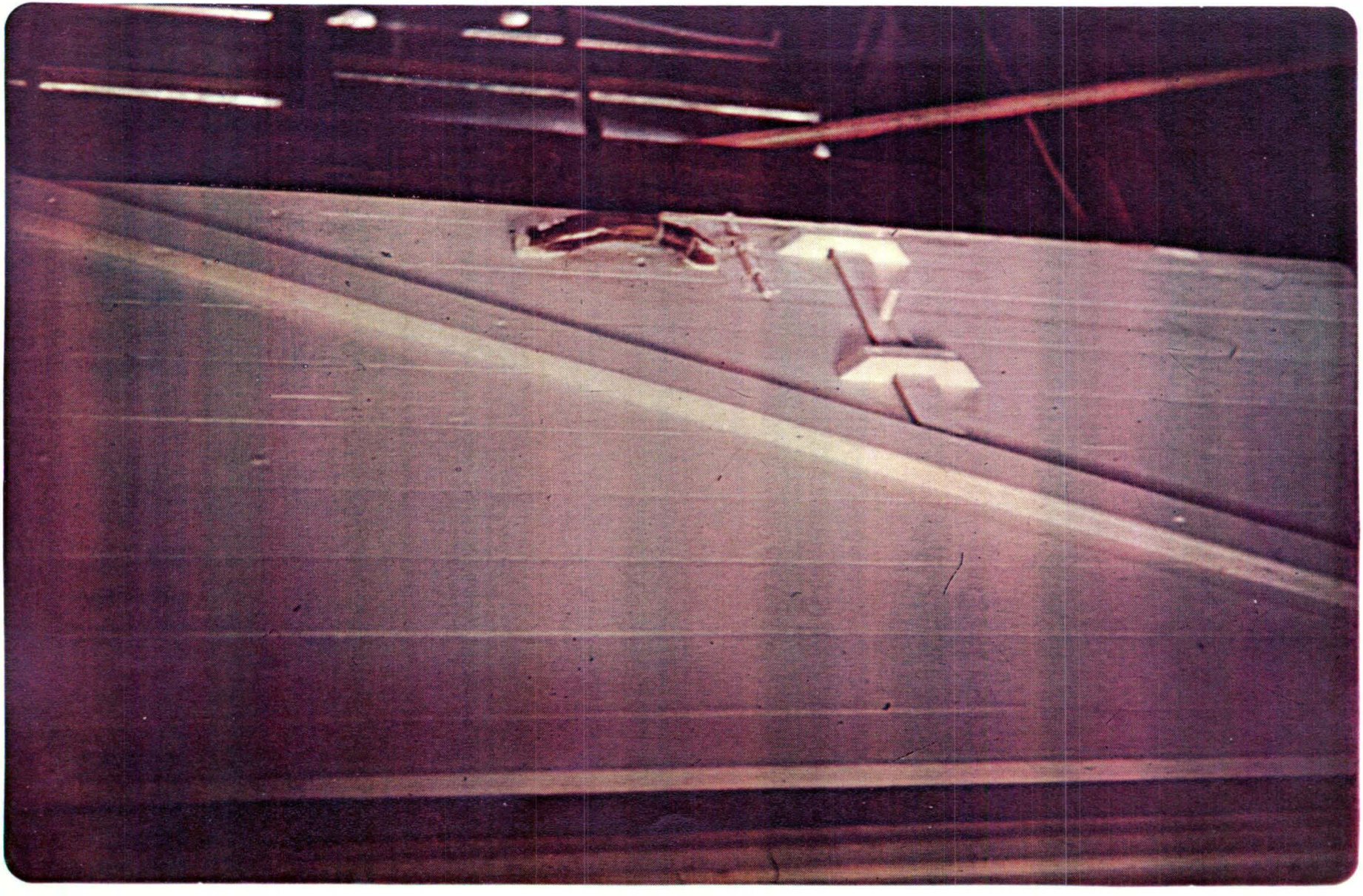
Exterior door of south lounge, east elevation.

Photograph by
J. C. Parker
August 1977

Photograph 9

Interior door between kitchen and dining room.

Photograph by
J. C. Parker
August 1977



II. HISTORICAL DATA SECTION

Leek's Lodge was begun in the summer of 1927 by Stephen Nelson Leek and his sons to serve as a social center and museum for his hunting and fishing camp on Jackson Lake.

Stephen Nelson Leek

Leek had come to Jackson Hole in 1888 after living in Illinois and Dayton, Wyoming. He was born in Ontario, Canada in 1858 to Albert Nelson Leek and Martha Temple Leek, later Wort. He was married in 1897 to Sarah Wealthy (Etta) Wilson, daughter of Elijah Nicholas (Nick) Wilson, after whom Wilson, Wyoming, west of Jackson, is named. They had two sons, Holiday (1905-1968) and Lester (1898-1934).1

Leek homesteaded a ranch several miles south of Jackson; two Homestead Certificates for 160 acres each, dated 1898 and 1901, survive in the S. N. Leek Archives in Laramie.2

In 1893, Stephen Leek established the first water-powered sawmill in Jackson Hole on Mill Creek south of Jackson.3 The bill for a "No. 4 R. H. Sawmill with 48-inch Planar tooth saw complete," dated June 13, 1893, from A. B. Farquhar Company remains among his papers.4

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1. Elizabeth Brownell, "S. N. Leek," File No. 1242, Teton County Historical Society, Jackson, Wyoming.

2. Collection No. 3138, Box 2, "S. N. Leek History," Western History Research Center, Coe Library, University of Wyoming, Laramie, Wyoming.

3. Brownell.

4. No. 3138, Box 2, "S. N. Leek History," Coe Library.

It is mentioned in the National Register nomination that Leek set up a sawmill on site at Leek's Lodge, but this has not been substantiated. Lumber milled by Leek was probably used in building the lodge, although commercial mill names have been seen on some millwork on the building.

Active as a wildlife photographer, Leek was able to publicize the plight of the elk in Jackson Hole (see photograph 10). Through lecturing around the country, he aroused interest and raised money to feed the starving herds in winter. As a member of the Wyoming legislature, he achieved appropriation of $5,000 in 1909 for elk provisions.5 By 1911, the United States Congress had set aside $20,000 for this purpose. This led to the establishment of the National Elk Refuge along Flat Creek, north of Jackson, in 1912-13.6

In another posture, Leek acted as guide to hunters and fishermen in Jackson Hole and Yellowstone National Park. A "Guide's Certificate" dated November 15, 19127 authorized him to head expeditions of sportsmen into the backcountry.

A bound, three volume set of diaries of a fishing trip in 1924, A Souvenir of Wyoming, compiled by John G. White of Cleveland, is copiously illustrated with photographs by Stephen Leek. On this particular trip, their camp at Jackson Lake was located south of Elk Island on the west side of the lake

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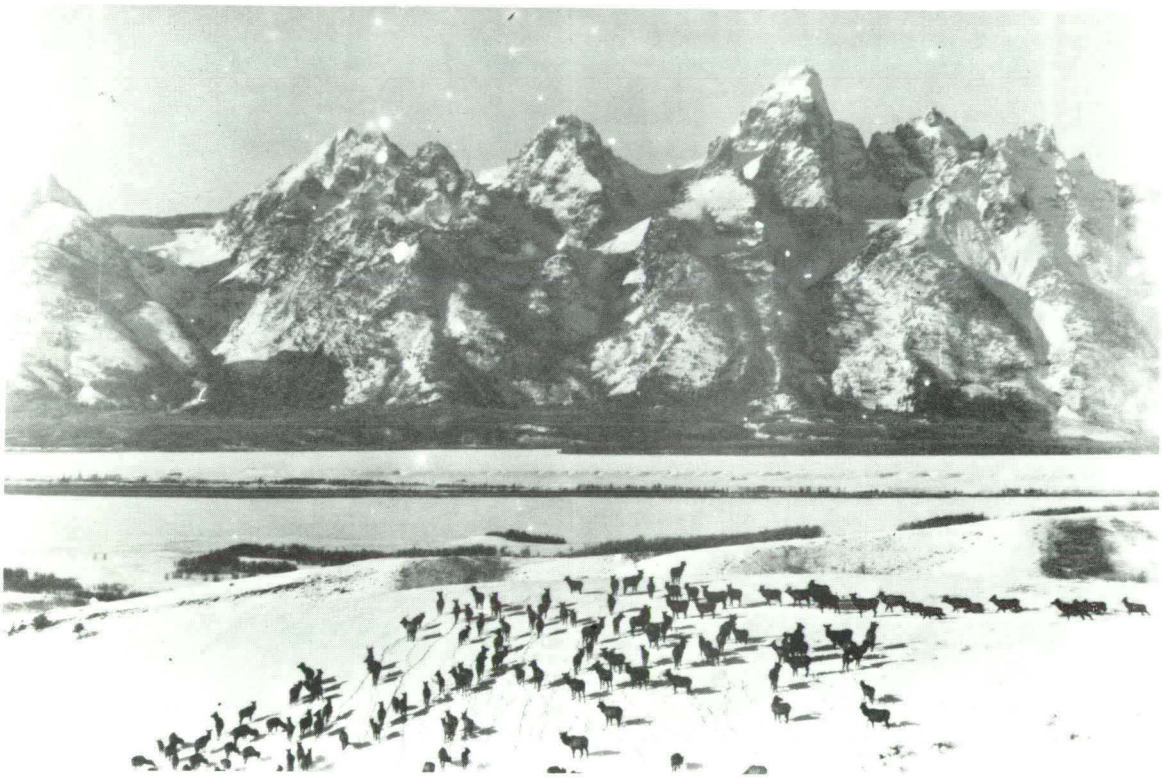
5. Brownell.

6. Russell A. Apple, "Interpretive Prospectus for Post-Fur Trade History, Grand Teton National Park," February 1963, p. 40.

7. No. 3138, Box 2, "S. N. Leek History," Coe Library.



Photograph 10

Elk in Winter

Western History Research Center
University of Wyoming

Photograph by
S. N. Leek

near a deserted cabin. In proceeding north along the east side of the lake to Yellowstone, no mention was made of a campsite or temporary structure on the site of Leek's Lodge.8

Several maps of Forest Service property in the Jackson Lake area dated 1925, show no representation of buildings on the site.

Leeks Lodge

A Forest Service Special Use Permit dated June 1, 1925 authorized Leek to maintain a "guide's temporary headquarters camp" on half an acre "on the east side of Jackson Lake immediately below the Sargent Place [AMK Ranch] where the Moran-Yellowstone National Park Road is nearest to Jackson Lake." It is clearly state that "No structures other than tents shall be erected: all tent frame, poles, stakes, etc., shall be removed from the premises."9

From this permit it is clear that, although Leek may have used the campsite on certain occasions, he did not establish even temporary structures until the summer of 1925.

That Leek was interested in a Jackson Lake site for long-term development is evidenced by a letter from Beatrice Wagner, widow of the second owner

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8. In a letter dated November 24, 1926, John G. White explained to the State Historian in Cheyenne that he was having copies presented to members of the party, Horace Albright and the Missouri Historical Society as well as the Wyoming Historical Society. This letter accompanies the volumes kept at the State Archives in Cheyenne.

9. No. 3138, Box 2, "S. N. Leek History," Coe Library.

of the AMK RAnch, to Mr. R. E. Miller, acting as real estate agent, dated August 29, 1925, responding to "Mr. Leek's offer for the Sargent Place" with a financial proposal.10 Leek must have rejected her counter-offer, for he chose instead to build Leek's Lodge on the adjacent site just two years later.

By 1926 he had established a "Limited Number of Tent Houses for a Select Number of Guests" as advertised in an unidentified newspaper, dated April 23, 1926.11

Construction

In May of 1927, Stephen Leek obtained a Special Use Permit from the Forest Service "for the purpose of maintaining a resort for the accommodation of tourists including hotel accommodations, store, and gas station." For the cost of 50 dollars, payable annually on January 1, Leek was authorized to build on 1.44 acres "one lodge approximately 28' by 36', rustic, comparable in design and style to the new Arizona Ranger Cabin or the Moran Ranger Cabin or the Grimmesey Cabins near Moran, Wyoming; and if desired, one store building and one gas station building, rustic, to harmonize in design and style with the other buildings."

Both the "Arizona Ranger Cabin," now designated the Lizard Creek Ranger Station, and the "Moran Ranger Cabin," at the present site of the Bureau of Reclamation, survive in the Park today. Although the Moran Station has

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10. S. N. Leek History, No. 3138, Box 2, Coe Library.

11. Ibid.

been slightly altered by the addition of a room at the north end, the rustic intention of the log design of both buildings is obvious. The Arizona Creek Building (see photograph 11) consists of a simple gable on log purlins which projects over the end wall as a porch roof, supported on vertical log posts. The Moran cabin also has a gable roof, intersected at the south end by a cross-gable forming dormer eaves; a small porch is tucked under the main gable near the chimney location (see photograph 12).

The Grimmesey cabin, which existed on the site of the Jackson Hole Biological Research Station before burning down, also had a simple gable roof on log purlins (see photograph 13). The log walls were constructed to allow corner overlap of a curved profile from top to bottom, similar to the corner detail on Leek's Lodge. The chimney was constructed of rounded glacial stones like those used in the Leek's Lodge double fireplace. The second floor of the Grimmesey cabin was framed, as in Scandinavian and Germanic log buildings, by placement of squared log joists into the longitundinal walls of the building; these show on the outside elevation in photographs. The whole building has a more vertical disposition than the others. Regardless of individual details of contruction, these cabins did offer a design precendent for log construction in the Teton area. The Grimmesey cabin, in particular, demonstrated the use of local building stone and "feathered" log corners.

The 1927 Permit for Leek's Lodge stipulates, furthermore, that construction "begin within one month, be completed within two years from the date of this permit."12 From this document it is evident that construction was commenced immediately during the summer of 1927. This is substantiated by two Timber Sale Permits, one dated June 14, 1927 - September 30, 1927, for the area "east of the Sargent Ranch." This cutting included eighty 8-inch lodge pole pine house logs and 100 poles for rafters. Given the total of 4,800 linear feet, the logs averaged 60 feet in length. This amount of timber was ample to construct the

Photograph 11

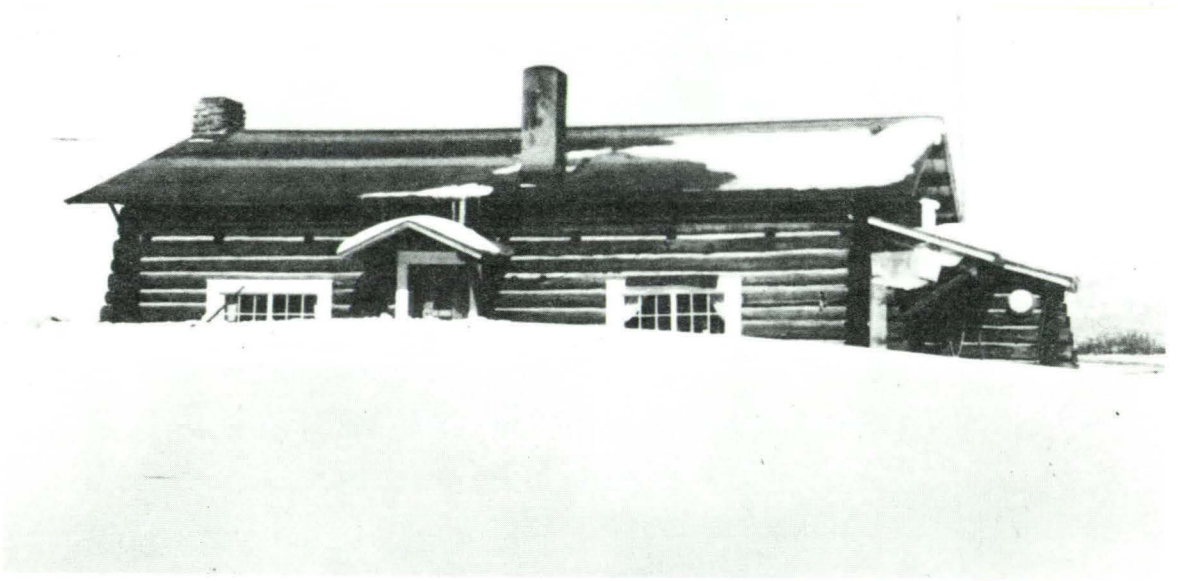
Lizard Creek Ranger Station, formerly Arizona Ranger Station.

Photograph 1978

Photograph 12

Former Moran Ranger Cabin, now on site of Bureau of Reclamation

Photograph 1978



Photograph 13

Grimmesey Cabin, formerly on site of Biological Research Station.

main lodge of approximately 30' by 40' and to commence several of the sleeping cabins.

An article in the "Midwest Review" of July-August 1927 says "Camp Teton for Boys and Leeks Camp . . . has just been established by Stephen N. Leek, nationally known as a wildlife photographer . . .; at his resort he is building a series of lodges and cabins to accommodate parties of boys and dudes seeking recreational sport in that region."13 Several undated photographs portray the lodge as built first (see photographs 14 and 15). According to oral histories detailed later, the boathouse was finished before construction of the lodge was undertaken. Photograph 16 shows the southwest porch corner post of the lodge supported on a stone pier on the extreme right edge of the photograph, looking toward the boathouse on Jackson Lake. An undated brochure for Leeks Camp and Camp Teton for boys describes the main camp building as of log and containing a room 30' by 40' serving as a club room and camp museum. This brochure probably dates from the winter of 1927-28, for the dining room is described apart from the lodge in a "commodious tent house of part wood construction." The "sleeping quarters are in tents and tent houses, with board floors, 10' by 12' in size. The tent houses have timber frames, and the sides are boarded halfway with canvas above."14

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12. No. 3138, Box 2, S. N. Leek History," Coe Library.

13. Vol. VIII, No. 7/8, p. 35, Teton County Historical Society.

14. No. 3138, Box 4, "Pamphlets," Coe Library.

This method of building was a good way to stretch the timber resources among several buildings at this early stage.

The second Timber Sale Permit dated June 25, 1928 - October 1, 1928, for the area "north of Leek's Camp in vicinity of Arizona Lake," was for cutting 9,750 linear feet of lodge pole pine house logs, 750 feet of poles, and 20,000 feet of sawtimber. This lumber was most likely used to build numerous entire sleeping cabins during the summer of 1928. The wood may also have been used to expand or at least finish out the existing lodge building. Another undated brochure, probably from the winter of 1928-1929, for the renamed "Leek-Wallace Camp for Boys" describes the lodge as containing the "dining room, kitchen and social room." Sleeping quarters are described as "single and double log cabins, the latter containing two disconnected rooms, each measuring 12' by 14' inside the logs, and each room provided with two windows . . . . The doors open upon a porch extending the length of the building . . . ."[15] (See Photographs 15A-15D).

The change in location of the dining room and kitchen from a tent house into the lodge itself suggests that the major additions to the original building had been made by this time. The description of three rooms--dining, kitchen and social--implies definition of the three spaces on the first floor as they now exist.

This same brochure contains a photograph (15D) of the original lodge building, labelled "Dining Room, Kitchen and Social Room"; however it is dated October 1927. The inclusion of this photograph probably indicates that the building still looked in the winter of 1928-1929, as it did in 1927. Alternatively, it can be interpreted that specifying an earlier date

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15. Ibid.

Photograph 14

Original Lodge Building from southeast.

Western History Research Center
University of Wyoming

Photograph by
S. N. Leek

Photograph 15

Original Lodge Building from
from southwest.

Western History Research Center
University of Wyoming

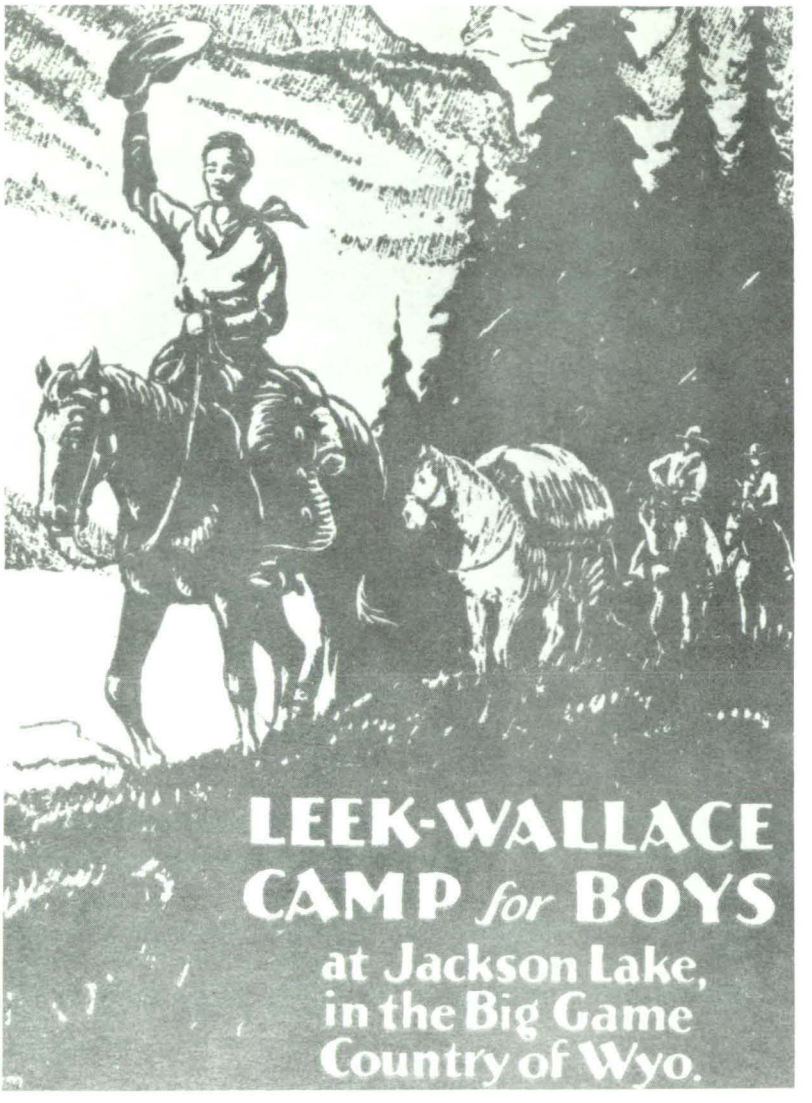
Photograph by
S. N. Leek

on the photograph was meant to allay confusion as to its changed appearance! That major additions such as the south room or porches were not made for several seasons is suggested by the number of photographs of the lodge as first built, 30' by 40' (see photograph 17), and the lack of early photographs of the building with its present dimensions. However, since the building permit cited above specified completion of construction within two years, the entire building as it now stands may have been completed at this early date.

The lodge as first built, shown in the October 1927 photograph (15D) and photographs 14, 15 and 17, consisted of a log structure approximately 30' by 40' as described; the portion of the existing building north of the chimney, being approximately 32' by 40' including corner joint overlaps, and having window openings on the east facade matching those in the photographs (see photograph 14), was the first section built. From several photographs of the original building, it is clear that no massive chimney existed at this time; a stove pipe is visible on the east slope of the roof near the north end. The original roof covering was tarpaper secured by plank battens; Mrs. Oral Leek recalls this roof finish (see Oral History). The roof on the south end is hipped and extends over an open porch with log posts supported on stone piers. Physical evidence of the dimensions of this porch will be discussed in the Architectural Data Section.

The original south exterior wall contained two double hung windows flanking a central door (see photograph 18). This wall was extensively demolished when the stone double fireplace and southern lounge were added; all that remain are the approximately 5-foot lengths of wall on the east and west ends which, together with the fireplace mass, serve to divide the dining room and lounge.

From photograph 15 it appears that the existing row of windows on the west wall of the dining room have been cut into what was originally a log wall with one window.



Photograph 15A

Coe Library,
University of Wyoming
S. N. Leek Collection No. 3138, Box 4

Our Aim

Our aim can be expressed in no better words than those of Mr. Philip D. Fagans, President Woodcraft League of America, when he says:

"No matter how much a boy knows from books, he cannot really live unless he has eyes that can see, ears that can hear, a head that can think, a body trained and fortified, a mind wise and quick to act, a knowledge of the things above and about him, and an ability to play the team game. Woodcraft is life-craft. To him who learns its meaning comes the joy of living, the ability to achieve, and the desire to serve."

The directors of Leek-Wallace Camp are keenly conscious of their responsibility in moulding the character of the boys that come under their care. It will be their aim to improve the boy physically, mentally and morally, to teach him self-reliance and resourcefulness, and to make every day of the camping season a day filled with wholesome fun.

Camp Equipment

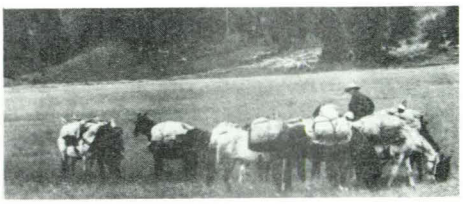
Sleeping quarters are in single and double log cabins, the latter containing two disconnected rooms, each measuring 12x14 feet inside the logs, and each room provided with two windows, which supply a plentiful circulation of fresh air. The doors open upon a porch extending the length of the building, and looking out upon lake and mountains. Rooms are furnished with two single beds, good springs and mattresses, an ample supply of bed clothing, one table and two chairs.

The main Camp building is of logs, 30x40 feet, and in this are situated the kitchen, dining and social rooms. A log boat-house 30x40 feet also offers room for indoor recreation. Both the main building and the boathouse are provided with wide porches extending their full length.

The Camp is well supplied with saddle and pack horses, and all necessary equipment for extended trips, automobiles, motor and row boats, and indeed with everything that can be desired for the pleasure of guests as well as for their profitable enjoyment.

Photograph 15B

Coe Library,
University of Wyoming
S. N. Leek Collection No. 3138, Box 4



PACK HORSES CARRY EQUIPMENT ON MOUNTAIN TRIPS

Photograph 15C

Coe Library,
University of Wyoming
S. N. Leek Collection No. 3138, Box 4

The Table

Meals are bountiful, varied and well balanced. The menu and preparation of food are personally supervised by Mrs. Leek. The Camp is kept supplied, by truck, with fresh butter and eggs, fresh vegetables and general garden produce in season. Fresh meat is delivered daily. Selected dairy cows from the Leek Ranch are maintained near Camp, for the purpose of supplying the Camp with milk and cream. The Camp harvests and stores a supply of clear pure ice.

Health

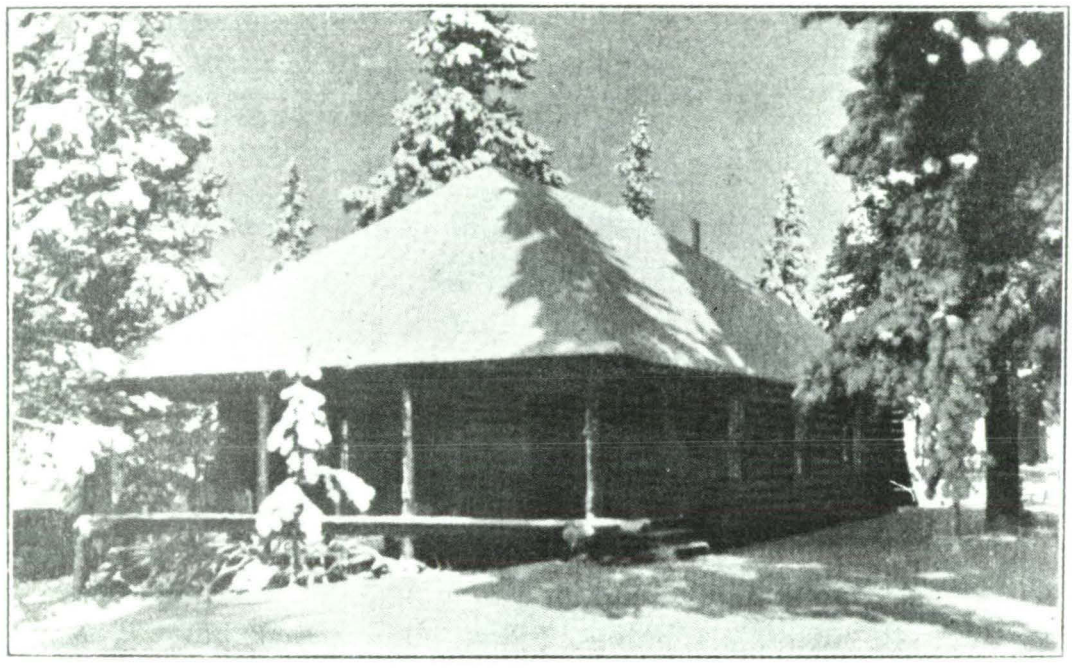
In this high, germ-free altitude, and in the pure air of the Camp, illness is rare. Colds are almost unheard of. Those afflicted with an asthmatic or catarrhal condition find prompt relief. This region is distinctly free from malaria and typhoid, as it is from common colds.

Hospital Facilities

St. John's Hospital, in Jackson, is a completely equipped, modern hospital, and is quickly and easily accessible in case of emergency.

Mail and Telegrams

Mail and telegrams to Camp members should be addressed to them in care of Leek-Wallace Camp, Moran, Wyoming. A daily mail arrives and leaves Camp.



MAIN BUILDING, IN WHICH ARE DINING ROOM, KITCHEN AND SOCIAL ROOM
(PHOTO TAKEN OCTOBER, 1927)

Photograph 15D

Coe Library,
University of Wyoming
S. N. Leek Collection, No. 3138, Box 4

Photograph 16

Southwest porch corner post at extreme right, looking west to original boathouse.

Western History Research Center
University of Wyoming

Photograph by
S. N. Leek

Photograph 17

Original lodge from southeast.

Western history Research Center
University of Wyoming

Photograph by
S. N. Leek

Although the jerkin head at the north end of the roof appears in early photographs, the second floor dormers were absent from the original building. Whether the second floor itself was added later or whether the bedrooms were lit originally by only the high northern facade windows is in doubt. No documentation has been established for the actual dates of the construction sequence of the second floor, south room, and south and west porches.

An unidentified photograph in the Leek collection shows a group of hunters with guns, equipment, and freshly killed game posed in the corner of a log structure which is very likely the lodge itself (see photograph 19). Part of the wall is papered in newsprint, but the exposed section shows approximately 8-inch logs chinked with poles and a window with board frame.

Oral History

A telephone interview with Mrs. Holly (Oral) Leek, daughter-in-law of Stephen Leek, revealed that she remembers the lodge completed as it now stands by the early 1930's, for she remembers cooking in the new kitchen at the time of Mrs. Stephen Leek's death in 1931.16 Ed Lloyd, brother of Oral Leek, born in 1915, insists that the entire lodge excepting the porches was built as one unit, the seams in the walls being a function of the length limitation of the logs. He is certain construction of foundations began in 1925 regardless of the Special Use Permits which were issued rather informally in the early days. He remembers that a man named Frank Poole, once a guest and later a boat guide at the camp, mixed the mortar and helped Stephen Leek build the massive double fireplace in about 1930. The stones were gathered for their variety and interest from the lakeside and from as far as the Gros

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16. Telephone Interview, June 28, 1977

Photograph 18

Original south wall and porch of lodge looking northeast.

Western History Research Center
University of Wyoming

Photograph by
S. N. Leek

Photograph 19

Big game hunters posing inside lodge (?)

Western History Research Center
University of Wyoming

Photograph by
S. N. Leek

Ventre Valley. Poole also helped Leek "rock up" with mortar around the original foundation piers of log posts. Lloyd estimates the south and west porches were added with a year or two.17 Holly and Oral Leek's daughter, Mrs. Rex Corsi of Cheyenne, Wyoming, born in 1935, remembers the building has always been the same since she grew up there.18 Slim Lawrence, caretaker of the neighboring AMK Ranch since 1929, estimates that the southern room and porches were added as much as 15-20 years after original construction of the Lodge.19

Subsequent Leek Operation

The Teton County Land records contain a "Special Partnership Agreement" between S. N. Leek and Holly W. Leek, dated April 9, 1934, by which Stephen and Holly agreed to share equally the real estate ownership and profits from the operation of Leek's Camp under a Forest Service Special Use Permit. Operation of the camp and pack trips, however, was the responsibility of Holly alone. An undated photograph shows an assemblage of fishing dinghies labelled "Leek Camp" on the shore of Jackson Lake; judging form the size of the trout displayed by the fisherman in the foreground, the fishing concession offered a fine reward (see photograph 20).

A Warranty Deed dated April 30, 1934, wherein Stephen Leek released his right of homestead on three sections of Township 40 to both sons Holly and Lester, specifies that the Special Partnership Agreement for Leek's Camp and another lease of Leek's Ranch south of Jackson to a Mr. Van Leeuwen are not to be interfered with. However, in a second document date April 30, 1934, an "Assignment of Interest," Stephen Leek sold to his second son, Lester, his one-half interest in the real estate

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17. Telephone Interview, December 9, 1977

18. Telephone Interview, December 4, 1977.

19. Personal Interview, August 25, 1977.

and operational profits of Leek's Camp as set out in the Special Partnership Agreement of less than one month earlier.

From all these documents it is evident that Stephen Leek, 76 years old at this time, was transferring considerable properties to his sons to relieve himself of the care of maintaining them. The initial agreement between Holly and Stephen, without Lester, probably resulted from the situtation of Lester already helping his father-in-law, Jim Simpson, run the Turpin Meadows Lodge.20 As of May 1934, however, Holly and Lester shared ownership of the properties and profits at Leeks Camp under a Forest Service Special Use Permit. Holly retained responsibility for operation of the camp as per the partnership agreement. Given the transfer of ownership, the year 1934 might offer a logical time for additional modifications to have been made. However, this does not seem likely given the already close working relationship of Leek with his sons. Lester died in 1934, leaving Holly with sole interest in the property.

Trapper's Monument

At this same period, Leek was concerned with placing a stone monument on the old Trapper's Trail on the east side of Jackson Lake near Leek's Lodge to commemorate the early history of Jackson Hole. In a letter dated March 20, 1934, an official of the Wyoming Department of Commerce and Industry wrote to express interest in marking the trail as suggested by Leek, and mentioned writing a letter of support to the Jackson Lion's Club.21 Because of limited funds he felt the state could only provide a wooden plaque instead of bronze.

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20. Te.ephone Interview, Ed Lloyd, December 9, 1977.

21. No. 3138, box 6, Coe Library.

Photograph 20

Fishing boats on Jackson Lake by the Lodge.

Western History Research Center
Universtiy of Wyoming

Photograph by
S. N. Leek

Leek proceeded to move a granite shaft from across Jackson Lake to a hill north of the lodge toward the AMK Ranch. An undated photograph shows this granite shaft marked by the state's wooden plaque citing the Department of Commerce and Industry, the Lion's Club, and the U.S. Forest Service.22 (See photograph 21.) The plaque no longer survives, but the granite shaft still stands overlooking the lake (see Site Plan).

Stephen Leek was determined to obtain a bronze plaque regardless; Slim Lawrence recalls that the state insisted on accessibility to the monument by public road, so Slim helped Leek move another granite shaft to a spot just south of the lodge on the driveway from the highway. A newspaper article in the "Jackson Hole Guide" of March 8, 1973, recounts the dedication ceremony for a bronze plaque on this Trapper's Monument on August 18, 1938, attended by Stephen Leek, Slim Lawrence, and William H. Jackson. After four years, Leek had finally succeeded in properly commemorating the early pioneers in Jackson Hole (see photograph 22 and Site Plan). But the first monument he attempted stands virtually forgotten on the hill above the lodge.

Later Ownership

The Leek family continued to run Leek's Camp as a hunting and fishing concession until after World War II. The annual fee for operation of the Lodge 1927-1942 was $75.00, reduced by 50 percent due to the war in 1943-1945.23

The land on which the lodge sits was transferred from the Forest Service to the National Park Service in 1943, at the time Jackson Hole National Monument was created.

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22. No. 3138, Box 19, Coe Library

23. GRTE Concessions File, c3823.

Photograph 21

Original wooden plaque by granite shaft to commemorate early trappers.

Western History Research Center
University of Wyoming

Photograph by
S. N. Leek

Photograph 22

Bronze plaque on granite shaft by driveway to Leek's Lodge, installed in 1938.

Photograph by
J. C. Parker
August 1977

Soon after the war, Holly sold his title to the Concession Permit to Leek's Lodge, Inc., in the person of Dr. N. E. Morad; the sale of November 16, 1946 was approved by the Park Service on February 11, 1947. A new Concession Permit was issued to Leek's Lodge, Inc., for the 5year period January 1947 through December 1951. During the summer of 1947, the new management finished off several guest cabins begun by Holly Leek during the war under plans approved by the Forest Service.24

In 1952, the permit was reissued for only one season as there was some disagreement as to the concessioner's responsibility to build new facilities in order to maintain standards acceptable to the Park Service.

The following year, the permit was reissued for the 5-year term of January 1953 through December 1957. At this time the franchise fee for operation of the Lodge was 100 dollars plus 2 percent of gross income per annum.25

It was probably during this period that Morad renovated the kitchen and dining room. A letter of January 12, 1952, from Morad to the Regional Director, states "Further suggestions as to construction improvements at the main building of the Lodge including resurfacing the floor and changes in the kitchen setup, will of course, be made . . ."26 The lunch counter, stools and water fountain were probably installed in the dining room at this time. By April of 1957 there were "26 Seats at

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24. Memorandum from John S. McLaughlin, Superintendent, to the Regional Director, January 9, 1948, in Grand Teton National Park Concessions File.

25. Letter, Frank R. Oberhansley, Superintendent, to J. F. Killian, March 4, 1955 in Grand Teton National Park Concessions File.

26. Grand Teton National Park Concessions File.

Tables in Dining Room, 16 Seats at Lunch Counter." From this description, it seems both large rooms were used for eating by this time. Items for sale at the Lodge included stationery, souvenirs and candy.27 From 1953-1957, Leek's Lodge, Inc., subcontracted with Emery W. Jacobson to provide boat service.28

We know that at this period the second floor was used to house employees of the concession since there is reference to the "girls" dormitory, above the kitchen in main lodge," in a Ranger Memorandum dated July 20, 1959.29

Although Leek's Lodge, Inc., proposed building several additional guest cabins in the late 1950's, the concessioner could not come to agreement with the Park on the extent of development, so no construction was undertaken. This lack of agreement continued into the 1960's, thwarting attempts by either party to develop the property.

In 1965, Morad assigned his interest in the Permit to Keith W. Wright, upon approval of the Park Service, for a purchase price of $200,000, with a down payment of $25,000. This arrangement lasted only a year, as Wright failed to fulfill his financial commitment; he did operate the Lodge for one season, however, under the name of Pelican Bay, Inc.30

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27. Letter of Harold I. Bacheller, Secretary, Leek's Lodge, Inc., April 12, 1957 in Grand Teton National Park Concessions File.

28. Grand Teton National Park Concessions File.

29. Ibid.

30. Undated History of Leek's Lodge in Grand Teton National Park Concessions File.

Morad resumed operation of the property, but in 1967 he sold 50 percent of his interest in Leek's Lodge, Inc., to Kenneth Werner for $62,000, $50,000 of which was delivered in cash. Werner assumed operation of the Lodge at that time.

In 1967, Werner purchased the rest of the stock in Leek's Lodge, Inc. from Morad due to bankruptcy proceedings of the latter. Werner received backing from T. L. and James K. Sandison, parties to the Hilltop Shopping Center venture in Casper, Wyoming. In 1969, Werner was listed as President of Leek's Lodge, Inc., with James Sandison as Secretary. The concessioner contract was supplemented by a Memorandum of Understanding that the Park Service was obligated to construct new marina facilities or allow the concessioner to build the same.31

In 1969, Sandison cited improvements to the kitchen such as repainting with a glossy finish coat and repairing the floor. He requested permission to move his living quarters from above the noise and heat of the kitchen to an adjacent trailer.32 Sandison subsequently moved into one of the old guest cabins on the hill north of the lodge near the water storage tank, and continued to operate the marina concession.

National Park Service Ownership

Leek's Lodge was nominated to the National Register of Historic Places by Ned Frost of the Wyoming Recreation Commission in June of 1974 and was entered on the Register in September of 1975. In view

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31. 10-238, Package 104, Day Use ARea Development, 8/15/75.

32. letter, Grand Teton National Park Concessions File.

Photograph 23

Cabin near Leek's Lodge

Photograph by
J. C. Parker
August 1977

Photograph 24

Makeshift marina building comprised of two original guest cabins moved together.

Photograph by
J. C. Parker
August 1977

of this recognition of the historic Lodge and with an eye toward development of the marina facility, the National Park Service bought from Leek's Lodge, Inc., all of the cabins to the corporation for use in operation of the concession; some of these cabins were relocated on the site (see photographs 23 and 24). Most of the other cabins were sold to private interests for removal subsequent to compliance with Section 106. The lodge building has been out of use since the summer of 1976.

On August 23, 1977, Leek's Lodge, Inc. transferred its assets and interest in the marina concession permit to Signal Mountain Lodge, Inc.; this transaction was approved by the Park Service on October 28, 1977. Signal Mountain Lodge, Inc. will continue to lease certain of the secondary buildings adjacent to the Lodge for concession purposes in anticipation of the new marina development.

Plans are now in prepartation under Architect/Engineer contract for construction of the day-use marina under supervision of the Midwest/ Rocky Mountain Team, Denver Service Center. Design of the new marina facilities will be calculated to enhance the natural and historic setting of the Lodge as far as scale, materials, and disposition of the buildings.

Maintenance of the Lodge

Periodic inspections of the Lodge by Park Service rangers and by the Public Health Service, starting in the 1950's, recorded deficient mechanical and sanitary facilities at the Lodge. Examination of these reports reveals poor maintenance conditions in general, particularly since 1960. Most egregious are the poor condition of wiring and plumbing and the inadequacy of kitchen facilities such as sinks and refrigerators for commercial service. Redesign of these facilities will be discussed under Recommendations.

An inventory of furnishings made in September, 1965 lists several pieces of rustic furniture made of lodge pole pine and horn as well as decorative animal heads and skins. Inventory and catalogue of the existing furnishings stored in the Lodge should be made to identify items appropriate to refurbish for use in the renovated Lodge (see photograph 25).

Photograph 25

Log bedsteads, chairs and tables stored in the Lodge should be salvaged for use in the dormitory.

Photograph by
J. C. Parker
January 1978

III. ARCHITECTURAL DATA SECTION

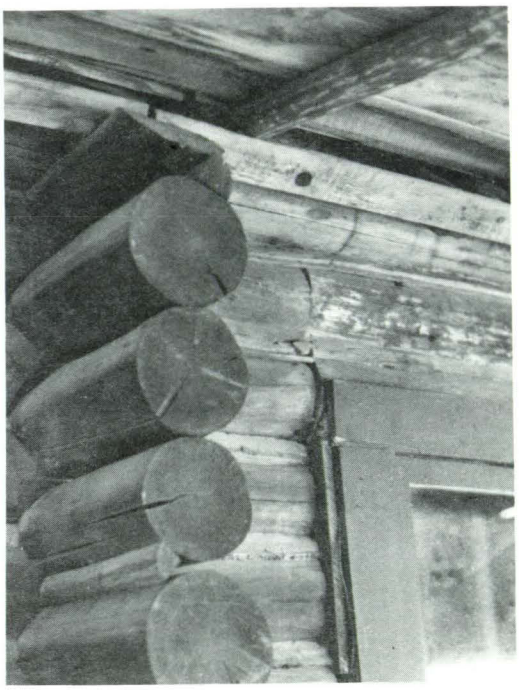
A. Physical Investigation

Examination of the building fabric reveals evidence of the sequence of construction documented in the Historical Data Section. A vertical seam in the logs of the east and west walls is visible approximately 1'6" south of the transverse interior wall at the chimney location (see photographs 26 and 27). The 1'6" dimension is typical of the log overlap on exterior wall joints, as visible on corners of the building. Furthermore, the southern side of the transverse log wall is finished with cementitious daubing as on other exterior walls (see photograph 28) while the northern side of the log wall is finished with pole chinking, typical of interior walls in the northern part of the building; the southern room is chinked with quarter--round poles (see photograph 29). This, then, was the southern extent of the original building. Old photographs show this wall pierced by two windows of 6/6 double hung sash flanking a central door (see photograph 18). The remains of this transverse wall extend only 5 feet in from each exterior wall, the massive stone chimney occupying the center of the space.

The seam in the external walls was exploited for the location of a door on the east and a row of windows on the west. The plate and sill in each case, however, are continuous to a distance of 10' 7-1/2" south of the transverse wall joint, indicating the dimension of the original southern porch (see photograph 18). Although accurate dating of modifications and additions to the original building could not be documented in the Historical Data Section, the sequence of these changes seems clear.

Kitchen

From promotional brochures and government inspections, we know that the kitchen and dining facilities were added to the lodge soon after

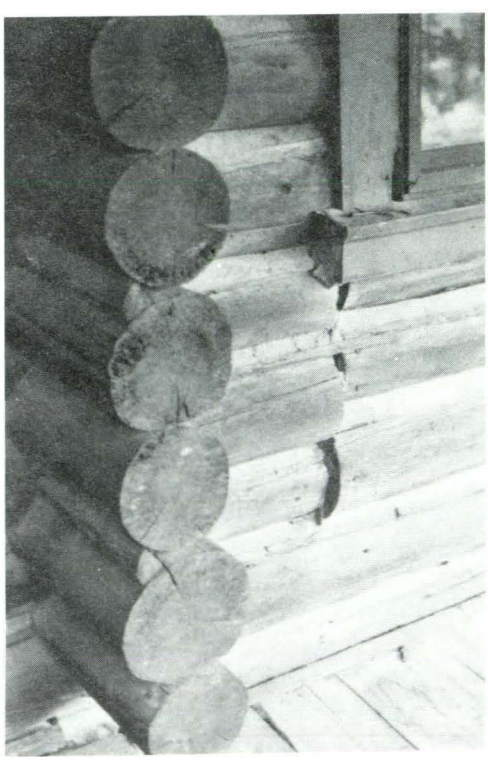


Photograph 26

West end of transverse log wall--top of window.

Note seam in exterior wall above and aligned with window frame.

Photograph by
J. C. Parker
August 1977



Photograph 27

West end of transverse log wall--bottom of window.

Note seam below and aligned with window frame; plate is continuous, however.

Photograph by
J. C. Parker
August 1977

Photograph 28

Southern side of east end of interior transverse log wall.

Note mortar daubing as on exterior walls of Lodge shown in Photograph 5.

Photograph by
J. C. Parker
August 1977

Photograph 29

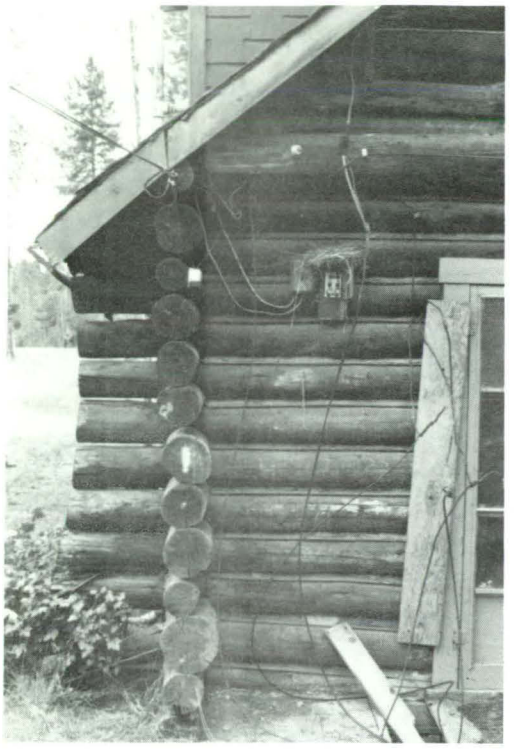
Quarter-pole chinking of interior of lounge in southern end of Lodge.

Photograph by
J. C. Parker
August 1977

its construction and were subsequently modified to meet Health Service Standards and the needs of commercial growth. The kitchen floor joists are supported at a level 6 inches higher than the joists in the rest of the building to the south. In examination from below, this discrepancy appears to be original and was probably calculated to accommodate kitchen plumbing despite the rising slope of the ground toward the north and east. Despite this precaution, earth has accummulated against these sides of the building and should be excavated to prevent further rot of the sills. One attempt in this direction was made at an undetermined date at the threshold of the kitchen door on the north facade. Boards have been laid over an excavation of several feet in width and length at the point where the sill has deflected; however, the northeast corner joist remains in contact with the ground and this entire section of log wall requires attention (see photographs 30 and 32).

The interior of the kitchen is finished in vertical boards and wallboard painted with glossy finish to meet Health Service Standards. Windows on the north facade are 6/6 double hung sash which require repair of some broken panes and muntins and rehanging (see photograph 31). The window on the east facade consists of two horizontally sliding sash of six lights each. There are several attractive wood cupboards which might be salvaged for reuse (see photographs 33 and 34). but in general, the equipment is in poor condition. The sink in the northeast corner is too small for dishwashing or meal preparation and should be replaced together with the antiquated piping.

The dropped ceiling of fiberboard is in very poor condition and is sagging badly in several spots. The only structural member exposed is the log beam running north-south midway along the tie beams to support the second floor structure; the 2 by 6 post on which it rests is disguised by log facing on the dining room side of the wall.



Photograph 30

East end of north facade.

Photograph by
J. C. Parker
August 1977

Photograph 31

North facade.

Photography by
J. C. Parker
August 1977

Photograph 32

Kitchen door on north facade.

Note sag of sill and board covering on excavation of accumulated earth.

Photograph by
J. C. Parker

The wall separating the kitchen from the dining room consists of vertical boards faced with varnished plywood on the south side; stud framing on the north side occurs infrequently, at openings and under the stair. There are two pass-through openings cut in the wall for commercial service; these are framed in split log boards for a rustic appearance on the dining room side. This wall aligns with the 6-inch change in elevation of the floor joists. The joist directly underneath the wall is level with the kitchen joists and carries a ledger strip to bear the ends of the floorboards in the dining room. The girder under the dining room joists is not well framed into this joist. Since the joist was not sized or doubled to carry the additional weight of the wall above, the floors in both the kitchen and dining room slope down abruptly towards the wall along its entire length. Two joists in this location should be jacked back to level and reinforced to carry the wall load.

The stair leading to the second floor is enclosed in vertical boards with access by a latched door in the southwest corner of the kitchen. Having 8-1/2-inch risers and treads, the stair is treacherous to climb, particularly lacking illumination by natural light. Redesign of the stair will be discussed under Recommendations - C. Preliminary Design.

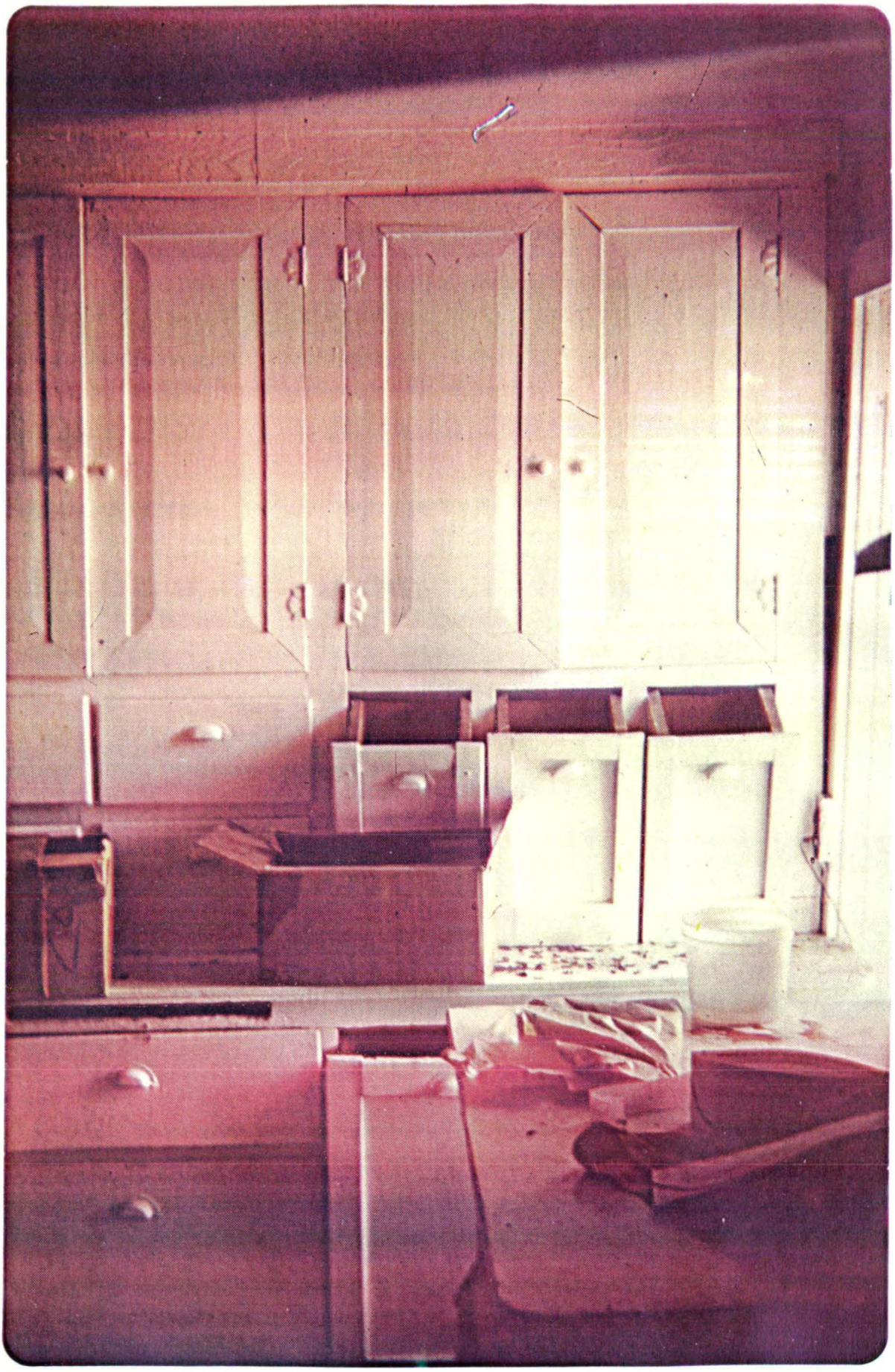
The Second Floor

The second floor is framed at the level of log tie beams at the north end of the building, approximately 7' 6" from the kitchen floor. Probing of the dropped kitchen ceiling revealed a double layer of 1 by 8 inch sheathing laid directly on the tie beams in a north-south direction, over which the 7/8-inch floor boards are laid east-west. The entire second floor space has also been covered in wallboard and is divided into two rooms by a 5-inch stud partition running north-south, aligned between the two 6/6 double hung sash windows on the north facade. The log roof purlins are exposed 5-1/2 inches underneath the second

Photograph 33

Wooden pantry with built-in storage bins, shelves and drawers.

Photograph by
J. C. Parker
August 1977



Photograph 34

Wooden cupboard in kitchen.

Replacement of formica top with wood butcher block surface would make cupboard serviceable and attractive for use in renovated kitchen.

Photograph by
J. C. Parker
August 1977

Almond JOY

floor wallboard ceiling which is approximately 7' 4" from the floor at this point. The ceiling of the dormer recesses slopes gradually from the purlins to approximately 6 feet from the floor at the window, while the rest of the ceiling slopes steeply as the roof from the purlins to knee walls 2' 8" high (see photograph 35). This space is obviously restricted in both plan and elevation; the location of the stair and later installation of the partition wall further limit its use. Various means of expanding the use of the floor will be discussed under Recommendations - C. Preliminary Design.

The closely fitted floorboards are 2-3/8 inches in width. The dormer windows each consist of two six-light casements flanking one fixed six-light section. The dormer projections are sheathed on the exterior sides and roof with asphalt shingles (see photograph 36).

Whether the second floor was installed in conjunction with the early kitchen is in doubt since the dormer windows do not appear on early photographs of the building before addition of the southern room and porches. It is possible that the second floor existed from the first and was lit originally by only the paired windows on the north facade; evidence counts against this since the beam placed north-south under the tie beams to support the second floor is framed into the end girt in such a way as might have been a later addition. However, it would make logical sense to expand the usable floor area of the building within its existing shell before demolishing most of the original southern exterior wall to extend the building's ground dimension; so installation of the second floor was most likely one of the earliest modifications to the building. Dormers would have been added to increase the headroom and level of illumination in the relatively cramped quarters.

Dining Room and Lounge

The next modification to the building was construction of the massive double fireplace and the southern lounge. The fireplace of random laid, varied stones measures approximately 6'0" by 9'0" at the base and

rises 7'6" above the ground floor, with hearths opening into the dining room and lounge. The single chimney of coursed, cut stone, 27" by 36" rises to a height of 22'0". The fireplace hearths consist of small, rounded stones laid in mortar directly on the foundation (see photograph 37). The structural system of the lounge is the same as in the original lodge, log tie and collar beams linking the lateral walls and gable rafters, but the spacing and dimensions of members were modified. Rafters are spaced at 2'0" on center with 6-inch tie beams at every second rafter (see photograph 38). This represents a visual and structural improvement over the north part of the lodge where rafters are spaced at 1'6" on center with 3-1/2 inch tie beams located at every rafter (see photograph 39).

The paired double hung windows located high on the south wall bring clerestory light deep into the lounge. This, too, is a more satisfactory disposition of light than in the northern end where the light from the high windows is restricted to lighting the second floor bedrooms, leaving the dining room relatively dim.

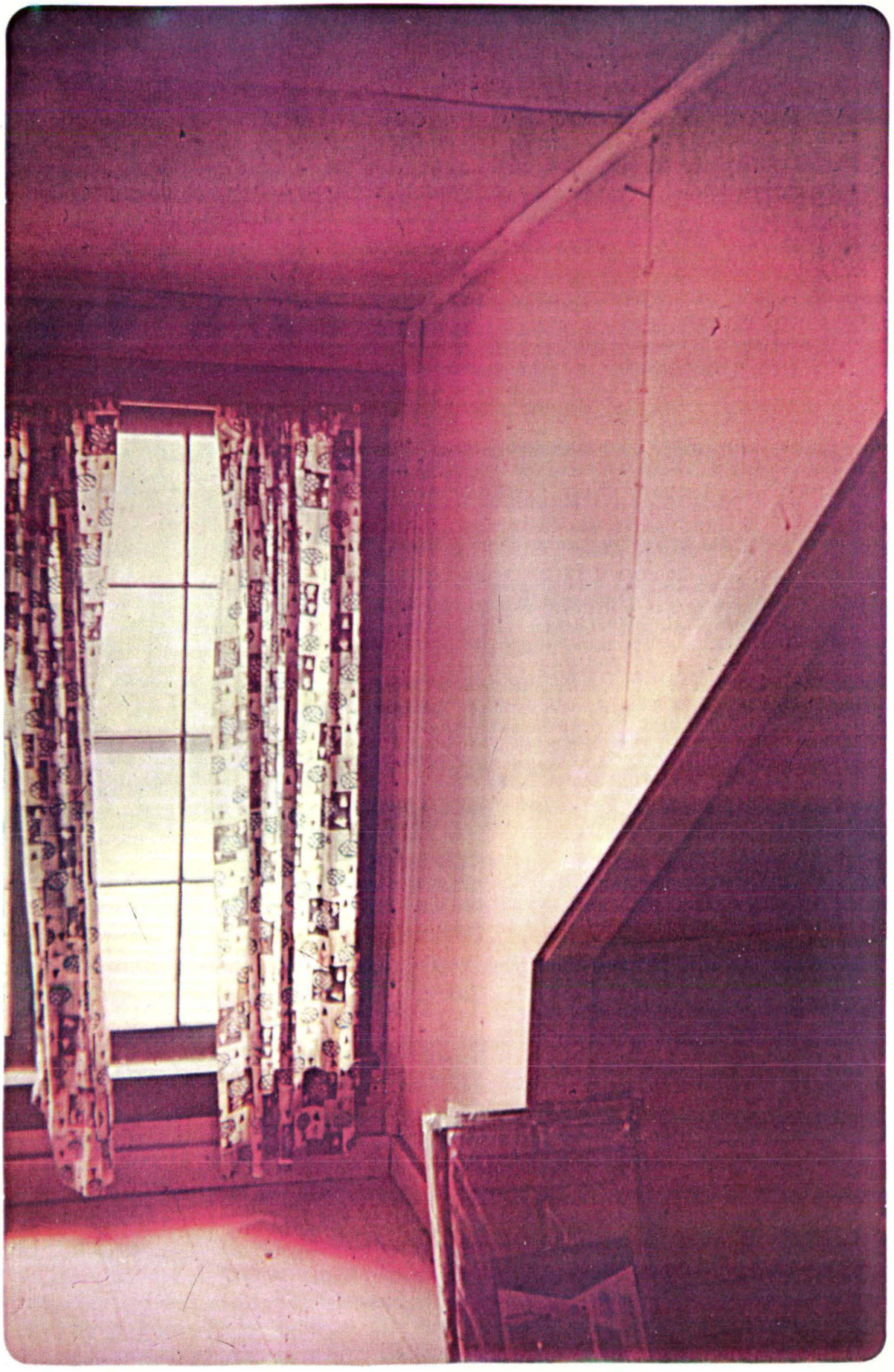
The roof structure and board sheathing are exposed in both rooms, revealing some water staining on the sheathing due to deteriorating asphalt shingles. The ridge beam consists of two 1 by 6's in the dining room and three 1 by 6's in the lounge. The log walls have been varnished to a high shine. Both the quarter-pole chinking in the lounge and the 1-1/2-inch diameter pole chinking in the dining room require some renailing. Electrical outlets in these two rooms have been fitted into sections of chinking between logs in most cases, wiring being routed behind the chinking. Some bulb fixtures with pull chains have been cut into the tie beams in both rooms; these should be discarded and all wiring modernized. Both rooms are serviced by gas fired area heaters. These should also be removed.

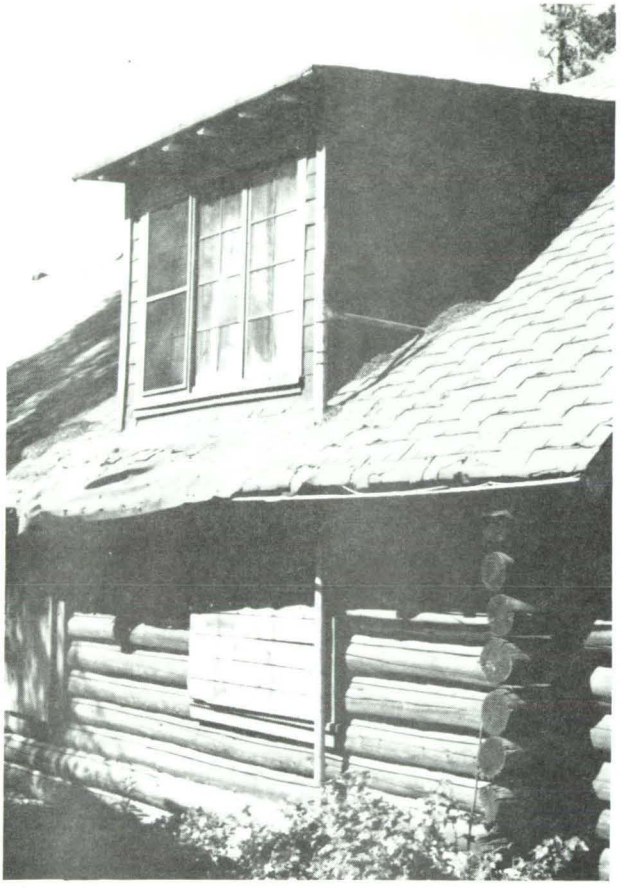
Photograph 35

West dormer recess.

Note line of roof slope to 2'8" knee wall on right.

Photograph by
J. C. Parker
August 1977





Photograph 36

East Dormer.

Note deterioration of asphalt shingles and fascia board.

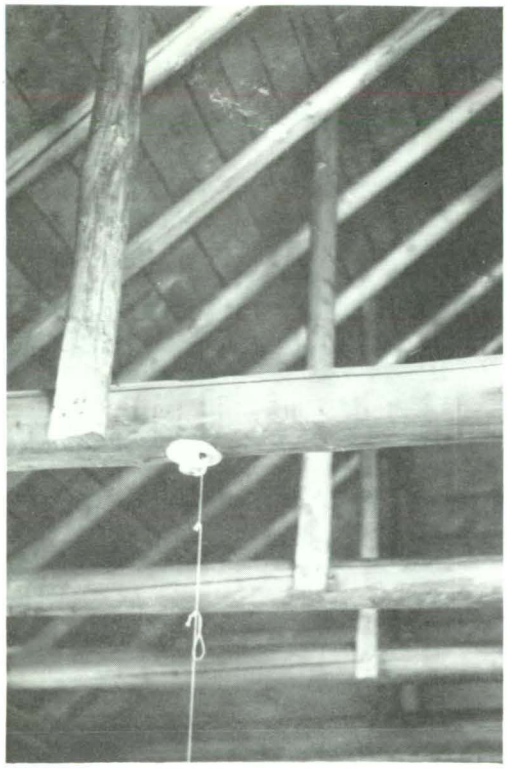
Photograph by
J. C. Parker
August 1977

Photograph 37

South face of massive central fireplace.

Note varied size and quality of stones and bearing of transverse log ties on top of fireplace.

Photograph by
J. C. Parker
August 1977



Photograph 38

Rafters, tie beams and braces in south lounge, spaced at 2'0" and 4'0" on center, respectively.

Photograph 39

Tie beams and braces in north dining room, at 1'6" on center.

The lunch counter and food service in the dining room are in poor condition and should be removed. One instance of wear-and-tear is the placement of log shoring posts for the roof over and under the counter; one of these posts had fallen from underneath the counter, causing the counter itself to defelct several inches under the load from the post above. The problem has been corrected, but permanent design of reinforcement for snow load would be desirable.

The Porches

The last addition to the building was construction of the west and south porches. A seam in the low east porch wall 1'3" south from the south building exterior wall indicates the discontinuity of structure (see photograph 41). Both south and west porches seem to have been built at the same time as no seam is visible corresponding to either the main building seam between dining room and lounge or the southwest corner of the porch. The placement of steps and threshold on the west side of the porch aligns with neither the dining room door nor the chimney location and is centered approximately on the facade of the porch as a whole.

Porch floorboards have been damaged locally by leaks in the roof and will need spot repair. Most of the damage to porch rafters and sheathing due to tree growth has been repaired by Pack maintenance staff, but certain rafter ends need replacement because of weathering under rotted sections of roof eaves.

Exterior

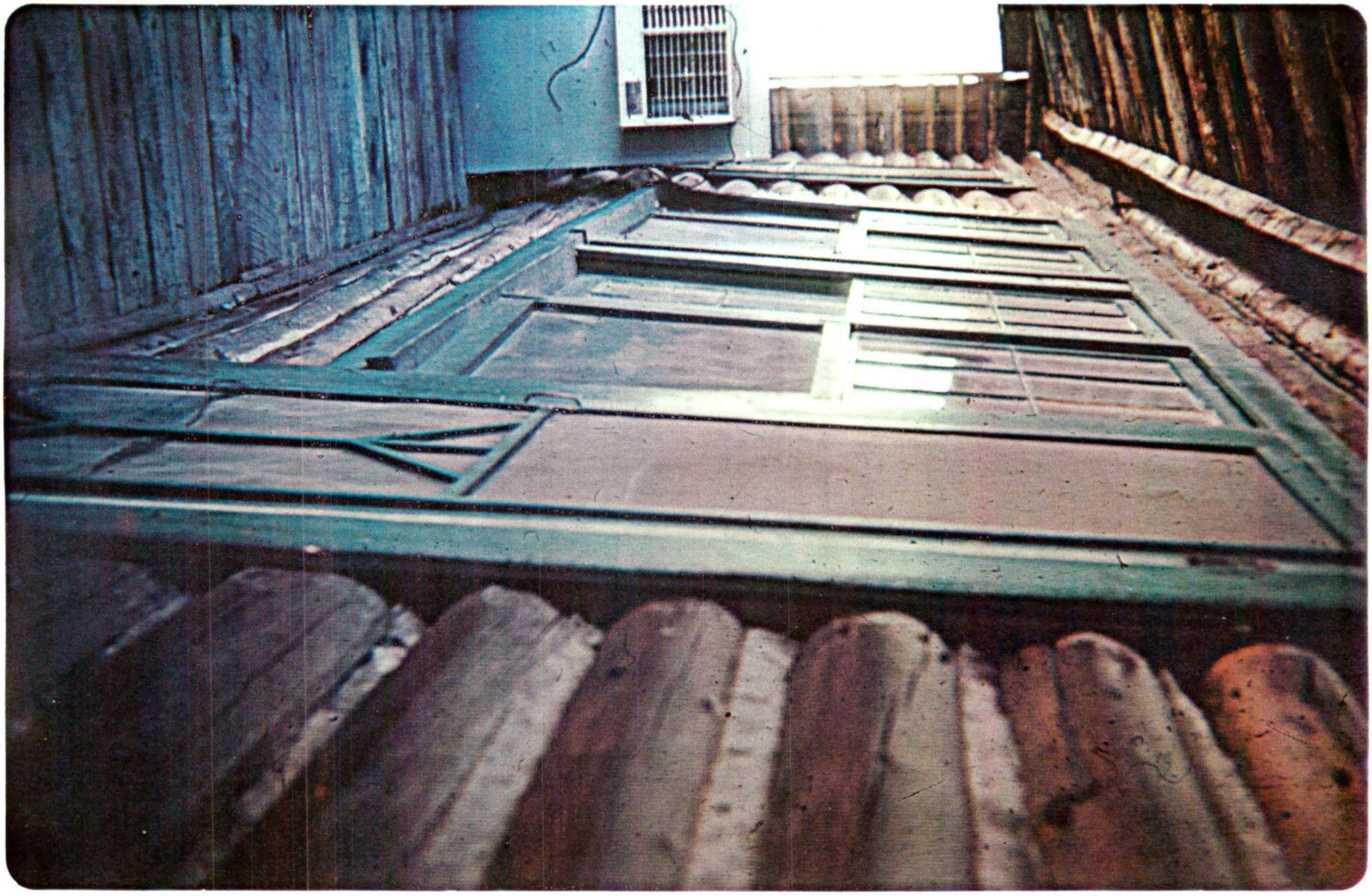
The roof structure of the lodge appears to be original, except for the extension of the southern end from hip to gable with jerkin head. The profile of the original hip roof can be deduced from the lengths of the original three rafters near the chimney at the southern end of the

Photograph 40

West exterior wall of dining room, looking north.

Note buckling of wall both vertically and horizontally.

Photograph by
J. C. Parker



dining room. Log extensions of increasing length have had to be added to allow these rafters to bear on the ridge of the gable roof. In addition, the board sheathing between the northernmost rafters of the lounge is patched on a roughly diagonal line corresponding to the extent of the original porch roof. The rafters here were replaced in full since the original ones were too short to bear even on the new purlins (see West Elevation). The initial roofing of tarpaper secured with board battens has been replaced by asphalt shingles which are now in poor condition. Several of the rafter ends and eave fascia boards have been exposed to weathering and need repair.

The exterior daubing on the southern portion of the building is a sandy mix with hair different from that on the northern portion of the building where wood chips were added to the sand, lime and hair. All daubing was secured by means of small wood nailing strips along the top of each log. The entire exterior has been treated with an application of newer cementitions daubing over the old; this brittle mix has been subject to extensive cracking (see photograph 7).

Log extensions beyond the bottom cut saddle joints at exterior corners were originally sawn in a graceful outward curve from top to bottom of the wall (see north end of West Elevation). Log butts have been subjected to moisture accumulation and subsequent rot on all corners of the building where logs extend beyond the eaves (see photograph 42). Bottom logs have also rotted where in contact with earth and snow accumulation on the north and east sides of the building (see photographs 43 and 44). The extent of deterioration will have to be judged in each case to determine whether consolidation or replacement is appropriate.

Foundations underneath the porches and exterior building walls consist of log posts imbedded in rough stones laid in mortar at pier locations which do not necessarily correspond to structural posts above

Photograph 41

East end of south porch.

Note seam in east wall and poor condition of asphalt shingles and log butts.

Photograph by
J. C. Parker
August 1977

Elevation and photograph 45). The sill underneath the west building wall at the dining room door location is several inches out of vertical line with the wall at the foundation pier. The mortar, however, appears to be in sound condition and the foundations stable.

The building perimeter is supported well off the ground except at the northeast corner where sill rot has brought on failure and sag of the wall near the kitchen door (see photograph 32).

Periodic shoring has occurred underneath the building where log posts or piles of rock have been used to shorten the bearing span of the joists or to support shoring posts to the roof above (see photograph 46). However, many of these posts rest on wood wills or no sills at all. New foundations will have to be installed to support roof reinforcement.

B. Recommendations

In view of the administrative decision to maintain the exterior of the buildings in its historic appearance and to renovate the interior for dormitories of seasonal park personnel, the following recommendations are submitted.

1. Maintenance and Repair Roof

The entire asphalt shingle roof needs to be replaced. Since there is photographic documentation of the appearance of the original roofing, consideration should be given to securing rolled roofing with board battens to recreate the visual texture of the original roof; this would no doubt be more distinctive than replacement of plain asphalt shingles, but would need to be carefully detailed to avoid maintenance problems.

Photograph 42

North end of west porch.

Note rot of log butts and damage to logs and porch roof due to tree growth.

Photograph by
J. C. Parker
August 1977

Photograph 43

East end of transverse log wall.

Note rot of bottom logs due to moisture accumulation and weathering cycle.

Photograph by
J. C. Parker
August 1977

Photograph 44

East end of south exterior wall at intersection with porch.

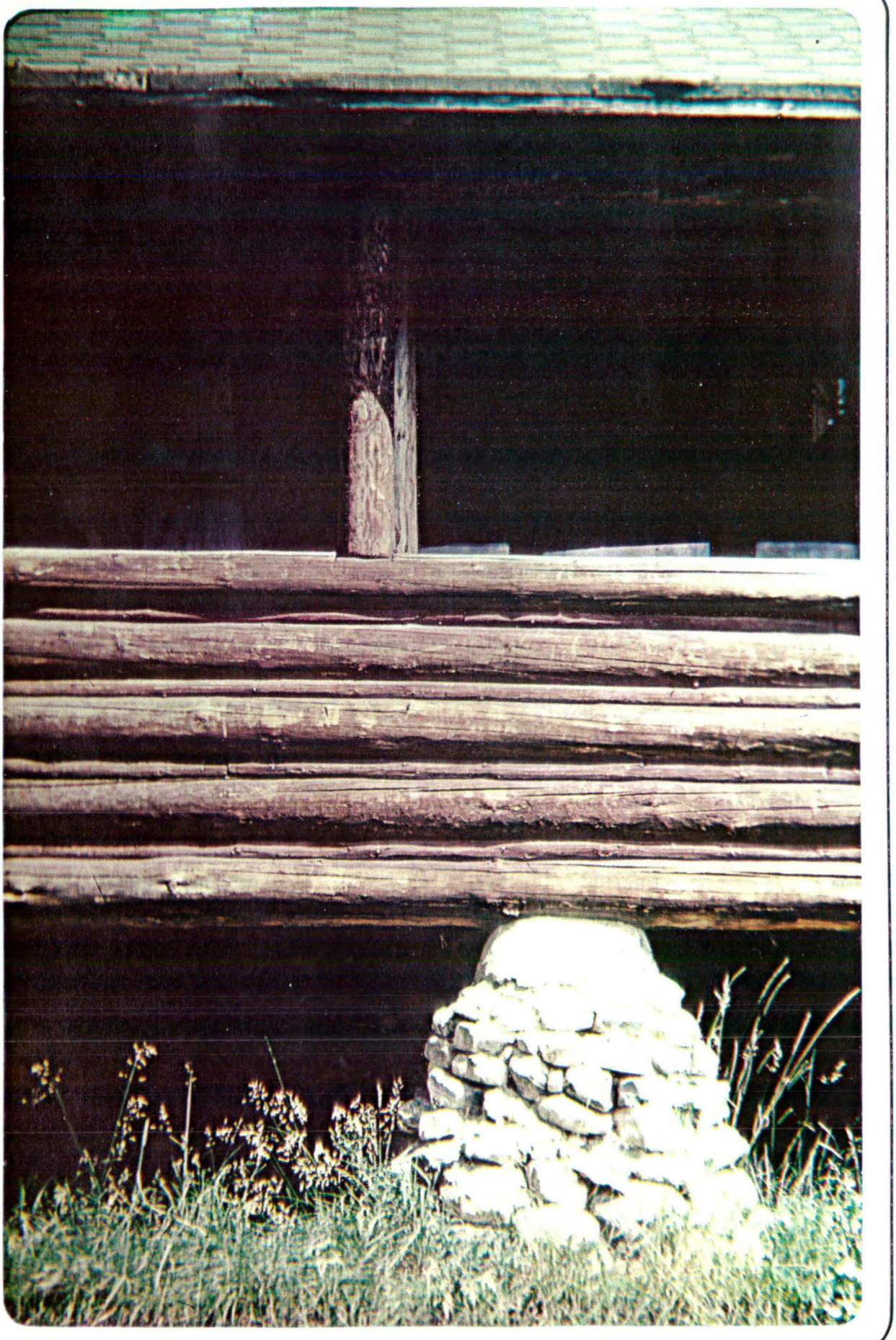
Note rot of bottom logs due to moisture accumlation and weathering cycle.

Photograph by
J. C. Parker
August 1977

Photograph 45

Stone pier and log post, west elevation.

Photograph by
J. C. Parker
August 1977



Photograph 46

Stone piers and log posts on grade under south end of Lodge, looking east.

Note slope in grade up to the east.

Photograph by
J. C. Parker
August 1977

Condition of the existing board sheathing cannot be fully determined until shingles are removed; but from the interior the boards appear to have sustained water damage due to the poor condition of the shingles and will need partial patching or replacement (see photograph 47). Rotten eaves and rafter ends will need spot repair; treatment with water-repellant preservative should be considered.*

Logs

Rotten log ends and sections of sill will require consolidation or replacement, and treatment with a preservative to prevent further deterioration should be considered. Ground should be excavated away from wood members and vegetation cut back to discourage fungal attack. Jacking up of sagging wall sections may be required on the north and west walls.

Log walls should be cleaned of unsound old daubing and redaubed with a lime, sand and fiber mix formulated to match the original material. Although a low cement content may seem to require more maintenance, in the long run annual repair using daubing of compatible composition will better preserve the physical integrity and historic appearance of the lodge.

Some interior wood chinking needs to be renailed as it has checked with age. The interior log structure whould be thoroughly cleaned of grease and dirt accumulated from 50 years of commercial service.

---

* Rocky Mountain Region Historical Architect Rodd L. Wheaton recommends against the application of preservatives to either existing or new logs.

Photograph 47

Board sheathing damaged by tree growth and moisture penetration. Structural damage has been repaired, but water damage remains.

Photograph by
J. C. Parker
August 1977

Rewiring and replumbing of the entire building is dependent upon which interior renovation option is selected. Since new utilites to be brought in for the marina concession development can not be tapped into until 1980, the existng well and cesspool disposal system will have to be used temporaily to service new plumbing fixtures in the Lodge.

Considering that not more than four rangers will be accommodated in the second floor sleeping area, a single enclosed exit stair is sufficient, supplemented by alarm-equipped smoke detectors on the first and second floors.

2. Structural Recommendations

Due to the scheduling by the Park and Regional Office of interior renovation one season after structural stabilization, design of supplementary roof support has been calculated to accommodate alternative renovation options. Strengthening of the roof system is necessary to support the relatively heavy 150 psf snow load to prevent further deflection of roof memebers and buckling of the west dining room wall. Design of permanent supplementary structural members to replace existing temporary shoring posts should be calculated to interfere in the least possible manner with the historic character of the double height Lodge interior which is noted in the National Register Nomination description.

The live load on the rafters can be transferred down via vertical and/or diagonal braces to girders placed longitudinally under the existing tie beams and supported by columns on foundations. Such girders must be lo= cated to accept the vertical load efficiently but also to allow placement of columns adjacent to existing walls with minimal interference in floor area.

Use of wood, if not log, and stone materials is essential for both apperance and structural compatibility. Due to the considerable deficiency of lodge pole pine in relation to structural grade timber, use

of log girders would require members of very large diameter. Therefore, it is feasible to use laminated or structural grade timber girders of greater load carrying capacity to match the scale of the existing members and minimize loss of available headroom. This has the added advantage of clearly distinguishing old from new structure.

Several schemes are possible. In Scheme A, girders would be positioned directly under the tie beams with vertical braces up to the purlins above as in the existing temporary shoring posts. However, window and door openings on the south wall of the lounge prevent placement of girders and columns in these locations; in this room one central girder would bear the load from the purlins via diagonal braces. There are several disadvantages to this scheme.

First, columns under the purlins at the south end of the dining room would stand flush with the masonry fireplace mass, violating the integrity of the free-standing stone construction. Secondly, the single girder in the lounge, although avaoiding openings on the south wall, would butt directly into the chimney mass above the fireplace opening, further compromising the visual integrity of the hearth. The dept of a single log girder, approximately 21", significantly reduces the headroom in the lounge from 8'2" to 6'5". In the north end, the log girders would have a depth of approximately 18", reducing the headroom to 6'8". Use of doubled logs would decrease individual log diameter but increase total loss of headroom.

In Scheme B, the recommended alternative, four longitudinal girders would be placed, two in the dining room and two in the lounge, directly under the tie beams in line with the existing permanent vertical braces above. Because of their inadequate size and poor connections, these braces would be replaced by 3" diameter members to transfer the load from each rafter directly to the girder below. In the south lounge where every other rafter directly to the girder below. In the south

Photograph 48

Snow accumulation on the roof of the Lodge shoveled off by Park Maintenance staff totally obscures the east facade of the building.

Note location of the northeast eave, normally 6 feet above grade, at approximately 2 feet from the snow.

Photograph by
J. C. Parker
January 1978

lounge where every other rafter lacks a vertical member, additional braces will be installed to ensure that each rafter is supported in this manner. Longitudinal glulam girders, 6-3/4" by 10-1/2", at these locations allow placement of all columns adjacent to existing log walls, leaving the masonry fireplace mass free-standing and the floor area unencumbered. A further advantage arises from the fact that the vertical braces required in Scheme B are only 2/3 as long as those required in Scheme A. New foundations will have to be built under the columns. For a graphic representation of Scheme B, see "Maintenance and Structural Repair". Drawings attached to this report.

A similar girder system can be applied to relieve the vertical load from the west wall of the dining room which has buckled some 5" laterally at the location of the window mullion. In this case, short posts would be inserted between the rafters and the new girder to effect a proper load transfer.

The joists underneath the transverse kitchen wall need to be jacked back to level and supported on additional foundations to bear the vertical laod.

In the north end of the lodge, a single girder was installed to support the tie beams under the second floor. This girder should be relocated to the center of the tie beam span which is also the location of the partition above; it will be supported at the south wall of the kitchen by a 4 by 4 post. Since the vertical braces do not extend through the secon floor spaces to the rafters, roof loads at the north end will be picked
up by 6 by 6 posts under the purlins at the location of the transverse wall. These supports allow relocation of the wall for purposes of interior renovation.

3. Preliminary Design of Interior Renovation (See attached drawings)

Option One

The simplest solution to the proposal for renovation is to leave all existing spaces as they now stand and to accommodate planned uses to them.

Because of the restricted second floor in plan and section, only two people could be comfortably housed there, and in no case more than four people in a cramped arrangement. The southern room on the first floor, then, would have to be taken over for sleeping accommodations.

The present dining room would be used for dining and social activities. Removal of the lunch counter and other commercial service facilities would increase flexibility of usable floor area. The kitchen would remain in its present location, but installation of new equipment is necessitated by the poor condition of the existing minimal facilities. Because of the large dimension of the kitchen, an eating area could be designed into this space. The existing stair to the second floor would be left intact, although the 8-1/2-inch treads and risers are hazardous. Bathroom facilities would be located outside the lodge; simple pit toilets and sinks and showers with running water supplied from the well would be pro-vided.

Option Two

In order to accommodate additional sleeping quarters upstairs and to provide interior plumbing, certain structural changes would be made.

Removing the second floor south wall to extend the second floor area by 6'6" would provide sleeping area for four people. The stair well, however, remains in an awkward location blocking access to the west dormer.

Compacting new kitchen equipment into a reasonable area in the northeast corner of the first floor allows room to install a bathroom in the northwest corner near the stair. New plumbing in the kitchen and bath can be run up to the second floor to provide sinks for the bedrooms, relieving the load on the single bathroom.

The dining room would remain for group eating/living activities, but the south lounge would undoubtedly be used to house an additional two to four people.

Option Three

In order to accommodate four people upstairs and two to three people downstairs adjacent to the bathroom and with greater privacy, it would make sense to relocate the kitchen facilities, which must be modernized anyway, to the present dining room. Kitchen fixtures and counters could be tucked under the second floor extension, creating a low ceilinged work area within the double-height dining room. The southern lounge would be available for group social activities.

The space now occupied by the kitchen would then be remodeled as a bedroom at the east end and as a bathroom at the west end. Location of the first floor bedroom at the north end allows complete separation of private areas from public use and suggests the possibility of flexible use of the dining/social areas by other groups than just seasonal employees or at other times of year.

Relocating the stair allows improvement of the tread-riser ratio and reduces interference of the stair well in front of the west dormer on the second floor.

Option Four

By relocating the second floor stair in the dining room, the north end of the lodge on both first and second floors is relieved of an

awkward intrusion, allowing more flexible design. The kichen can be renovated in the northwest section of the lodge and the new bathroom situated in the northeast corner. The second floor can now accommodate four beds in the existing floor area; the south wall will be removed to create a loft with visual contact to the first floor.

The southern lounge would still be needed for sleeping area, unless the second floor were extended southward. If the second floor were extended and the stair to it located in the dining room, the use of the dining room would be limited.

Recommendation

The historical architect, Denver Service Center, recommends Option 3 as the most functional solution involving some change in the interior character of the building. Installation of a stair in the present dining room, as suggested by Option 4, is the most intrusive scheme and does not offer the advantage of separation of public and private spaces.

4. Determination of Effect

Due to the listing of Leek's Lodge on the National Register of Historic Places, the Advisory Council on Historic Preservation must be afforded an opportunity to comment on any effect or adverse effect of exterior restoration and interior renovation on the Lodge building.

a. Maintenance and Repair

In-place conslodation and preservative treatment of rotted logs can be considered to have no permanent effect on the character of the lodge; however, replacement of severely rotted log butts and sections of sill should be considered to have an "effect" on the qualitative appearance of the lodge due to discrepancy in weathered finish.

Redaubing of the entire exterior with lime mortar formulated to match the original daubing will affect the historic fabric of the building.

Replacement of existing asphalt shingles with roll roofing and board battens will have an effect in that historic fabric will be dissimilarly replaced. However, this is mitigated by the installation of roofing
material which reproduces the visual effect of the original roofing finish as evidenced in old photographs.

Neglect of any of these maintenance requirements will result in adverse effect on the building from further fabric deterioration and decay.

b. Structural Reinforcement

Installation of girders and braces to reinforce existing tie beams and rafters will have an effect on the visual character of the interior exposed roof structure; however, no historic fabric will be destroyed or altered and the sense of vertical space noted in the National Register nomination will remain. Construction of new spot foundations to support reinforcing columns will have no effect on the appearance of the Lodge due to location underneath and well within the perimeter of the building.

Failure to install reinforcement for snow loads will result in serious risk of adverse effect, due to structural collapse.

c. Interior Renovation

Since all three options for interior renovation involve removal of existing commercial food service fixtures and modernication of kitchen facilities, feasible renovation without effect is unavoidable. However, the stone chimney and lounge cited in the National Register form will not be altered.

Option One, calling for removal of commercial fixtures such as the lunch counter and water dispenser and installation of modern

residential fixtures in the existing kitchen space will not affect the historic interior character of the Lodge. Modern fixtures will be confined to the kitchen at the north end of the Lodge so that the dining room will actually resume its historic appearance prior to World War II. Structural building fabric will not be affected.

Option Two, which includes installation of bathroom fixtures in the northwest corner of the first floor and extension of the second floor by approximately 6 feet to the south in addition to the modernization of kitchen facilities, will affect the historic fabric of the Lodge. However, location of the bathroom in the area currently used for storage behind the kitchen cupboard does not affect the public rooms of the Lodge. Design of the second floor extension will be integrated with permanent reinforcement of the roof for snow load in the form of girders and columns. The greater part of the dining room will remain open to the roof, and the southern lounge and chimney will be unaffected except for the structural reinforcement.

Option Three, calling for relocation of the kitchen into the dining room, rebuilding of the stair to the second floor, and installation of a bedroom in the present kitchen location, in addition to the above-named changes, will affect the interior character of the Lodge. However, given the functional necessity of extending the second floor to accommodate additional sleeping quarters, location of the new kitchen at the north end of the dining room underneath the second floor extension creates a spatial delineation between old and new fabric and maintains the double-height character of the greater part of the dining room. Therefore, the effect is limited to approximately 8 feet at the north end of the dining room. Changes at the north end of the building beyond the kitchen partition will not affect the character of the public rooms of the Lodge and will greatly improve the utility of building.

Option Four involving moving the interior stair into the dining room, installation of a new bathroom and kitchen in the north end of the second floor south wall to create a loft space above, and removal of the second floor south wall to create a loft space with a view to the dining room. However, the second floor area would not necessarily be extended in this case. Although design of a stair within the dining room is alien to the existing character of the Lodge, it is consistent with rustic lodge interiors in general.

Such careful interior modifications which improve the functional utility of the building are in accordance with the proposed treatment - interior adaptive reuse - and are not considered to have adverse effect. The exterior of the building will retain its historic appearance.

Option Three, calling for relocation of the kitchen into the dining room, rebuilding of the stair to the second floor, and installation of a bedroom in the present kitchen location, in addition to the above-named changes, will affect the interior character of the Lodge. However, given the functional necessity of extending the second floor to accommodate additional sleeping quarters, location of the new kitchen at the north end of the dining room underneath the second floor extension creates a spatial delineation between old and new fabric and maintains the double-height character of the greater part of the dining room. Therefore, the effect is limited to approximately 8 feet at the north end of the dining room. Changes at the north end of the building beyond the kitchen partition will not affect the character of the public rooms of the Lodge and will greatly improve the utility of building.

DETERMINATION OF EFFECT

	No Effect	Effect	Adverse Effect
I. Maintenance and Repair			
Consolidate logs in place	X		
Redaub exterior		X	
Replace rotted log ends and sills		X	
Replace shingles with rolled roofing		X	
II. Structural Reinforcement			
Install girders, braces		X	
Install new foundations	X		
III. Interior Renovation			
Option 1 - Renovate kitchen Remove dining room counter	X		
Option 2 - Expand 2nd floor, renovate kitchen, install bathroom	X		
Option 3 - Expand 2nd floor, rebuild stair, relocate and renovate kitchen, install bathroom and 1st floor bedroom	X		
Option 4 - Rebuild and relocate stair, renovate kitchen, install bathroom, remove second floor south wall.	X		

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DSC-HFC
Form 802

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PACKAGE ESTIMATING DETAIL

REGION	PARK
ROCKY MOUNTAIN REGION	GRAND TETON NATIONAL PARK
PACKAGE NUMBER	**PACKAGE TITLE**
243	Rehabilitate Leek's Lodge for Seasonal Quarters-Adaptive Use

(If more space is needed, use plain paper and attach)

ITEM	QUANTITY	COST	
		Contract/Day	Labor
I. Maintenance			
-Replace asphalt shingle roof with new roll roofing, board battens	35 squares	$ 6,425	$ 4,373
-Replace rotted log butts and 15' of sill section		$ 4,350	$ 1,900
II. Structural Repair			
-Install girders and columns to reinforce rafters	(1,174 board feet		
Double joists under kitchen wall	(10 foundation piers	$ 5,848	$ 4,261
-Reinforce west wall with girders and columns	205 bf; 2 new piers	$ 1,110	$ 808
(Use structural grade timber or gluelams)		$ 6,958	$ 5,069
-Alternative: Use all log girders and columns	322 linear feet	$15,400	$ 5,513
III. Interior Renovation			
-Option 1. Renovate kitchen in existing space		$ 5,000	L.S.
Rewire entire building		$ 5,700	
		$10,700	
-Option 2. Same as above		$10,700	
Install new bathroom		$ 4,000	
Extend second floor by 7'0"		$ 4,000	
		$18,700	

SUMMARY OF CONSTRUCTION ESTIMATES

CLASS OF ESTIMATE: ☐ A Working Drawings ☐ B Preliminary Plans ☐ C Similar Facilities

Proj. Type		Totals from Above B & U	R & T
52	Museum Exhibits		XXXXX
55	Wayside Exhibits		XXXXX
62	Audio-Visual		XXXXX
89	Ruins Stabilization		XXXXX
91	Construction		See Page 2
92	Utility Contracts		XXXXX

ESTIMATES APPROVED *(Signature)* | *(title)* | *(date)*

POST PROFESSIONAL SERVICES ESTIMATES AND SCHEDULING ON BACK OF FORM

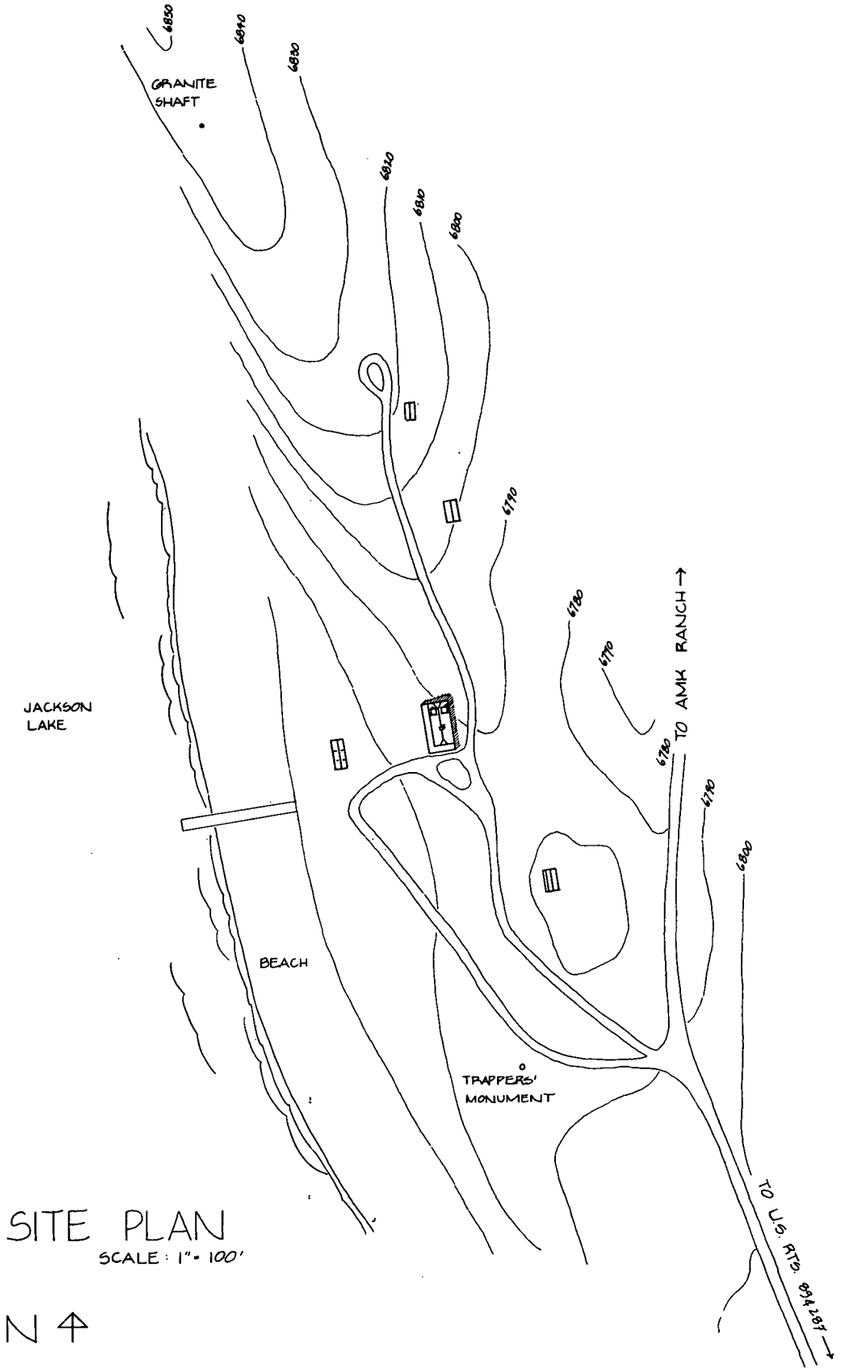
PACKAGE ESTIMATING DETAIL, Cont'd.

III. Interior Renovation (Cont'd.)

Option 3.	Same as above, kitchen relocated in dining room	$18,700
	Rebuild stair to second floor	$ 1,500
	Renovate north end, first floor as bedroom	$ 1,350
	Double dining room joists to carry kitchen	$ 375
		$21,925

TOTALS	Contractor	Day Labor and Materials	
Maintenance	$ 11,000	$ 6,300	
Structure	7,000	5,000	
Renovation Option 3	22,000	22,000	
	$ 40,000	$ 33,300	
Alt. Use of Logs	+ 8,500	+ 450	Site selected logs
	$48,500	$33,750	

Estimated by J.C. Parker with assistance from A. Williams 2/28/78



SITE PLAN
SCALE: 1" = 100'

N

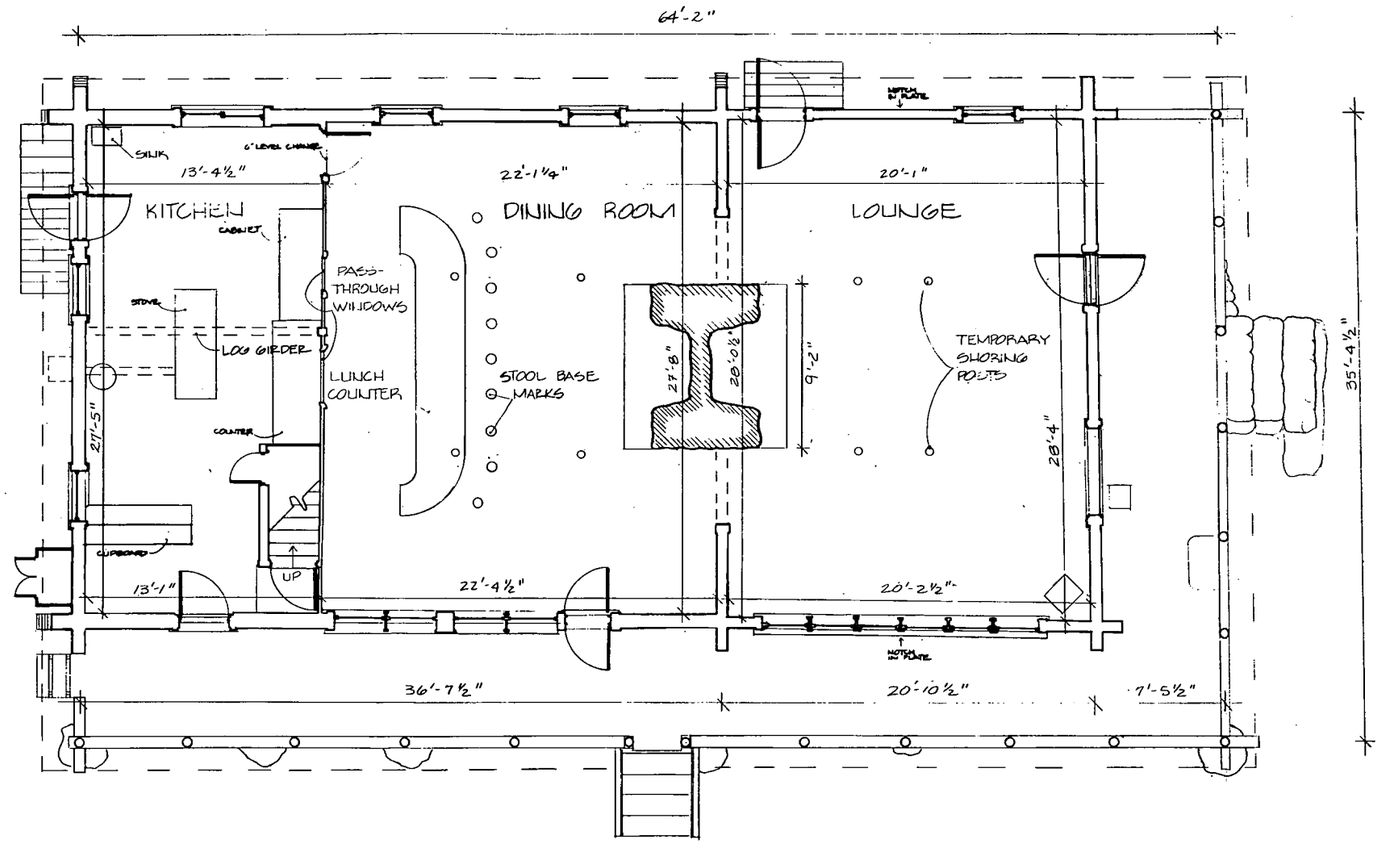
LEEK'S LODGE

GRAND TETON NATIONAL PARK

HISTORIC STRUCTURE REPORT DRAWINGS

- EXISTING CONDITIONS
- MAINTENANCE & REINFORCEMENT
- INTERIOR RENOVATION OPTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DENVER SERVICE CENTER	PREPARED DESIGNED JCP DRAWN CHECKED DATE	TITLE OF DRAWING LEEK'S LODGE - HSR LOCATION WITHIN PARK COLTER BAY VICINITY NAME OF PARK GRAND TETON N.P. ROCKY MTN. (REGION) TETON (COUNTY) WYOMING (STATE)	DRAWING NO. 136 28001 PKG. NO. SHEET 1 OF 20



N

FIRST FLOOR PLAN

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

EXISTING CONDITIONS

LEEK'S LODGE, GRTE

FEET 1/4"=1'-0" 1' 5' 10'

METERS 1:48 1 2 5M

PREPARED	DRAWING NO.
JCP	136
DESIGNED JCP	28001
DRAWN	PCIP PKG. / SHEET
CHECKED	2
DATE	OF 20

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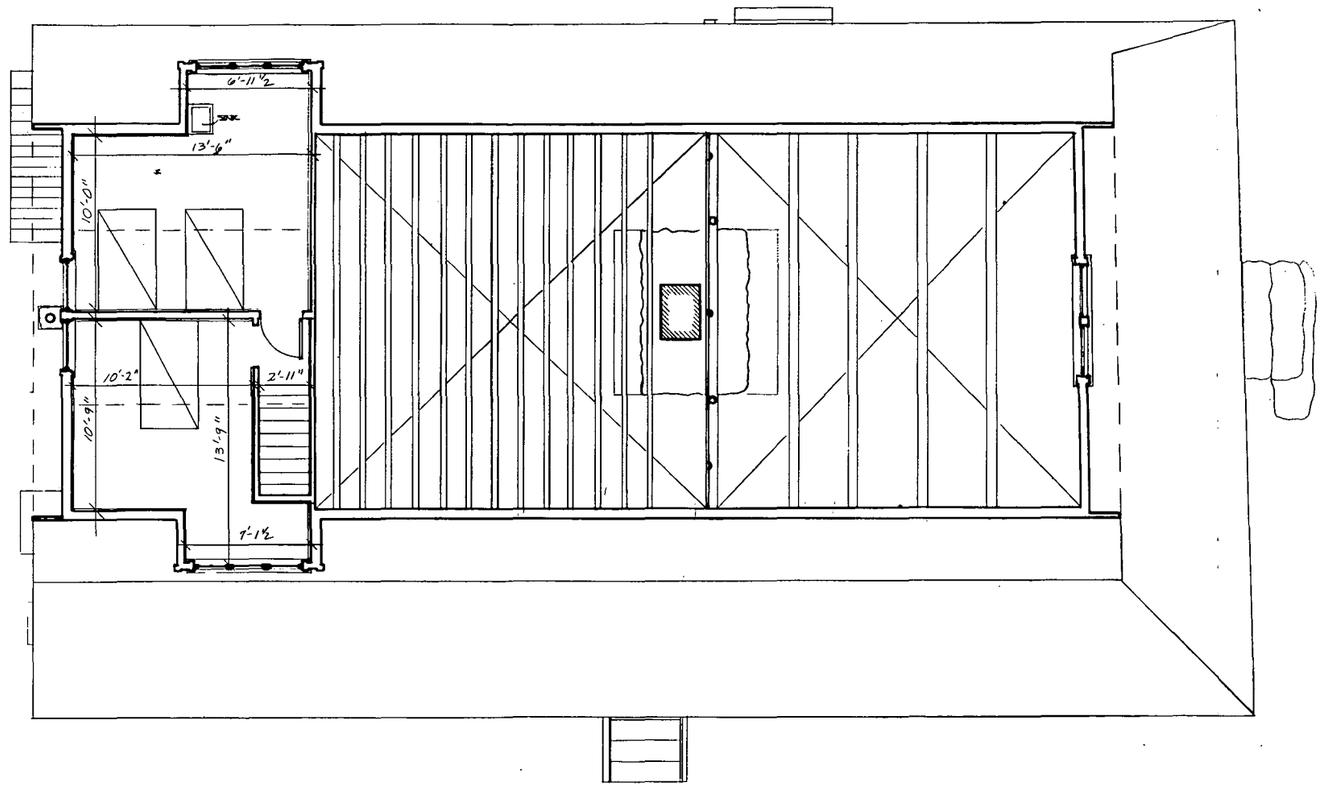

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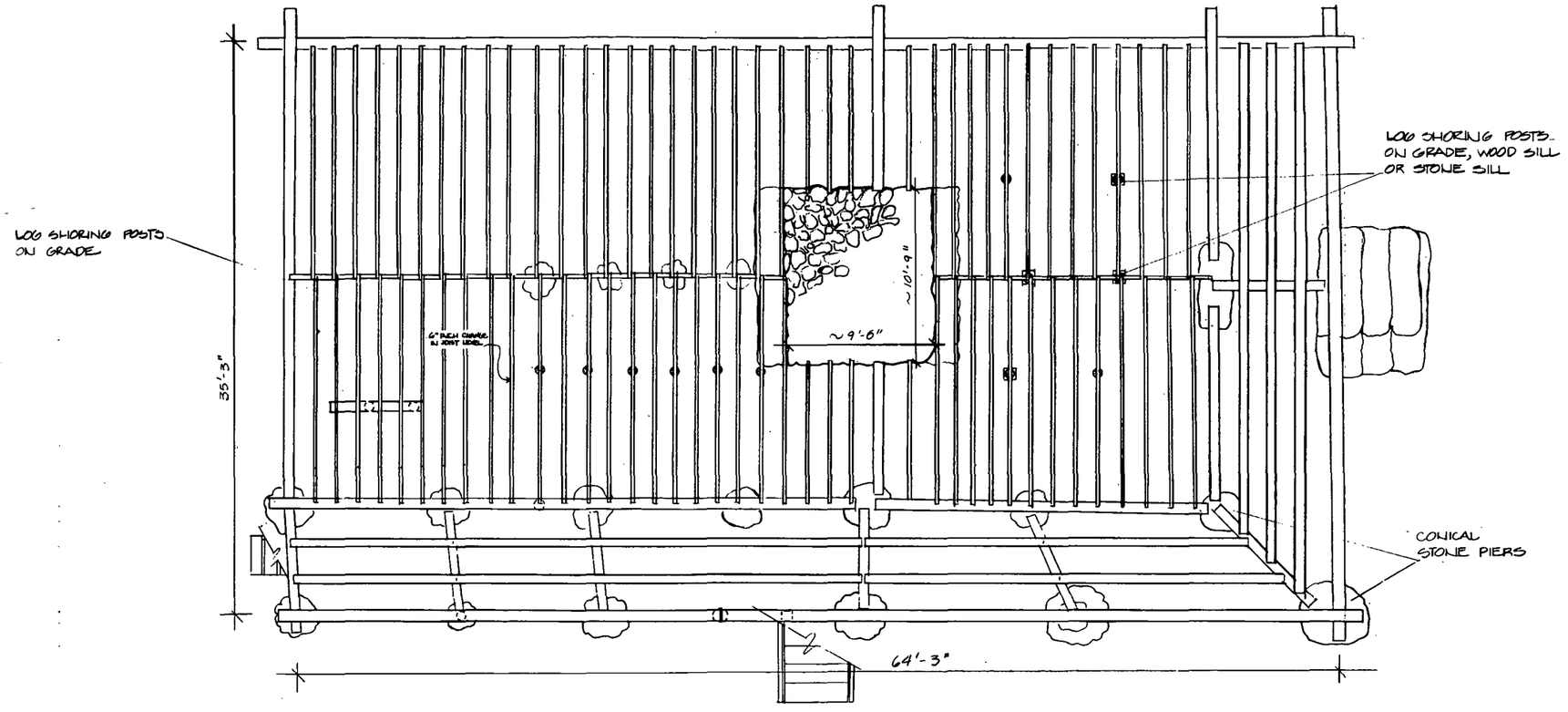
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
EXISTING CONDITIONS
LEEK'S LODGE, GRTE

FEET 1/4" = 1'-0" 1' 5' 10'
METERS 1:98 1 2 3M

PREPARED	DRAWING NO. 136 28,001
DESIGNED JCP	PCIP PKG.
DRAWN	SHEET 3
CHECKED	OF 20
DATE	

GPO 1977 777-388



FIRST FLOOR FRAMING AND FOUNDATION PLAN

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

EXISTING CONDITIONS

LEEK'S LODGE, GRTE

FEET 1/8"=1'-0" 1' 5' 10'
METERS 1:48 1 2 3M

PREPARED	DRAWING NO.
DESIGNED JCP	136 28001
DRAWN	PCIP PKG. / SHEET 4
CHECKED	OF 20
DATE	

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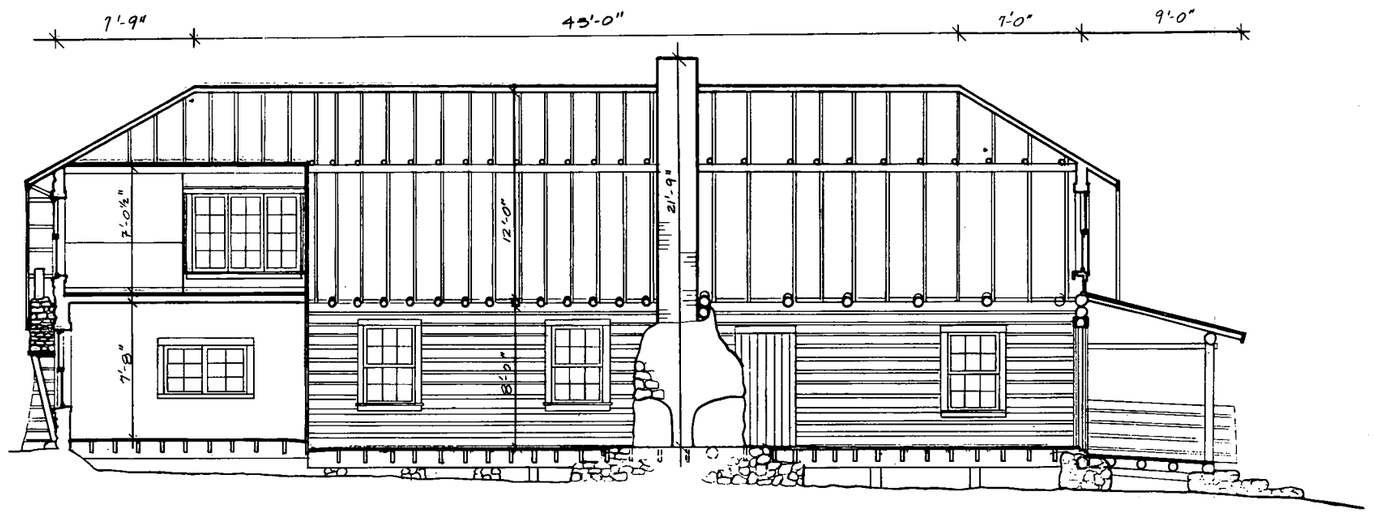

N

LONGITUDINAL SECTION B-B

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

EXISTING CONDITIONS

LEEK'S LODGE, GRTE

FEET 1/4" = 1'-0" 1' 5' 10'

METERS 1:48 1 2 3M

PREPARED	DRAWING NO.
DESIGNED JCP	136. 28001.
DRAWN	PCIP PKG. — SHEET 5
CHECKED	— OF 20
DATE	—

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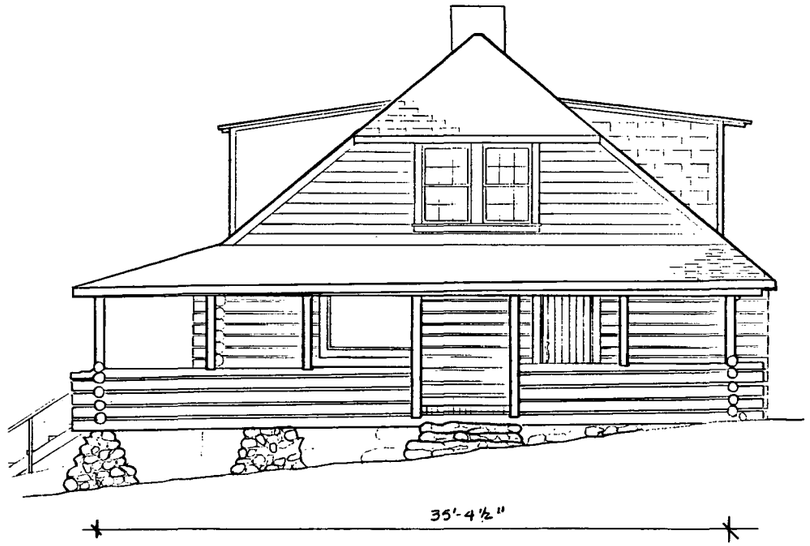
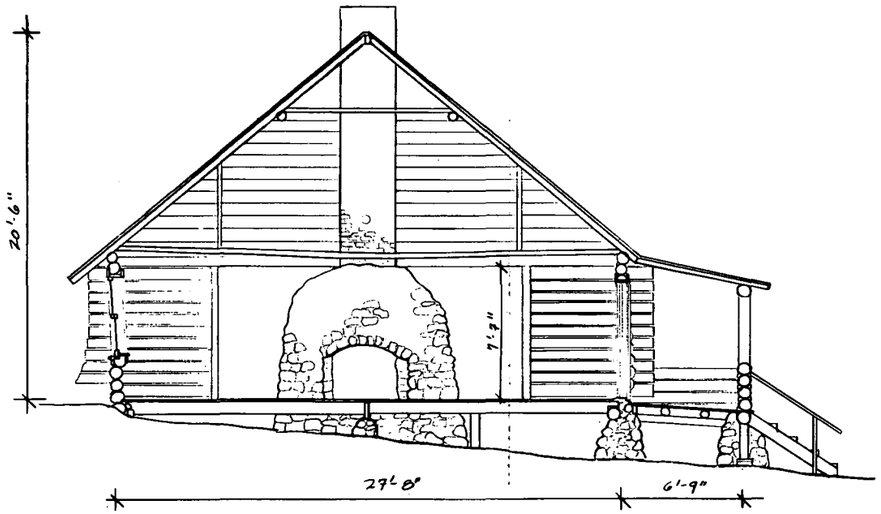


SOUTH ELEVATION
SCALE: 1/4"=1'-0"



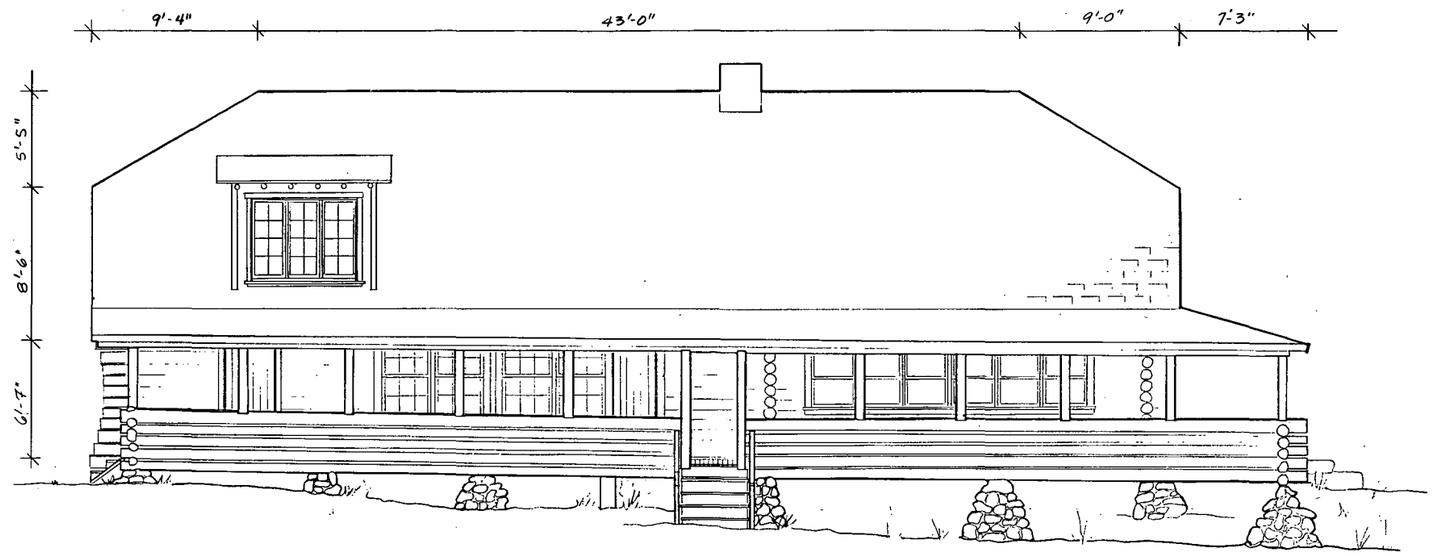
TRANSVERSE SECTION A-A
SCALE: 1/4"=1'-0"

EXISTING CONDITIONS
LEEK'S LODGE, GRTE

FEET 1/4"=1'-0" 1' 5' 10'
METERS 1:48 1 2 3M

PREPARED	DRAWING NO.
DESIGNED JCP	136 28001
DRAWN	PCIP PKG. / SHEET 6
CHECKED	OF 20
DATE	

* GPO: 1977 777-888



WEST ELEVATION

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

EXISTING CONDITIONS

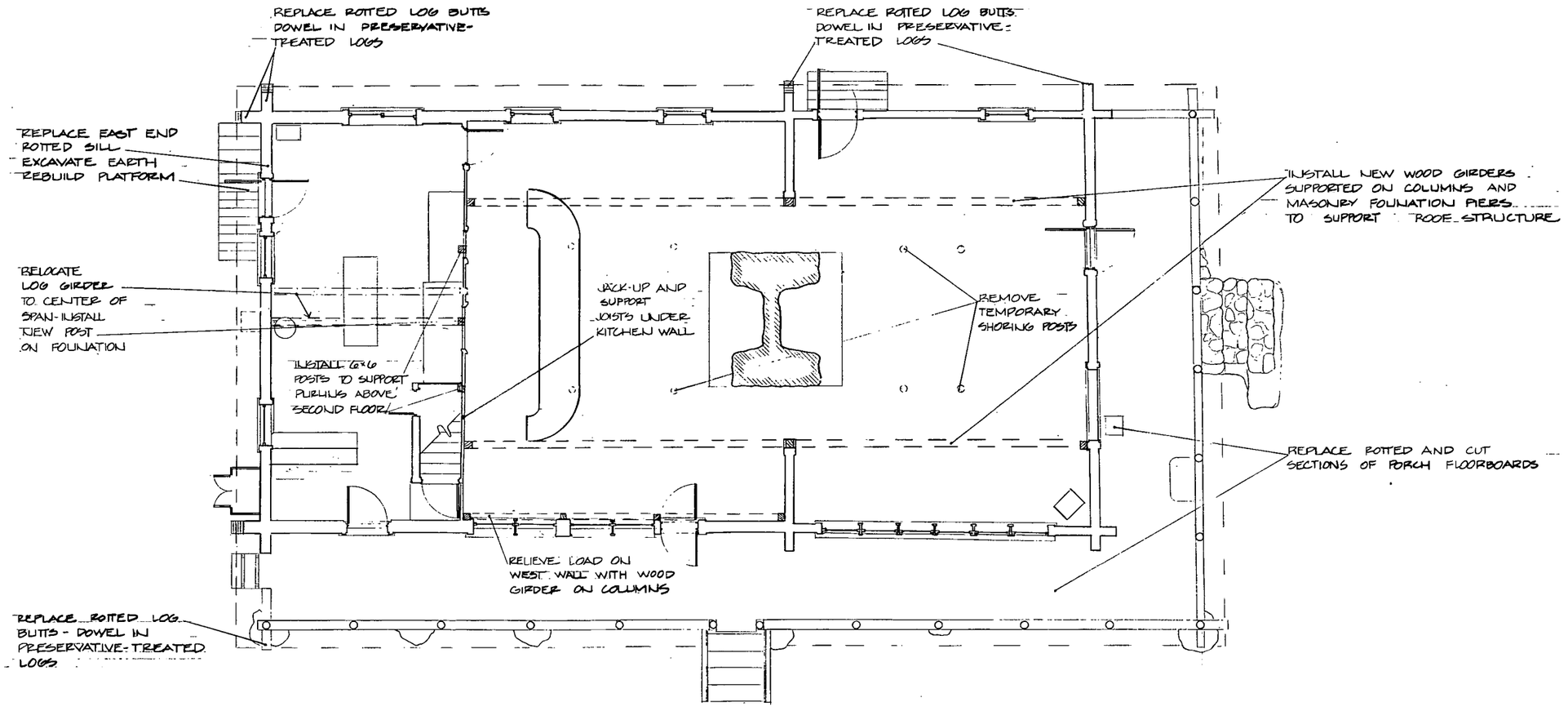
LEEK'S LODGE, GRTE

FEET 1/4" = 1'-0" 1' 5' 10'

METERS 1:48 1 2 3M

PREPARED	DRAWING NO.
DESIGNED JCP	136
DRAWN	28001.
CHECKED	PCIP PKG. / SHEET 7
DATE	OF 20

GPO: 1977 777-369



NOTE: STRUCTURAL STABILIZATION IS DESIGNED TO ACCOMMODATE VARIOUS INTERIOR RENOVATION OPTIONS

N

FIRST FLOOR PLAN

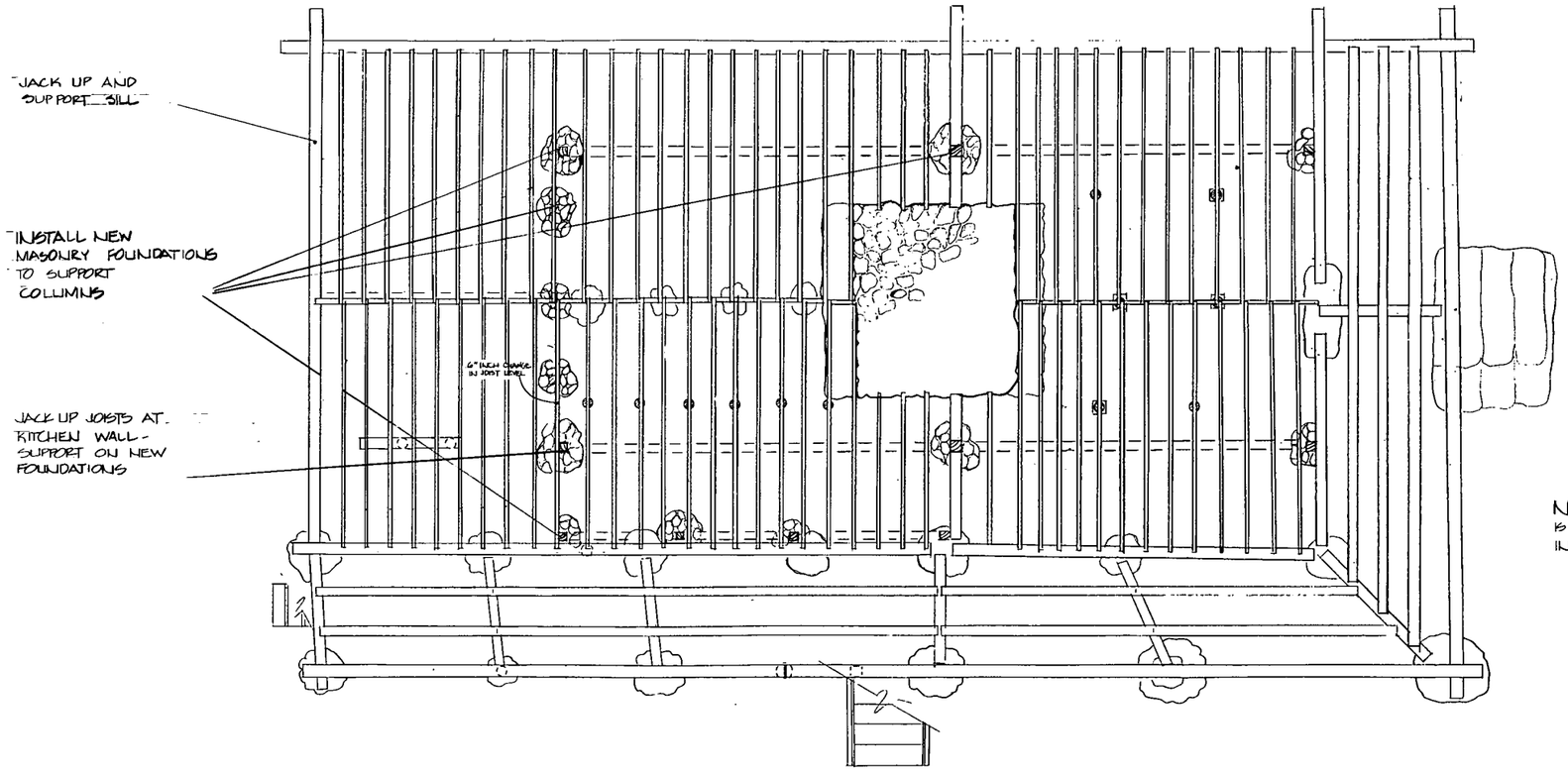
SCALE: 1/4" = 1'-0"

MAINTENANCE AND STRUCTURAL REPAIR

LEEK'S LODGE, GRTE

PREPARED REW/JCP	DRAWING NO. 136 28001
DESIGNED JCP	PCIP PKG.
DRAWN	SHEET 8
CHECKED	OF 20
DATE	

* GPO: 1977 777-288



NOTE: STRUCTURAL STABILIZATION IS DESIGNED TO ACCOMMODATE VARIOUS INTERIOR RENOVATION OPTIONS

FIRST FLOOR FRAMING AND FOUNDATION PLAN

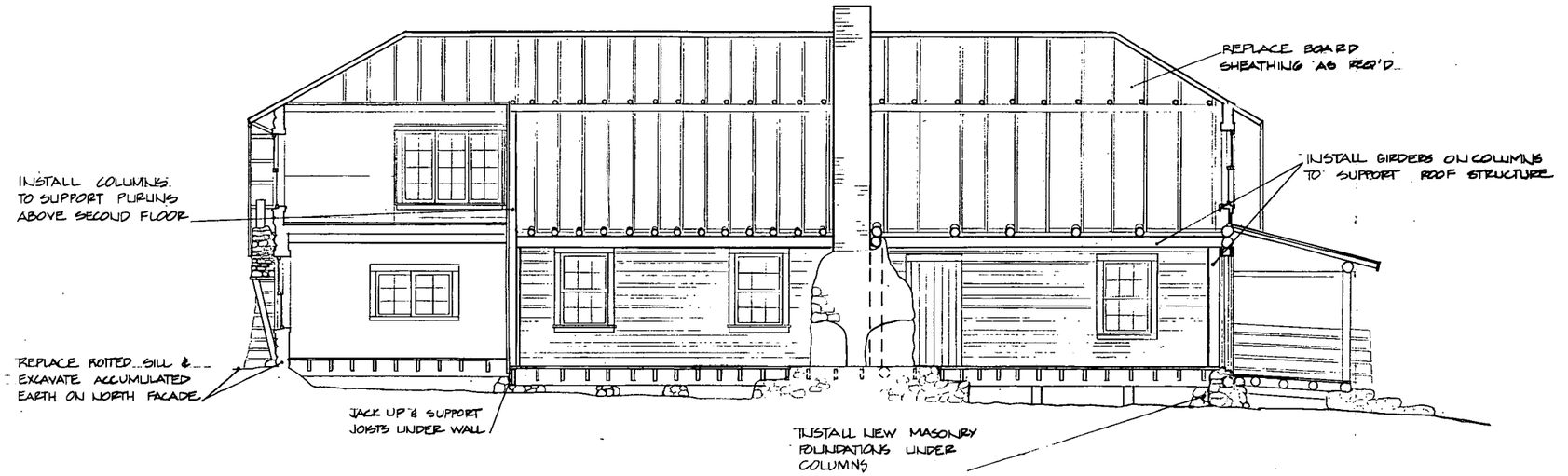
SCALE: 1/4"=1'-0"

MAINTENANCE AND STRUCTURAL REPAIR

LEEK'S LODGE, GRTE

PREPARED	DRAWING NO.
DESIGNED REW/JCP	136 28001
DRAWN JCP	PCIP PKG. / SHEET 9
CHECKED	OF 20
DATE	

* GPO: 1977 777-369



NOTE: STRUCTURAL STABILIZATION IS DESIGNED TO ACCOMMODATE VARIOUS INTERIOR RENOVATION OPTIONS

N

LONGITUDINAL SECTION B-B

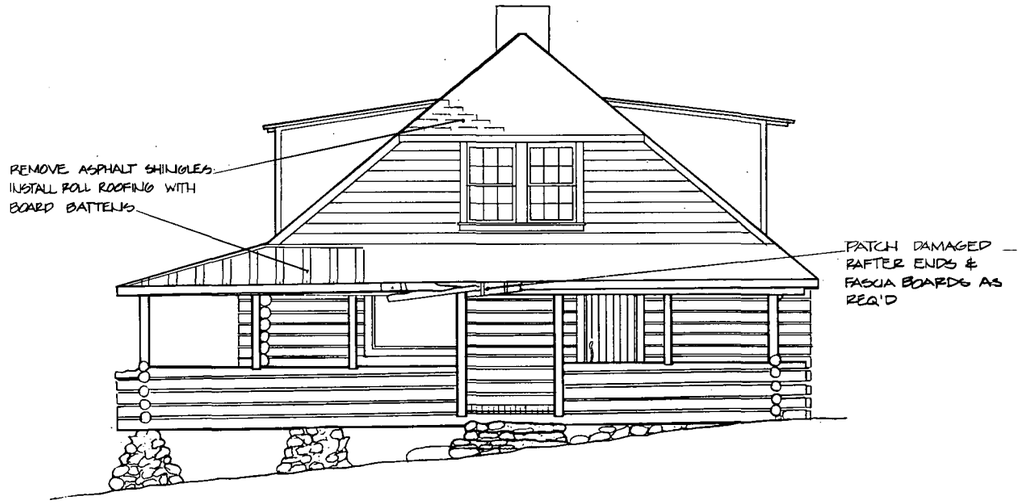
SCALE: 1/4" = 1'-0"

MAINTENACE AND STRUCTURAL REPAIR

LEEK'S LODGE, GRTE

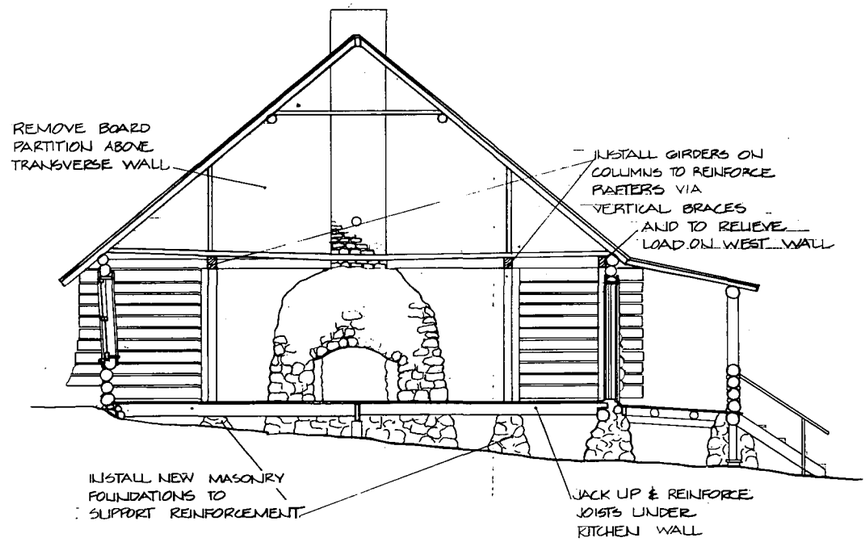
PREPARED REW/JCP	DRAWING NO. 136 28001
DESIGNED JCP	PCIP PKG.
DRAWN	SHEET 10
CHECKED	OF 20
DATE	

* GPO: 1977 777-888



SOUTH ELEVATION

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



TRANSVERSE SECTION A-A

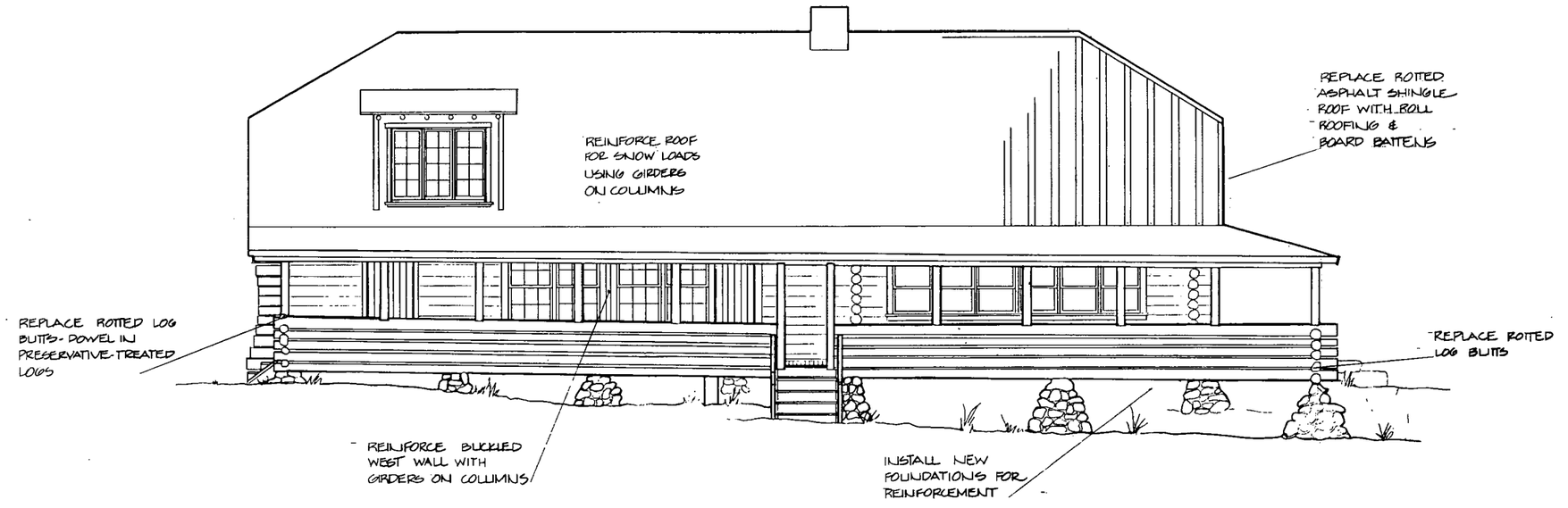
SCALE: 1/4"=1'-0"

MAINTENANCE AND STRUCTURAL REPAIR

LEEK'S LODGE, GRTE

PREPARED	DRAWING NO.
REW/JCP	136
DESIGNED JCP	28001
DRAWN	PCIP PKG. / SHEET
CHECKED	11
DATE	of 20

* GPO 1977 777-388



WEST ELEVATION

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

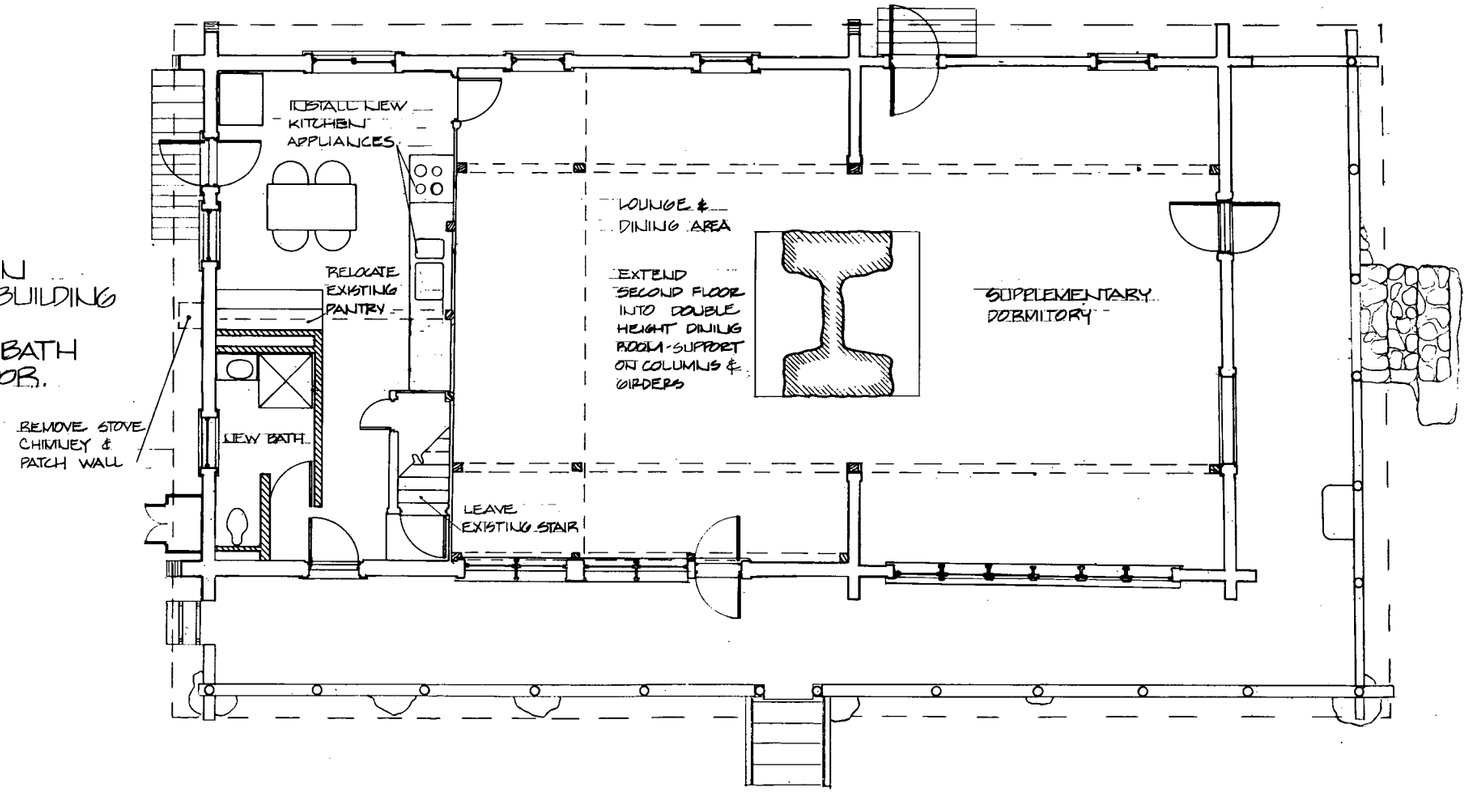
MAINTENANCE AND STRUCTURAL REPAIR

LEEK'S LODGE, GRTE

PREPARED REW/JCP	DRAWING NO. 136 28001
DESIGNED JCP	PCIP PKG.
DRAWN	SHEET 12
CHECKED	OF 20
DATE	

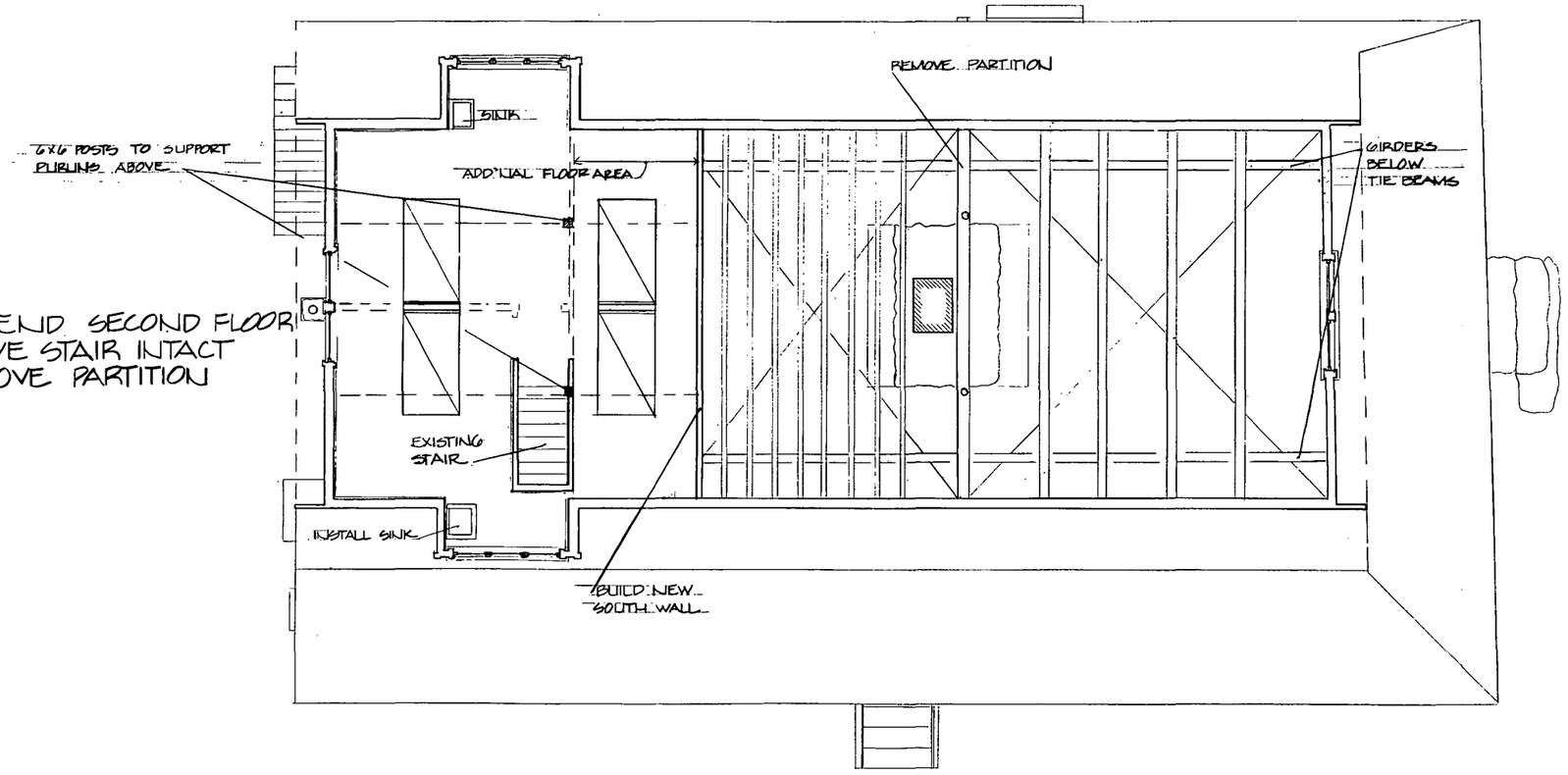
* GPO 1977 777-888

OPTION 1.
1. RENOVATE KITCHEN
2. REWIRE ENTIRE BUILDING
OPTION 2. ALSO:
3. INSTALL NEW BATH
4. EXTEND 2ND FLOOR.



FIRST FLOOR PLAN
INTERIOR RENOVATION - OPTIONS 1 & 2
LEEK'S LODGE, GRTE

PREPARED	DRAWING NO.
JCP	136
DESIGNED JCP	28001
DRAWN	PCIP PKG.
CHECKED	SHEET 13
DATE	OF 20



1. EXTEND SECOND FLOOR
2. LEAVE STAIR INTACT
3. REMOVE PARTITION

N

SECOND FLOOR PLAN

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

INTERIOR RENOVATION - OPTION 2

LEEK'S LODGE, GRTE

PREPARED JCP	DRAWING NO. 136 20001
DESIGNED ~~JCP~~	PCIP PKG. —
DRAWN	SHEET 14
CHECKED	— OF 20
DATE	—

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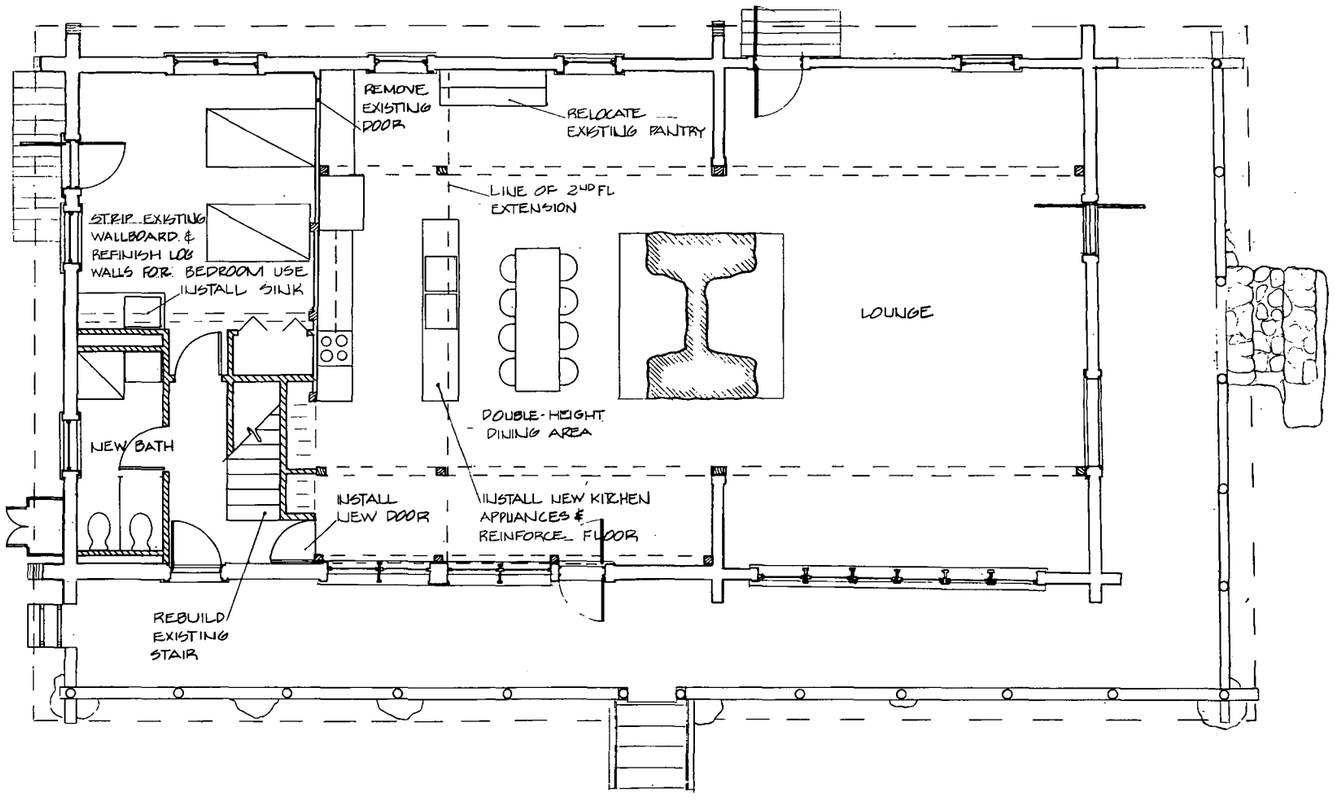
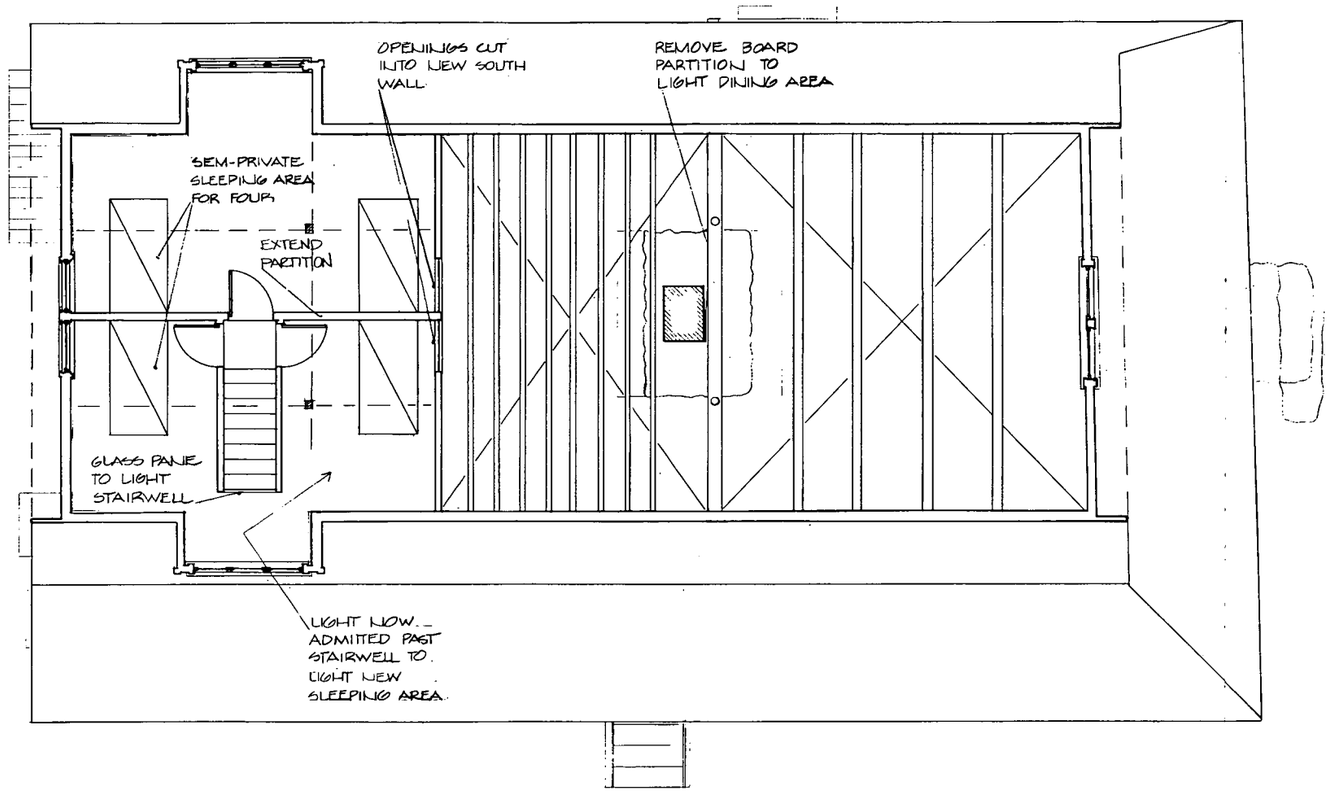
1. RENOVATE & RELOCATE
- KITCHEN IN DINING ROOM
2. INSTALL NEW BATHROOM
3. EXTEND SECOND FLOOR
4. RELOCATE & REBUILD STAIR



FIRST FLOOR PLAN
INTERIOR RENOVATION - OPTION 3
LEEK'S LODGE, GRTE

PREPARED	DRAWING NO.
JCP	136
DESIGNED JCP	28001
DRAWN	PCIP PKG. / SHEET
CHECKED	15
DATE	OF 20

1. EXTEND 2ND FLOOR
2. REBUILD AND RELOCATE STAIR



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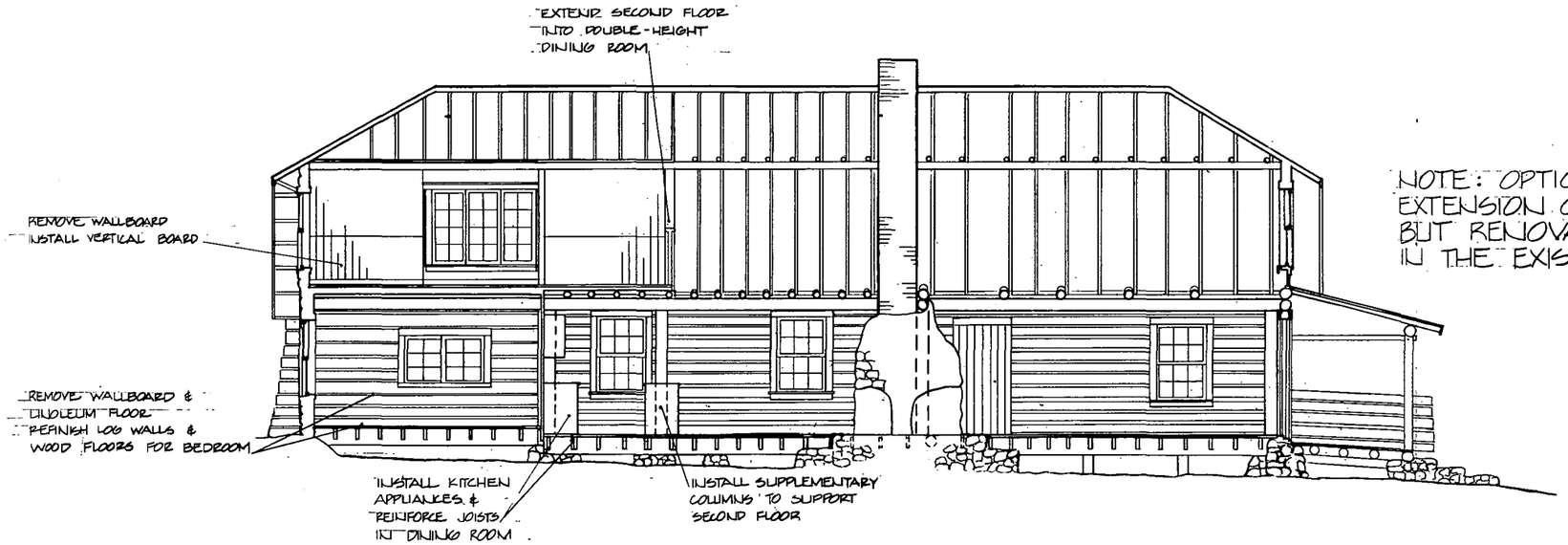
SECOND FLOOR PLAN

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

INTERIOR RENOVATION - OPTION 3

LEEK'S LODGE, GRTE

PREPARED JCP	DRAWING NO. 136
DESIGNED JCP	28001
DRAWN	PCIP PKG. / SHEET 16
CHECKED	OF 20
DATE	



NOTE: OPTION 2 FEATURES EXTENSION OF SECOND FLOOR BUT RENOVATION OF KITCHEN IN THE EXISTING LOCATION

LONGITUDINAL SECTION B-B

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

INTERIOR RENOVATION - OPTION 3

LEEK'S LODGE, GRTE

PREPARED JCP	DRAWING NO. 136 28001
DESIGNED JCP	PCIP PKG. —
DRAWN	SHEET 17
CHECKED	OF 20
DATE	

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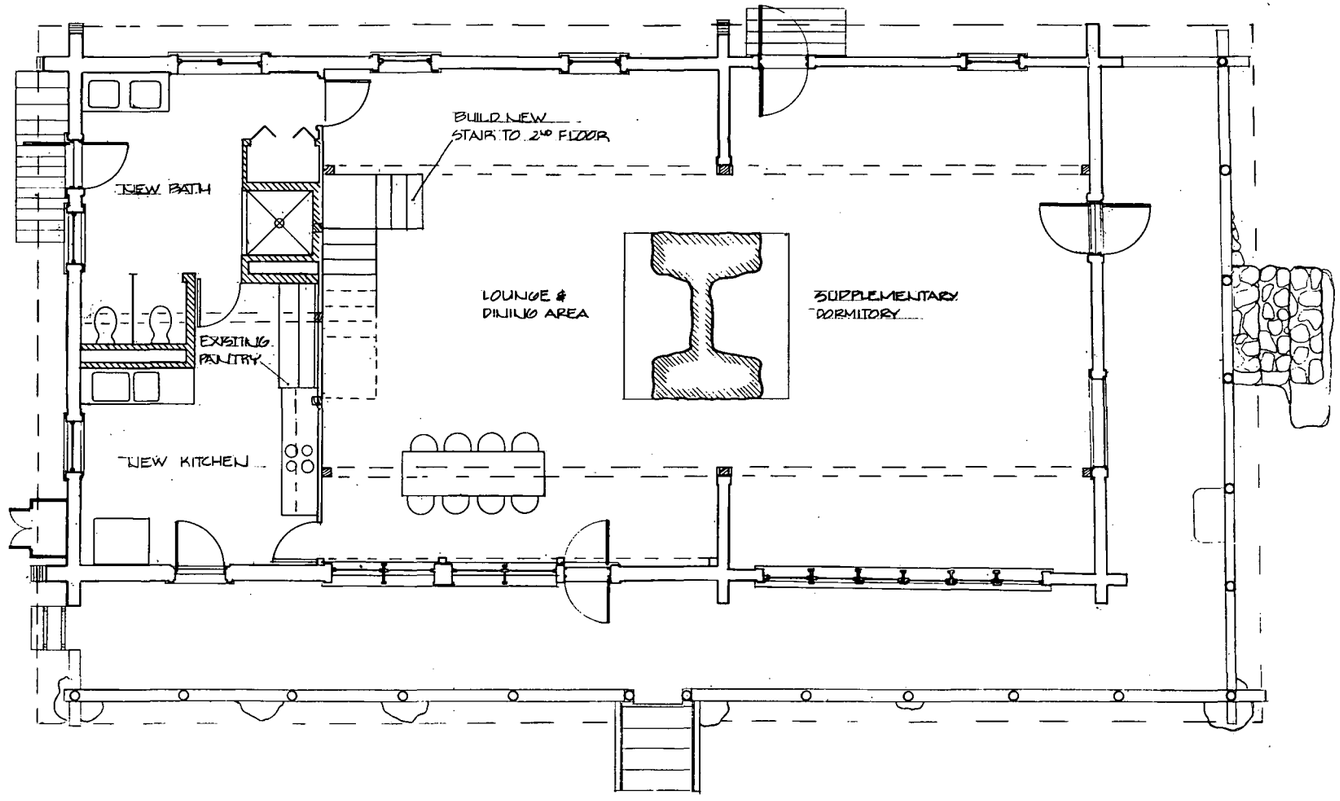
1. RENOVATE & RELOCATE KITCHEN IN N.W. CORNER
2. INSTALL NEW BATHROOM
3. RELOCATE & REBUILD STAIR IN DINING ROOM.



N

FIRST FLOOR PLAN

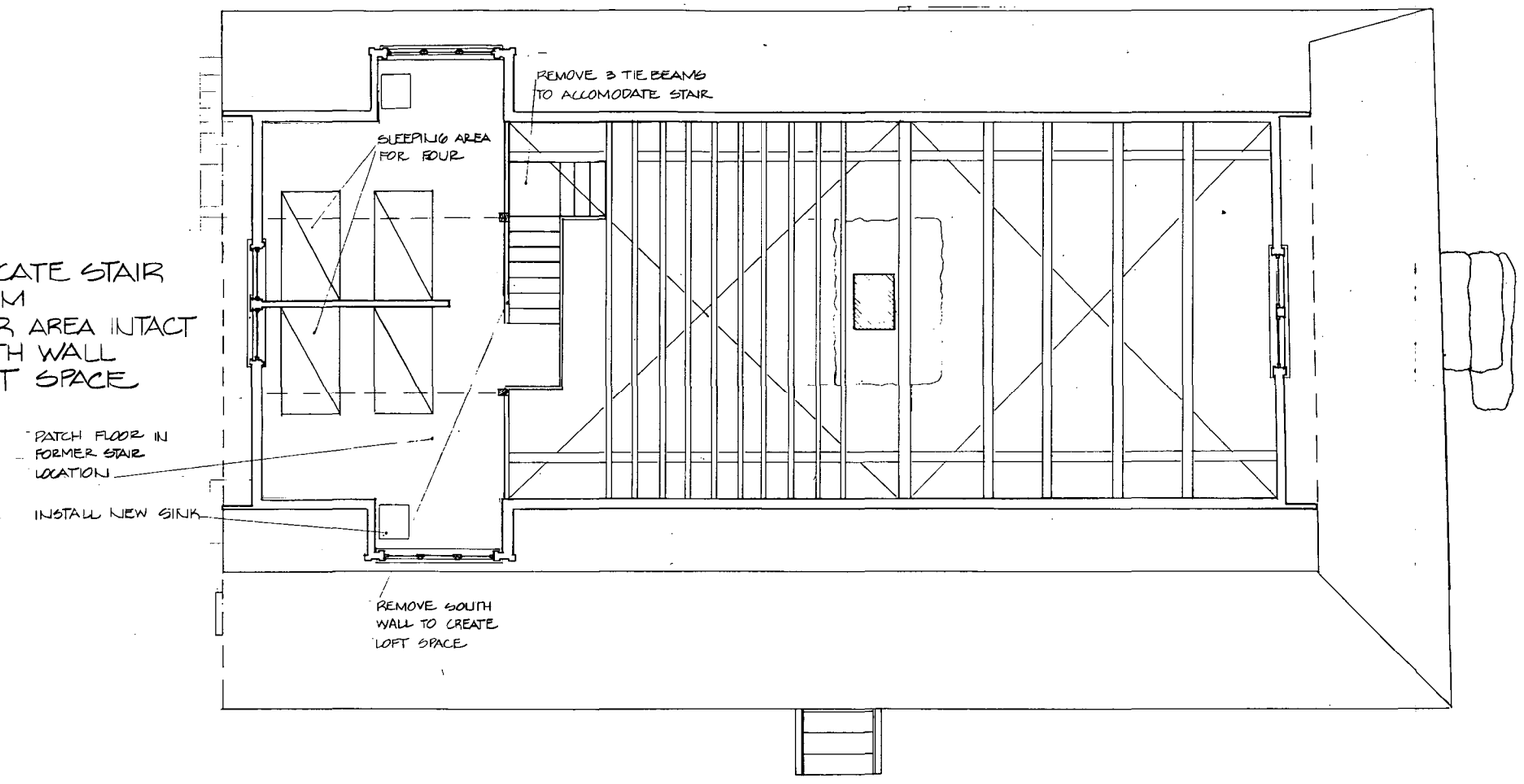
SCALE: 1/4" = 1'-0"

INTERIOR RENOVATION - OPTION 4

LEEK'S LODGE, GRTE

PREPARED JCP	DRAWING NO. 136 Z8001
DESIGNED JCP	PCTP PKG.
DRAWN	SHEET 18
CHECKED	OF 20
DATE	

1. REBUILD & RELOCATE STAIR IN DINING ROOM
2. LEAVE 2ND FLOOR AREA INTACT
3. REMOVE SOUTH WALL TO CREATE LOFT SPACE



N

SECOND FLOOR PLAN

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

INTERIOR RENOVATION - OPTION 4

LEEK'S LODGE, GRTE

PREPARED JCP	DRAWING NO. 136 28001
DESIGNED JCP	PCIP PKG. —
DRAWN	SHEET 19
CHECKED	OF 20
DATE	

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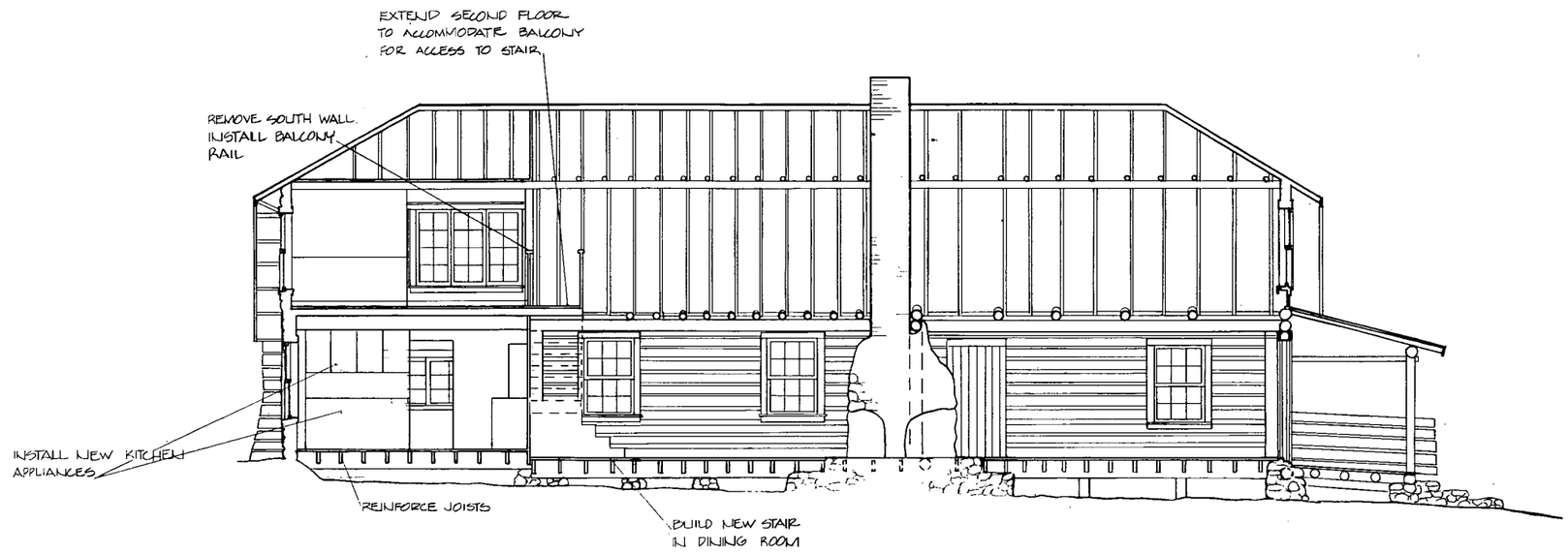

LONGITUDINAL SECTION B-B
INTERIOR RENOVATION - OPTION 4
LEEK'S LODGE, GRTE

PREPARED	DRAWING NO.
JCP	136
DESIGNED	28001
JCP	PCIP PKG. / SHEET
DRAWN	20
CHECKED	OF 20
DATE	

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As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, and parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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