

White Grass Ranch Grand Teton National Park, Wyoming

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Cultural Landscape / Historic Structures Report

Cover Illustration: View west across the hayfield towards the building cluster and the Teton Range beyond, 1950s. Photo courtesy of Frank Galey's family.

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Historical Research Associates, Inc. (HRA), Associate Historian, Carla Homstad, edited the report. HRA Production Specialist, Carol Conrad, produced the report, with graphics provided by Derek Beery of HRA and Lance Hayes of A&E Architects. Richard Easterbrook, GIS Specialist for Grand Teton National Park, provided electronic data from the park's files.

Aside from the importance of White Grass Ranch within the context of Western dude ranching, another measure of its importance is reflected in the number of former dudes and employees who retain strong ties to the ranch and who currently serve as advocates for its preservation. Although the proposed rehabilitation of the ranch will never recreate the experiences of those individuals, its use as a preservation center will ensure its own preservation, while expanding preservation philosophy.

Finally, we apologize for any mistakes in interpreting the historical development of the White Grass Ranch, which are solely the responsibility of the authors.

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Part I Introduction

Management Summary

White Grass Ranch is the third oldest dude ranch in the Jackson Hole valley. Located within Grand Teton National Park (GTNP), the ranch has sat vacant since the 1985 termination of the life estate of Frank Galey, who had owned and managed the ranch since 1939. The property was listed in the National Register of Historic Places in 1990.

The National Park Service's (NPS) original plan for White Grass called for the creation of a Western Center for Preservation Training and Technology (WCPTT). The WCPTT would teach NPS employees and volunteers how to preserve, rehabilitate, and find new uses for historic buildings in national parks in the region, initially focusing on buildings in Grand Teton and Yellowstone national parks. The Department of the Interior (DOI) and the National Trust for Historic Preservation (NTHP) signed an agreement in 2003 creating a partnership in which the NTHP would fundraise up to \$1 million for the rehabilitation of White Grass Ranch buildings.

In 2004, GTNP completed an environmental assessment/assessment of effect (EA/AEF) for the proposed rehabilitation project. The EA/AEF included four alternatives ranging from a no-action alternative, to a full build out proposal (Appendix A). The preferred alternative is the phased development alternative, under which three of the White Grass Ranch buildings (the Main Cabin, the Hammond Cabin, and the shower/laundry building – referred to as the Bathhouse in this document) will be rehabilitated first, and full utilities (electric, phone, water, and sewer) will be provided for the site. The remainder of the White Grass Ranch cabins will be rehabilitated over a five-year period, after which they will be used for seasonal housing. The new use of the ranch will not preclude interpretation of the ranch history for the public. Park visitors will still be able to access the site, and it is anticipated that interpretive materials will be available via a variety of means, including wayside exhibits and/or printed brochures. GTNP issued a Finding of No Significant Impact (FONSI) in February 2005 for the preferred alternative, Alternative 3.

In September 2005, GTNP learned the \$1.7 million line-item construction funding the project was to receive in 2006 for the rehabilitation of buildings and installation of utilities was eliminated due to concerns over the perceived redundancy with other NPS training centers, like the Historic Preservation Training Center in Maryland, and the National Center for Preservation Technology and Training in Louisiana.

Based on discussions between the Intermountain Regional Office and GTNP, it was agreed GTNP would pursue other fund sources for the project and adjust program goals accordingly while continuing to partner with the NTHP on the project. To fulfill the direction given by the region, GTNP eliminated the training center component. GTNP will continue with the project and create a Western Center for Historic Preservation (WCHP). The center's primary purpose will be to preserve rustic architecture through work on the deferred maintenance backlog related to historic structures in GTNP and the Intermountain Region (IMR). The secondary purpose will be to support GTNP and greater Yellowstone area cultural resource research projects dealing with historic buildings and structures, history, and cultural landscapes.

The first priority of the center will be to rehabilitate White Grass Ranch. This will include hands-on capacity building for IMR staff, volunteers, and contractors, and will occur in three phases: the WCHP crew will stabilize thirteen White Grass Ranch buildings; contractors and GTNP maintenance staff will

install basic utility infrastructure and the WCHP crew will rehabilitate the Main Cabin, Hammond Cabin, and the Bathhouse; the WCHP crew and volunteers will rehabilitate the remaining White Grass Ranch buildings. The three phases will take approximately five years to complete. After completion, the center will change its focus to other historic buildings in GTNP, then to buildings in Yellowstone National Park, and eventually to historic buildings throughout the IMR.

Once rehabilitated, White Grass Ranch's primary function will be to provide seasonal housing and work space for NPS historic preservation crews and volunteers working with the WCHP to decrease the historic structure maintenance backlog in GTNP.

In accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the general level of preservation treatment identified for White Grass Ranch is rehabilitation. This level of treatment is consistent with guidance provided in a variety of park planning documents including: the 2003 Draft Grand Teton National Park Historic Structures Treatment and Maintenance Plan (which proposes to rehabilitate White Grass Ranch); the Strategic Plan for Grand Teton National Park and the John D. Rockefeller, Jr. Memorial Parkway; the 2000 Grand Teton National Park Management Plan for Buildings Listed on the National Register of Historic Places; and the 1995 Statement for Management.¹ In addition, the land encompassed by the historic district boundary is classified as Class III Natural Environment and Class VI Historical, neither of which is managed as wilderness.²

¹ Grand Teton National Park, *White Grass Ranch Rehabilitation and Adaptive Use Environmental Assessment/Assessment of Effect*, 2004.

² Grand Teton National Park, *National Park Service Master Plan for Grand Teton National Park*, 1976.



Figure 1. Project area map, showing the location of White Grass Ranch within Grand Teton National Park and the State of Wyoming. (HRA 2005)

Historical Summary

The development of dude ranches in the West began towards the end of the 1890s as an outgrowth of traditional cattle ranching and guided sport hunting. The first dude ranches in Wyoming and Montana were simply traditional ranches that began charging guests for lodging, but by the end of the first decade of the 1900s, individuals had begun to establish facilities for the specific purpose of wrangling dudes, not cattle. Some of the earliest of these ranches were located in Jackson Hole, Wyoming, on lands later incorporated into GTNP.³ Using the various homestead laws then in existence, individuals secured a land base from the public domain, and began to solicit clientele from the wealthy residents of Midwestern and Eastern cities, such as Chicago, New York and Philadelphia. By 1926, dude ranching had developed to the point that ranch owners decided to form a business association to promote it. Although some of the association's potential members argued that the word dude carried a negative connotation, long-term ranch operators found no offense in the name, and the new organization was duly named the Dude Ranchers Association.

Dude ranches provided their guests (usually called dudes), with a unique vacation experience. Brochures from the 1920s described a variety of outdoor activities including horseback riding, fishing, hunting and hiking. The advertisement for the A Bar A Ranch west of Laramie, Wyoming, provided potential dudes with this description of their stay at the ranch: "The life is extremely simple, free and informal, the climate delightful and the whole atmosphere one of clean, healthful activity."⁴ In the words of Maxwell Struthers Burt, founder of the Bar BC Ranch in the heart of what would later become Grand Teton National Park, "If you want to sum up the dude business in a sentence, it consists in giving people homemade bedsteads but forty pound mattresses."⁵ He further characterized the infrastructure of dude ranches as follows:

A dude-ranch is not a summer hotel, nor is it a summer boarding-house, much as it may seem like one or the other to the ignorant. Physically it is an ordinary ranch amplified, in some sections of the country the buildings made out of logs, in other, out of adobe, or frame, or even brick. There is usually a large central ranch-house containing sitting-rooms, a dining-room, kitchens, storehouses, and so on, and, scattered about the grounds, smaller cabins or houses, holding from one to four people, used as sleeping-quarters. There is also invariably a great variety of other buildings, ice-houses, saddle-sheds, blacksmith-shops, camp store-houses, frequently a store and post-office, and almost always an extra large cabin that can be used for dancing. And as a rule, unless the ranch is an old ranch turned into a dude-ranch, the dude-wrangler has picked his location for its beauty and, if he is a wise dude-wrangler, has so disposed his buildings through the trees that there is no effect of crowding or of size. You must do your best, even on a place where from fifty to over a hundred people are gathered together, not to destroy the impression of wildness and isolation.⁶

White Grass Ranch represents the third dude ranch established in what is now GTNP. Harold Hammond, a westerner, began to develop the ranch in 1913, when he filed on a 160-acre homestead within the boundary of the Teton National Forest. Between 1913 and 1923, he and his partner, Tucker Bispham, a transplant from Philadelphia, made improvements to their adjacent homestead claims, receiving their patents in 1920 and 1923 respectively. By 1919, or possibly earlier, they had begun

³ John Daugherty, *A Place Called Jackson Hole: The Historic Resource Study of Grand Teton National Park* (Moose, Wyoming: Grand Teton National Park, 1999), 220-253.

⁴ Union Pacific Railroad Company, *Dude Ranches Out West circa 1937*. Files of the GTNP Historian, Grand Teton National Park, Moose, Wyoming.

⁵ Maxwell Struthers Burt, *The Diary of a Dude-Wrangler* (New York and London: Charles Scribner's Sons, 1924), 50.

⁶ *The Diary of a Dude-Wrangler*, 52.

accepting paying guests, apparently accommodating them in the three log houses claimed by Bispham in his final testimony of claimant. An early, typewritten brochure for the ranch described three cabins and a large tent, sufficient to accommodate as many as ten guests.⁷

The economic success of the ranch during the first two decades of operation is difficult to gauge. The proprietors appear to have attempted to make the operation sustainable through a variety of means, including branching into other industries. Harold Hammond operated a silver fox farm at White Grass, selling the pelts for clothing. In addition, for a brief period between 1923 and 1928, Hammond and Bispham deeded their claims to Bar BC Ranches, Inc., a partnership consisting of themselves, Struthers Burt and Horace Carncross (founders of the Bar BC Ranch), and Irving Corse and Sinclair Armstrong. During this partnership, White Grass was designated the White Grass Ranch for Boys; Hammond and Armstrong were identified as the directors of the ranch. During this period, thirteen more cabins were added to the site as well as a swimming pool. In 1928, both Hammond and Bispham withdrew from the partnership. Bar BC Ranches, Inc. deeded the homestead claims back to the original patentees; almost immediately thereafter Hammond bought out Bispham (including all of the real property, buildings and furnishings) for the sum of \$12,500.

For the next decade Hammond owned and operated the 320-acre ranch, with the help of his first wife, Marie Ireland Hammond, and, after her death, with his second wife, Marian Galey. During that time, Hammond was in charge of all the agricultural operations at the ranch, including running about fifty head of cattle on a grazing lease from the park,⁸ irrigating and haying. He made a few improvements to the facilities, including the construction of a separate bathhouse, and, eventually, bathroom additions to some of the dude cabins. Hammond died during the middle of the 1939 season, after which his stepson, Frank Galey, assumed management of the ranch.

Although born and raised in Philadelphia, Frank Galey, had spent many summers in Jackson Hole, as a guest at the Bar BC, and, for a short time after his mother married Harold Hammond, as a White Grass employee. His management tenure was cut short by the entry of the United States into World War II. During the war years, Marian Hammond and Frank Galey hired a series of caretakers to look after the ranch; Galey would later report that a few long-term dudes came to the ranch to help out, however, the ranch virtually ceased operations during the war.

When Frank Galey returned to the ranch in 1946, he brought his new wife, Inge Freitag Galey, and daughter Cynthia. He reported finding all of the cabins in poor repair, and, because of a lingering wartime shortage of materials, simply "patched up the best we could."⁹ For the next ten years, Frank and Inge operated the ranch together, making it their year-round home. Improvements during this period appear to have been few, including some frame bathroom additions to dude cabins, with Frank Galey doing the carpentry work himself.

In 1956, Frank and Inge Galey sold White Grass Ranch to the National Park Service, reserving a lifetime estate that allowed use of the property for "residential and guest ranch purposes."¹⁰ Another

⁷ "White Grass Ranch celebrates its 60th," *The Jackson Hole News*, July 5, 1973, Drawer: Dude Ranches, File: White Grass, Jackson Hole Historical Society and Museum, Jackson, Wyoming.

⁸ Interview with Frank Galey 1983, p. 9, File: Transcribed oral histories, Jackson Hole Historical Society and Museum, Jackson, Wyoming.

⁹ Galey interview, p. 9 File: Transcribed oral histories, Jackson Hole Historical Society and Museum, Jackson, Wyoming.

¹⁰ Warranty Deed 58707, Deed Book 11, page 10, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming. The conveyance excluded a 13.44-acre parcel in Section 28, which the Galeys had sold to the Balderston family from

... continued on next page

condition recorded in the deed was that the Galeys would keep all structures and improvements in good repair. They were not permitted to add additional structures or make substantial alterations to existing structures, except with written permission from the Director of the National Park Service.¹¹ With the money from the sale of the ranch Frank and Inge paid the balance of their existing mortgages, and purchased a different sort of resort—this one on the Island of Nevis, in the West Indies, where they intended to spend the winter months. Unlike previous changes in ownership, the sale of the ranch to the federal government did signal a change in ranch operations. The Galeys no longer stayed at the ranch during the winter, quit running cattle, and no longer over-wintered their horses on the ranch.

Frank Galey continued to operate the dude ranch with Inge, and, after their divorce, did so with his second wife, Nona, whom he married in 1970. Galey died in July of 1985, and the following September Nona Galey hired an auctioneer to sell all of the business assets of the ranch, including the cabin furnishings, kitchen equipment, agricultural equipment and livestock (mostly horses).

The initial response from the park towards management of the property was to restore the site to its natural conditions.¹² GTNP resource staff inventoried the site improvements including irrigation ditches, horse-trails, fields, pond, and buildings, and planned for their removal. Between the late 1980s and early 1990s, the park sold the barn and several cabins, on the condition that the new owners remove them from the site. The remaining buildings were left standing, but most of the constructed water features and most of the ranch fencing were removed. From the mid-1990s until 2003, GTNP's management of the remaining site infrastructure has consisted of stabilization measures, including placing bracing and covering roofs, and some weed control.

Scope of Work and Methodology¹³

The Cultural Landscape/Historic Structures Report for White Grass Ranch is composed of two parts. Besides this introduction, Part I includes the Site History (with accompanying period plans), Existing Conditions, (with accompanying plans and graphics) and the Analysis and Evaluation of cultural landscape characteristics pertinent to the site. Part II includes general and specific recommendations for treatment of various contributing cultural landscape resources and features within the historic ranch. Cultural landscape character areas and management zones are identified, as well as the general management philosophy that will guide treatment decisions during the five-year rehabilitation period and beyond.

As part of the planning associated with the proposed rehabilitation effort, GTNP contracted with A&E Architects to conduct a use feasibility study of the extant buildings at the site, and to prepare a Historic Structures Report (HSR). During the planning process, it became clear that the proposal to rehabilitate the site could result in effects to landscape resources besides the buildings, that is to say, resources typically considered during a cultural landscape inventory. Completed in 1988, when cultural landscape studies were only just being integrated into the National Park Service's methodology for

Philadelphia in 1953. It also excluded a 5-acre tract of land in the NW¼ NE¼ Section 33, containing the house that Galey built in the 1950s.

¹¹ Warranty Deed 58707.

¹² Assistant Superintendent Bill Schenck, quoted in "White Grass Ranch auction big event" *The Jackson Hole News*, September 18, 1985. Drawer: Dude Ranches, File: White Grass, Jackson Hole Historical Society and Museum, Jackson, Wyoming.

¹³ This document follows the general guidance provided in *A Guide to Cultural Landscape Reports: contents, Process, and Techniques*, Robert R. Page, Cathy A. Gilbert and Susan A. Dolan, 1998.

inventorying properties, the original National Register of Historic Places nomination considered only the buildings, not all of the improvements originally associated with the ranch. The resulting National Register property boundary was drawn arbitrarily to enclose the remaining buildings that dated to the period of significance, as defined in the nomination, 1919 to 1938. The need for further consideration of the cultural landscape values of the site was emphasized by the fact that the park has not completed a detailed Level II Cultural Landscape Inventory of the property. As a result, one of the goals of the current study was to determine if the boundary and the period of significance identified in the 1988 nomination are appropriate.

In order to address the treatment of other types of cultural landscape features (besides buildings), the park requested that the content of the treatment document be expanded to include information usually contained in a CLR. This approach required additional fieldwork in order to document the landscape characteristics and associated features that potentially contribute to the historical significance of the property. This inventory did not include detailed documentation of the extant historical buildings, which had already been completed by A&E Architects as part of its feasibility study.

Project personnel conducted further background research in the holdings of the Jackson Hole Historical Society and Museum, and the Teton County Clerk and Recorder's Office, both located in Jackson, Wyoming. They also conducted oral interviews with several individuals, the principal being Frank and Inge Galey's daughter, Cynthia Galey Peck. The object of this research was to identify additional information about the physical development of ranch improvements, and how the history of the ranch might be reflected in the built environment. No attempts were made to refine the historical context of dude ranching in Jackson Hole, already prepared as part of the amended Grand Teton National Park Multiple Property Submission, completed in 1997.¹⁴ It should be noted that American Indian land use in the vicinity of White Grass Ranch is not addressed in this document.

Field documentation and historical research specific to the cultural landscape was conducted over the course of two weeks, in August and September of 2004.

Description of Study Boundaries

As specified in the scope of work authorized by GTNP, the area to be considered for purposes of the landscape analysis included the area within the primary extant building cluster, adjacent areas that formerly contained buildings, the irrigated hayfield and pasture east and north of the building cluster, and the primary access roads into the site. Basically, this area conforms to the core developed area within the Hammond and Bispham homestead claims (Figure 2).

Outlying infrastructure such as the segments of the irrigation ditches that lie outside the homestead claim boundaries, and noncontiguous pastures and other areas with evidence of historical land use, such as the system of bridle trails developed by White Grass employees on park lands, were excluded from the inventory. Also excluded was the 13.44-acre parcel of land and the development therein associated with the Sky Ranch (see Figure 2). Originally part of Hammond's claim, Frank Galey sold the parcel to the Balderston family in 1953.¹⁵ The Balderstons subsequently developed the site as a summer retreat, and the resources located there are not historically associated with White Grass Ranch.

¹⁴ Ann Hubber and Janene Caywood Amended Grand Teton National Park Multiple Property Submission.

¹⁵ Deed Book 10, p. 349, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.



Figure 2. Lands included in the original Hammond and Bispham homestead claims, showing the location of the improvements present in 1917, the Sky Ranch parcel, and the current boundary of White Grass Ranch Historic District. Homestead improvements are taken from the 1917 General Land Office plat. (HRA 2006).

Summary of Findings

Investigations associated with the CLR/HSR indicate that the National Register boundary of the property should be expanded. Although some of the historic character-defining landscape features that typified White Grass Ranch during the period of significance have been removed, other cultural and biotic landscape resources and features, including those associated with large-scale land use patterns, access and circulation, and vegetation, as well as the already-listed buildings, retain integrity and contribute to the historical significance of the historic district. As currently drawn the National Register boundary excludes much of the area associated with historical agricultural operations and circulation. The consultant recommends expanding the boundary to include the majority of the land within the Hammond and Bispham homestead claims, which will bring the agricultural areas and natural areas used for resource extraction, into the historic district. The exception is the development within the roughly thirteen-acre Sky Ranch parcel, which should be excluded based upon a lack of historical association with the dude ranch (see Figure 2). GTNP cultural resource staff recommends expanding the boundary further to include the segments of the two access roads (the main road and the work road) that extend south from the Bispham homestead claim boundary. The boundary will incorporate roughly 12-16 feet of land centered over the approximate centerline of the two roads, between the point where they leave the homestead boundary and the point where they converge just north of the Death Canyon Road.

Within the proposed expanded historic property boundary, cultural resources and features are differentially distributed; as a result, several character areas can be identified.¹⁶ These include: the building cluster; the access corridors; outlying agricultural fields (including the hayfield and the pasture) and associated remnant irrigation ditches; and, natural areas. Each area will require a different level of intervention and treatment, ranging from stabilization and preservation to rehabilitation.

GTNP cultural resource staff has determined that the period of significance for White Grass Ranch begins in 1919, when Harold Hammond and George Tucker Bispham began housing summer dudes, and ends in 1970 when use and operation of the dude ranch changed. Prior to 1970, dudes stayed at the ranch for three to four weeks with the intention and expectation of experiencing the rugged dude ranch lifestyle, including participation in multi-day pack trips or fishing trips. After 1970, dudes stayed at the ranch for three days to two weeks, and they were less interested in experiencing the dude ranch lifestyle and more interested in being entertained. Instead of the multi-day pack or fishing trips, they went on short horseback rides of an hour or two or quick fishing trips. Management of the ranch changed as well. The managers were more concerned about making a profit. They crowded dudes into cabins and they stopped putting money into the infrastructure, especially the buildings.¹⁷ This shift in tourism was being felt across the West during this time. Western tourism was becoming more lucrative and taking on "corporate and institutional characteristics."¹⁸ Further discussion about historic districts with properties that have achieved significance within the last fifty years can be found on page 43 of National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*.

¹⁶ The definition of character area is as follows "An area defined by the physical qualities of a cultural landscape and the type and concentration of cultural resources." Robert R. Page, Cathy A. Gilbert and Susan Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, Washington D.C., U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program, 1998, p. 127.

¹⁷ Cindy Galey Peck and Elizabeth "Beth" Woodin, telephone conversation with Pam Holtman, April 21, 2006.

¹⁸ Hal K. Rothman, "Selling the Meaning of Place: Entrepreneurship, Tourism, and Community Transformation in the Twentieth-Century American West." *Pacific Northwest Review* 65, no. 4 (November 1996): 525-557.

Site History

General Context: Dude Ranching and Tourism, 1908-1948¹⁹

The beginning of Western tourism dates to the years before the Civil War as visitors such as Rufus Sage and Sir George Gore traveled through the American West. However, it was not until after the construction of the transcontinental railroads and the development of networks of stage lines and trails during the 1870s and 1880s that Western vacations became more popular with the growing American middle and upper classes. During the late nineteenth century, visitors began to filter into Jackson Hole, where they beheld the spectacular scenery of the Tetons. In 1883, President Chester A. Arthur toured Yellowstone National Park and the future GTNP, followed four years later by Owen Wister, author of *The Virginian*. By 1900 a few local settlers had begun to house guests and had built small lodges for paying guest sportsmen. Dude ranching within the current GTNP, evolved during the early years of the twentieth century, when area ranchers, unable to make a living at raising livestock, began to accept paying guests.

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

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

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

¹⁹ General historic context taken from the amended Grand Teton National Park Multiple Property Submission, 1997.

Eaton moved his operation from the range country of North Dakota to the scenic splendor of Wolf, Wyoming.

The first dude ranch in Jackson Hole was a collaborative effort between Westerner, Louis Joy and Easterner, Maxwell Struthers Burt. Princeton University graduate, author, and poet, Struthers Burt came to Jackson in about 1908, to enter into a partnership with Louis Joy to operate the JY Ranch, on land patented by Joy in 1907. Difficulties in this partnership prompted Burt to withdraw and, in 1912, to establish a new ranch on the banks of the Snake River—the Bar BC. In order to accomplish this, Burt and his new partner, Horace Carncross, a medical doctor from Pennsylvania, filed homestead and desert land claims—with the stated goal of acquiring the land for the use of wrangling dudes not cattle. Although Burt and Carncross' ultimate goal had originally been to transform the operation into a working cattle ranch, that hope was never realized, and the success of the Bar BC would be acknowledged in the newly developing, western tourist industry, not in cattle ranching. The dude ranching operation at the Bar BC catered to wealthy easterners, with recruitment beginning in Burt's home city of Philadelphia. One of the first dudes at the Bar BC was George Tucker Bispham, son of a prominent Philadelphia attorney, and an eventual partner in establishing White Grass Ranch.

Despite the early example of Eaton and Burt, the "golden age" of American dude ranching did not begin until the 1920s when an unprecedented number of working ranches began accepting dudes to counteract the effects of the farm depression. Nostalgic interest in the American West was at a peak and the American middle class, possessing leisure time and discretionary income, was both growing and traveling. In addition, automobile ownership and the Western road network remained limited, creating a class of "captive clientele" who generally traveled by rail and who committed to a two-week or longer stay at destination resorts.²⁰

All early phases of the Western tourist industry, especially the development of lodging facilities in the western national parks, depended upon the railroads. Corporate interests that operated national park hotel and transportation systems were often owned or subsidized by railroad interests, who used the attraction of park vacations to boost rail passenger travel. By the mid-1920s, the American middleclass had embraced private car-camping and lower-cost accommodations. Rail passenger travel had decreased sufficiently that railroads were cultivating a partnership with the growing dude ranch industry:

[Dude ranchers] kept saying what the railroad liked to hear, that ranchers in the dude business didn't care for sagebrushers [campers], who were inclined to drive on the next day. What they liked ... were guest who'd leave family cars at home, buy rail tickets, and stay awhile.... A wishful statistician could calculate that 50 or more nice ranches along the Northern Pacific between the Badlands and Cascades could add accommodations for about 2500 dudes via rail. Turn 'em over three or four times a season and you generate a half million dollars in rail revenue.²¹

In anticipation of that revenue, Western railroads, including the Union Pacific (UP), promised dude ranchers the support of the railroad's advertising division. The Dude Ranch Association pledged to

²⁰ Lawrence Borne, *Dude Ranching, A Complete History* (Albuquerque: University of New Mexico Press, 1983), p.19-22.

²¹ Max Goodsill, passenger agent for the Northern Pacific Railroad, quoted in Joel H. Bernstein, *Families That Take In Friends: An Information History of Dude Ranching* (Stevensville, Montana: Stoneycdale Press Publishing Company, 1982), p. 46.

establish cooperation and acquaintances among resort owners and railroad officials," resulted from this newly articulated mutual interest.²²

In September of 1926 the Dude Ranch Association held its first annual convention, with the owners of twenty-six Montana and Wyoming ranches, the governors of both states, and passenger agents for the Northern Pacific and Union Pacific railroads in attendance. The guest list reflected both the increasing importance of tourism in the Rocky Mountain economy and the havoc being played upon the railroads' passenger-travel trade by the automobile. The formal acknowledgement of the dude ranch industry and the delineation of industry standards marked the coming of age of what had been an informal, individualistic enterprise fostered by the economic hardship experience by Western ranchers and by changes in the American social and cultural scene.

The association formally defined dude ranches as either working ranches of large acreage, generally located in the plains country or the foothills, or mountain ranches set in places of scenic beauty. Montana's Dick Randall is credited with successfully arguing at this first meeting for the continued use of the word "dude." Randall contended that the term was not derogatory, simply meaning "someone from outside the Rocky Mountain states," and was more picturesque than the term "guest."²³

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

The character of the buildings and accommodations offered by dude ranches followed a Western theme. Max Goodsill, advisor to the Dude Ranch Association, warned dude ranchers to "keep their ranches real, a genuinely Western spot," and cautioned them against the mistake of having improvements that did not "look Western."²⁴ In Jackson Hole this led to the construction of log buildings consciously made to look like pioneer buildings, long after the economic and environmental rationale for this vernacular style had waned.

Brochures for Jackson Hole dude ranches reveal remarkable similarity in architectural style and services offered. Buildings were described exclusively as log and variously as "rambling," "well-furnished," "rustic, but comfortable," with "unobstructed views of the mountains." Amenities often included private outdoor toilets and hot and cold water at the main ranch house. By the mid-1930s, some ranches advertised indoor plumbing. Meals were served family-style in a central lodge or dining hall, and consisted of home-grown vegetables, beef, poultry, and dairy products. Although the

²² *Bozeman Daily Chronicle*, "Dude Ranches," 9/23/1926, Vertical File, Merrill G. Burlingame Special Collections, Montana State University, Bozeman, Montana.

²³ *Ibid.*

²⁴ "Montana Charms Dudes, Dude-ines; Ranches Hold to Theory that Good Time in Real Western Manner is What Guests Want and Appreciate, Not Chance to Face Privation," newspaper not identified, 9/26/1940, "Dude Ranches" vertical file, Burlingame Special Collections, MSU.

language differed, all ranches emphasized the degree to which the character of the buildings, furnishings, and meals "conformed to ranch life as a whole." The stables, barns, corrals, saddle horses, and wranglers in full Western regalia served as integral accessories to this self-conscious Western style.

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

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

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

After establishment of the expanded Grand Teton National Park in 1950, most of the remaining dude ranchers found their properties inside the park boundary, and subject to National Park Service regulation. Eventually, all sold their property to the Department of the Interior, with a few continuing to operate under lease agreements and lifetime tenancies.

Establishment and Development of White Grass Ranch

White Grass Ranch occupies roughly 320 acres of land in the upper Snake River Valley, the area known as Jackson Hole, Teton County, Wyoming. Currently part of Grand Teton National Park, when the two founders of the ranch, Harold Hammond and George Tucker Bispham, filed their homestead

claims, the land lay within the boundary of the Teton National Forest, established in 1908 from parts of the Teton and Yellowstone forest reserves.²⁵ Although the creation of the forest reserves restricted some private uses, the Forest Homestead Act of 1906 extended the right of individuals to establish homestead claims on agricultural lands inside forest boundaries. The provisions of the 1906 act were similar to those of the 1862 Homestead Act, which allowed individuals to claim up to 160 acres of land, a portion of which had to be agricultural. Homesteaders were required to establish residency on their claims and to make improvements, which could include buildings and fencing as well as cultivation. The two principals involved in the establishment of White Grass Ranch, Harold Hammond and Tucker Bispham, acquired the land base for their dude ranch through the provisions of the Forest Homestead Act.

Harold Hammond and Tucker Bispham came from vastly different backgrounds. Hammond was a westerner, born in Idaho, who came to Jackson Hole as a child around the turn of the twentieth century. During the winter of 1910-1911, when he was in his early twenties, he worked as a horse wrangler for the construction crews building Jackson Lake Dam.²⁶ After work at the dam ended, Hammond found employment at the newly established Bar BC Dude Ranch, which would eventually be made famous by the literary efforts of one of its founders, Maxwell Struthers Burt.

A Philadelphia native, Princeton University graduate, author and poet, Burt came to Jackson in about 1908 to enter into a partnership with Louis Joy to operate the JY Ranch on land patented by Joy in 1907. Difficulties in this partnership prompted Burt to withdraw and, in 1912, establish a new dude ranch on the banks of the Snake River, called the Bar BC. In order to accomplish this, Burt and his new partner, Horace Carncross, a medical doctor from Pennsylvania, filed homestead and desert land claims, with the stated goal of acquiring the land for the use of wrangling dudes not cattle. Although Burt and Carncross' ultimate goal had originally been to transform the operation into a working cattle ranch, that hope was never realized, and the success of Bar BC would be acknowledged in the newly developing western tourist industry, not in cattle ranching.

The dude ranching operation at Bar BC catered to wealthy Easterners, with recruitment beginning in Burt's home city of Philadelphia. One of the first dudes at the Bar BC was George Tucker Bispham, son of a prominent Philadelphia attorney. Although not documented in the historical record, it is likely that Bispham met Hammond during his tenure at Bar BC, when he was a dude and Hammond an employee.

Harold Hammond's original intention when filing his homestead claim appears to have been to establish a working cattle ranch. A White Grass Ranch brochure, prepared for the 1923 season describes the ranch as a former cattle ranch. Similarly, an article in the July 17, 1930, edition of the *Jackson's Hole Courier*, indicated the conversion from cattle ranching to dude ranching was necessitated by the "low prices and panics" experienced by the cattle industry after the end of World War I.²⁷ Whatever Hammond's original intentions, however, the practice of housing summer dudes began early at White Grass, possibly as early as 1919, several years before his homestead claim and that of his partner Bispham, went to patent.

²⁵ Lands Staff, *Establishment and Modification of National Forest Boundaries and National Grasslands: A Chronological Record: 1891-1996* (Washington, D.C.: United States Department of Agriculture, Forest Service, 1997).

²⁶ *A Place Called Jackson Hole*, 237.

²⁷ "White Grass Forging Ahead," *Jackson's Hole Courier*, July 17, 1930, Wyoming State Archives, Cheyenne, Wyoming.

1913-1922: Proving-Up, Initial Ranch Development

In April of 1913, Harold Hammond filed a claim in the Evanston, Wyoming, land office to 160 acres of land in the area referred to by locals as White Grass Flats, in Section 28 of Township 43 North, Range 116 West [T43N/R116W] (Figure 3). The lands that he selected occupied a sheltered, sagebrush-covered flat on the southeastern flank of Buck Mountain. Stewart Creek (currently noted as Stewart Draw), a perennial water source and tributary to the Snake River, flowed by the southwestern side of the claim and could be tapped for domestic water. The open area intended for cultivation was ringed in all directions by stands of timber that provided the construction materials for ranch buildings and fencing.

According to declarations in his final Testimony of Claimant form, filed in 1920, Hammond built a log house (28 x 48 feet) on the property in August of 1913 and began residing on the claim the following month. Hammond selected a building site in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, at the base of the hill slope at the margin of the timber, overlooking the area suitable for cultivation. The front of the house faced southeast, with a view of Blacktail Butte and the Gros Ventre Mountains beyond the Snake River.

Hammond may have spent the winter of 1913 at his newly established homestead. However, the following summer he was absent from the claim between May and October "working 4 miles from home," possibly at the Bar BC.²⁸ In 1915, Hammond plowed and planted sixteen acres of oats, from which he harvested thirty tons of hay. In 1916 he increased the cultivated area to forty acres, planting oats and barley and harvesting seventy tons of hay. In 1917, Hammond claimed to have cultivated fifty-six acres, planted in oats and barley, which yielded fifty tons of hay. This corresponds fairly well with information derived from a review of the General Land Office plat for T43N/R116W, surveyed in 1917, which shows a fenced cultivated area of roughly fifty acres mostly within Hammond's claim.²⁹

In October 1917, Hammond left for military service with the US Army 20th Engineers. Although absent from the ranch for nearly two years, Hammond claimed seventy acres under cultivation in 1918. His partner, Bispham, may have been responsible for the agricultural workings at the ranch while Hammond deployed to Europe. Hammond returned to Jackson Hole in June 1919, and by 1920, he had eighty cultivated acres, including twenty acres in "seeded meadow," and sixty acres in grain. He also declared 800 rods (roughly 2.5 miles) of buck and four-pole fence, and a mile-long ditch. In addition to the house built in 1913, by 1920 Hammond had three additional log buildings;³⁰ a barn (30 x 50 feet), a store house (16 x 48 feet), and a log bunk house (14 x 48 feet), as well as three corrals consisting of 120 panels of eight poles to the panel. Collectively, he estimated that he had made \$10,000 worth of improvements to the claim. Nearly eight years after filing his claim, Hammond received his homestead patent on March 3, 1921. He was thirty years old and single.³¹

Bispham's 160-acre homestead claim adjoined the east and south sides of Hammond's claim (see Figure 2). Although Bispham waited to file his claim until 1921, he stated that he began improving the land in 1915, when he plowed and planted ten acres of barley. The following year he claimed to have

²⁸ Homestead Entry Final Proof Testimony of Claimant July 23, 1920. Copy provided by the GTNP Historian.

²⁹ General Land Office Survey Plat for T43N/R116W, copy available from the Lands Division of the Wyoming State Office of the Bureau of Land Management.

³⁰ Sources differ regarding who actually constructed the homestead buildings. Frank Galey and Cynthia Galey Peck have both indicated that Hammond constructed the buildings. However, John Daugherty indicated that Harry Clissold, owner of the neighboring Trail Ranch, built the main lodge (presumably the Main Cabin) and some of the dude cabins, see *A Place Called Jackson Hole*, 236.

³¹ Homestead Entry Final Proof Testimony of Claimant, July 23, 1920. Copy provided by the GTNP Historian.

built a house and cultivated an additional five acres.³² In both 1917 and 1918, he added five more acres of cultivation, and, in 1920, he nearly doubled the total cultivated land to forty-five acres and seeded it all to alfalfa. Based upon information derived from his Testimony of Claimant form, Bispham did not begin residing year-round on the claim until May of 1921. Prior to that, he left during the winter months, possibly returning home to Philadelphia.³³

Bispham's building site in the NW¼ NE¼ of Section 33 was directly adjacent to Hammond's buildings. By December 1922, Bispham declared he had three log houses located on the claim, one 12 x 28 feet, one 14 x 26 feet, and one 36 x 36 feet. Also, he had 640 rods of buck and four-pole fence. With the agricultural improvements, Bispham stated the total value of his improvements to be \$5,000. He received his homestead patent on April 9, 1923, roughly two years after Hammond, and eight years after establishing his residency. He was forty-one years old, and, like Hammond, he was single.³⁴

Hammond and Bispham named their ranch White Grass, reportedly after the English translation of an American Indian name for the sagebrush that covered the valley floor. They chose H quarter circle B as their brand, which they used both for their livestock and for promotional purposes in their advertisements.

An early typewritten advertisement circulated through the community of Philadelphia (Bispham's home city), indicated the ranch could accommodate as many as ten people, in three cabins (possibly the log houses declared by Bispham) and a wall tent. The undated brochure further stated that the cabins were well separated from the ranch buildings where the owners and ranch hands lived.³⁵

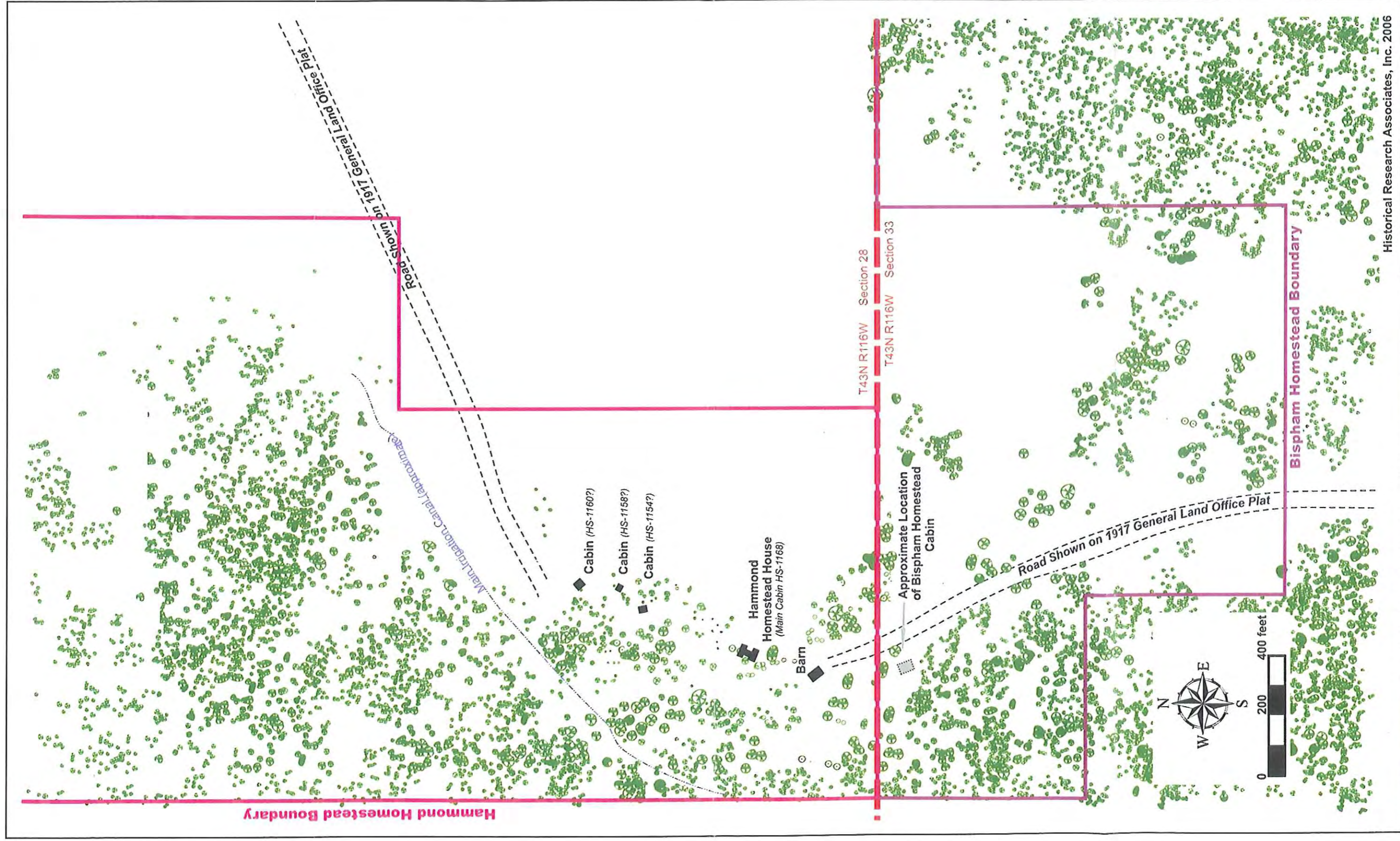
Figure 3, the period plan for initial ranch development, shows the locations of the ranch improvements known to have been present at the end of the period. Both Hammond's homestead house [referred to as the Main Cabin (HS-1168) from roughly the 1940s onward] and the barn are known to date to this period (Figures 4 and 5). The three cabins identified on the plan (all located within Hammond's claim) are included because they have the same type of square notches as found in the Main Cabin and are similar to those shown in a ranch brochure prepared for the 1923 season. However, it is impossible to determine with any certainty the location of the earliest dude cabins. The location of Bispham's homestead house (referred to as the Homestead Cabin from roughly the 1940s onward) is approximated. The locations of Bispham's other log houses are not known. The location of the cultivated areas and the access road are taken from the 1917 General Land Office plat, and should be considered approximations only.

³² It should be noted that the General Land Office plat for the township, surveyed in 1917, shows only one house within Hammond's claim. The only improvements noted within Bispham's claim were a fenced area of roughly forty-two acres.

³³ Homestead Entry Final Proof Testimony of Claimant, December 15, 1922. Copy provided by the GTNP Historian.

³⁴ Ibid.

³⁵ "White Grass Ranch celebrates its 60th," *Jackson's Hole Courier*, Wyoming State Historical Society, Cheyenne, Wyoming.



Historical Research Associates, Inc. 2006

Figure 3. Period plan for initial site development, 1913-1922.



Figure 4. *Circa 1925* photograph of the south and east walls of the building known during the dude ranch era as the Main Cabin, HS-1168. This is believed to be Harold Hammond's original homestead house. Photo courtesy of Frank Galey's family.

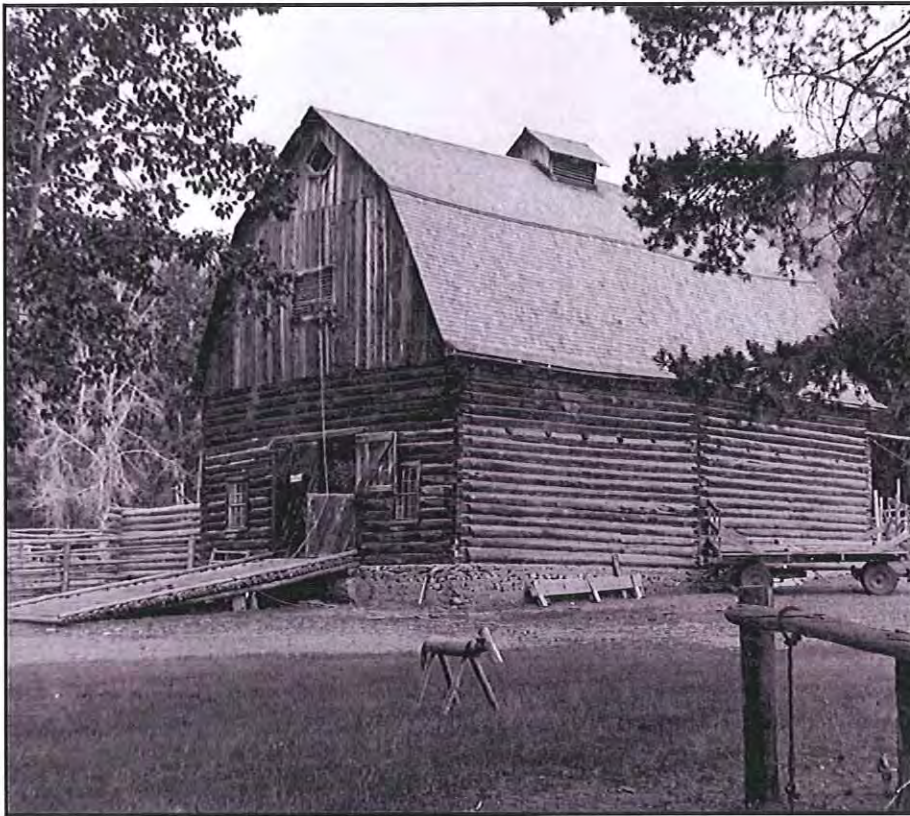


Figure 5. *Circa 1945* photograph of the White Grass barn, prior to modifications, a focal point of ranch life for nearly 80 years. Photo courtesy of Frank Galey's family.

1923-1928: Bar BC Ranches, Inc. Partnership

Sometime prior to the 1923 summer season, Hammond and Bispham entered into a partnership with Struthers Burt and Horace Carncross (owners of the Bar BC Ranch), Irving Corse (future Bar BC partner) and Sinclair Armstrong (another Princeton graduate), to form Bar BC Ranches, Inc. Both Hammond and Bispham deeded their homestead properties to the corporation. Under this arrangement, the partners operated three ranches, the Upper and Lower Bar BC and the White Grass, the designation of the latter changed to the White Grass Ranch for Boys. Hammond and Armstrong served as White Grass directors, while Burt, Carncross and Corse took care of the Upper and Lower Bar BC ranches. Parents of White Grass boys who wanted to come west for the summer were encouraged to stay at the Upper Bar BC.³⁶

The White Grass boys were to travel west from New York under the supervision of counselors from eastern universities. Once at the ranch the boys were to learn traditional skills associated with a simpler life. The ranch partners expressed their philosophy as follows:

The spirit of the west is essentially one of independence and self-reliance. The native, from boyhood, has had to learn for himself and to serve himself, unaided. Moreover, the life of the west makes the strongest appeal to boys, and it has been the experience on the Bar B. C. Ranches that the enjoyment and benefit derived by eastern boys from summers in the west depends on their share in the life and activities of the ranches.

The conviction has therefore grown that an experience of western life, engrafted upon the ordinary eastern training, would be ideal in its developing influence; and it has been determined to start a boys' ranch, where boys, coming for the summer, may catch some of the western spirit, without sacrificing the control most desirable for their complete development.

The boys will be encouraged to learn through experience the practical things necessary to a simpler life, and will also have opportunity to learn certain elements of ranching.³⁷

The cost of learning the skills for a simple life was \$900, including railroad fare from New York, meals, housing, and activities (including a tour of Yellowstone National Park) for a typical eight-week stay. A brochure prepared for the 1923 season described White Grass facilities as consisting of a "large main cabin, with three living rooms, dining room, and kitchen; barn, corrals, and storehouses; and sleeping cabins and tents with wooden floors, sufficient to accommodate forty." The brochure also mentioned that the ranch supplied vegetables from its own garden, milk from its own cows, and was regularly supplied with fresh meat.³⁸

Photos in the brochure (Appendix B) show that by the early 1920s a cross-braced fence separated the main cabin from the hayfield in front (east) of the building. In addition, three log cabins were shown inside the tree line towards the north end of the building cluster, likely the same three described in the earlier typewritten brochure.³⁹ The balance of the sleeping cabins (which would total eighteen in

³⁶ "The Bar BC Ranches," Drawer: Dude Ranches, File: White Grass, Jackson Hole Historical Society and Museum, Jackson, Wyoming, 3.

³⁷ "The Bar BC Ranches," 3.

³⁸ "The Bar BC Ranches," 12.

³⁹ Sanitary facilities during this early period consisted of outhouses. "White Grass Ranch celebrates its 60th," and Galey interview 1983.

1930), were added during the Bar BC partnership period.⁴⁰ In addition, Hammond may have initiated construction of a cabin for his own use. Referred during the later dude ranching period as the Hammond Cabin, this building was modified several times (Figure 6). An improvement presumably built specifically to accommodate the boys was a concrete swimming pool, located in the hayfield east of the building cluster.

The success of the Bar BC Ranches Inc. partnership is difficult to gauge. Although the brochure advertised that the ranch could accommodate forty guests, there is little historical evidence to indicate the ranch ever reached capacity.⁴¹ Perhaps because of this, in 1925, Hammond diversified his interests by importing six pairs of silver fox as breeding stock for a fox farm. Silver fox fur was popular in fashions of the day, and several area ranchers added fox farming to their list of economic endeavors.⁴²



Figure 6. Hammond Cabin, HS-1156, circa 1925, prior to additions. Photo courtesy of Frank Galey's family.

Hammond built fox pens, consisting of frame cages enclosed with chicken wire (Figure 7), slightly northwest of the cabins. Although he eventually took on partners in the fox-farming endeavor, Bispham was not one of them. Harold Hammond would later comment that it was only the furs that kept "body and soul together during the depression."⁴³

⁴⁰ An article in the July 17, 1930, issue of the *Jackson's Hole Courier*, indicates the following: "With the Bar BC Hammond built the necessary cabins and started the business in which at present he is such a success." "White Grass Forging Ahead," *Jackson's Hole Courier*, Wyoming State Historical Society, Cheyenne, Wyoming.

⁴¹ Daugherty noted that in 1927, White Grass Ranch had only sixteen guests, far short of the forty indicated as maximum capacity in the 1923 brochure. *A Place Called Jackson Hole*, 237.

⁴² Hammond's partners in the fox farming operation were Lars Anderson from Cincinnati and Irving Corse from the Bar BC *A Place Called Jackson Hole*, 237.

⁴³ Quote attributed to Harold Hammond included in "White Grass Ranch Celebrates Its 60th."



Figure 7. Fox pens at White Grass Ranch, *circa* 1940. Source: Collection of the Jackson Hole Historical Society and Museum, Jackson, Wyoming [S1.005.c 58.0270.001].

In 1925, Hammond and Bispham received their Certificate of Appropriation of Water for purposes of irrigation and domestic use. Both men listed dates in January 1922 as the date of appropriation of water from Stewart Creek. Hammond claimed to be irrigating 92.13 acres of land in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, while Bispham claimed to be irrigating 155 acres, nearly the balance of the land in his homestead claim, distributed throughout Sections 27, 28 and 33.⁴⁴

In 1928, Hammond and Bispham withdrew from the Bar BC Ranches, Inc. partnership, and their homestead claims were deeded back to them. In December of 1928, Hammond and his first wife, Marie, bought out Bispham's interest in the ranch for the sum of \$12,500. The property transferred included Bispham's 160-acre homestead claim and all buildings and water rights. After this purchase, the Hammonds became the sole proprietors of the ranch.⁴⁵

Figure 8 shows the infrastructure at the end of the 1923-1928 period. The locations of the buildings, the hayfield, and the pasture are well documented. The date of establishment of the main road has not been determined, although it is believed to have occurred fairly early. It is important to note that none of the circulation features was constructed in the usual sense. Rather, roads and paths were established through use.

⁴⁴ Certificate Nos. 841 and 842, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.

⁴⁵ Warranty Deed, Bispham to Hammond, December 19, 1928, Deed Book 3, page 557, Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.

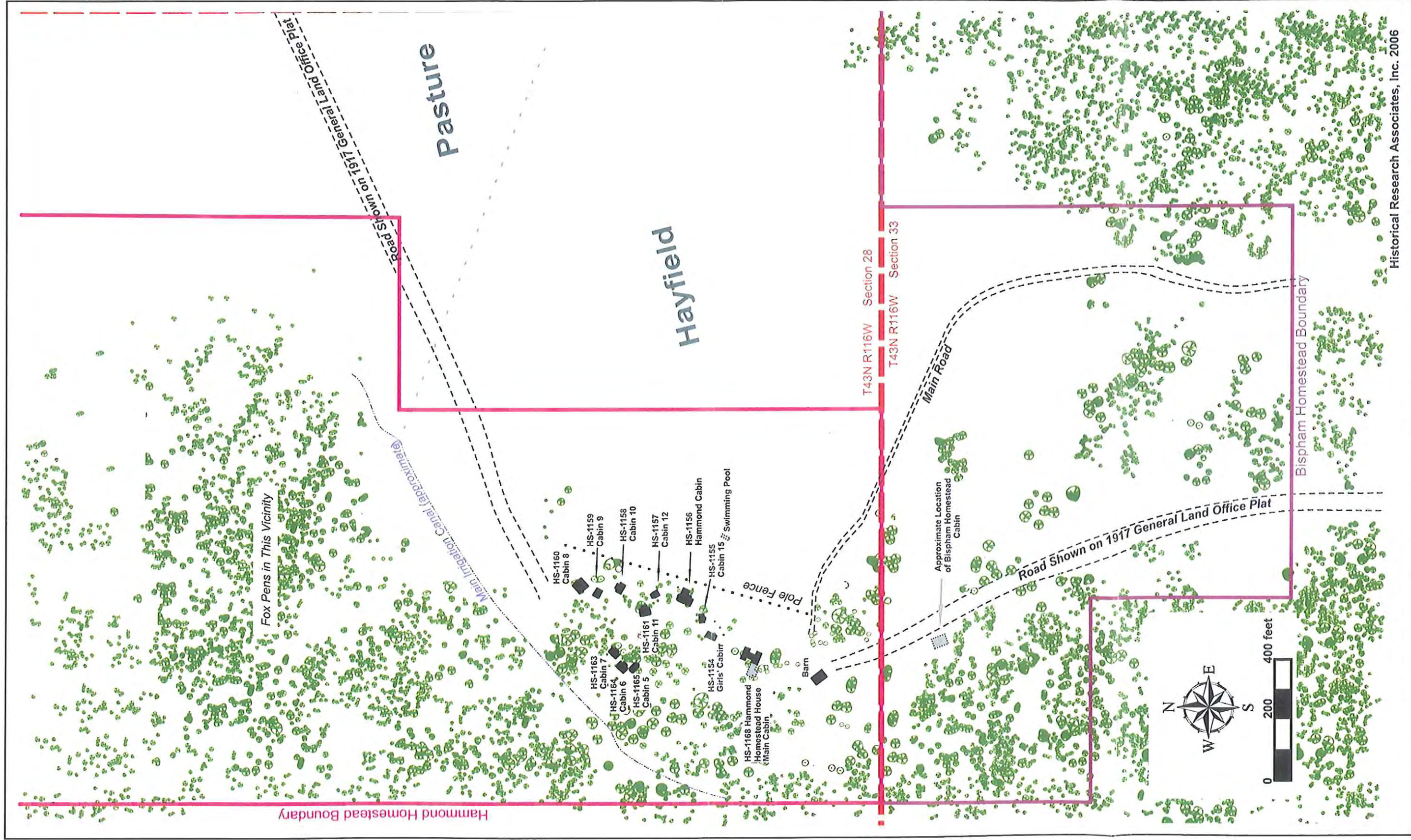


Figure 8. Period plan for the Bar BC Ranches Inc. Partnership period: 1923-1928.

1929-1939: Hammond's Tenure

The timing of the Hammonds' purchase of Bispham's interest may have been unfortunate in that they had only one operating season prior to the Wall Street crash in October 1929. Fortunes lost in New York, Chicago and Philadelphia translated into fewer paying dudes out West. Nevertheless, Harold and Marie had most of the needed infrastructure in place by the time they became sole proprietors of the ranch. Besides the Main Cabin, which contained living and dining areas, a library and a card room for the dudes, they had eighteen cabins (presumably the three built during the homestead era and an additional fifteen built during the Bar BC partnership), as well as buildings to shelter livestock, house the cooks and store supplies.⁴⁶ They also kept fifty head of "choice horses" to provide trail rides to the dudes.⁴⁷

During this period, Harold Hammond took out a total of three mortgages totaling \$27,000, all from private individuals.⁴⁸ Although part of the money may have been used to cover operating expenses, Hammond also made new improvements. A card room in the Main Cabin, described in a 1930 newspaper article, may have been added after the end of the Boys' Ranch era. In 1935, he added a central bathhouse that contained showers, indoor toilets and a laundry. Prior to this time dudes bathed in tin tubs in their rooms with water hauled to the cabins by the ranch staff, and they used outhouses strategically placed in the trees near the sleeping cabins. In 1936, Hammond began to add bathrooms, complete with tubs and toilets, to the dude cabins.⁴⁹ He also expanded his own small cabin (HS-1156) by building another wing on the north side of the original building.

Harold and Marie shared ranch duties and responsibilities. He was responsible for all of the ranch work (presumably irrigating and handling the stock) and for guiding the hunting and fishing trips, while Marie supervised the housekeeping and domestic staff (including Filipino cooks), as she had done during the Bar BC partnership years. Besides the horses used at the dude ranch, Hammond also ran cattle on his property. In the 1930s he had about fifty head, which he grazed on his own land and on lands leased from the park.⁵⁰ Hay cut from the field in front of the building cluster was stored on the ranch for winter use (Figure 9).

Photographs from a *circa* 1935 White Grass Ranch brochure show that by this time, the Hammonds had planted hops to grow on the east (front) wall of the Main Cabin. In addition, a mowed grass lawn extended from the east wall of that building to the pasture fence.⁵¹

⁴⁶ Rachel Trahern, who managed the dude operation between 1953 and the mid-1960s, remembered that the cook's house and some of the other storage buildings were of frame construction rather than log, covered on the exterior walls with planks. Rachel Trahern, telephone conversation with Pam Holtman, December 1, 2005.

⁴⁷ "White Grass Forging Ahead."

⁴⁸ Mortgage Deed for \$15,000, Hammond to Harriet L. P. Stewart, 12/31/1928, Mortgage Book A, p. 484; Mortgage Deed for \$5,000, Hammond to Grace G. Miller, 1/20/36, Mortgage Book 1, p. 647; Mortgage Deed for \$7,000, Hammond to Grace G. Miller, 11/15/1938, Mortgage Book 1, p. 288; Office of the Clerk and Recorder, Teton County, Jackson, Wyoming.

⁴⁹ *A Place Called Jackson Hole*, 237.

⁵⁰ Frank Galey interview, 4.

⁵¹ "The White Grass Ranch," Xerox copy of *circa* 1930 brochure with 1935 rate insert, available in the office of GTNP Historian.



Figure 9. Circa 1940 photo of the hayfield taken from the front of the Main Cabin. Photo courtesy of Frank Galey's family.

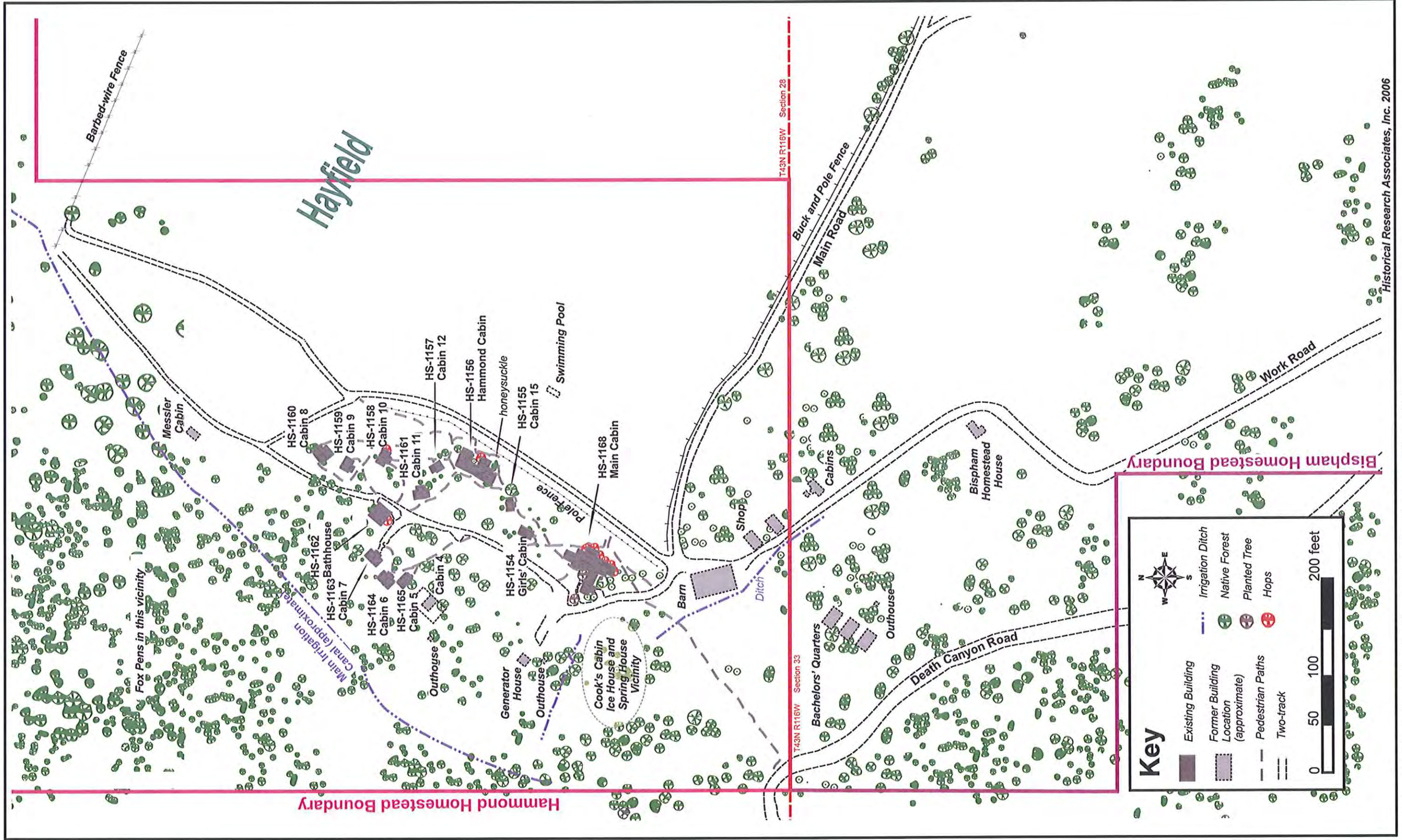
Marie Hammond died in 1935. A year later, Harold married Marian Galey, who he had met in 1919 when she was a guest at the Bar BC. Marian moved to the ranch, and her son, Francis (Frank) Holt Galey Jr., a student at Princeton University, began working as a hired hand during the 1936 season.⁵²

Harold R. Hammond died on July 18, 1939. Marian inherited the ranch and most of its contents from her husband. Unable to operate the ranch by herself, Marian's son, Frank, left Princeton for good to take over supervision of ranch operations. Distressed over the loss of her husband, Marian moved back to her home in Philadelphia and did not return to the ranch for at least a couple of years.⁵³

Figure 10 shows ranch improvements at the end of Harold Hammond's tenure. Improvements attributed to Hammond include the bathhouse, the bathroom additions to some of the dude cabins, and additions to the Main Cabin and the Hammond Cabin. Again, note that the existence of the pedestrian paths is conjectural. There is no indication in the historical record, either written or oral, that the White Grass Ranch ever had formal pedestrian paths. Rather, the paths consisted simply of dirt trails worn through the native vegetation.

⁵² *A Place Called Jackson Hole*, 237.

⁵³ Frank Galey interview, 5.



Historical Research Associates, Inc. 2006

Figure 10. Period plan for the Harold Hammond's tenure 1929-1939.

1939-1985: Galey Tenure

Frank Galey's tenure at the ranch was interrupted almost as soon as it began by the outbreak of World War II. In 1941, only two years after moving to the ranch full time, he left for military service. According to Galey, White Grass Ranch ceased most operations during the war years, mainly because of gasoline rationing and other shortages. He indicated that a few long-time dudes made the trek to Jackson Hole to help out, but the dude ranch component of the operation was temporarily closed. The fox farming operation continued under the auspices of a caretaker.⁵⁴

In 1945 Frank Galey returned from the war with his wife, Ingeborg Freitag Galey, and their daughter, Cynthia. In an interview conducted in 1983, Galey remembered that most of the buildings were in poor condition, and he had difficulty obtaining materials to fix them. Only ten horses remained on the ranch when Frank returned. During the 1946 season, they had about thirty dudes, some of whom stayed up to two months.⁵⁵ Over the next decade, the Galeys rebuilt their clientele, to approximately fifty-five guests. In a 1983 interview, Galey indicated that he had never wanted the business to become too large.⁵⁶

The improvements that characterize Frank Galey's tenure at the ranch do not equal the quality of earlier improvements, in terms of design or execution. All of the building components attributed to Frank are of frame rather than log construction, including the frame addition to the Girls' Cabin (HS-1154), and some frame bathroom additions to several of the dude cabins. Galey is also known to have buried a rock-filled car body in front of Cabin 6 for use as a drain field.⁵⁷

The most substantial improvement added during the Galey tenure was a new log house for his family. They selected a site on the south side of the main road leading to the building cluster, slightly east of the barn. Cynthia Galey Peck estimated they had the house built in 1949; the builder is unknown. In about 1953 Frank Galey built a swimming/fishing pond, and named it Lake Ingeborg.⁵⁸ He built the basin for the pond by enlarging and deepening a natural wetland or depression; the lake was filled with runoff channeled from a spring in Stewart Draw west of the building cluster (Figure 11).⁵⁹

Inge Galey made some contributions to the ornamental vegetation at the ranch by transplanting wildflowers into the narrow flowerbed inside a fenced area east of the Main Cabin, which also

⁵⁴ Frank Galey interview, 5.

⁵⁵ Frank Galey interview, 9.

⁵⁶ Frank Galey interview, 9. Note: Beth Woodin, a former ranch employee, indicates that during the 1970s, the ranch accommodated as many as 100 guests, with the overflow lodged in tents set up in the woods behind the cabins. Rachel Trahern, hired to manage the dude ranch in 1953, indicated that at that time roughly forty-five dudes could be accommodated in the cabins, with the balance in tents. Elizabeth "Beth" Thomas Woodin, telephone interview with Janene Caywood, August 1, 2005; Rachel Trahern, telephone interview with Janene Caywood, August 2, 2005.

⁵⁷ Cynthia Galey Peck, interview with Janene Caywood, September, 2004, White Grass Ranch, GTNP.

⁵⁸ Fran Galey Fox, telephone interview with Janene Caywood, May 11, 2006.

⁵⁹ According to Cynthia Peck, the concrete swimming pool was never very popular because the water temperature was too cold. It was fed from a pipe diverting water from an irrigation ditch along the west edge of the hayfield. Cynthia Galey Peck interview.

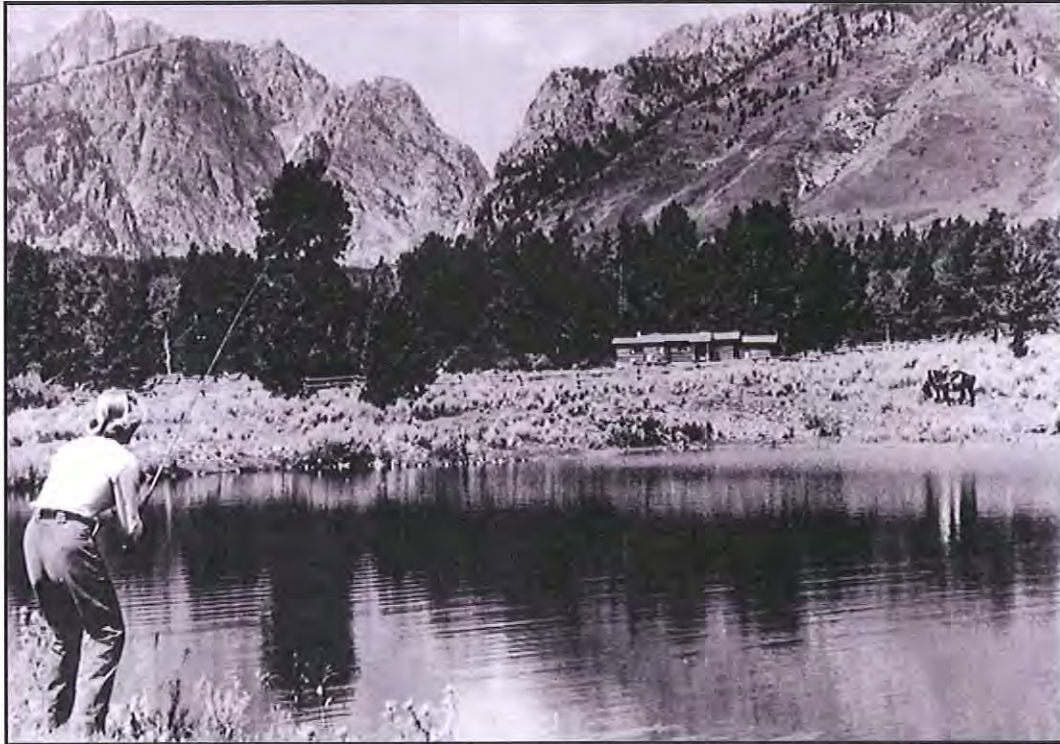


Figure 11. Looking west across Lake Ingeborg. The building in the background is the one referred to as the "Homestead Cabin," which burned in the 1970s. Source: Collection of the Jackson Hole Historical Society and Museum, Jackson, Wyoming [S1.004.d 58.2530.001].

contained exotics such as iris and lilies. Inge and Rachel Trahern, manager of the dude operation from 1953-1964, transplanted a lodgepole pine in the mid 1950s to the north elevation of the Main Cabin's west wing, opposite the kitchen door. Inge also transplanted an Engelmann spruce seedling to the area behind the Main Cabin, which previously lacked trees.⁶⁰

The agricultural operations during the early years of Frank Galey's tenure were not substantially different than during the period when Harold Hammond operated the property. Between 1945 and 1956, Frank continued to irrigate and cut hay from the field east of the building cluster. He reseeded periodically with orchard grass, timothy and alfalfa, and spread manure over it in the spring as needed. He began irrigating about mid-July and cut the hay in August, with the use of a horse-drawn conveyance and stacked it with a beaver slide, a process which formed large, loaf-shaped haystacks (Figure 12). In the early 1950s Galey bought a second-hand baler, an unpopular purchase with the hired help, as it continually broke down. In order to keep the sagebrush from encroaching on the adjacent irrigated pasture, he occasionally plowed it deep, but did not reseed it.⁶¹

⁶⁰ Cynthia Galey Peck interview.

⁶¹ Cynthia Galey Peck interview.



Figure 12. Haying at White Grass Ranch, *circa* 1950. Source: Collection of the Jackson Hole Historical Society and Museum, Jackson, Wyoming [S1.003.i 58.2543.001].

During the 1950s, Galey hired someone to re-cut the field ditches originally built by Harold Hammond.⁶² The main distribution canal for the irrigation system (roughly 2,500 feet long) came out of Stewart Draw and contoured along the base of the timbered hill slope west of the building cluster. Several field ditches diverted from the main canal, one running east through the barnyard south of the barn to provide water for the horses.⁶³ Another located slightly farther north, extended east past the Main Cabin then made a turn to the north, running along the outside edge of the fence that separated the buildings from the hayfield and a two-track road that led to the irrigated pasture. A drainage ditch along the south edge of the hayfield, north of the main road, received water from the field ditches. It was not uncommon for the drainage ditch to overflow, flooding the main road.⁶⁴

Galey's cattle operation was smaller than Hammond's. Cynthia Galey Peck remembers her parents running only five to six pairs of Hereford cattle on the place. They also kept milk cows, chickens and pigs. The cook used eggs produced by the chickens, and the pigs, chickens and cattle were usually slaughtered at year's end, after all the dudes had left the ranch, to be served at barbeques for the ranch employees. Some meat was stored in a freezer located in one of the outbuildings, and some was stored at the Jackson Cold Storage in Jackson, WY.⁶⁵ As a final chore in the fall, most of the saddle horses were trucked to their wintering grounds near Lander, Wyoming.

⁶² Cynthia Galey Peck interview.

⁶³ The flow from this ditch may have contributed to the healthy stand of cottonwoods in the vicinity of the Galey house visible in photographs from the 1950s and 1960s.

⁶⁴ In 1985, park employees documented 33,825 feet of field ditches in the White Grass hayfield and pasture. Alterations and Recommendations Document, Grand Teton National Park, 1985, p. 3, document on file in the office of the Park Historian, Grand Teton National Park, Moose, Wyoming.

⁶⁵ Rachel Trahern interview with Pam Holtman. December 1, 2005

Activities associated with housing, feeding and entertaining the dudes continued along historical patterns. For a couple of weeks in the spring, the horses would be kept in the hayfield in front of the building cluster, after which time they would be turned out to graze on White Grass land and Galey's grazing allotment.⁶⁶ Spring chores included clearing downed trees along the miles of horse trails. The horse trails were simply game trails widened and cleared to accommodate a horse and rider. They extended far beyond the deeded ranch lands into the park, mostly west up the slope of Buck Mountain and southwest to Phelps Lake. Ranch hands mended and reconstructed fences, cut firewood to fuel the stoves and fireplaces in the cabins, and repaired the "walk-in," the old icehouse that contained freezers. Invariably, bears broke into the icehouse as well as the kitchen of the Main Cabin during the off-season and summer. Besides their regular duties with the stock, wranglers sometimes were required to mow the lawn in front (east of) the Main Cabin.⁶⁷

Early each morning the wranglers rounded up the horses from the ranch and surrounding land, and placed them in the corral next to the barn, where they would be available for use by the dudes. Dudes could ride mornings and afternoons, Monday through Saturday, and Sunday morning. At the end of each day, the wranglers turned the horses out to pasture. Other activities included swimming and fishing in Lake Ingeborg, and use of the ranch library and card room. Dudes and staff ate separately, except on Sunday evenings, when both participated in a barbeque, usually at the ranch barbeque pit, located just inside the tree line on the west edge of the pasture, about a quarter mile north of the building cluster.⁶⁸

Staff lived at the ranch during the dude season. Male employees occupied three small buildings located southeast of the barnyard (referred to as the bachelors' quarters), and the women occupied one of two buildings near the Main Cabin.⁶⁹ A separate cabin for the cook, a springhouse, and the icehouse (known as the "walk-in"), were located in a loose cluster behind (west) the Main Cabin. A generator house was located slightly farther north from these buildings. During the height of the season (usually August) as many as six employees lived in three platform tents west of the Bathhouse. The ranch employees used the Bathhouse. All of the linens used in the cabins and the dining room placemats were sent to town for laundering, the clean linens were then stored in the west end of the Bathhouse.⁷⁰ During the winter, the linens were stored in mouse-proof cupboards in the Bathhouse.

It was not uncommon for returning dude families to occupy the same cabin year after year. Consequently, the ranch staff began to refer to specific buildings by the name of its occupants. Cabin 4 was referred to as the Laidlaw Cabin after the family that is believed to have constructed and repeatedly occupied it during the 1940s. Cabin 14 was known as the Hammond Cabin,⁷¹ and Cabin 9 was known as the Matthew cabin during the 1950s. The Messler Cabin, located north of the main building cluster, was named after the Messler family and Cabin 8, known as the Winsor Cabin, was usually occupied by the Winsor family during the 1950s.

⁶⁶ The horses ranged between the JY Ranch, located about a mile south of White Grass, all the way north to the Beaver Creek administrative area, where they sometimes ended up grazing in the park superintendent's front yard. In order to prevent the horses from straying, the park required Galey to build drift fences. Frank Galey interview, 4.

⁶⁷ Cynthia Galey Peck interview.

⁶⁸ Cynthia Galey Peck interview. Beth Woodin notes that in later years the picnics/barbeques were held at Lake Ingeborg. Elizabeth Thomas Woodin interview.

⁶⁹ According to Rachel Trahern, female employees were only housed in the Girls' Cabin (HS-1154).

⁷⁰ Cynthia Galey Peck interview.

⁷¹ After her husband's death, Marian Hammond moved into the building referred to during the dude ranch days as the Homestead Cabin and believed to be one of Bispham's improvements.

Dudes and staff made use of water in the main distribution canal that ran behind the building cluster. In order to keep their drinks cold, some dudes excavated small ditches to divert water from the main canal eastward past their cabins. Dams constructed at strategic points pooled the water where they placed their cans and bottles to be cooled.⁷²

During the first part of Galey's tenure, electricity for the ranch was powered by a fuel oil generator. The fuel was stored in a tank buried behind the barn. Electricity came to the ranch in the mid-1950s, and the site was tied to a transmission line built through the timbered area west of the building cluster. Water for domestic purposes came from a spring in Stewart Draw, which also fed Lake Ingeborg and the Bathhouse. The flow from the spring was trapped in a series of manmade catchment basins, and then piped to the Bathhouse. From there buried pipes carried the water to individual buildings.⁷³ Garbage was disposed of in an excavated pit southwest from Lake Ingeborg, and in several natural depressions in the area southeast of the building cluster.⁷⁴

In the early 1950s, Galey began negotiating with William Balderston II, another Philadelphia native and occasional White Grass dude, to sell a small parcel of White Grass Ranch land. In 1953, Galey sold Balderston 13.64 acres of land in Section 28, located at the north boundary of Harold Hammond's original homestead claim, where the family built a summer retreat that they named Sky Ranch.

In 1956, Frank and Inge Galey sold most of the remaining White Grass acreage to the United States government for \$165,000. They reserved a lifetime lease that allowed them to continue to reside on the property and to operate the dude ranch until Frank's death. The sale excluded the thirteen-odd acres already sold to Balderston, and a six-acre parcel that included the Galey's house. With money from the sale of the ranch the Galeys purchased a resort hotel on the island of Nevis in the West Indies. They spent their winters running the Nevis resort, and returned to White Grass for the summer season.

This new schedule resulted in some changes to the agricultural operations at White Grass. Frank Galey sold the remaining cows, and sent all of the saddle horses to winter in the vicinity of Lander, Wyoming. Consequently, Galey stopped putting up hay for winter feed. He continued to irrigate both the hayfield and the pasture in order to improve the quality of the forage for the roughly sixty head of horses that he kept on the ranch during the summer.⁷⁵

One of the provisions of the sale to the park was that the Galeys could not construct new buildings or make substantial improvements to any existing buildings without the written permission of the Director of the National Park Service. In the 1970s, Galey enclosed a small area within the hayfield north of the Galey house, which he used as a stud horse corral. He also replaced the remaining buck and pole fencing adjacent to the main road with a new fence, the latter made with poles stacked one on top of the other in a zigzag pattern.⁷⁶ Other changes dating to the later period of Galey's tenure include the construction of a deck on the southeast end of the Main Cabin (HS-1168) in the early 1970s.

⁷² Cynthia Galey Peck interview.

⁷³ Cynthia Galey Peck interview.

⁷⁴ Alterations and Recommendations Document, National Park Service p. 4 and 6.

⁷⁵ Cynthia Galey Peck interview. After Galey quit putting up hay, ranch employees began referring to the cultivated area in its entirety as the pasture. They distinguished the old irrigated pasture from the hayfield by calling it the "north" pasture. Beth Woodin, telephone interview with Janene Caywood, May 12, 2006.

⁷⁶ Materials for the new fence were cut from the surrounding forest. Cynthia Galey Peck interview.

According to Rachel Trahern, he also moved a couple of cabins in from Cooke City, Montana, placing them in the area south of the Homestead Cabin.⁷⁷

The absence of a permanent presence at the ranch during the winter months led to the loss of several ranch buildings. According to Cynthia Peck, both the Messler cabin (located at the north end of the building cluster near the fox pens) and the Homestead Cabin burned as a result of cross-country skiers using the buildings for shelter. Skiers started fires in the fireplaces not realizing the chimneys were capped with coffee cans (part of the winterizing process), and left without putting the fires out. As a result, both cabins burned to the ground.⁷⁸

Frank Galey died of a heart attack on July 5, 1985, thus terminating the lifetime lease negotiated in the original sale to the park service. Galey's ashes were buried on the ranch in a small cemetery plot located southeast of the Homestead Cabin. Two years previously, in 1983, he sold the six acres reserved from the 1956 sale to the National Park Service. As part of the 1983 agreement, Frank's widow, his second wife, Nona, had the right to the use of the five acres and two cabins for ten years and would be able to use the main house until her death.⁷⁹

At the end of the 1985 dude season, Nona Galey auctioned the ranch assets. Over a two-day period during the third week in September, virtually all of the cabin furnishings, ranch equipment, livestock and horse tack were sold to 760 registered bidders, many of whom were former dudes and employees. The rustic lodgepole pine furnishings and antique guns brought the best prices, as did the horses, which included sixty-seven mature horses, ten two-to-three-year olds, five yearlings, a stallion and two colts. Other livestock included a registered Longhorn bull, two miniature mules and other cattle.⁸⁰ Little more than a month after the auction, fire destroyed the Galey house and all of its contents. Nona Galey resided in another cabin for a brief period, but did not return to live at the ranch after 1985.⁸¹ With Nona's departure, the Department of the Interior assumed management of the remaining infrastructure.

Figures 13 and 14 show the ranch infrastructure at the end of Galey's tenure.

⁷⁷ Cynthia Galey Peck interview, Rachel Trahern interview.

⁷⁸ Cynthia Galey Peck interview.

⁷⁹ Alterations and Recommendations document, 1.

⁸⁰ "White Grass Ranch auction big event," *Jackson Hole News*, September 18, 1985. Drawer: Dude Ranches, File: White Grass, Jackson Hole Historical Society and Museum, Jackson, Wyoming.

⁸¹ "Fire Culminates Tragic Year," *Jackson Hole News*, November 6, 1985. Drawer: Dude Ranches, File: White Grass, Jackson Hole Historical Society and Museum, Jackson, Wyoming.



Figure 13. Aerial view of the ranch *circa* 1970. Note that the stud corral enclosed the empty swimming pool. Photo courtesy of Frank Galey's family.

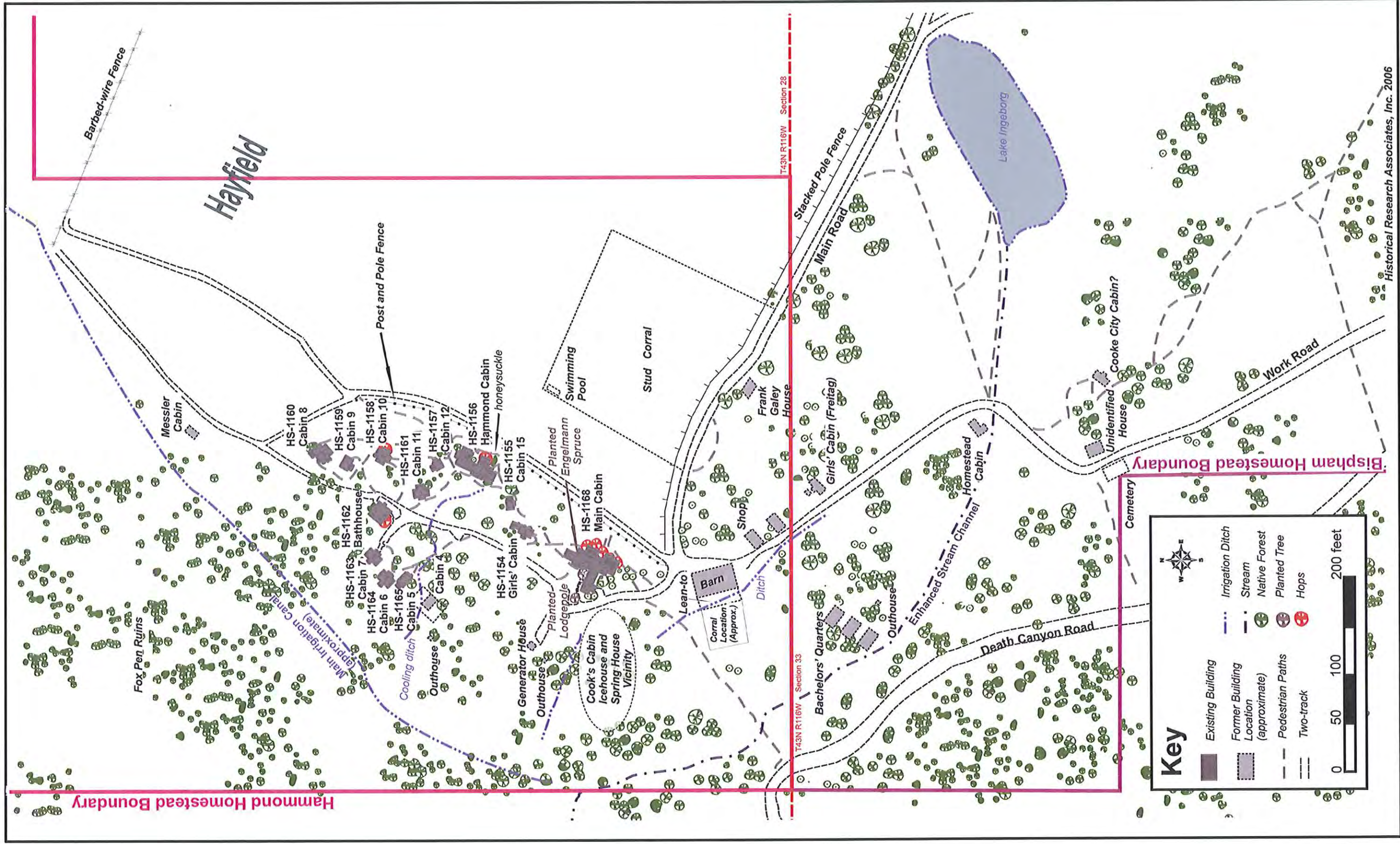


Figure 14. 1939-1985 Period Plan

1985-2005: National Park Service Management

After Frank Galey's death, GTNP personnel began inventorying the ranch and adjacent lands to identify "alterations of the natural environment" and to make recommendations for "returning the altered areas to their original natural condition."⁸² It is worth noting that the inventory area exceeded the boundary of the two homestead claims to include the White Grass Ranger Station, Sky Ranch and the lower hill slopes of Buck Mountain west of the building cluster. The park report recommended removing the ranch fencing, horse trails and utility and irrigation systems, as well as water features, such as the swimming pool and lake Ingeborg. In addition, the park's inventory report advised:

The closure of the White Grass Ranch operation provides the Park with several options for cleaning up the area and consolidating visitor use.

One option is to rehabilitate the last .4 miles of road, remove the structures and create .4 miles of trail from the main area of the White Grass Ranch.

Depending upon which access road is determined to be the most appropriate for the remaining White Grass and Sky Ranch inholdings, various options are open for restoration of the roadways, Ranger Station placement, and parking for visitor use. Two good possibilities are available:

1. Place the Ranger Station and parking in the current corral/barn area; or,
2. Place the Ranger Station and parking near the entrance gate of the White Grass Ranch.⁸³

During the late 1980s, the park implemented most of the recommendations specific to the ranch infrastructure. All of the internal fencing, including the post and barbed wire fences that defined the hayfield and the pasture, as well as the pole fencing adjacent to the main access road, was removed. The posts of the corral fence and the fence that separated the hayfield from the building cluster were cut off at ground level, and the irrigation system, swimming pool, and lake Ingeborg were backfilled with dirt. The only recommendations not implemented were the relocation of the White Grass Ranger Station buildings to White Grass Ranch and the removal of all White Grass Ranch buildings.

In the late 1980s, GTNP included White Grass Ranch in a cultural resource inventory and evaluation of historical properties throughout the park, the purpose of which was to determine National Register eligibility. As a result of that inventory, White Grass Ranch was recommended eligible for listing in the National Register of Historic Places; it was formally listed in 1990. The original inventory concluded that the barn, a focal point of ranch life for nearly eighty years, possessed insufficient historic integrity to be a contributing resource in the historic district.⁸⁴

After the completion of the inventory, Grand Teton National Park removed the noncontributing buildings. The door and window openings on the remaining buildings were boarded shut.

Between 1989 and 1990, the park sold several of the small buildings formerly located south of the barn (perhaps the bachelors' quarters). In 1991, the park sold the barn, which was dismantled and removed

⁸² Alterations and Recommendations document, 1.

⁸³ Alterations and Recommendations document, 15.

⁸⁴ Steven F. Mehls, National Register Nomination Form, March 20, 1988. Copy available at the office of GTNP Historian, Moose, Wyoming.

from the ranch.⁸⁵ In 1993 or 1994, the park allowed the Forbes family to move Cabin 4, also known as the Laidlaw cabin, from White Grass to its property off Meadow Road, north of the airport junction, in GTNP.⁸⁶

In the mid-1990s volunteers placed new rolled roofing on three of the cabins. Heavy snow loads during the 1990s, 2003, and 2004, prompted the park to brace the insides of some of the buildings to prevent the roofs from collapsing under the weight of accumulated snow. In 2003, 2004, and 2005, park maintenance personnel applied plastic secured by wooden lath to all but three of the roofs to prevent further deterioration from water leakage. In addition, maintenance personnel now shovel the roofs periodically during the winter months.

In 2000, Inge Freitag Galey's ashes were interred in the small ranch cemetery.

⁸⁵ The barn was re-erected in Wilson, Wyoming, where it is currently used as the residence of Norman and Carole Hofley.

⁸⁶ Telephone interview with Thayne O'Brien (Contracting Officer, GTNP), June 22, 2005.

Existing Conditions⁸⁷

Natural Systems and Features

White Grass Ranch is located near the southwestern end of the physiographic area known as Jackson Hole, a 400 square-mile intermontane basin on the lee side of the Teton Range. Formed by uplift of the range and subsidence of the valley floor, it is bounded to the north by the Yellowstone Plateau, to the east by the Absaroka Mountains, and to the southeast by the Gros Ventre Mountains. Elevations range from 6,000 to 7,000 feet above sea level at the basin floor to 13,770 feet at the summit of the Grand Teton.⁸⁸ The Snake River flows through the valley floor, southeast of the ranch. The closest natural live stream is the channel that flows through Stewart Draw, which originally provided the ranch with water for both irrigation and domestic use. There is no natural surface water within the boundaries of the two homestead claims.

Of the three mountain ranges surrounding Jackson Hole, the Teton Range is the most spectacular in terms of scenery. The current topography and appearance of this mountain range results from a variety of geologic processes, perhaps the most important of which is glaciation. Sculpted glacial horns, arêtes, glacial replacement lakes, cirque lakes, and U-shaped valleys in the mountains attest to the power of glacial ice. Similarly, the numerous terminal and lateral moraines at the margin of the valley floor result from glacial activity during the Pleistocene Epoch, the most recent occurring between 15,000 and 20,000 years ago.⁸⁹

Tineman association soils predominate the lower elevation meadows, and, where undisturbed, support sagebrush and other native shrubs and grasses. These gravely loam soils exhibit moderate permeability and are known historically for their use as pastures and hayfields, such as those at White Grass. Soils of the higher-elevation, forested hill slopes are Taglake-Sebud association soils. These deep, well-drained sandy loams typically occur on glacial moraines. Generally, Taglake soils are forested while Sebud soils support grass-shrub vegetation.⁹⁰

The Jackson Hole climate is marked by mild summers and cold winters, with low to moderate amounts of precipitation. Most of the precipitation comes as snow between the months of October and May, averaging 80 inches in the city of Jackson and 300 inches in the upper peaks of the Teton Range.⁹¹ Summers are characterized by relatively mild days and cool nights, with average maximum daytime temperatures averaging 70-80° F and averaging 40° F at night. July is usually the warmest month. In the higher elevations, it is not uncommon for temperatures to dip below freezing even during the summer. The growing season in the basin floor is short, rarely exceeding 60 frost-free days. As a result, cattle-ranching, which is less dependent on the vicissitudes of the weather than crop farming,

⁸⁷ Detailed site plans of the existing conditions at the White Grass Ranch are provided on pages 122 and 123.

⁸⁸ Tim W. Clark, *Ecology of Jackson Hole, Wyoming: A Primer* (Jackson, Wyo.: T.W. Clark, 1981), 2; U.S. Army Corps of Engineers, Teton County, and Teton County Natural Resources District, Jackson Hole, *Wyoming Environmental Restoration Feasibility Report* (Walla Walla, Wash.: U.S. Army Corps of Engineers, 2000), 2-1 – 3-2; Richard A. Dirks and Brooks E. Martner, *The Climate of Yellowstone and Grand Teton National Parks*, National Park Service Occasional Paper Number 6 (Washington, D.C.: U.S. Government Printing Office, 1982), 5.

⁸⁹ Lageson and Spearing, *Roadside Geology of Wyoming*, 212-217.

⁹⁰ Jack F. Young, *Soil Survey of Teton County, Wyoming, Grand Teton National Park* (n.p.: U.S. Department of Agriculture, Soil Conservation Service, and U.S. Department of the Interior, National Park Service, 1982), 40-42, 52-53.

⁹¹ Army Corps of Engineers, *Wyoming Environmental Restoration Feasibility Report*, 3-2 – 3-3.

dominates Jackson Hole agriculture. Historically, farmers were able to grow the more cold-hardy varieties of vegetables, including root crops such as potatoes and turnips, as well as beans and peas, in their household gardens.

Vegetation

Existing vegetation within the ranch represents a mosaic of native plant communities and introduced species—the latter category includes agricultural vegetation, ornamental vegetation and noxious weeds. Although vegetative manipulation is probably the most extreme in the field and pasture, decades of livestock grazing (both cattle and horses), wood harvesting, and post-abandonment disturbance have affected the native vegetation communities, both inside the ranch boundary and on adjacent land.

The native forest that frames the White Grass field and pasture on all sides consists predominately of lodgepole pine (*Pinus contorta*). Engelmann spruce (*Picea engelmannii*) and subalpine fir (*Abies lasiocarpa*), as well as quaking aspen (*Populus tremuloides*) also occur (Figure 15). Many of the trees near the buildings have had the bottom limbs trimmed away as part of a 2002 fire management fuel reduction project. During that same project crews removed hazard trees, which were then bucked and the pieces stacked. These stacks of wood are still present, scattered throughout the building complex.

At the forest margin, understory vegetation in the area adjacent to the buildings consists of a mixture of introduced and native grasses and forbs. Native herbaceous species include western coneflower (*Rudbeckia occidentalis*), Pacific aster (*Aster ascendens*), sticky geranium (*Geranium viscosissimum*), sulfur buckwheat (*Eriogonum umbellatum*) and mountain snowberry (*Symphoricarpos oreophilus*). Four types of noxious weeds have also been identified around the ranch buildings and in adjacent disturbed areas including: musk thistle (*Carduus nutans*) ox-eye daisy (*Chrysanthemum leucanthemum*), Canada thistle (*Cirsium arvense*) and yellow toadflax (*Linaria vulgaris*).⁹²

A small mixed stand of black cottonwoods (*Populus trichocarpa*), lodgepole pine, and aspen is located in the area southeast of the former barnyard (Figure 16). Here, the deciduous component of the stand is in decline, with many individual trees breaking apart. The decline may be due in part to discontinuation of irrigation. The ditch that formerly ran through the corral to provide water for the horses emptied into this area and may have contributed to the establishment and development of the cottonwood grove.

⁹² Stuart Markow to Steve Martin, Superintendent, and Sheri Fedorchak, Resource Planner, Memo Regarding Survey for Plant Species of Special Concern, 10 August 2003, GTNP.



Figure 15. Looking south along the forest/meadow margin at the west side of the hayfield, towards the building cluster. Source: HRA, 2004.



Figure 16. Looking southeast from the front of the Main Cabin to the decadent stand of cottonwood. Source: HRA, 2004.

The hayfield east of the building cluster, as well as the adjacent pasture, occupy a former dry meadow (Figure 17). Non-native grasses, planted for hay or to improve the pasture, continue to dominate these cultivated areas, including: smooth brome (*Bromus inermis*), orchard grass (*Dactylis glomerata*), and Kentucky bluegrass (*Poa pratensis*). Some native grasses and forbs are also present, though to a lesser degree, and include Nelson's needlegrass (*Stipa nelsonii*), slender wheatgrass (*Elymus trachycaulus*), yarrow (*Achillea millefolium*), and Pacific aster (*Aster ascendens*).

A row of volunteer trees and shrubs, consisting mostly of aspen and black hawthorn (*Crataegus douglassi*) is located adjacent to the south edge of the hayfield on the north side of the main road, opposite the former location of Lake Ingeborg (Figure 18). The trees appear to have been established through natural processes, as a result of favorable conditions caused by elevated water levels from the drainage ditch that formerly ran parallel to the north side of the road. The few lodgepole pine and black hawthorn that occur in this stand are in better condition than the aspen, and small pine trees have become established in the unused bed of the main road. Similarly, a small wet meadow has reestablished where the channeled spring discharge that formerly filled Lake Ingeborg terminates in level ground.⁹³



Figure 17. Looking north across the White Grass hayfield to the pasture beyond. Source: HRA, 2004.

⁹³ According to information received from oral history informants, Lake Ingeborg was created by channeling the discharge from a spring on the hill slope west of the building cluster, eastward into a depression excavated within a previously existing low-lying area. Whether the referenced low-lying area was originally a wetland has not been established. Cynthia Galey Peck interview.

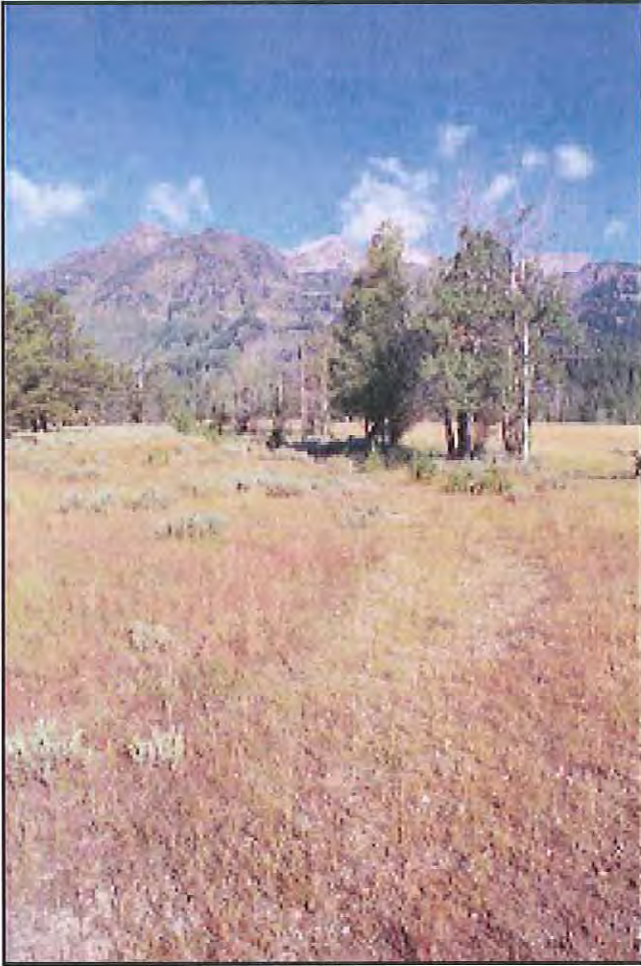


Figure 18. Looking west towards the stand of volunteer aspen, black hawthorn and pine that line the discharge ditch that ran along the north side of the main road. Source: HRA, 2004.



A few remnant patches of native sagebrush are also present in uncultivated areas at the forest/field margins, especially north of the building cluster. The margin between the sagebrush and the adjacent hayfield is still distinct, likely because of a two-track road that may provide a barrier to the sagebrush encroaching in the hayfield.

The limited amount of ornamental vegetation consists mostly of exotics. Hops grow adjacent to the Hammond Cabin (HS-1156), the Bathhouse (HS-1162) and the Main Cabin (HS-1168) (Figure 19). A few iris are located along the inside of the fence line that separated the yard in front of the Main Cabin from the hayfield, and daffodils grow around the porch on the east side of the Main Cabin. At the Hammond Cabin, a honeysuckle bush, much overgrown, is located adjacent to the south side of the original front porch (Figure 20). Also counted as

Figure 19. Hops on the east elevation of the Main Cabin. Source: HRA, 2004.

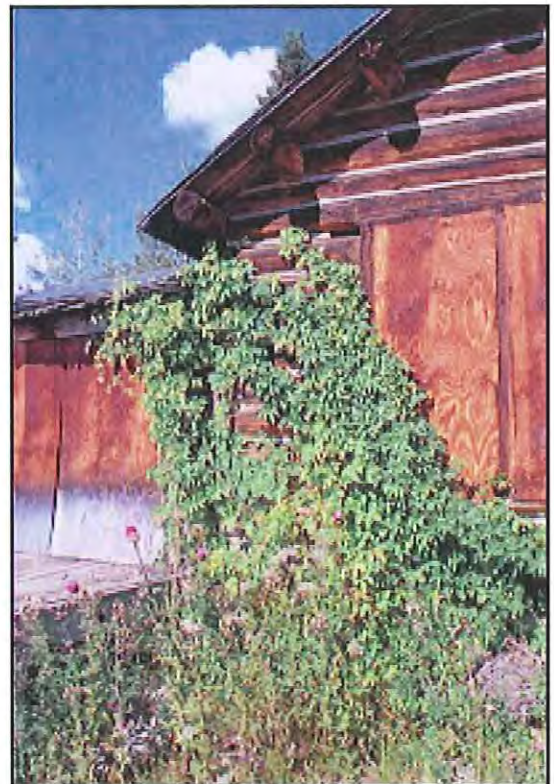




Figure 20. Honeysuckle adjacent to the porch on the east wall of the Hammond Cabin. Source: HRA, 2004.

"ornamental" vegetation are two native trees, deliberately planted in the area behind and immediately adjacent to the Main Cabin. These include a lodgepole pine adjacent to the north elevation of the west wing, and an Englemann spruce, located adjacent to the junction of the west wing with the original building, both of which appear to be thriving.

Land Use and Spatial Organization

All agricultural and commercial land uses historically associated with White Grass Ranch ceased in 1985. Although the property is open to the public, the vehicular roads into the site are gated, requiring people to walk from the old entrance at the south end of the property, or from an informal parking area adjacent to the Death Canyon Road. The public is allowed to visit the property, but there are no interpretive materials available on site. Recently, GTNP management of the property has focused on efforts to stabilize the buildings and to control noxious weeds.

Cultural Traditions

As described in the site history, most Jackson Hole dude ranches followed a standard pattern of development, one component of which was the deliberate use of vernacular building materials (mostly log in the Western mountains), and simple “pioneer” construction techniques.⁹⁴ Most also housed guests in individual cabins separated or screened from one another in order to provide a sense of privacy for their occupants. In many dude ranches, including White Grass, the screening was accomplished by siting cabins in timbered areas (away from barns and other outbuildings), where native vegetation obscured the view from one cabin to the next.

Because of the agricultural aspects of the White Grass operation, the ranch also included a large irrigated hayfield and a pasture, which provided forage for the ranch livestock. Hammond and Bispham established the hayfield and pasture within a level sagebrush covered flat in the approximate center of the 320-acre property. Other than the initial clearing and planting of the hayfield and pasture (initially seeded with oats and barley, followed by timothy and orchard grass during Galey tenure), neither the Hammonds nor Galeys invested much in the planting of ornamental vegetation while operating the dude ranch.

Today, traditions associated with the dude ranch industry are reflected in the simple rustic style and materials of the extant buildings, and in the placing of dude cabins within the site, which are arranged in a loose, roughly circular pattern, all facing towards the hayfield and the view east to the Gros Ventre Mountains.

Buildings and Structures

The thirteen historic buildings that remain at White Grass Ranch are located in a loose cluster at the west edge of the hayfield, in the southwest corner of the property, mostly within the tree line at the forest margin. All are of log construction, although some have frame porches and a few have frame additions. For the most part, they have simple floor plans with gable roofs; additions to some buildings, including the Main Cabin and the Hammond Cabin, have created complicated, irregular plans. The following section contains a detailed description of each building, followed by a condition assessment,⁹⁵ with notations about specific problems. In general, the condition of the extant buildings varies between fair and poor—none is in good condition. All of the buildings were, at one time, connected to electrical service; most of the fixtures and many of the outlets have been removed from the buildings. Note that the names and numbers used in the following text are those used during Frank Galey's tenure.⁹⁶

⁹⁴ Other than the frame bathroom additions added to some of the dude cabins by Frank Galey, the builders of the White Grass buildings have not been identified, making it impossible to identify specific craftsmen or to tie notching styles to a specific ethnic or area tradition. Furthermore, as with other area settlers, Hammond's use of logs in the construction of the homestead-era buildings was due to economic necessity rather than to a deliberate attempt to make the homestead look Western or to conform to a rustic style. The latter was more important as a marketing strategy for dude ranch operators.

⁹⁵ The condition assessments are based upon the List of Classified Structures condition definitions as follows:

Good: The structure and significant features are intact, structurally sound, and performing their intended purpose. The structure and significant features need no repair or rehabilitation, but only routine or preventative maintenance.

Fair: A structure is in fair condition if there are early signs of wear, failure, or deterioration though the structure and its features are generally structurally sound and performing their intended purpose; or, there is failure of a significant feature of the structure.

Poor: A structure is in poor condition if any of the following conditions is present: a) the significant features are no longer performing their intended purpose; or, b) significant features are missing; or, c) deterioration or damage affects more than 25 percent of the structure; or, d) the structure or significant features show signs of imminent failure or breakdown.

⁹⁶ Estimated dates of construction for the extant buildings are contained in Appendix C.

HS-1154, Girls' Cabin: This double cabin consists of the original log volume and a frame bedroom/bathroom addition on the rear (north wall) of the original building added in the late 1950s (Figures 21 through 23). It is one-story, has a rectangular plan and a concrete pier foundation. The logs in the original component are joined at the corners with a hewn flat notch, and daubed on the exterior with a Portland cement mixture. The gable roof of the log component is covered with wood sheathing and green sheet asphalt roofing that extended over the addition. The roof of the addition has collapsed. The roof of the log component has a temporary cover of black plastic held in place with wood battens. The seven log purlins on the cabin ends are exposed.

A central entry in the south elevation contains a five-panel wood door, accessed from a board stoop. There are two entrances into the addition—one in the east and one in the west wall, with flush wood doors. The log component contains two, four-by-four-light sliding wood windows in the east and west sides, while the addition contains fixed windows.

The interior of the log component is divided into two rooms of equal size. The wall surfaces consist of the unfinished log surface, with fir wood floor and wood base. The ceiling is open to the log purlins, rafters, and board sheathing. A wood paneled door leads from the back room into the addition. The trim around the doors and windows is wood. The interior of the bathroom has plywood walls and ceiling with sheet vinyl on the floor. The bathroom contains a tub, toilet, and sink.

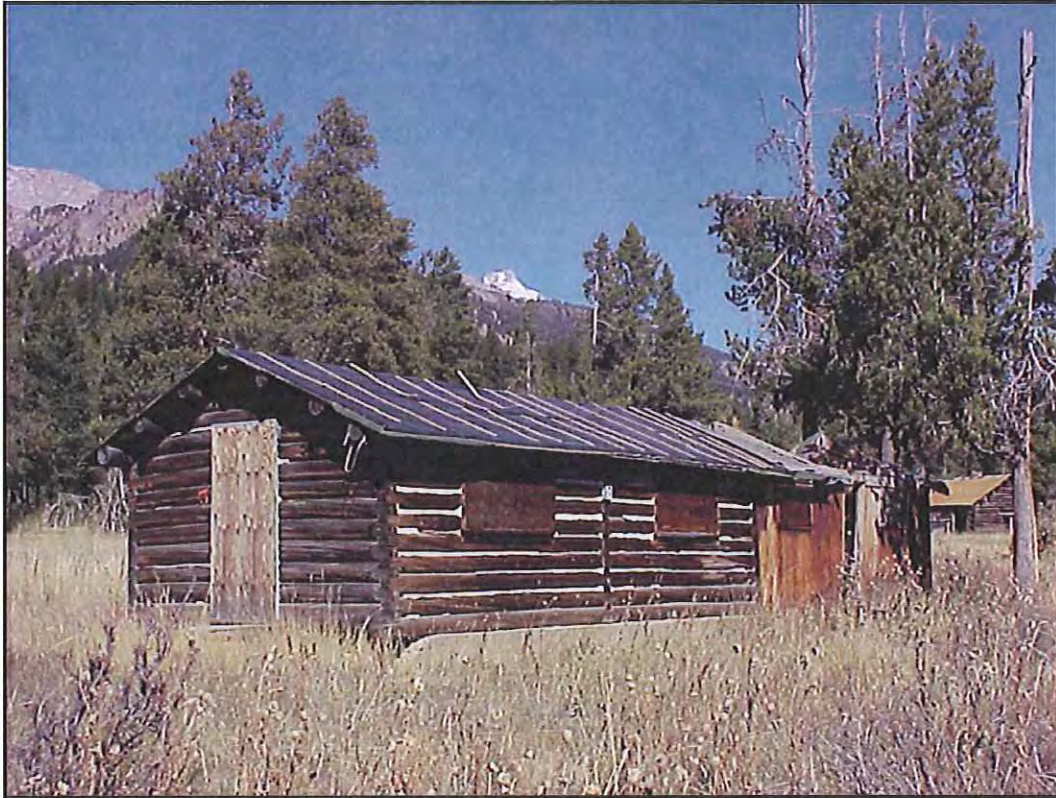


Figure 21. Looking northwest at the south and east walls of HS-1154, Girls' Cabin. Source: A&E Architects, 2004.



Figure 22. Looking east to the west wall of HS-1154, Girls' Cabin. Source: A&E Architects, 2004.



Figure 23. North wall of the addition HS-1154, Girls' Cabin. Source: A&E Architects, 2004.

The Girls' Cabin is in fair condition (Figure 24). Specific problems include the following:⁹⁷

Exterior

Foundation: The concrete foundation wall on the original log component is cracked and settled on the west side, and that of the addition has collapsed. The settling has allowed the soil to accumulate around the base of the building on the west side, causing the sill logs to rot. The plywood siding on the addition is also rotting from the bottom.

Walls: Several of the wall logs on the west side of the log component are rotten, and the daubing throughout the building is loose, or in some places missing entirely. Some of the walls in the addition have collapsed, while there is surface rot in those still standing.

Roof: The sheet asphalt and wood sheathing especially at the intersection of the cabin and the addition has deteriorated, causing leakage. There is some damaged roofing on the west slope of the main gable, and some of the purlin ends are rotted. The roof of the addition has collapsed.

Doors and Windows: The doors and the window sashes are worn, weathered and broken, and some components are missing.

Porches: The wooded steps have rotted and collapsed.

⁹⁷ Note that none of the buildings have been tested for the presence of lead paint or asbestos. Interior paints and flooring material will have to be tested prior to the beginning of rehabilitation.

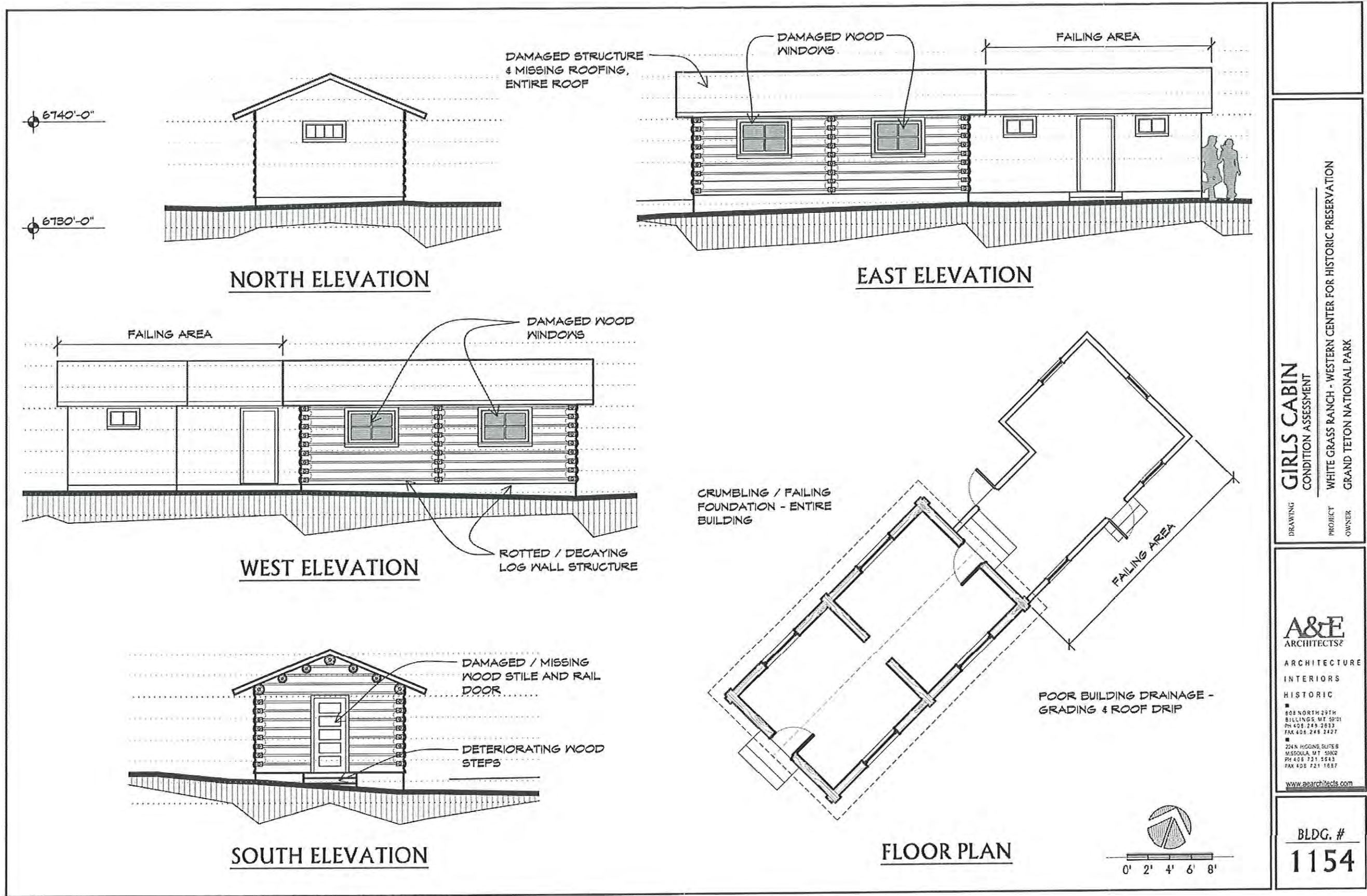
Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use. The plywood walls in the bathroom are stained and rotted.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining. The plywood sheathing in the addition is stained and rotted.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.



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Figure 24. Existing conditions plan and elevations of HS-1154, Girls' Cabin, showing areas of deterioration (A&E: 2006).

HS-1155, Cabin 15: This is a one-story rectangular log building with a frame bathroom addition on the east side, built on a concrete pier foundation (Figures 25 through 28). The wall logs are joined at the corners with a flat notch and chinked with split poles. The walls of the addition are covered with imitation log siding. The side-gable roof is covered with wood sheathing and green sheet asphalt roofing, which also extended over the bathroom addition. A layer of black plastic, affixed with wooden battens has been applied over the asphalt roofing. The five log purlins on the original cabin are exposed. The log rafter tips with brackets in the addition roof are exposed.

The front (south) wall contains an entrance at the east edge of the original component wall, with a five-paneled wood door. A wooden stoop is located in front of the entrance. The front and rear (north) sides of the log component each have a four- by-four-light sliding wood window; the bathroom addition has one window opening with a four-light fixed wooden sash in the middle of the south wall.

The interior of the cabin has the log walls also chinked with split poles, a fir wood floor and wood base. The ceiling is open to the log purlins, rafters, and board sheathing. There is a wood paneled door into the bathroom addition. The trim around the doors and windows is wood. The interior of the bathroom has painted wood paneling on the walls and ceiling and sheet vinyl on the floor. The room contains a tub, sink and toilet.



Figure 25. South wall of HS-1155, Cabin 15; bathroom addition to right. Source: A&E Architects, 2004.



Figure 26. North wall of HS-1155, Cabin 15. Source: A&E Architects, 2004.

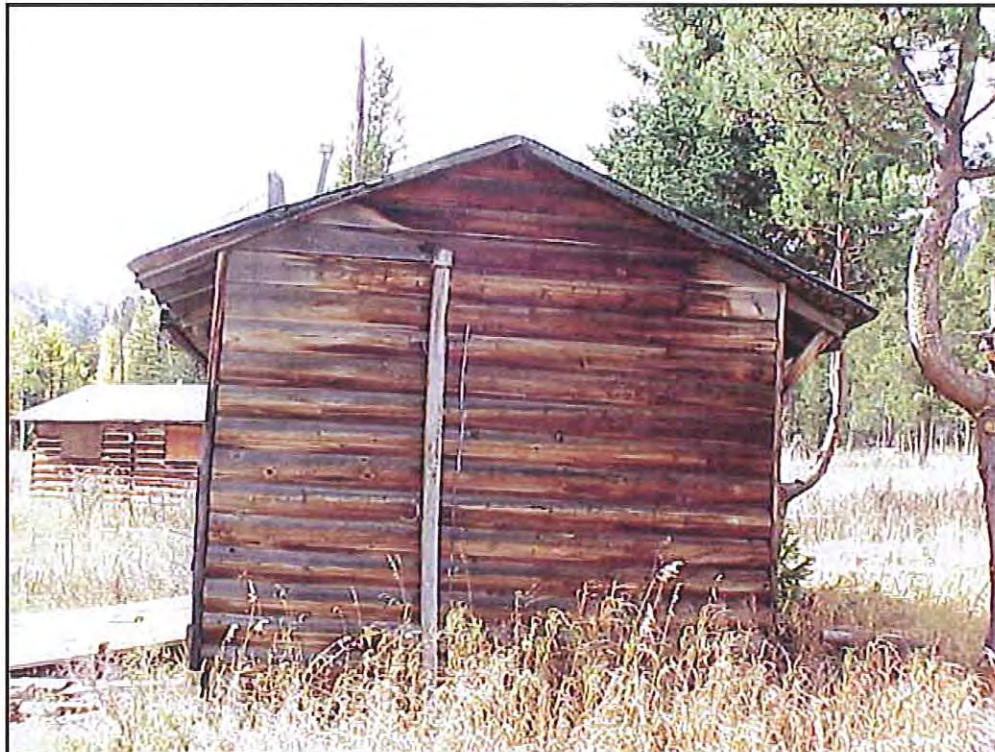


Figure 27. East wall of HS-1155, Cabin 15. Source: A&E Architects, 2004.



Figure 28. Detail of deteriorated foundation pier, HS-1155, Cabin 15. Source: A&E Architects, 2004.

Cabin 15 is in poor condition (Figure 29). Specific problems include the following:

Exterior

Foundation: The concrete pier foundation is cracked and settled on all sides of the building with the major settlements on the west end.

Walls: The sill logs and some of the lower wall logs on the west, south and east sides of the building are below grade, which has caused them to rot. Much of the daubing is missing or loose. The slab wall logs in the bathroom addition are rotted.

Roof: The green sheet asphalt roofing and wood sheathing are missing or in poor condition with a lot of rot. Some of the purlin ends and rafter tips are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, and/or broken, and elements are missing.

Porches: The wood structure and flooring are loose and have collapsed because of the rot.

Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from the use over the years. The paneled walls in the bathroom are stained and rotted.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining. The paneled ceiling in the bathroom is stained and rotted.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

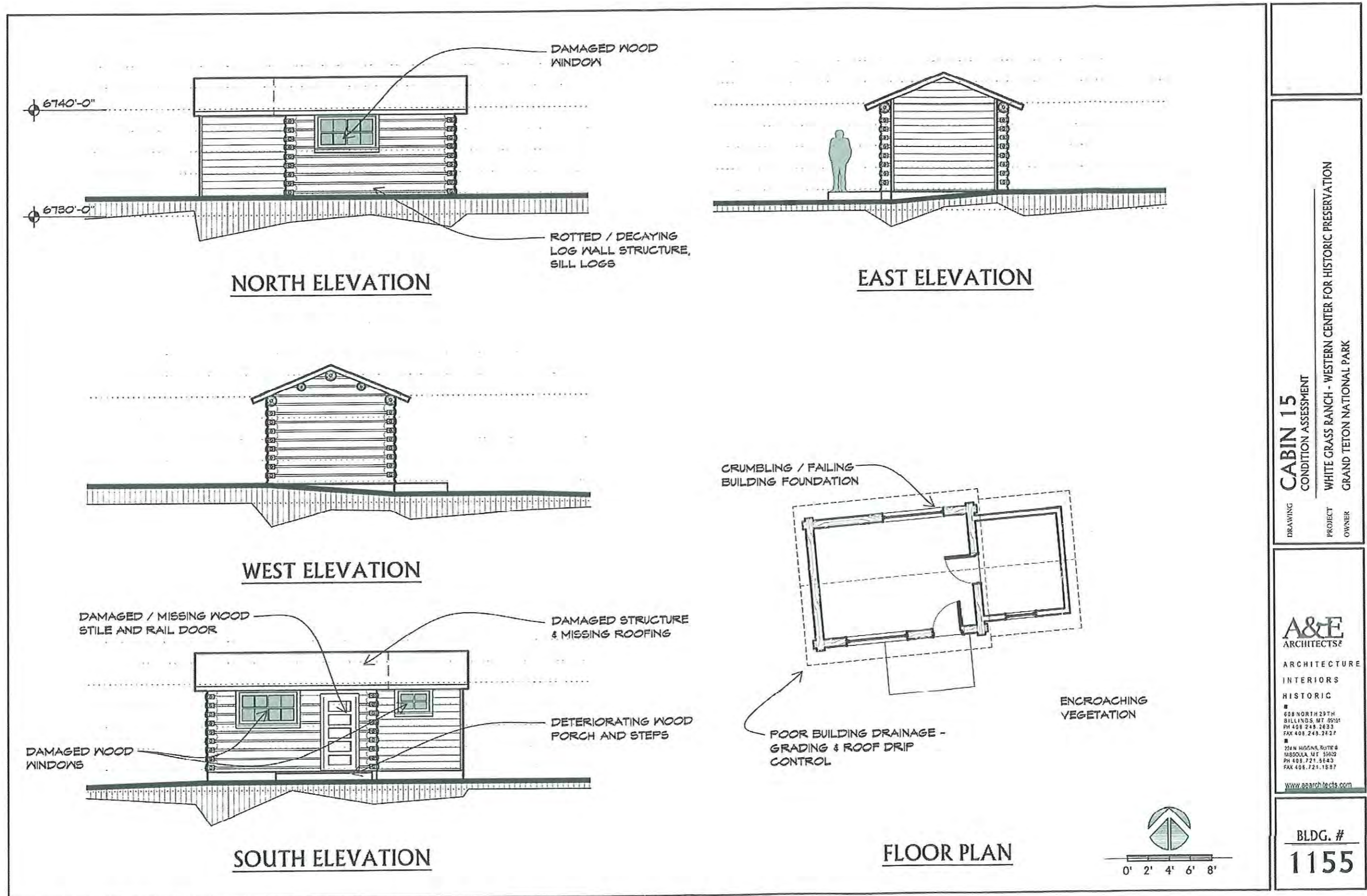


Figure 29. Existing conditions plan and elevations of HS-1155, Cabin 15, showing areas of deterioration (A&E: 2006).

HS-1156, Hammond Cabin: The Hammond Cabin is a one-story log building with an irregular plan, built on a concrete foundation wall (Figures 30 through 37). The irregular plan results from a series of additions attached to the original building by butting or lapping the logs of the additions against those of the original component. The wall logs of the original component are joined at the corners with saddle notches and are daubed with the original mud-based daubing overlaid by a Portland cement mixture. Willow stem stops hold the daubing in place. The roof, with many intersecting gables, has board sheathing covered with wood shingles, and green rolled asphalt roofing. Currently, it has a temporary cover of black plastic held in place with wood battens.

The entrance on the east elevation of the original component is sheltered by an open, intersecting gable-roof porch. The end of the porch roof is supported by log corner-columns, which in turn support a horizontal log beam; the horizontal beam supports vertical logs that in turn support the log purlins in the roof. The west wall of the original component has an interior, cobblestone fireplace, the top of which extends above the roof. Just south of the fireplace, a frame addition with a shed roof and imitation log siding encloses a bathroom addition. An extension in the shed roof along the west wall of the original building forms an open porch supported by log columns, with a board floor and stoop.

A frame addition with board siding is located on the north wall of the northernmost addition. This wall also contains an exterior cobblestone chimney, just east of the bathroom addition. On the south wall, opposite the chimney, a small intersecting gable-roof porch shelters an entrance. The roof of this porch has three purlins supported by log columns and a log beam.

Fenestration includes four-by-four-light sliding windows, and four- and eight-light fixed windows, all with wood sashes. There are double French doors with small paned full lights, five-panel wood doors, and a half-panel wood door with glass above that has been converted to a double-leaf door. (Please refer to plan and elevations for specific placement.)

The interior of the building consists of log walls that have been stained and varnished; some have been painted. With the exception of the additions, fir wood floors with wood base are found throughout the building. The ceilings are open with exposed log purlins, rafters and trusses, and board sheathing. The wood paneled doors and windows are surrounded by fir wood trim. The main stone fireplace sits in the center of the west wall of the living room, and there is a stone fireplace in the north side bedroom. The framed bathrooms have wood paneled interiors on the walls and ceilings, with sheet vinyl covering the floors.



Figure 30. Front (east) wall of HS-1156, Hammond Cabin. The open porch visible at the south end of the building is part of the original building. Everything north of the porch is an addition. Source: A&E Architects, 2004.



Figure 31. West wall of HS-1156, Hammond Cabin. Source: A&E Architects, 2004.



Figure 32. North wall of HS-1156, Hammond Cabin; the frame addition in the approximate middle of the wall contains a bathroom. Source: A&E Architects, 2004.



Figure 33. South wall of HS-1156, Hammond Cabin. Source: A&E Architects, 2004.



Figure 34. Exterior porch on south wall of north addition, HS-1156, Hammond Cabin.
Source: A&E Architects, 2004.



Figure 35. East-side porch, part of the original building, HS-1156, Hammond Cabin. Source:
A&E Architects, 2004.



Figure 36. Detail of the interior of one of the bathroom additions, HS-1156, Hammond Cabin. Source: A&E Architects, 2004.

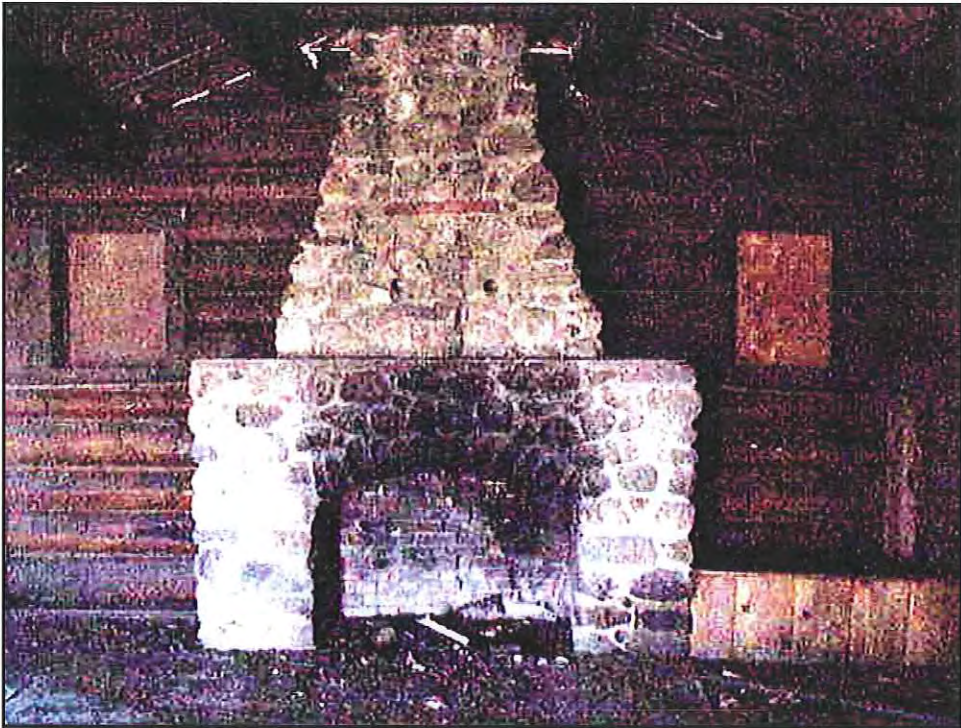


Figure 37. Living room fireplace, west wall of the original component, HS-1156, Hammond Cabin. Source: A&E Architects, 2004.

The Hammond Cabin is in fair condition (Figures 38 and 39). Specific problems include the following:

Exterior

Foundation: The concrete foundation wall is cracked and many of the concrete piers are in poor condition causing the building to settle. The grade has built up around the sill and wall logs, causing the logs to rot on all sides of the building.

Walls: Wall logs and the siding in the two frame additions are rotted on all sides of the building, including many in the walls of the original component. The daubing is missing or loose in many places.

Roof: The wood shingle roof is deteriorated. Both the wood sheathing and the shingles are rotted and some of the latter are missing. Some of the purlin ends and rafter tips are rotted.

Doors and Windows: The doors and window sashes are worn, weathered and/or broken, and some are missing.

Stone Fireplaces: The stones in the tops of the chimneys are loose and the mortar is deteriorating.

Decks and Porches: The wood structure, flooring and railings are collapsed or rotted on all of the porches.

Interior

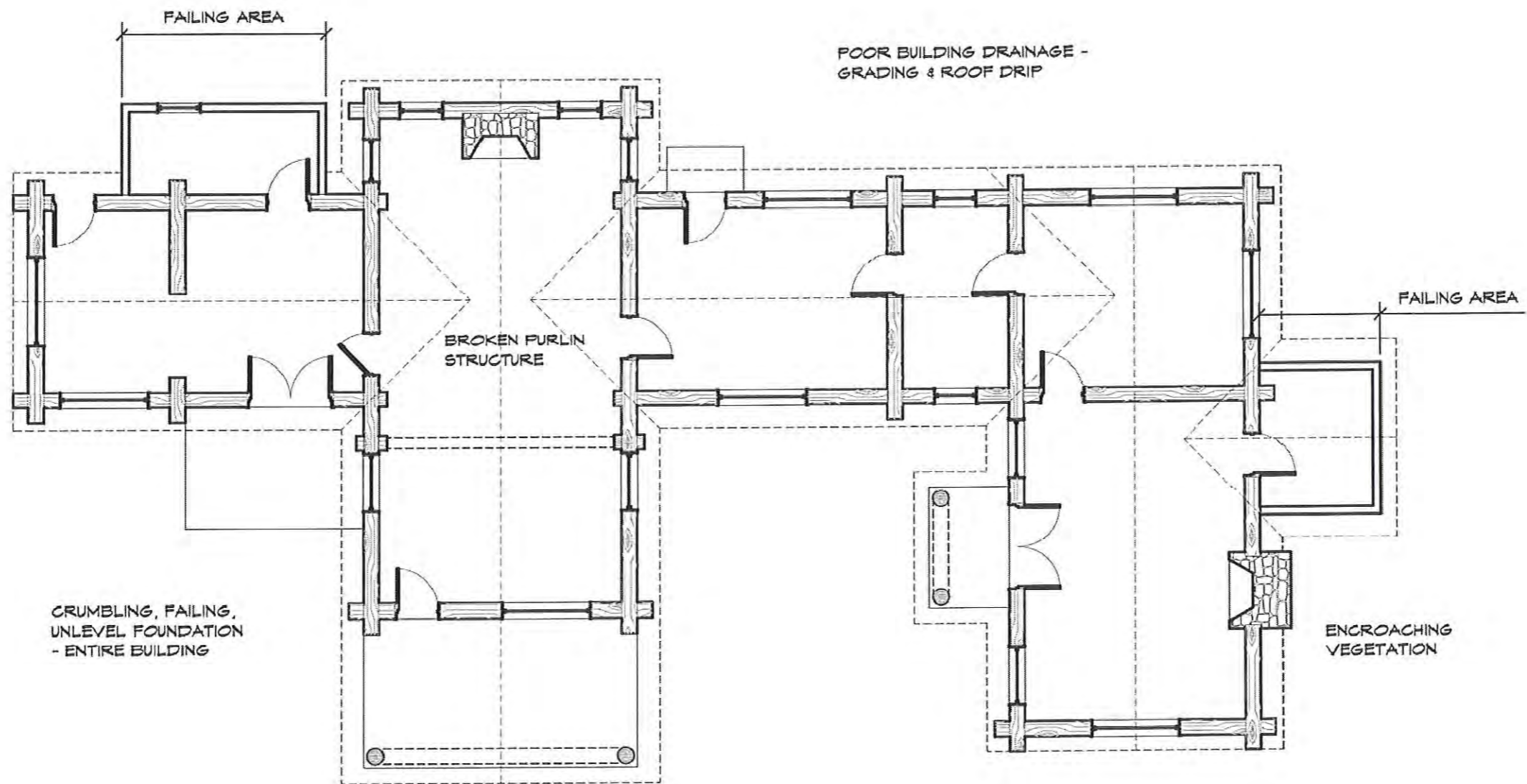
Floors: The fir floors and some of the joists are rotted and are buckling because of the lack of ventilation below.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use over the years. A particularly bad area is the north wall of the living room at its east end, which has rotted to the point of collapse.

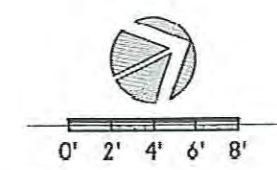
Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

Fireplaces: The stonework is missing some mortar and the fireboxes do not appear to be lined. The chimneys are also not lined.



FLOOR PLAN

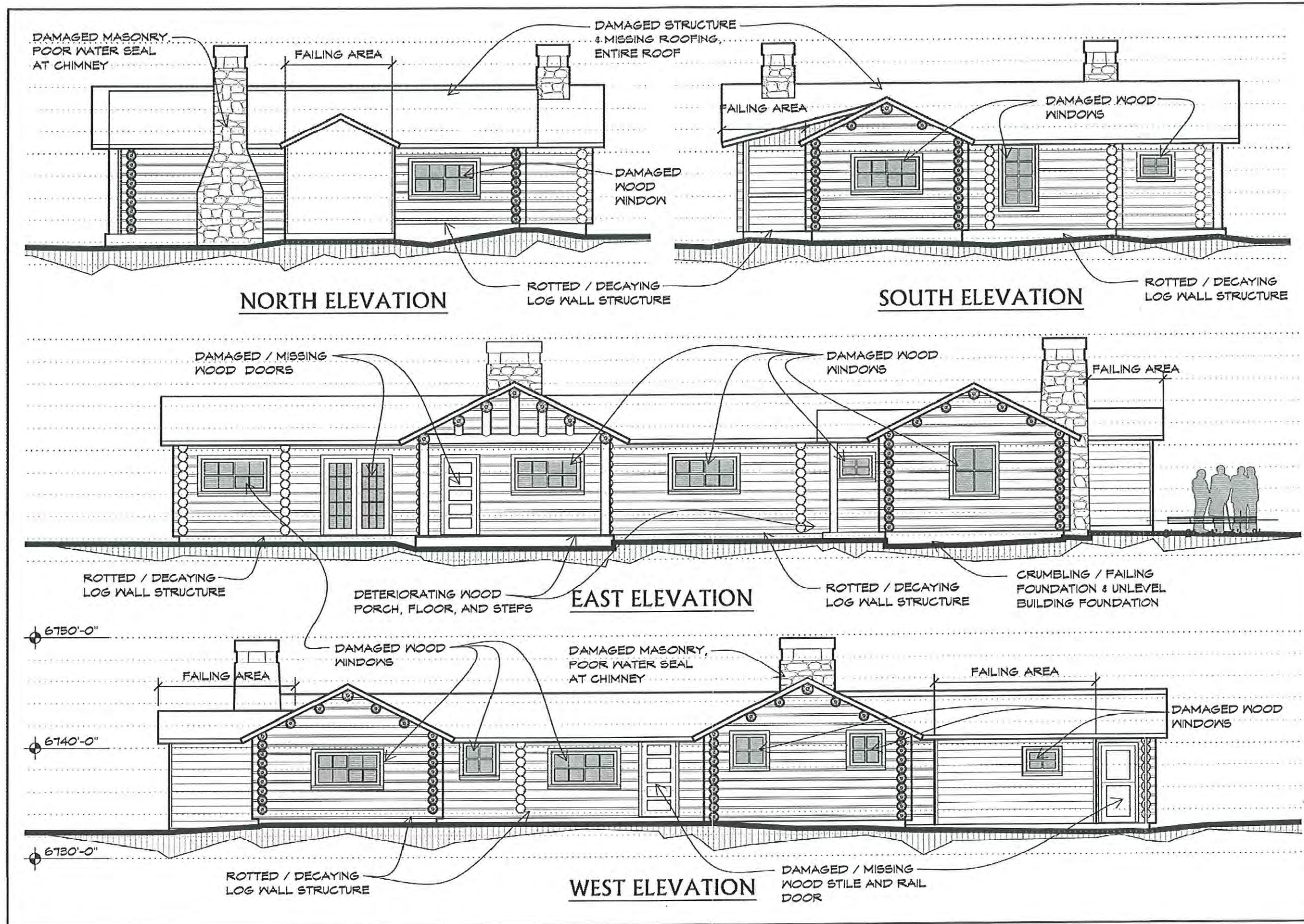


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Figure 38. Existing conditions plan for HS-1156, the Hammond Cabin, showing areas of deterioration (A&E: 2006).



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1156

Figure 39. Existing conditions elevations for HS-1156, the Hammond Cabin, showing areas of deterioration (A&E: 2006).

HS-1157, Cabin 12: This cabin is a one-story log building with a square plan and a wood frame bathroom addition on the north side (Figures 40 through 42). The building sits on a concrete pier and log pier foundation. The wall logs are joined at the corners with flat notches (nailed in place), and daubed on the exterior with a Portland cement mixture. The exterior walls of the bathroom addition are covered with tongue-and-groove board siding. The side-gable roof of the main building as well as the intersecting roof of the bathroom addition are covered with wood sheathing and green sheet asphalt roofing; the roofs of both volumes have been temporarily covered with black plastic held in place with wood lathe. The five log purlins in the original building are exposed. Fenestration includes a wood five-paneled door located in the north half of the east elevation, with a four-by-four-light sliding window in the wall adjacent to the south. Both the west and south elevations also have a four-by-four-light sliding window centered in the wall. The north wall of the bathroom addition contains a four-light fixed window.

On the interior, the log walls are chinked with small diameter poles and the whole varnished. The floors are fir with wood base. The ceiling is open to the log purlins, rafters, and board sheathing. There is a wood paneled door into the bathroom. The trim around the doors and windows is wood. The interior of the bathroom has wood paneling on the walls and ceiling that has been painted; the floor is covered with sheet vinyl. There is a tub, toilet, and sink in the room.



Figure 40. North and west walls of HS-1157, Cabin 12. Source: A&E Architects, 2004.



Figure 41. South and east walls of HS-1157, Cabin 12. Source: A&E Architects, 2004.



Figure 42. Detail of the corner notching and wall daubing in HS-1157, Cabin 12. Source: A&E Architects, 2004.

Cabin 12 is in poor condition (Figure 43). Specific problems include the following:

Exterior

Foundation: The concrete and log pier foundation is cracked, rotted, and settled on the west side of the main building. The grade is poor on the west and south sides of the building, which has caused the sill logs in these walls to rot.

Walls: Several of the logs in the west wall and the board walls of the bathroom addition are rotted. The daubing is loose and, in some places, missing.

Roof: The green sheet asphalt roofing and wood sheathing is missing, causing leakage into the cabin. Some of the purlin ends are rotted.

Doors and Windows: The doors and the window sash are worn, weathered, broken, and missing.

Porches: The wood structure and flooring has rotted and is in a state of collapse.

Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from water damage, and the logs on the north wall are rotted on the interior as well. The logs also show some wear from use over the years. The wood paneling in the bathroom is stained and has rot.

Ceilings: Some of the log purlins are cracked and there is some surface rot. The wood sheathing is rotted and stained.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

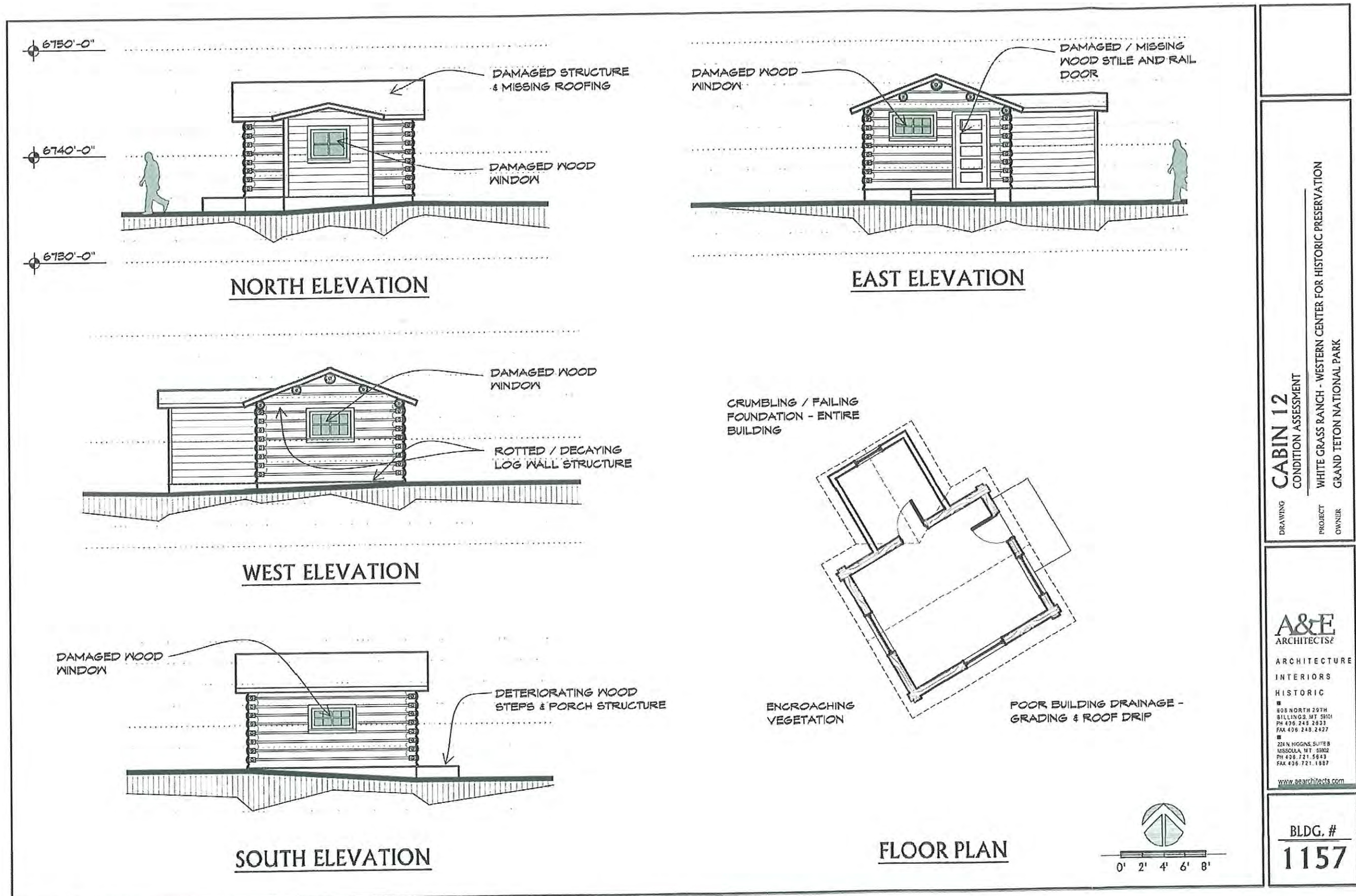


Figure 43. Existing conditions plan and elevations of HS-1157, Cabin 12 (A&E: 2006).

HS-1158, Cabin 10: Cabin 10 is a one-story rectangular-plan log building, with a log bathroom addition on the rear (west) and an open porch on the front (east). The building has a shallow, side-gable roof and sits on a concrete foundation wall (Figures 44 through 47). The logs of both components are joined at the corners with a flat notch. On the exterior, the walls of the original component are daubed with a Portland cement mixture and chinked with split poles. The walls of the bathroom addition lack the pole chinking.

The gable roofs of the main building and the addition are covered with a wood sheathing and green sheet asphalt roofing. A temporary covering of black plastic nailed in place with wood lathe has been applied to sections of the roof. The five log purlins in the roof of the main component area exposed in both gable ends. Log columns set on concrete piers support the intersecting gable roof of the front porch; the gable end of the porch roof is supported with a single log beam. Fenestration includes two wood paneled doors in the front wall, each of which leads to an interior sleeping room. There are four-by-four-light sliding wood windows on the front and south side of the main building, and another in the south side of the addition.

The interior of the cabin has two separate rooms with log walls and a fir wood floor and wood base. The ceiling is open to the log purlins but there is a Celotex ceiling in place between the purlins. Wood-paneled doors lead from the sleeping rooms into the bathroom addition. The trim around the doors and windows is wood. The interior of the bathroom has plywood walls and ceiling. The floor is sheet vinyl. There is a tub, toilet, and sink in the room.

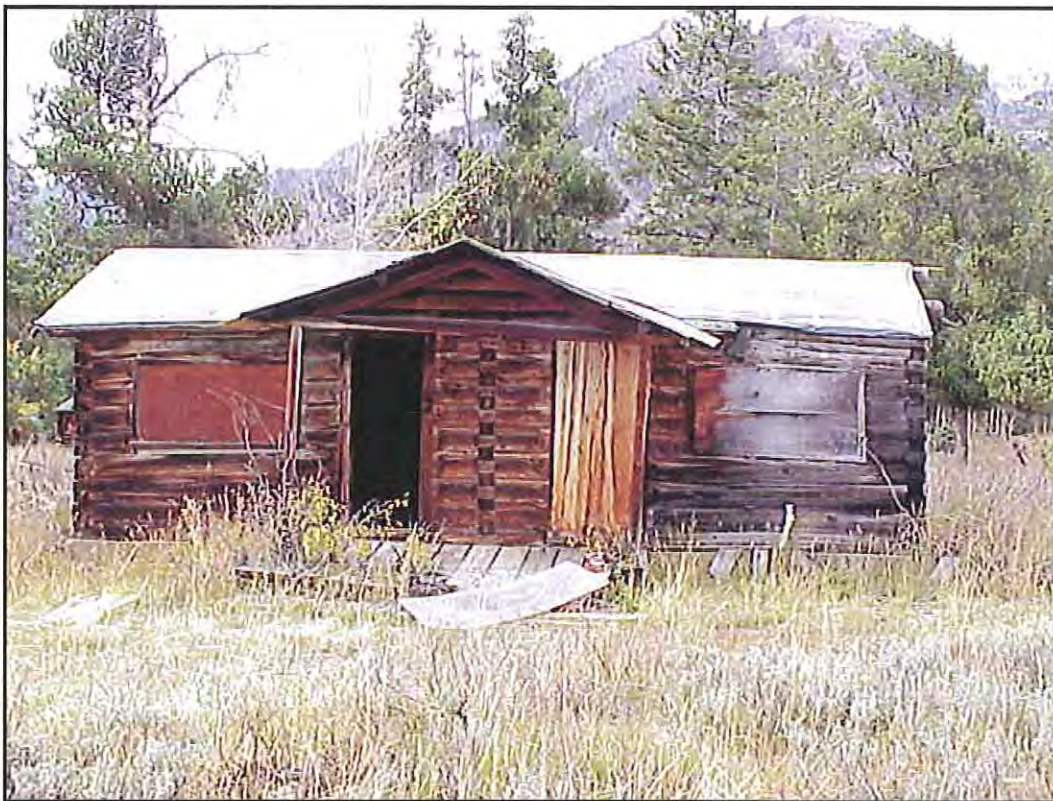


Figure 44. East wall of HS-1158, Cabin 10. Source: A&E Architects, 2004.

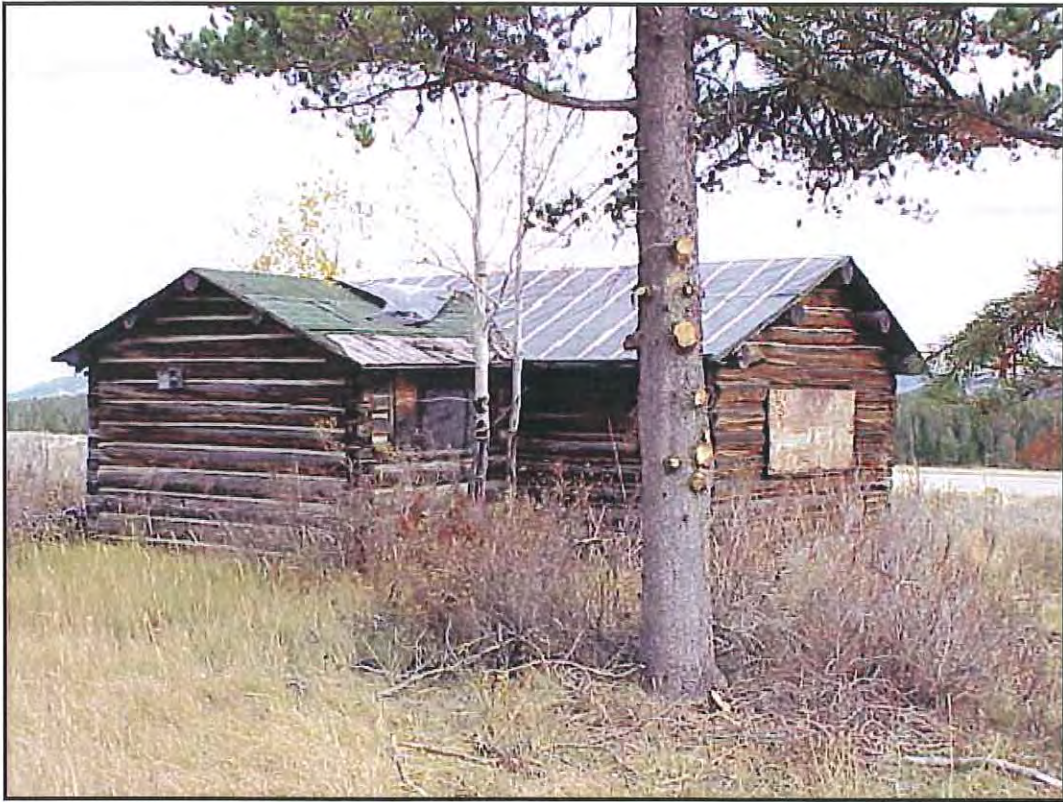


Figure 45. West and south walls of HS-1158, Cabin 10. Source: A&E Architects, 2004.



Figure 46. North wall of HS-1158, Cabin 10. Source: A&E Architects, 2004.



Figure 47. Detail of the southeast corner of HS-1158, Cabin 10. Source: A&E Architects, 2004.

Cabin 10 is in fair to poor condition (Figure 48). Specific problems include the following:

Exterior:

Foundation: The concrete foundation is cracked and settled on the west and north sides of the building. The grade is poor around the sill and wall logs on the south, west and north sides of the building, causing the logs to rot.

Walls: Several of the wall logs in the cabin are rotted on the west and north sides. Some of the daubing is missing or loose and some of the chinking is missing.

Roof: Large sections of the green sheet asphalt roof and wood sheathing on the cabin and the addition are missing or rotted. Some of the purlin ends are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, broken, and some are missing.

Porches: The wood structure and flooring are loose and have some rot. The wood steps have settled because of bottom rot.

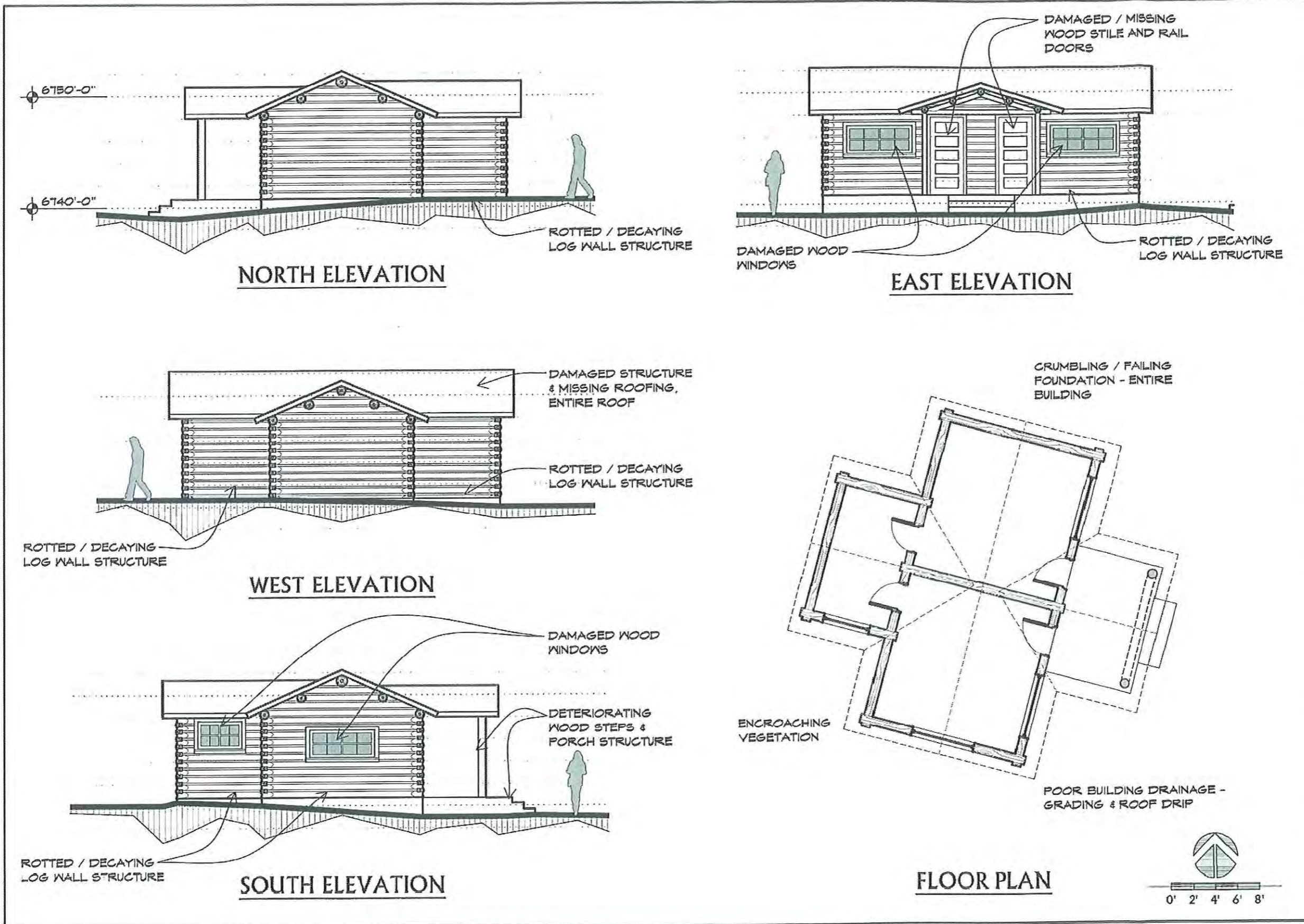
Interior:

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use over the years.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining.

Window and Door Trim: The wood trim is worn and in some areas cracked or missing.



DRAWING
CABIN 10
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1158

Figure 48. Existing conditions plan and elevations for HS-1158, Cabin 10 (A&E: 2006).

HS-1159, Cabin 9: Cabin 9 is a one-story log building with a square plan and a log bathroom addition on the south side (Figures 49 through 53). The building has both a concrete foundation wall and concrete piers. The logs are joined at the corners with saddle notches; the exterior walls of the original component are daubed with Portland cement and held in place with lath stops. The walls of the bathroom addition are chinked with split poles. The gable roof of the main building, as well as that of the addition, are covered with a wood sheathing and green sheet asphalt roofing.

On the front (east) wall of the building, the roof purlins extend past the front wall to form the roof of an open porch. The edge of the roof is supported by a horizontal log beam, held in place by log brackets at the outside edges of the building. Two of the purlins are supported by log posts, which, in turn, rest on the beam. The five log purlins and the log rafter tips are exposed. Fenestration in the front wall includes a wood batten double-leaf door with a wood braced back and a four-by-four-light sliding window. The north side has a similar window. A four-light wood, fixed window is centered in the south wall of the bathroom addition. An exterior stone chimney is located in the center of the rear (west) wall of the main volume.

The interior of the cabin has log walls with a fir wood floor and wood base. The ceiling is open to the log purlins, rafters, and board sheathing. There is a wood paneled door into the bathroom. The trim around the doors and windows is wood. The interior of the bathroom has log walls with wood chinking. The log rafters and board sheathing in the ceiling are exposed. The floor is covered with sheet vinyl. There is a tub, toilet, and sink in the room.

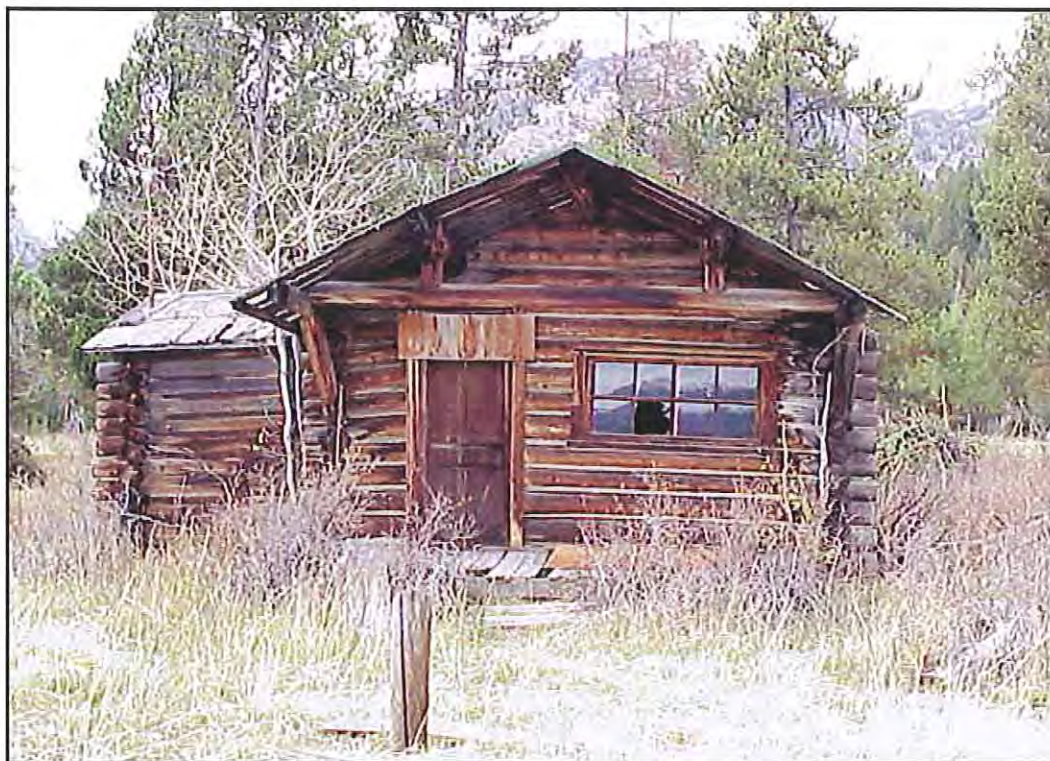


Figure 49. Front (east) wall of HS-1159, Cabin 9. Source: A&E Architects, 2004.



Figure 50. North wall of HS-1159, Cabin 9. Source: A&E Architects, 2004.

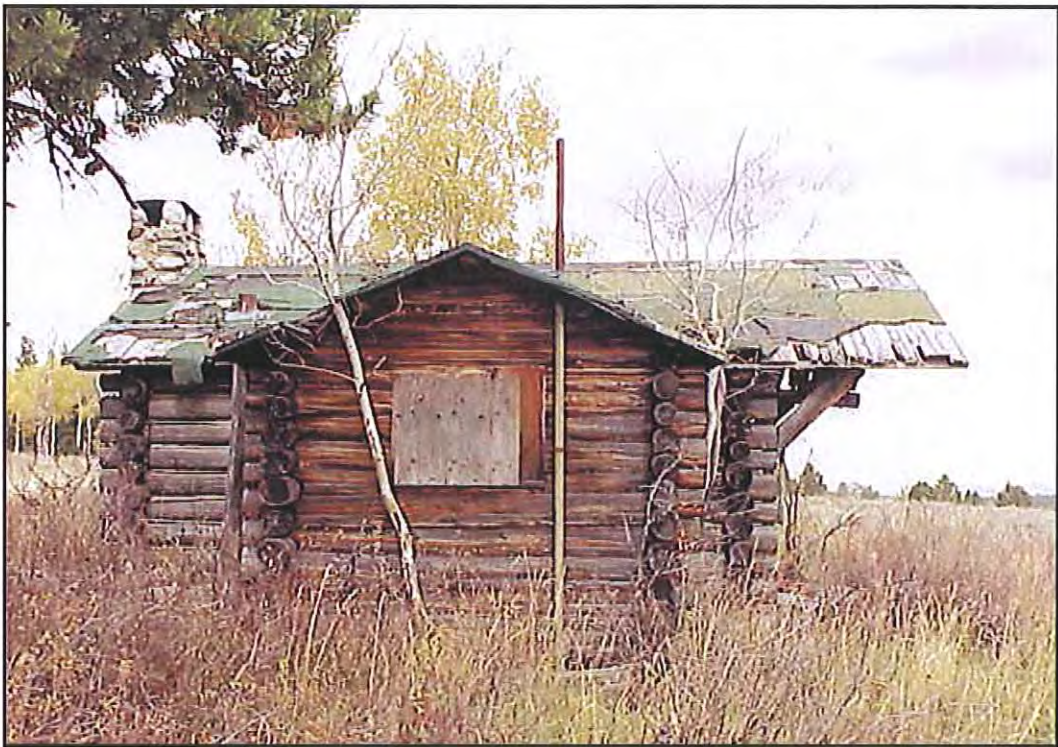


Figure 51. South wall of HS-1159, Cabin 9. Source: A&E Architects, 2004.



Figure 52. West wall of HS-1159, Cabin 9. Source: A&E Architects, 2004.



Figure 53. Interior fireplace, rear (west) wall of HS-1159, Cabin 9. Source: A&E Architects, 2004.

Cabin 9 is in poor condition (Figure 54). Specific problems include the following:

Exterior

Foundation: The concrete foundation is cracked and settled on the west side of the main building and the addition. The grade is poor around the sill and wall logs west and north sides of the building and all sides of the south wing.

Walls: Several of the wall logs in the west wall of the main volume are rotted as are those in the addition. The logs on the north side of the building are all rotted because of the leakage from the roof. The daubing is missing or loose.

Roof: The green sheet asphalt roof and wood sheathing is missing, allowing snow and water to leak into the interior. Some of the purlin ends are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, broken, or missing.

Porch: The frame structure and flooring of the porch floor is rotted, causing it to collapse.

Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from water damage and the logs on the north wall are rotted on the interior as well. The logs also show some wear from use over the years. The log walls in the bathroom are stained and have some rot.

Ceilings: Some of the log purlins are cracked and there is some surface rot. The wood sheathing is rotted and stained.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

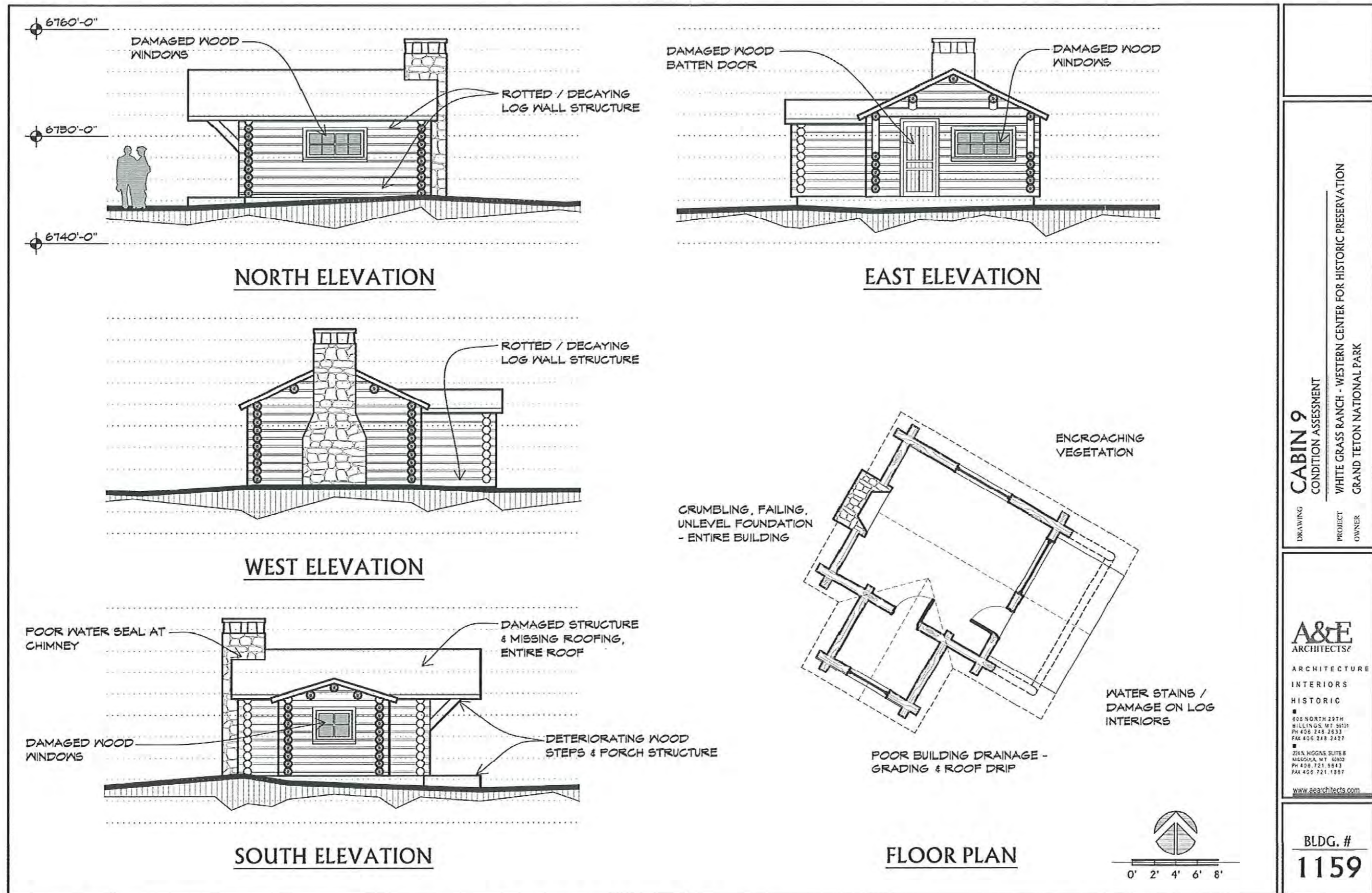


Figure 54. Existing conditions plan and elevations of HS-1159, Cabin 9, showing areas of deterioration (A&E: 2006).

HS-1160, Cabin 8: This triplex cabin is a one-story L-shaped log building constructed on a concrete foundation wall (Figures 55 through 58). A frame bathroom addition with log slab siding has been added to the south side of the main volume. The wall logs are joined at the corners with a flat notch and are chinked with split poles over cement daubing. The intersecting gable roof of the main building is covered with wood sheathing and green sheet asphalt roofing. On the inside of the L, a shed roof extends from the west and north elevations of the building to form an open L-shaped porch. The edge of the porch roof is supported by log columns and beams, the former set on concrete piers. This porch shelters entrances to two of the three interior sleeping rooms. On the south end of the west elevation, a small gable-roof overhang with three log purlins and log corner-columns shelters the entrance to the third sleeping room. The five log purlins in the gable ends on the cabin are exposed. The bathroom addition has a shed roof with green sheet asphalt roofing. Fenestration includes wood five-paneled doors into each of the rooms of the cabin. There are four-by-four-light sliding wood windows on four sides of the main volume and a four-light fixed window in the bathroom addition.

The interior of the main volume has three separate rooms with log walls and a fir wood floor and wood base. The interior walls are also chinked with split poles. The ceiling is open to the log purlins, rafters, and board sheathing. There is a wood paneled door into the bathroom addition from two of the rooms. The third room does not have access to the bathroom. The trim around the doors and windows is wood. The interior of the bathroom has plywood walls and ceiling. The floor is covered with sheet vinyl. There is a tub, toilet, and sink in the room.

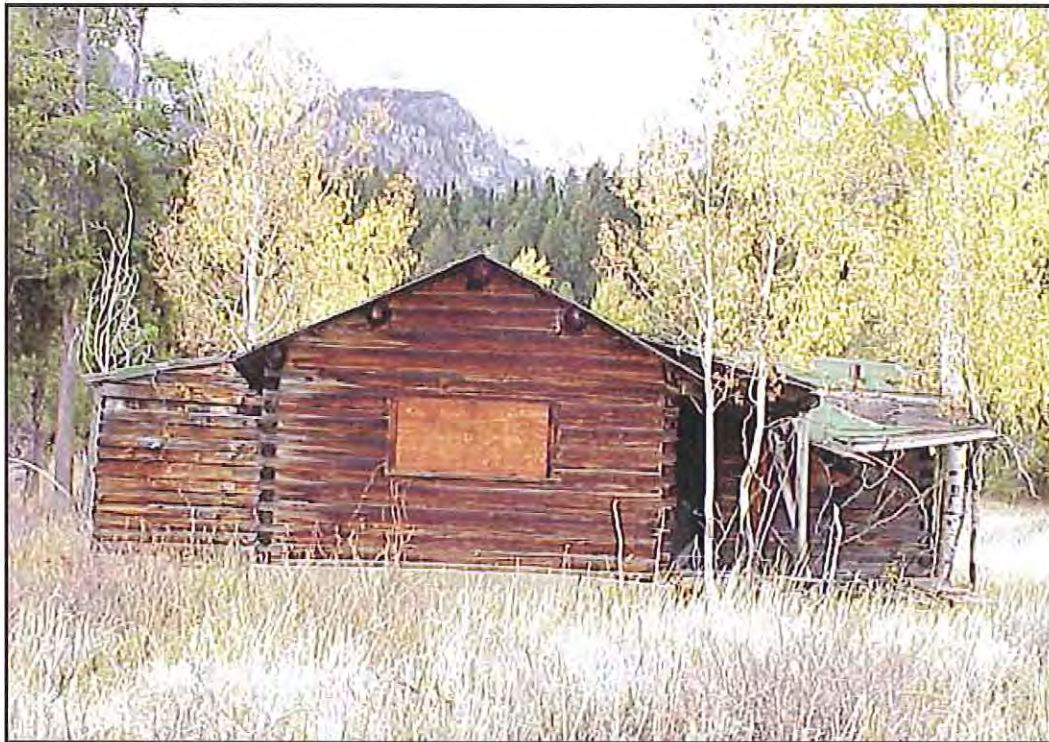


Figure 55. East side of HS-1160, Cabin 8. Source: A&E Architects, 2004.

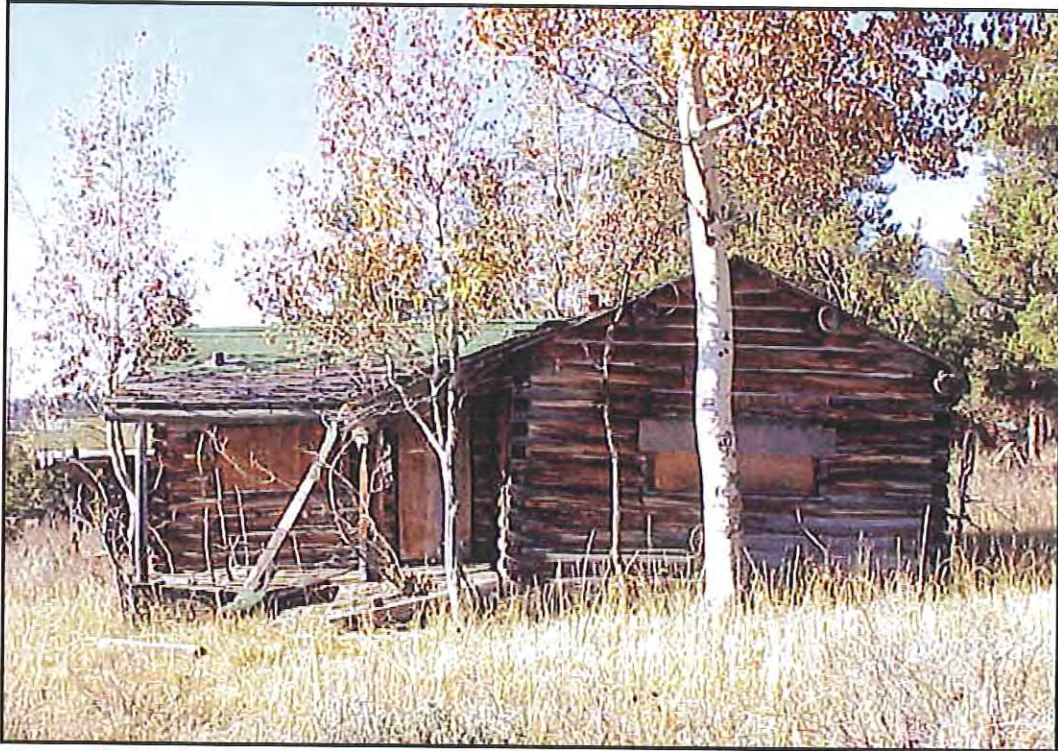


Figure 56. North side of HS-1160, Cabin 8. Source: A&E Architects, 2004.

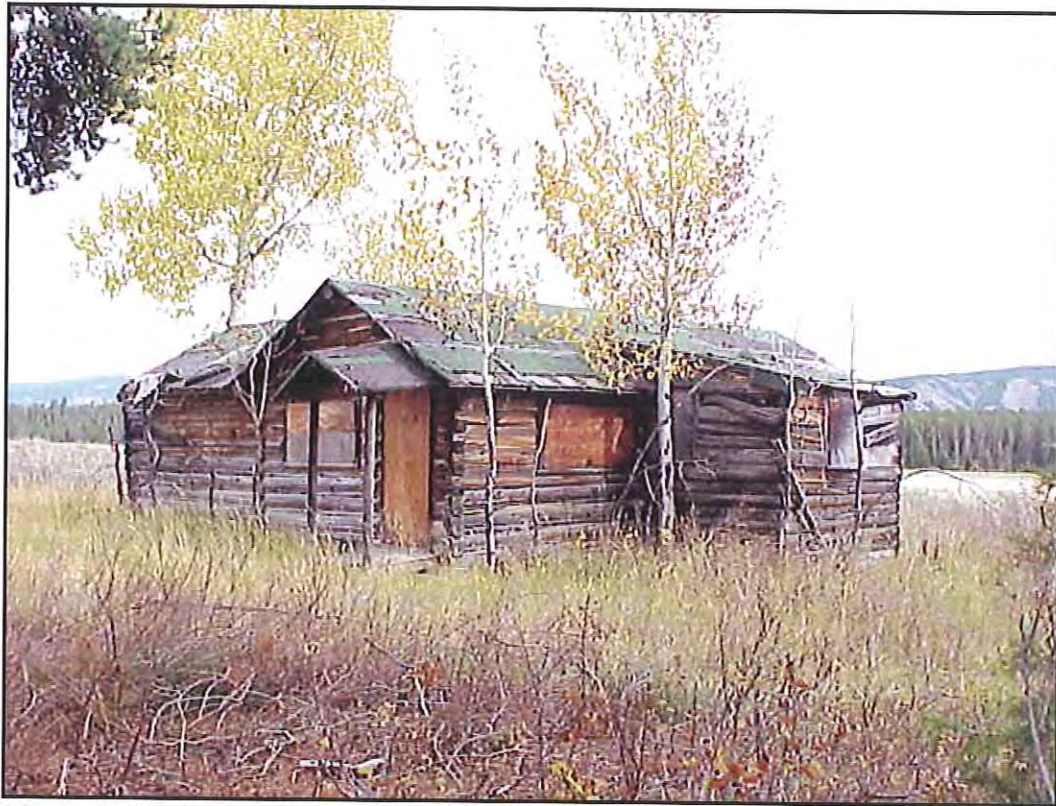


Figure 57. West and south sides of HS-1160, Cabin 8. Source: A&E Architects, 2004.



Figure 58. Detail of bathroom addition on the south side of HS-1160, Cabin 8. Source: A&E Architects, 2004.

Cabin 8 is in fair condition (Figure 59). Specific problems include the following:

Exterior

Foundation: The concrete foundation is cracked and settled on all sides and especially on the west side of the main volume and the addition. The grade is poor around the sill logs and in some cases along the wall logs on the west and south sides of the building and part of the addition. This has caused many of the sill logs as well as the slab log siding to rot where they lie below grade.

Walls: Several of the wall logs in the north, south, and west walls of the main volume are rotted. The slab wall logs in the bathroom addition have some rot. The daubing and chinking is missing or loose in places.

Roof: The green sheet asphalt roofing and wood sheathing are deteriorated and are leaking, especially at the intersection of the cabin and the addition. The L-shaped roof is collapsing and there is missing and damaged roofing on the west slope of the main gable. Some of the purlin ends are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, broken, and some are missing.

Porches: The wood flooring is loose and has some rot. The wood steps have settled out because of bottom rot and the entire roof structure of the L-shaped porch is collapsing because of the failed log columns.

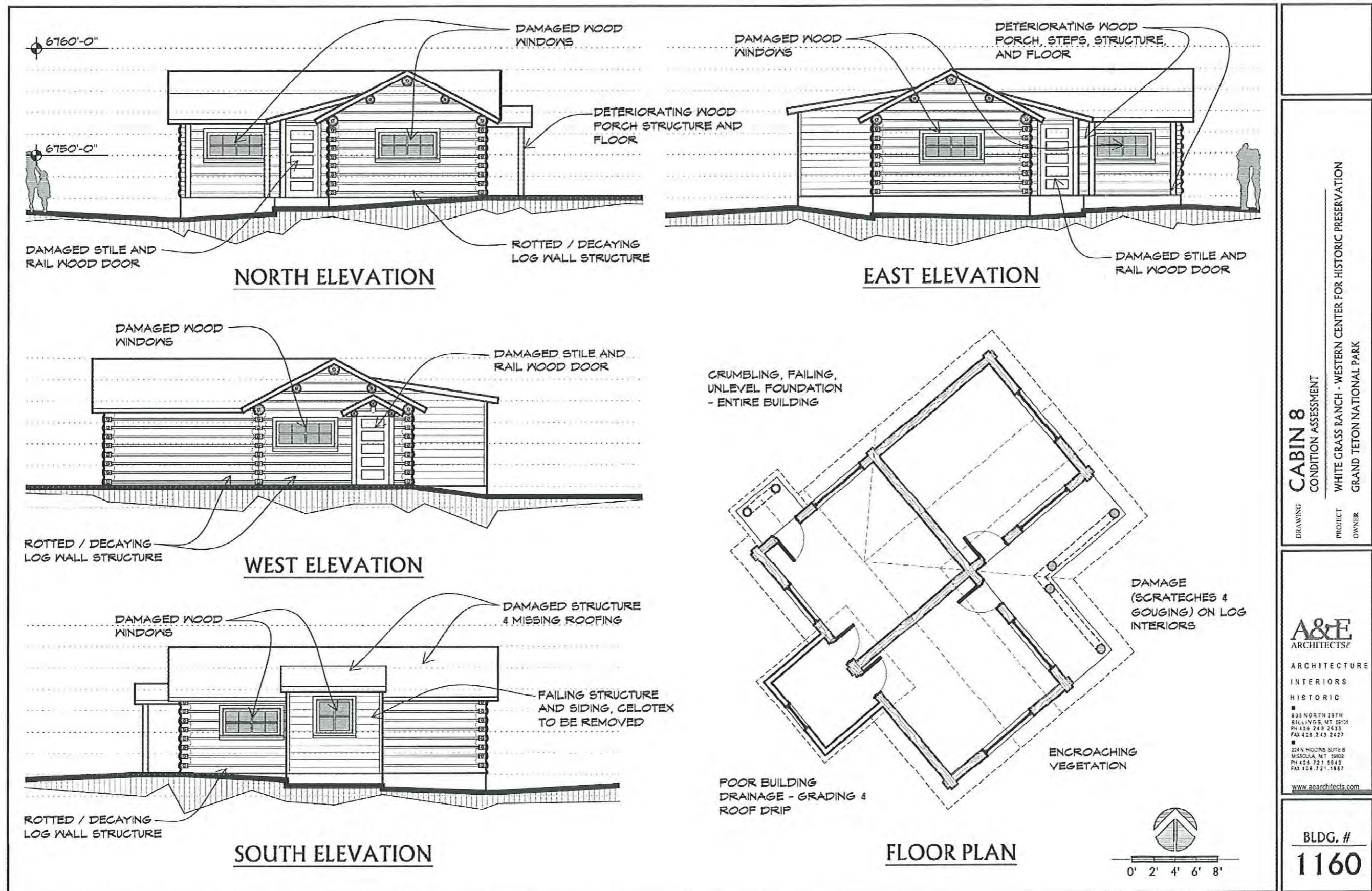
Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from water damage caused by the leaking roof. The logs also show some wear from use over the years. The plywood walls in the bathroom are stained and rotted.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining. The plywood sheathing is stained and rotted.

Window and Door Trim: The wood trim is worn and, in some cases, cracked or missing.



DRAWING: **CABIN 8**
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Figure 59. Existing conditions plan and elevations of HS-1160, Cabin 8, showing areas of deterioration (A&E: 2006).

HS-1161, Cabin 11: This double cabin is a one-story rectangular log building with a log bathroom addition on the rear (east) wall (Figures 60-63). It is virtually identical to HS-1158, Cabin 10. The building sits on a concrete foundation wall and the logs are joined at the corners with a flat notch. The exterior walls are daubed with a Portland cement mixture; on the addition, the daubing is held in place with lath stops nailed in place. The gable roof is covered with wood sheathing and green sheet asphalt roofing. The intersecting gable roof on the front (west) extends out over the porch and is supported by log columns on concrete piers. The gable end of the porch roof is supported with a log beam. The five log purlins on each of the gable ends and the rafter tips are exposed. The front (west) wall contains two entries sheltered beneath the open porch, each of which contains a wood paneled door. Four-by-four-light sliding windows are located on either side of the porch. The north and south sides of the building each have a single four-by-four-light sliding window. The rear (east) wall of the main volume has two, four-light fixed windows, one on either side of the bathroom addition. The addition has two, four-light fixed windows.

The interior of the cabin has two separate rooms with log walls and a fir wood floor and wood base. The interior walls are chinked with split poles. The ceiling is open to the log purlins, rafters, and board sheathing. There is a wood paneled door into the bathroom wing from each of the rooms. The trim around the doors and windows is wood. The interior of the bathroom has plywood walls and ceiling and the floor is covered with sheet vinyl. The bathroom contains a tub, toilet, and sink.

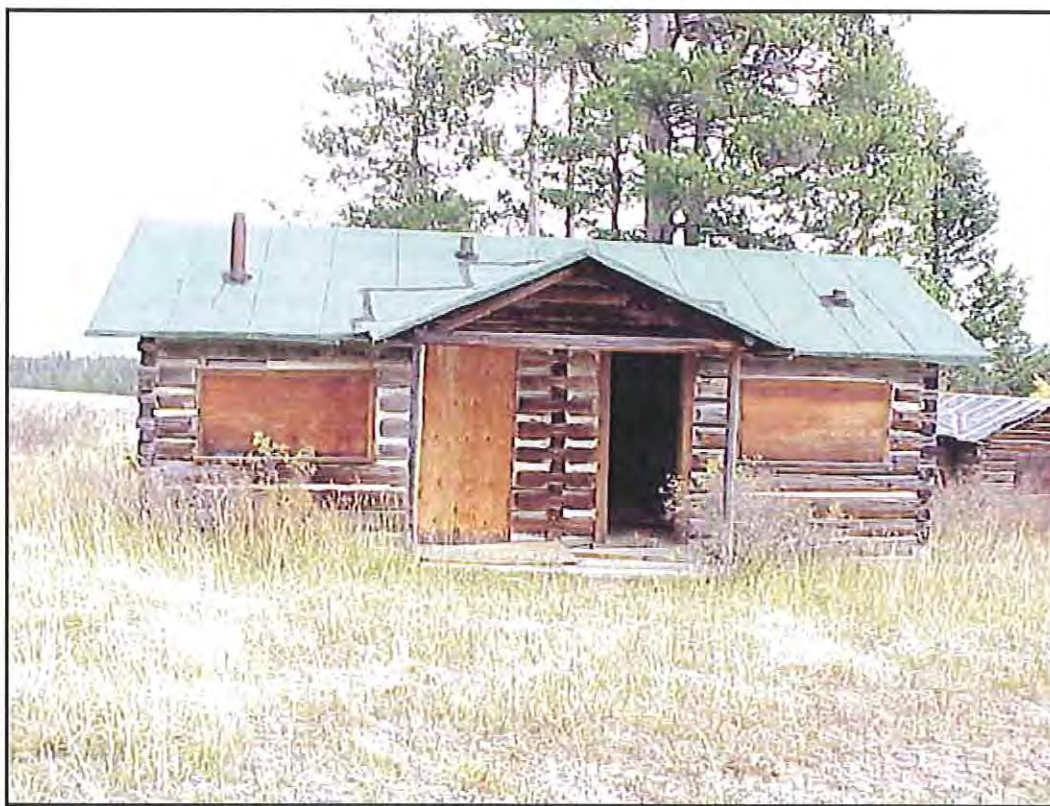


Figure 60. West (front) wall of HS-1161, Cabin 11. Source: A&E Architects, 2004.

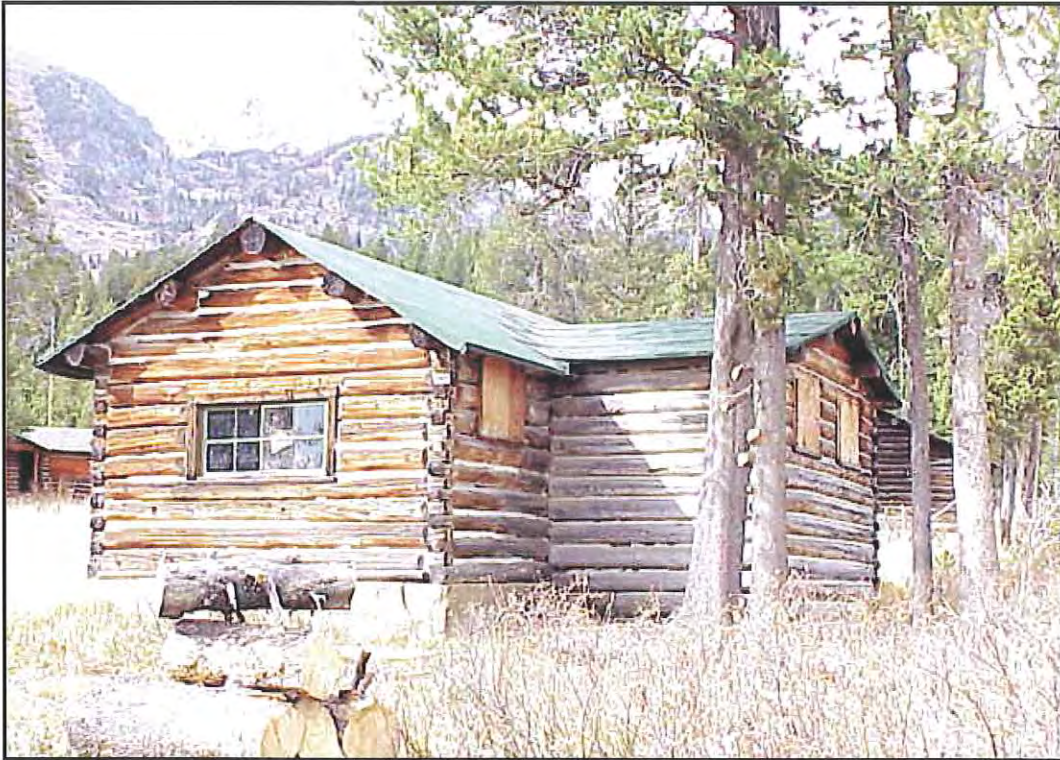


Figure 61. South and east walls of HS-1161, Cabin 11. Source: A&E Architects, 2004.

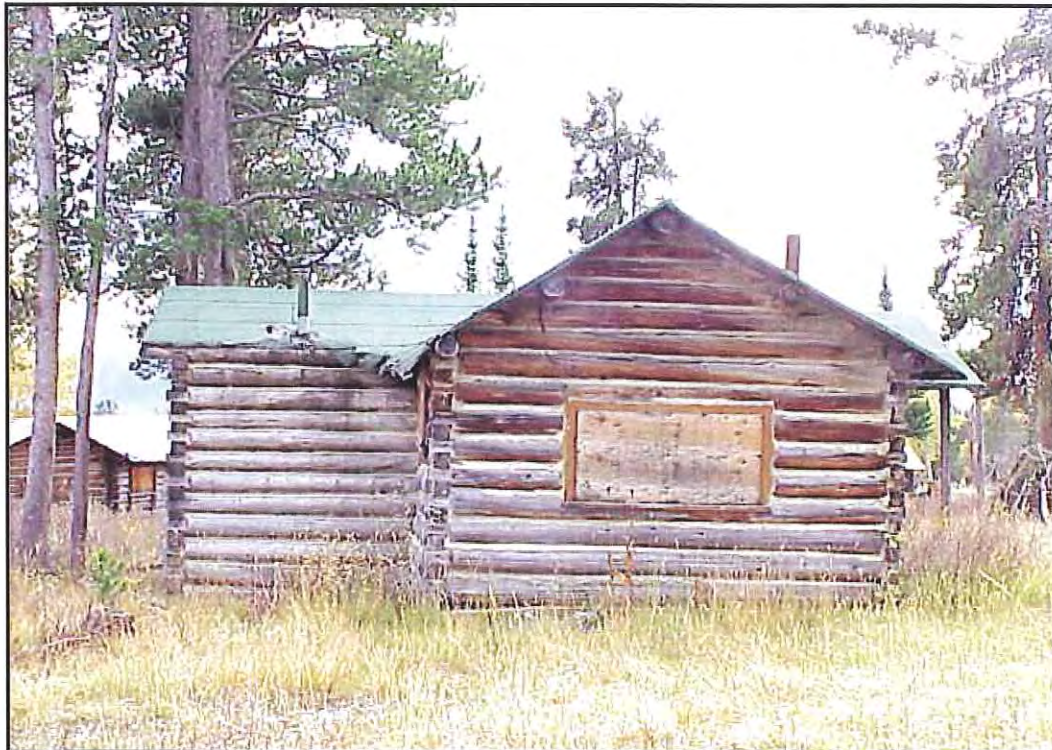


Figure 62. North wall of HS-1161, Cabin 11. Source: A&E Architects, 2004.



Figure 63. Detail of the junction of the addition (left) and the main volume (right), showing differences in daubing. Source: A&E Architects, 2004.

Cabin 11 is in fair condition (Figure 64). Specific problems include the following:

Exterior

Foundation: The concrete foundation is cracked and settled on the west and north sides of the building, causing the sill logs to rot as they lie below grade.

Walls: Several of the wall logs in the cabin are rotted on the west and north sides. The daubing is missing or loose.

Roof: Deterioration of the green sheet asphalt roofing and wood sheathing, especially at the intersection of the main volume and the bathroom addition, has caused some leakage. Some of the purlin ends and rafter tips are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, broken, and some are missing.

Porches: The wood structure and flooring is loose and has some rot. The wood steps have settled out because of bottom rot.

Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

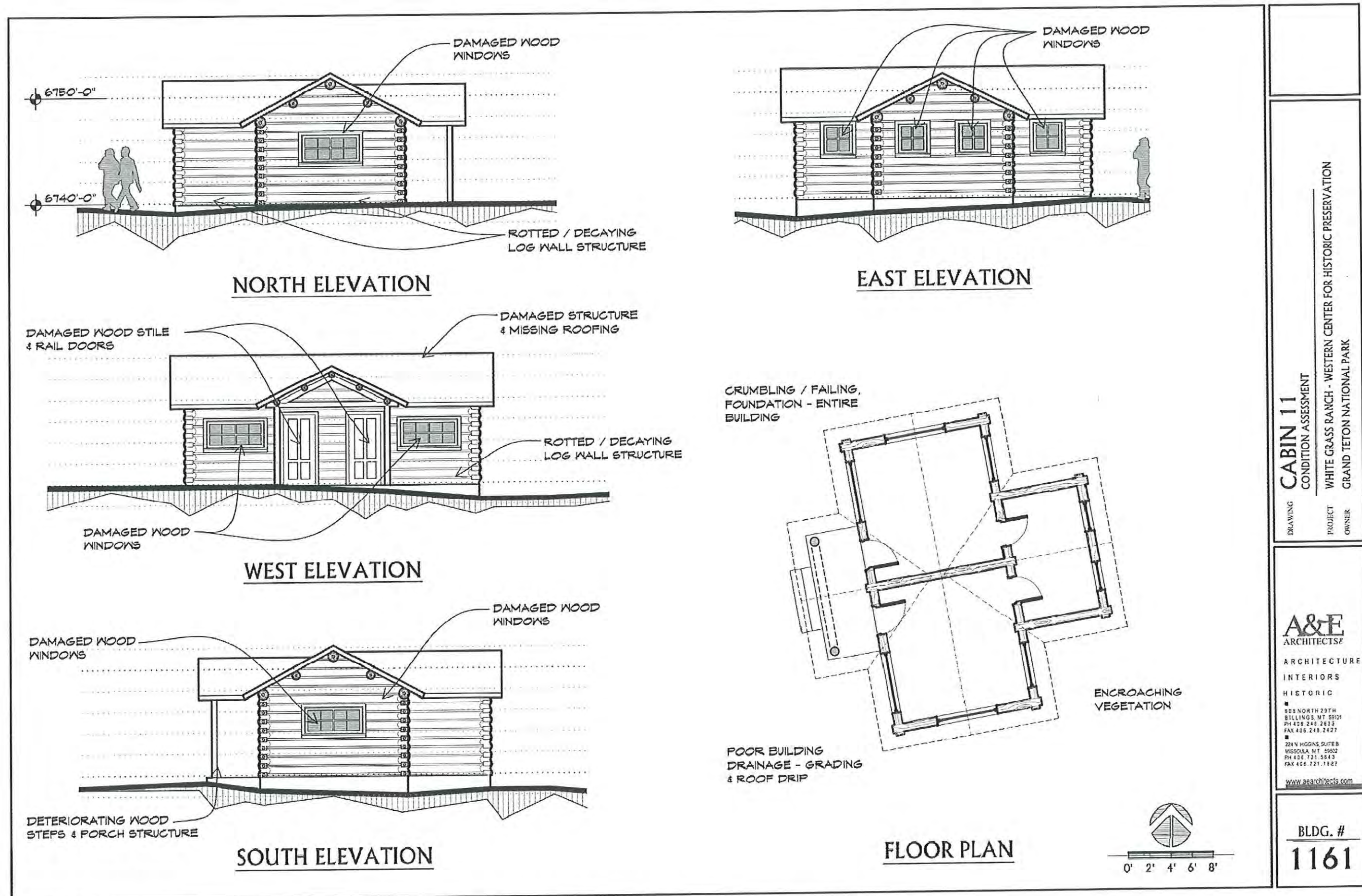


Figure 64. Existing conditions plan and elevations for HS-1161, Cabin 11, showing areas of deterioration (A&E: 2006).

HS-1162, Bathhouse: The bathhouse is a one-story square log building with saddle notch corners, constructed on a concrete foundation wall (Figures 65 through 69). On the exterior, Portland cement daubing has been applied over the original daubing, and is held in place with willow stops. The gable roof was covered with a board sheathing and green sheet asphalt roofing. Parts of the original roof have been protected with a temporary covering of black plastic held in place with wood battens. There are eleven exposed log purlins on the gable ends of the building. The brick boiler chimney has been removed so that the roof could be covered.

The front (south) wall has an entry with a board and batten door at the east edge of the wall, and three six-light windows evenly spaced within the remainder of the wall. The rear (north) wall contains two entries, one in the middle and one as the east end (both with board and batten doors), and two six-light wood windows. A large opening in the east side of the building, while the west side contains another entry with a board and batten door.

The interior log walls have been stained and varnished and are chinked with split poles. Floors are concrete throughout. The interior is divided by frame walls, covered with bead-board or wide, tongue-and-groove boards. The wood doors and windows are surrounded by wood trim that has been stained and varnished along with the logs and finish board material.



Figure 65. South (front) wall of the HS-1162, the Bathhouse. Source: A&E Architects, 2004.

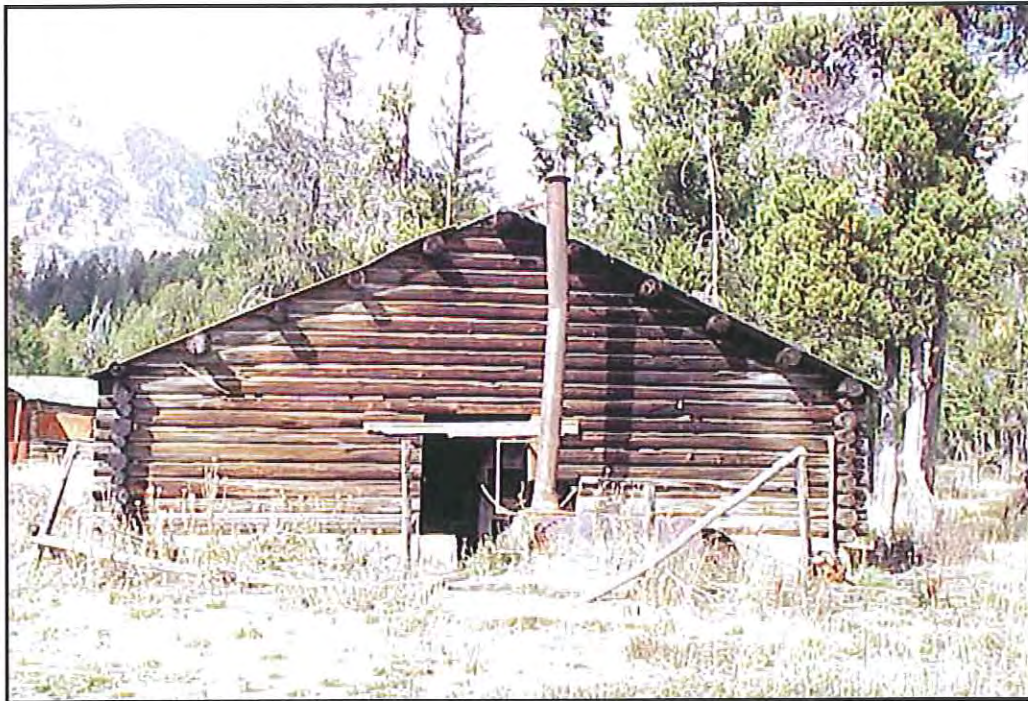


Figure 66. East wall of HS-1162, the Bathhouse. Source: A&E Architects, 2004.



Figure 67. North wall of HS-1162, the Bathhouse. Source: A&E Architects, 2004.



Figure 68. West wall of HS-1162, the Bathhouse. Source: A&E Architects, 2004.



Figure 69. Interior of the east room of HS-1162, the Bathhouse. Source: A&E Architects, 2004.

The Bathhouse is in fair condition (Figure 70). Specific problems include the following:

Exterior

Foundation: The concrete foundation is cracked and settled on all sides of the building, causing the grade to build up around the sill logs, which in turn has caused them to rot.

Walls: Several of the wall logs in the south and west sides are also rotted, and the daubing is loose or missing entirely.

Roof: The roof is deteriorated and missing most of the green sheet asphalt. The wood sheathing is rotted and several of the structural purlins have broken under the snow load. Some of the purlin ends and rafter tips are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, broken, or missing.

Brick Chimney: The bricks in the top of the chimney are loose and the mortar is deteriorating. The top section was removed to seal the roof from moisture.

Interior

Floors: The concrete floor is cracked and settled.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use.

Ceilings: Some of the log purlins have failed and some are cracked and rotted. The wood sheathing also shows some surface rot and staining.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

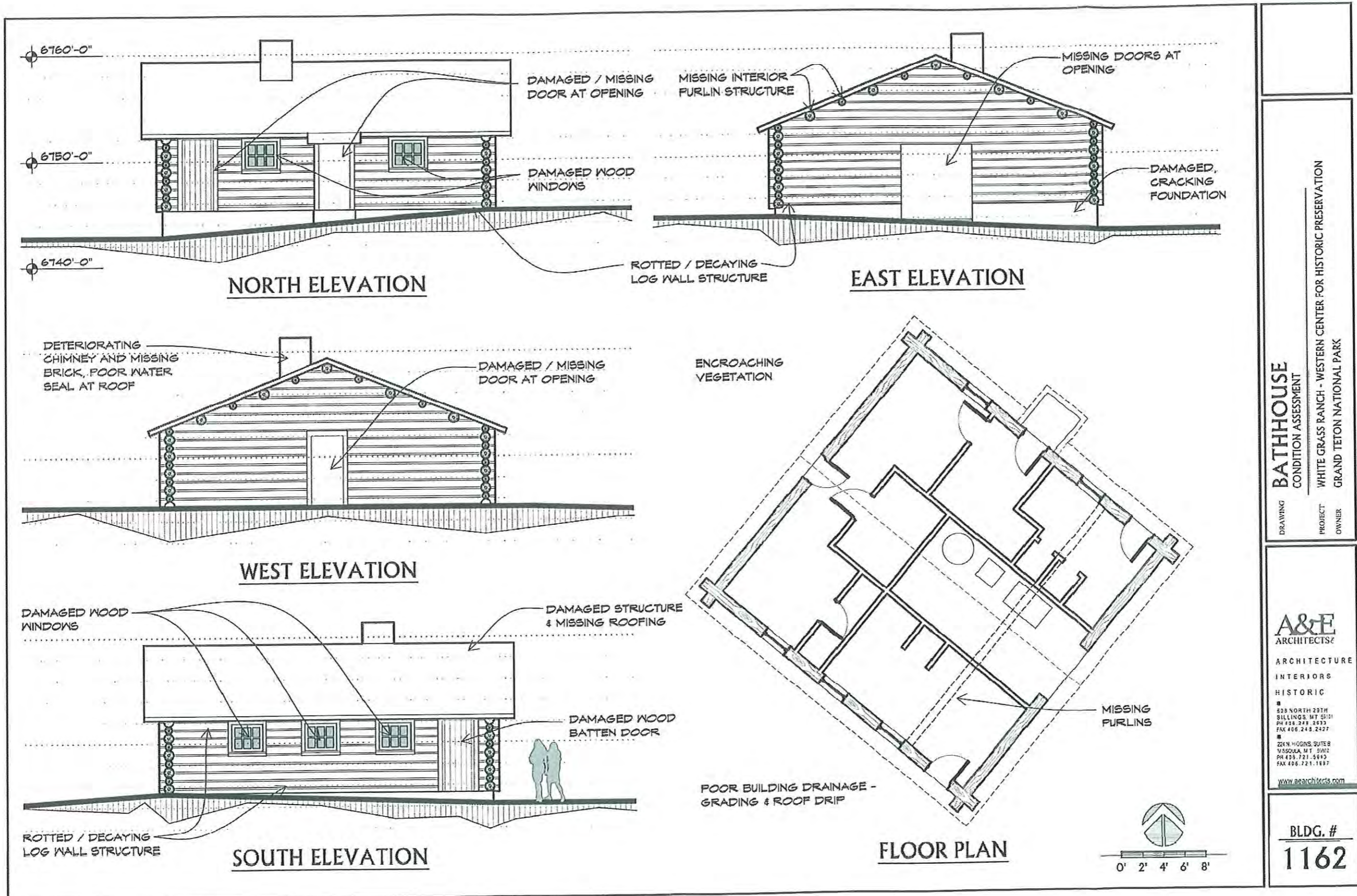


Figure 70. Existing conditions plan and elevations of HS-1162, the Bathhouse, showing areas of deterioration (A&E: 2006).

HS-1163, Cabin 7: This double cabin is a one-story rectangular log building constructed on a foundation of concrete piers (Figures 71 through 75). It is similar to Cabins 10 and 11, except that the bathroom addition on the rear (west) wall is of frame construction with log slab siding. The wall logs are joined at the corners with saddle notches, and daubed with a Portland cement mixture. The gable roof of the main volume is covered with wood sheathing and green sheet asphalt roofing and has exposed log purlin and rafter ends. The log purlins of the front porch roof are supported by log corner-columns on concrete piers. The gable end of the porch roof is infilled with a solid wall of logs. The bathroom addition on the rear of the building has a gable roof with exposed rafter tips and is covered with green sheet asphalt roofing.

Fenestration includes two wood-batten double-leaf doors beneath the front porch, each of which leads to one of the interior sleeping rooms. The doors have wood braces on the back. The front and rear walls each have two, four-by-four-light sliding wood windows. The bathroom addition has a four-light fixed wood window in its west wall.

The interior of the cabin has two separate rooms with varnished log walls, chinked with split poles, fir wood floors and wood base throughout. The ceiling is open to the log purlins, rafters, and board sheathing. Each of the sleeping rooms connects with the bathroom via a wood paneled door. The trim around the doors and windows is wood. The interior of the bathroom has plywood walls and ceiling, with sheet vinyl on the floor. There is a tub, toilet, and sink in the room.



Figure 71. East (front) wall of HS-1163, Cabin 7. Source: A&E Architects, 2004.

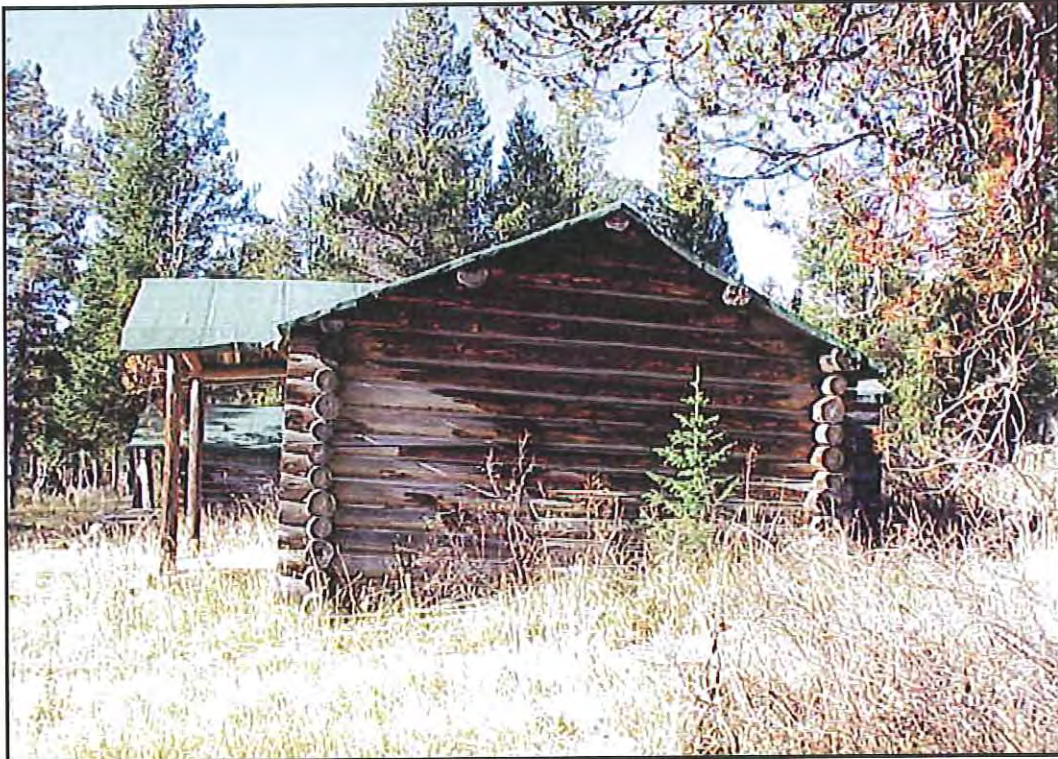


Figure 72. North wall of HS-1163, Cabin 7. Source: A&E Architects, 2004.

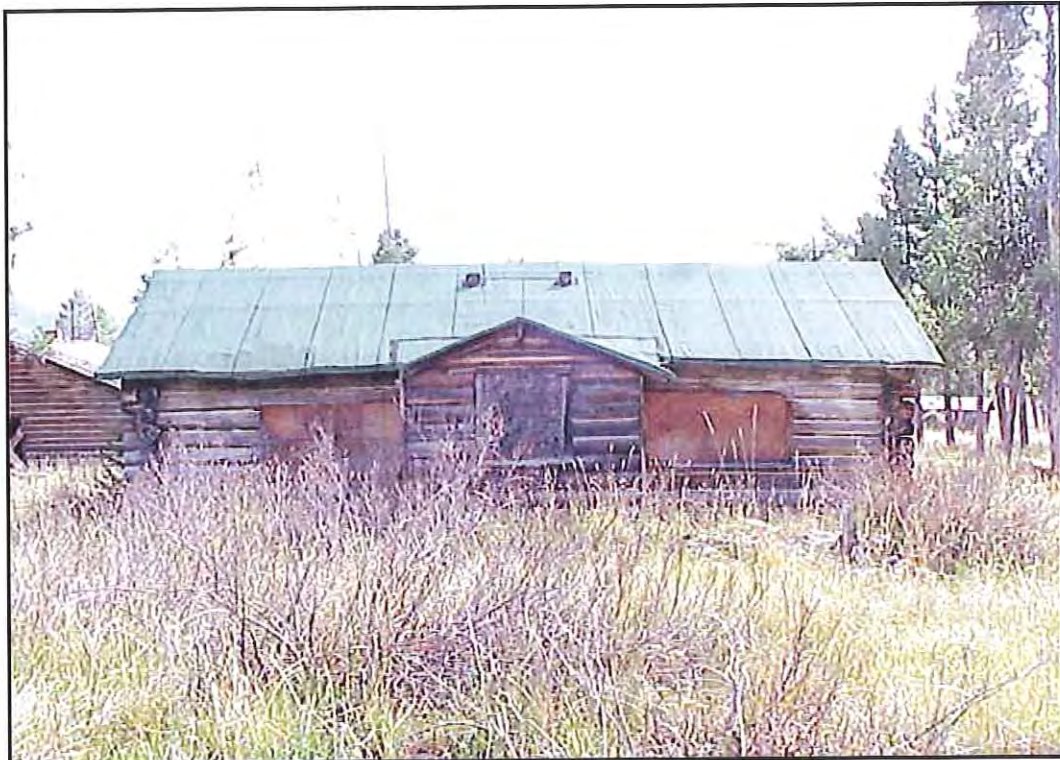


Figure 73. West (rear) wall of HS-1163, Cabin 7. Source: A&E Architects, 2004.



Figure 74. South wall of HS-1163, Cabin 7. Source: A&E Architects, 2004.



Figure 75. Interior wall showing water staining, HS-1163, Cabin 7. Source: A&E Architects, 2004.

Cabin 7 is in fair condition (Figure 76). Specific problems include the following:

Exterior

Foundation: The grade is poor around the sill logs and in some cases along the wall logs on the west side of the building and all sides of the bathroom addition. This has caused many of the sill logs as well as the slab log siding to rot as they are in some cases below grade. The concrete pier foundation is cracked and settled on the west side of the main volume and the addition and the building is settling.

Walls: Several of the logs in the west and north walls of the main volume are rotted. Similarly, the slab logs in the wall of the bathroom addition are rotted. The daubing is missing or loose.

Roof: The green sheet asphalt roof and wood sheathing especially at the intersection of the main volume and the addition are deteriorated, causing leakage into the interior. There is some damaged roofing on the west slope of the main gable. Some of the purlin ends and rafter tips are rotted.

Doors and Windows: The doors and the window sash are worn, weathered, broken, or missing.

Porches: The wood flooring is loose and has some rot. The wood steps have settled out because of some bottom rot.

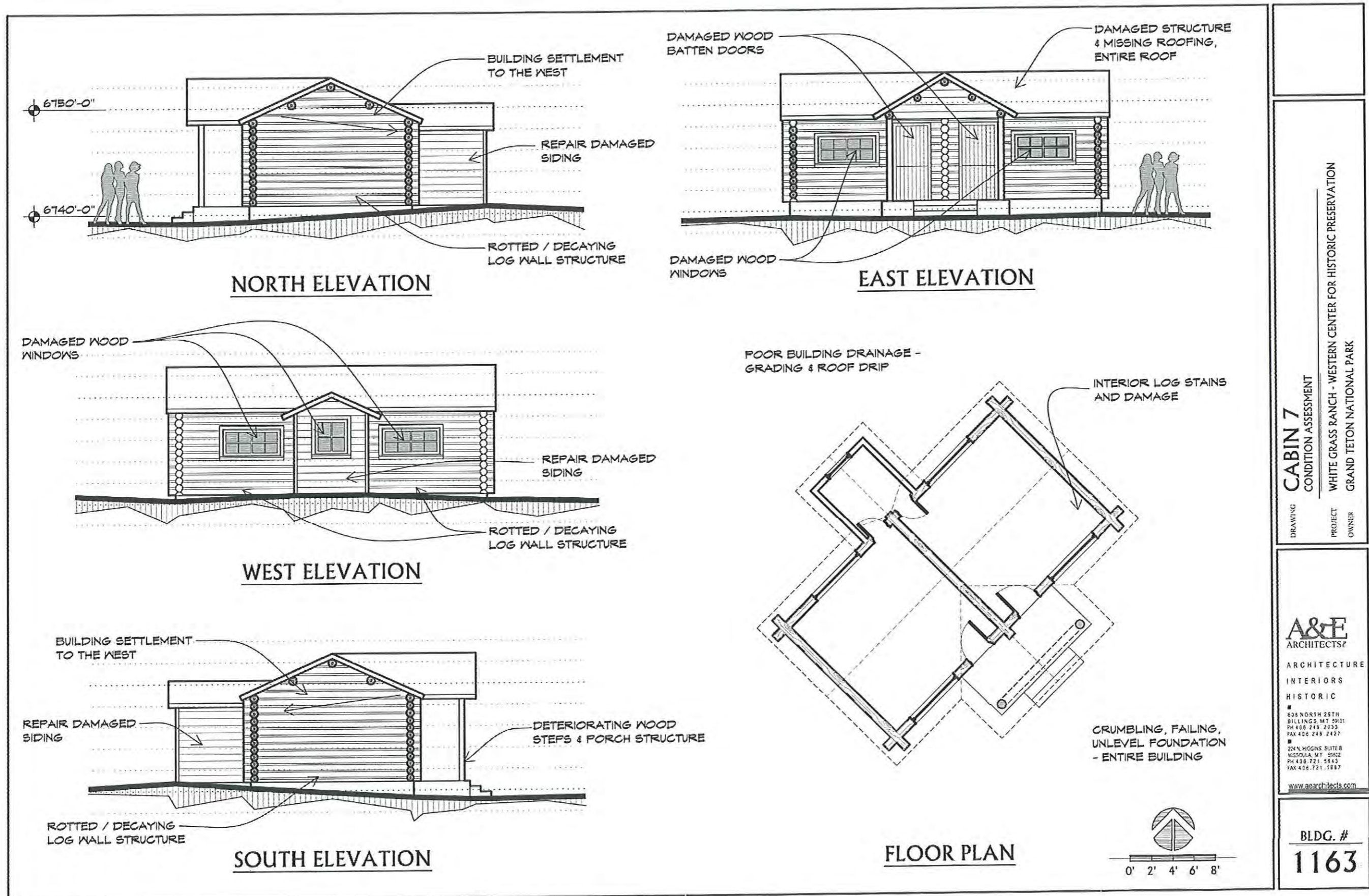
Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use. The plywood walls in the bathroom are stained and rotted.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining. The plywood sheathing is stained and rotted.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.



CABIN 7
 CONDITION ASSESSMENT
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BLDG. #
1163

Figure 76. Existing conditions plan and elevations for HS-1163, Cabin 7, showing areas of deterioration (A&E: 2006).

HS-1164, Cabin 6: This double cabin is a one-story rectangular log building with a side-gable roof constructed on concrete piers and is virtually identical to Cabin 7 (Figures 77 through 81). A wood frame bathroom addition with log slab siding is located in the middle of the west (rear) wall. The whole logs are joined at the corners with saddle notches, and are daubed with a Portland cement mixture. The gable roof is covered with wood sheathing and green sheet asphalt roofing, and has exposed log purlin ends and rafter tips. The front (east) side of the building has an open, gable-roof porch supported by two log columns set on concrete piers. A solid log wall fills the gable end of the porch roof. The bathroom addition has a gable roof with green sheet asphalt roofing, and exposed rafter tips.

The front porch shelters two entries, each with a wood-batten double-leaf door with wood-braced backs. Four-by-four-light sliding wood windows are located on either side of the front porch and on either side of the bathroom addition. The rear (west) wall of the addition contains a four-light fixed window.

The interior of the building is divided in two by a log wall, creating two separate rooms, which have fir floors and wood base. The trim around the doors and windows is wood. The ceiling is open to the log purlins, rafters, and board sheathing. Wood paneled doors lead from each bedroom into the bathroom. The interior of the bathroom has plywood walls and ceiling and sheet vinyl covers the floor. The bathroom contains a tub, toilet, and sink.

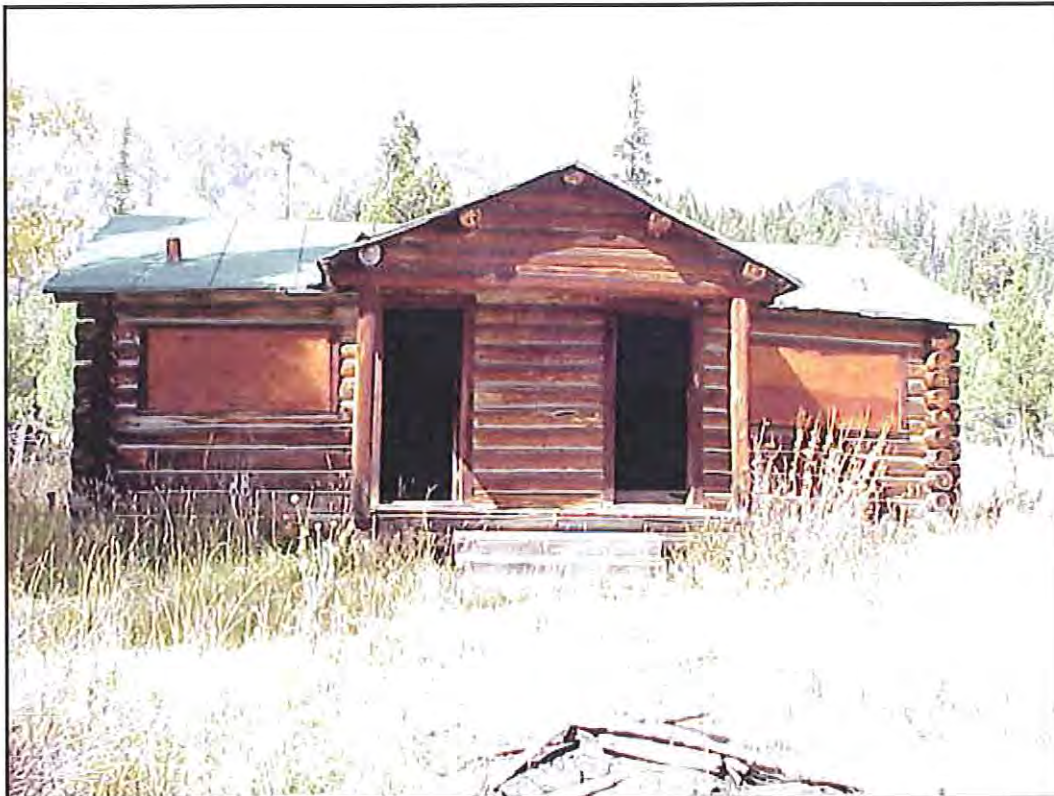


Figure 77. East (front) wall of HS-1164, Cabin 6. Source: A&E Architects, 2004.



Figure 78. North wall of HS-1164, Cabin 6. Source: A&E Architects, 2004.

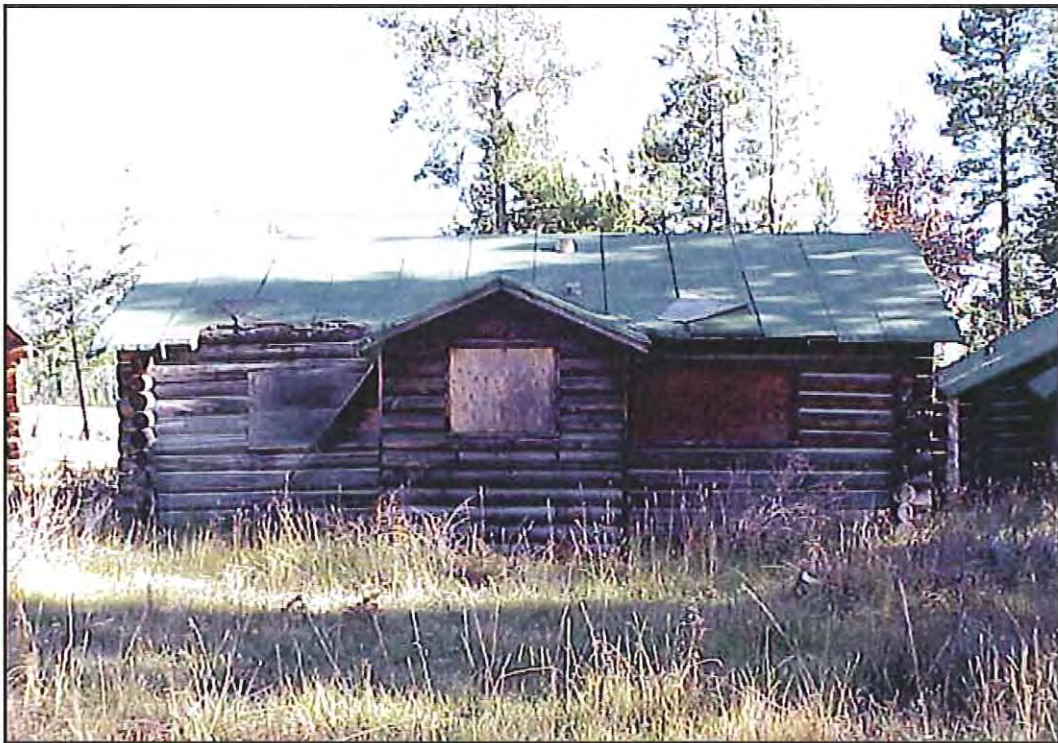


Figure 79. West wall of HS-1164, Cabin 6. Source: A&E Architects, 2004.

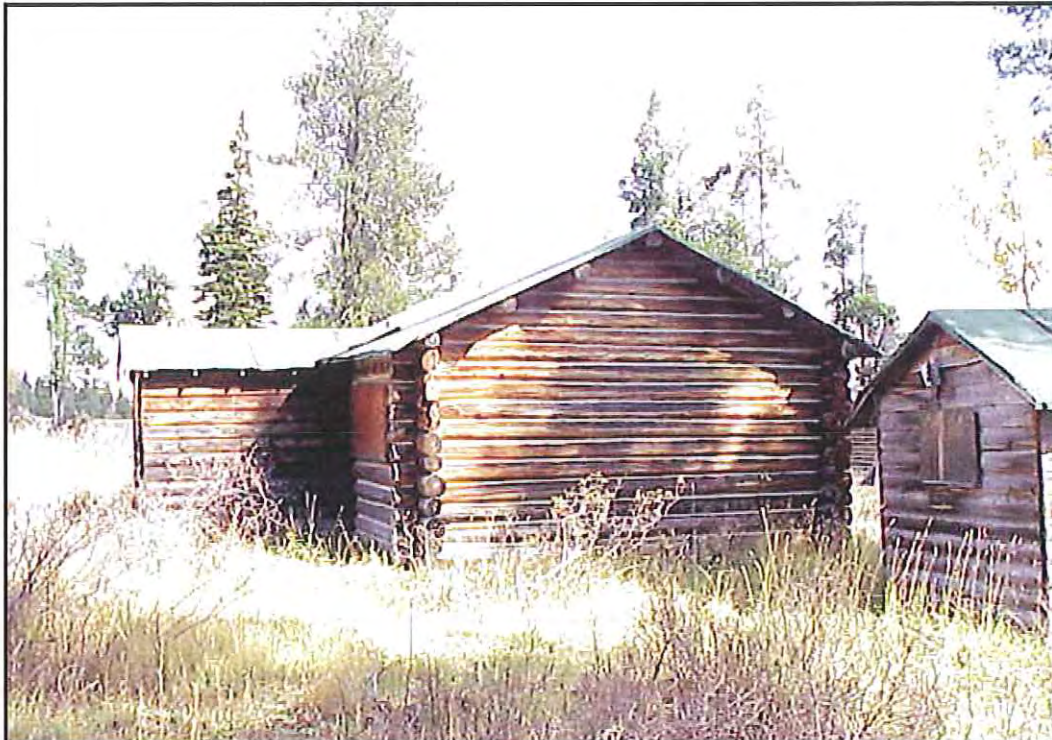


Figure 80. South wall of HS-1164, Cabin 6. Source: A&E Architects, 2004.



Figure 81. Interior of the bathroom addition in HS-1164, Cabin 6. Source: A&E Architects, 2004.

Cabin 6 is in fair condition (Figure 82). Specific problems include the following:

Exterior

Foundation: The concrete pier foundation is cracked and settled on the west side of the main volume and the bathroom addition. This has caused the west side of both volumes to lie below grade, allowing the sill logs and log slab siding to rot.

Walls: Several of the logs in the west wall of the main volume are rotted, as is the slab log siding. The daubing in the wall logs is missing or loose in many places.

Roof: The green sheet asphalt roofing and wood sheathing, especially at the intersection of the cabin and the addition, are deteriorated, allowing leakage into the interior of the building. There is some damaged roof fabric on the west slope of the main gable, and some of the exposed purlin ends and rafter tips are rotted.

Doors and Windows: The doors and the window sashes are worn, weathered, broken, and some elements are missing.

Porches: The wood flooring is loose and has some rot. The wood steps on the front porch have settled because of bottom rot.

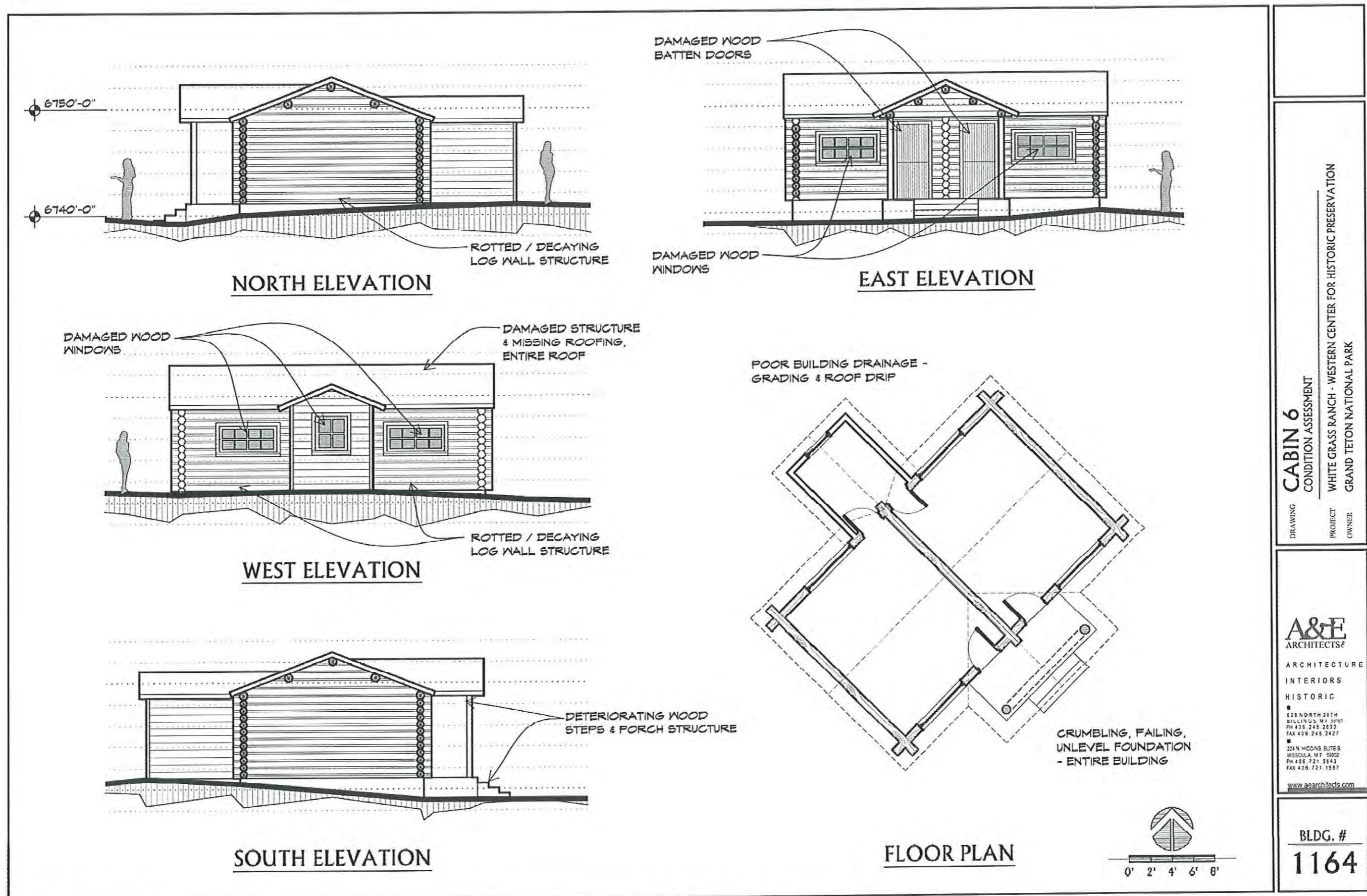
Interior

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use. The plywood walls in the bathroom are stained and rotted.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining. The plywood sheathing is stained and rotted.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.



DRAWING
CABIN 6
CONDITION ASSESSMENT
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1164

Figure 82. Existing conditions plan and elevations for HS-1164, Cabin 6, showing areas of deterioration (A&E: 2006).

HS-1165, Cabin 5: Cabin 5 is a one-story, rectangular log building with a gable roof, constructed on a concrete pier foundation (Figures 83 through 86). A wood frame bathroom addition with log slab siding is located in the center of the rear (west) side. The wall logs are joined at the corners with saddle notches, and daubed on the exterior with a Portland cement mixture. The gable roof of the main volume is covered with green sheet asphalt roofing applied over wood sheathing; the five log purlins and the log rafter tips are exposed. On the front (east) wall, the roof extends past the wall of the building to form a covered porch, with a wooden floor and steps. The east end of the porch roof is supported by log brackets, which in turn support a crossbeam. The three center purlins are supported by vertical log posts, which, in turn, rest on the crossbeam. The bathroom addition has a gable roof with the green sheet asphalt roofing.

The front wall has an entry with a wood-batten double-leaf door with a wood-braced back in the south half of the wall and a four-by-four-light sliding window in the north half. The south wall has a four-by-four-light sliding wood window centered within the wall, and the rear wall of the addition has a four-light fixed window.

The interior of the cabin has varnished log walls with a fir wood floor and wood base. The ceiling is open to the log purlins, rafters, and board sheathing. There is a wood paneled door into the bathroom addition. The trim around the doors and windows is wood. The interior of the bathroom has plywood walls and ceiling, sheet vinyl on the floor, and contains a tub, toilet, and sink.



Figure 83. East wall of HS-1165, Cabin 5. Source: A&E Architects, 2004.



Figure 84. North wall of HS-1165, Cabin 5. Source: A&E Architects, 2004.



Figure 85. West wall of HS-1165, Cabin 5. Source: A&E Architects, 2004.



Figure 86. South wall of HS-1165, Cabin 5. Source: A&E Architects, 2004.

Cabin 5 is in fair condition (Figure 87). Specific problems include the following:

Exterior:

Foundation: The concrete pier foundation is cracked and settled on the west side of the main volume and the addition. Consequently, the sill logs, some of the wall logs on the west side, and all three sides of the bathroom addition are located below grade, which has caused them to rot.

Walls: Several of the logs in the west wall of the main volume are rotted. The slab wall logs in the bathroom addition are rotted. The daubing is missing or loose.

Roof: The green sheet asphalt roof and wood sheathing especially at the intersection of the cabin and the addition have deteriorated, causing leaking. Some of the purlin ends and rafter tips are rotted.

Doors and Windows: The existing doors and the window sash are worn, weathered, and broken, and some are missing.

Porches: The wood structure and flooring is loose and have some rot.

Interior:

Floors: The fir floors are worn and there is some surface rot. The floor joists are also rotted in some areas. The bathroom floor is rotted.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use. The plywood walls in the bathroom are stained and rotted.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining. The plywood sheathing is stained and rotted.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

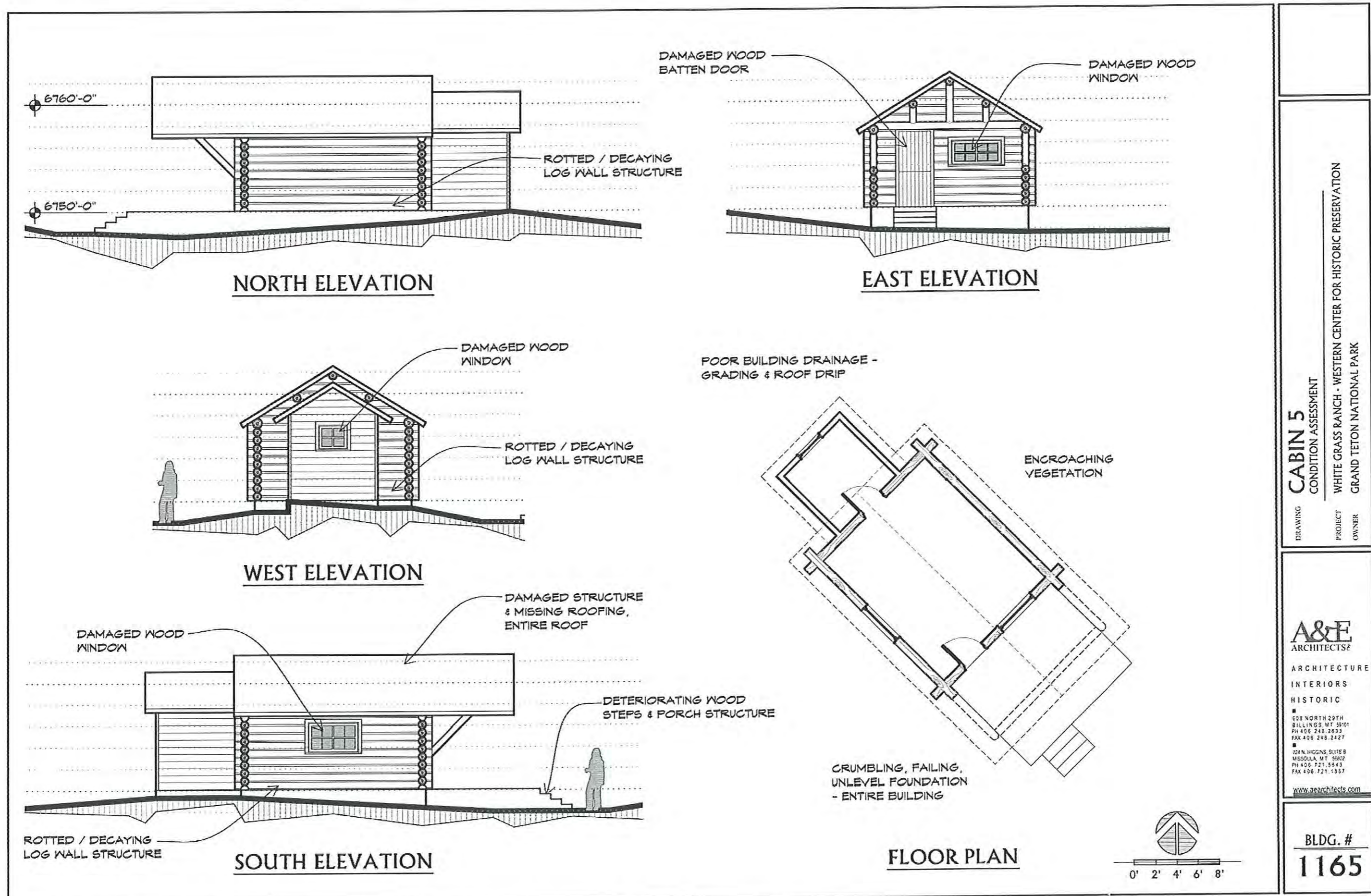


Figure 87. Existing conditions plan and elevations of HS-1165, Cabin 5, showing areas of deterioration (A&E: 2006).

HS-1168, Main Cabin: The Main Cabin is a one-story log building, constructed on a concrete foundation wall and concrete piers (Figures 88 through 93). The original volume had an H-shaped plan, with the long axis oriented roughly north to south, and the front of the building facing east. Five-sided additions have been attached to the north and south ends of the original building. In addition, a wing extends west from the west wall of the main volume at its south end. The logs of the original volume are joined at the corners with flat or square notches, while the additions and the west wing all have saddle notches. The latter are butted against and attached to the walls of the original volume. The exterior wall logs of the original volume are daubed with a mixture of mud and sand – probably the original daubing, which has been covered with Portland cement daubing. Willow stem stops, nailed in place, hold in the daubing.

The intersecting gable roof consists of wood shingles applied over board sheathing, with some sections of green sheet asphalt on the west wing. There are seven exposed log purlins in the gables of the central volume and five exposed log purlins on the hexagonal ends of the building and in the west wing. The roof has a temporary covering of black plastic held in place with wood battens. The building has a variety of window styles, all with wooden sashes. Unless otherwise noted, the building contains wood paneled doors, some with half-lights.

The center wall in the east side of the original H-shaped volume has been extended, along with the roof, to increase the interior space. This central "living" room has a stone fireplace in the middle of the rear (west) wall. The "new" east wall is filled with a series of glass French doors that open accordion style onto a shallow wooden deck with a wooden stair. Each of the two projecting gable ends on either side of the French doors contains a large window opening currently filled with two eight-light fixed wooden sashes. These windows replaced the original one-over-one-light, double-hung wood windows. The east wall of the north addition contains a four-by-four-light sliding window and a four-light fixed window. The east wall of the south addition contains a pair of sliding glass doors, which open onto a 1970s-era deck, and a small four-light fixed window. The doors replaced an original multi-light sliding window.

The north wall of the original volume has a four-by-four-light window on either side of the five-sided addition. The addition has a central exterior stone fireplace with a four-light fixed window on either side. The north elevation of the wing that extends west from the original volume contains four, four-by-four-light sliding windows and a single pedestrian entry protected by a shallow gable roof overhang.

The west (rear) wall of the original volume contains a central exterior stone chimney in the center of the wall, flanked on either side by four-by-four-light sliding windows. The north window is protected by a shallow, shed-roof overhang, the edges of which are supported by three pole columns. The original gable end north of the chimney contains a five-panel wood door with a transom above. The wall below the south gable end is covered by the mass of the west wing. One small four-light fixed window is located in the west wall of the south addition.

On the south side of the building, the original wall of the main volume has two, four-by-four-light sliding windows, one on either side of the south addition. The south wall of the south addition contains three, four-light fixed windows. The south wall of the west wing has three, four-light fixed windows, a small gable-roof addition and a four-by-four-light sliding window.

On the interior, the wall logs are chinked with split poles, stained and varnished; some have been painted. There is a fir wood floor with wood base throughout the original volume and the north and south additions. The west wing has a concrete floor. The ceilings are open, with exposed log purlins and rafters and board sheathing. The wood paneled doors and the windows are surrounded by fir wood

trim. The fireplace in the north addition has built-in stone benches on either side. There has been electrical service to the building but it is abandoned at this time. There are no light fixtures and in many cases no outlets.

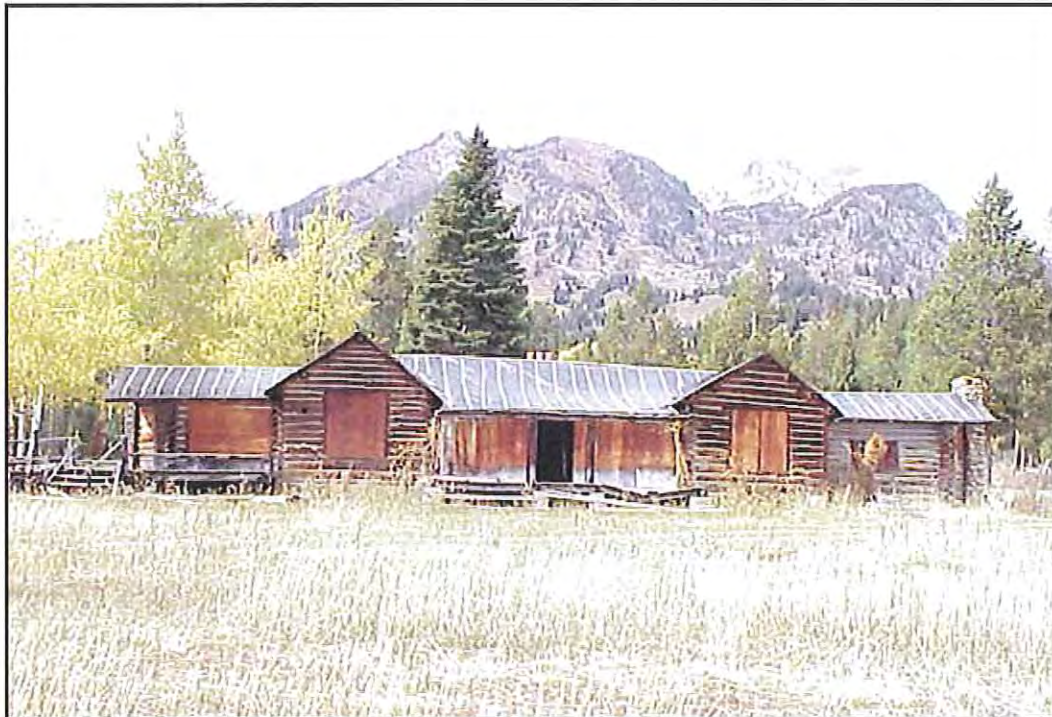


Figure 88. East (front) wall of HS-1168, the Main Cabin. Source: A&E Architects, 2004.



Figure 89. North wall of HS-1168, the Main Cabin. Source: A&E Architects, 2004.



Figure 90. West wall of HS-1168, the Main Cabin. Source: A&E Architects, 2004.



Figure 91. North and west walls of the west wing, HS-1168, the Main Cabin. Source: A&E Architects, 2004.



Figure 92. South wall of the west wing, original volume and south addition, HS-1168, the Main Cabin. Source: A&E Architects, 2004.



Figure 93. Interior fireplace with stone seats in the card room, north end of HS-1168, the Main Cabin. Source: A&E Architects, 2004.

The Main Cabin is in fair condition (Figures 94 through 96). Specific problems include the following:

Exterior

Foundation: The grade is poor around the sill logs and in some cases along the wall logs on the south and west sides of the building and all sides of the west wing. This has caused many of the sill logs to rot as they are in some cases below grade. Some of the logs on the end of the west wing are infested with carpenter ants and are completely hollowed out. The concrete foundation is cracked and settled on the west side of the main building and the west wing. Many of the concrete piers are cracked and settling.

Walls: Several of the wall logs in the south and west side of the main volume are rotted, as are many of the wall logs in the west wing. In various locations throughout the building, the daubing is missing or loose.

Roof: The wood shingles and the green asphalt rolled roofing are deteriorated and missing. Some of the shingles and wood sheathing are rotted, as are the exposed purlin ends and rafter tips.

Doors and Windows: The existing doors and the window sashes are worn, weathered, and/or broken.

Stone Fireplaces: The stones in the tops of the chimneys are loose and the mortar is deteriorating.

Decks and Porches: The wood structure, flooring and railings are rotted and in imminent danger of collapsing; all have failures in some areas.

Interior

Floors: The fir floors are rotted and are buckling because of the lack of ventilation below the floors. The floor joists are also rotted in some areas. The concrete floor in the west wing is cracked and spalled.

Walls: The log walls have some staining from previous water damage. The logs also show some wear from use.

Ceilings: Some of the log purlins and rafters are cracked and there is some surface rot. The wood sheathing also shows some surface rot and staining.

Window and Door Trim: The wood trim is worn and in some cases cracked or missing.

Fireplaces: The stonework is missing some mortar; neither the fireboxes nor the chimneys are lined.

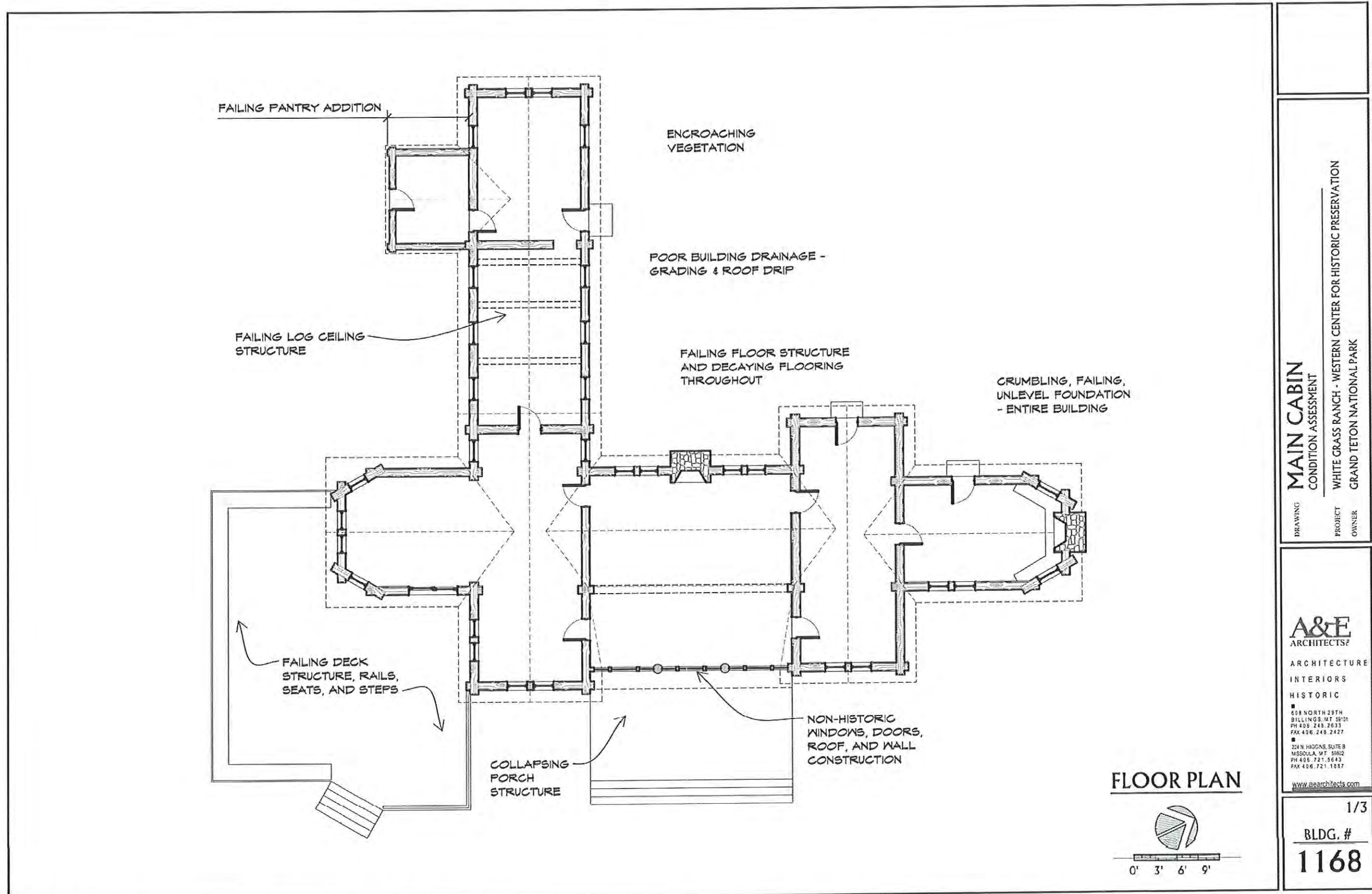
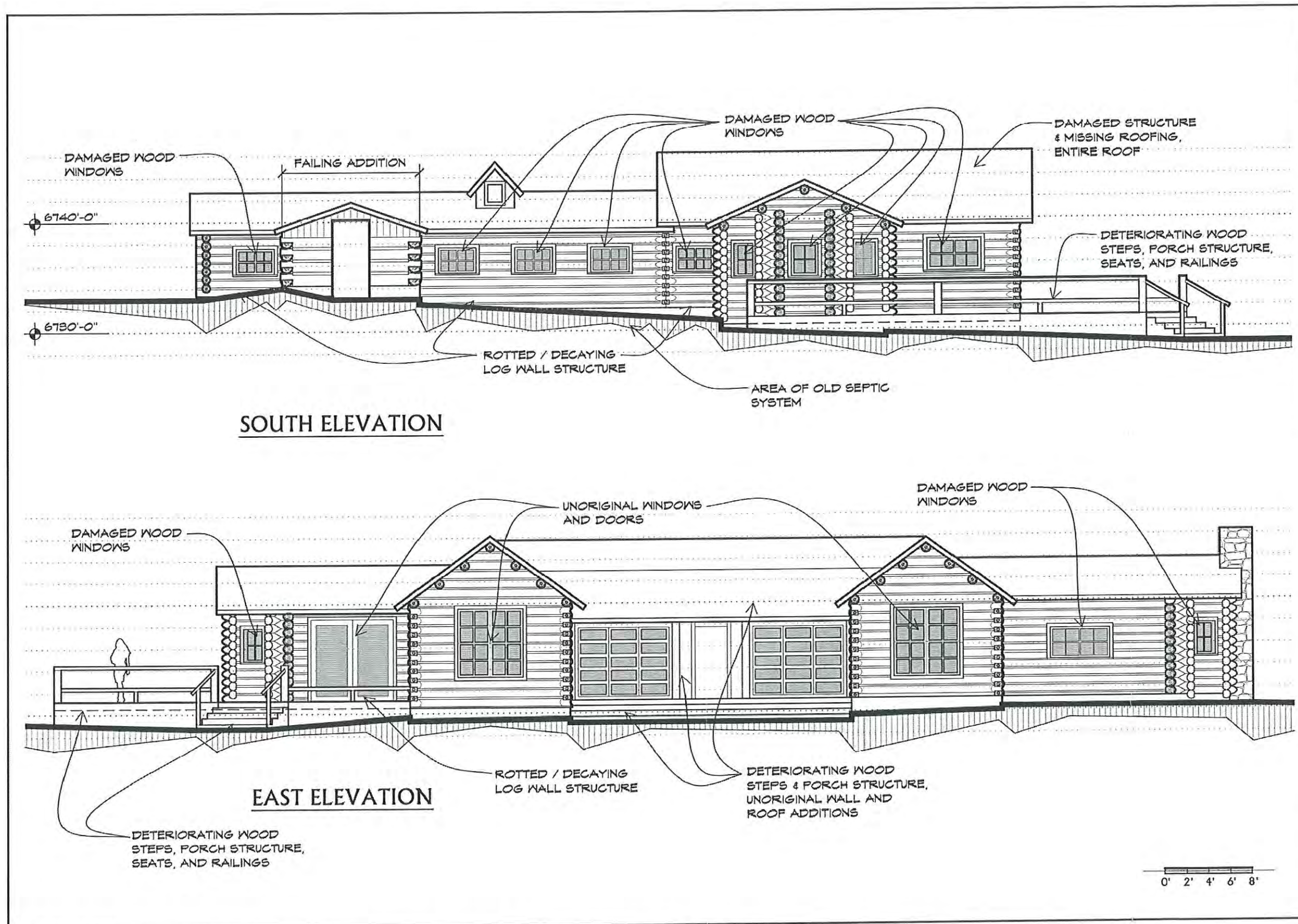


Figure 94. Existing conditions plan of HS-1168, the Main Cabin (A&E: 2006).



SOUTH ELEVATION

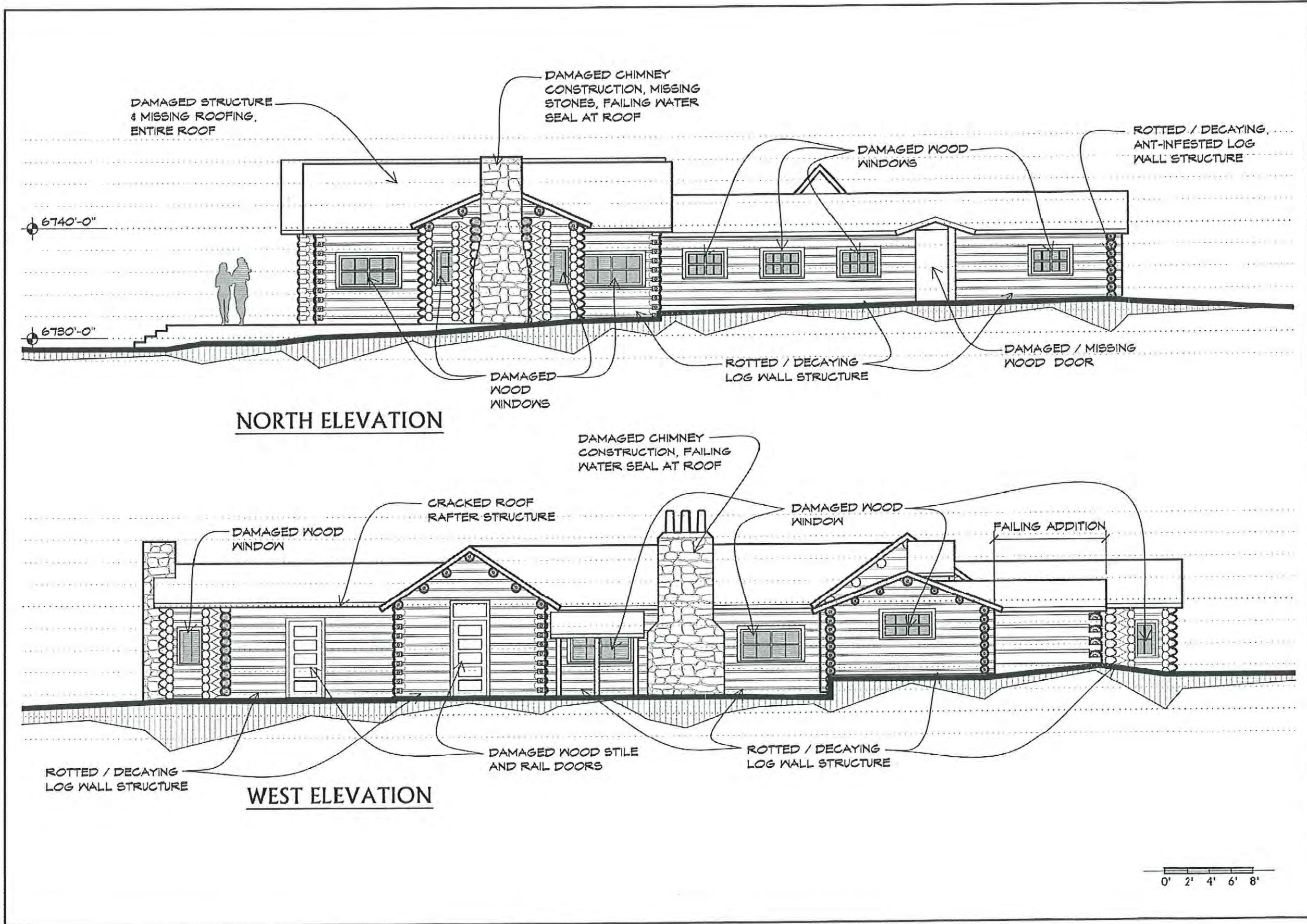
EAST ELEVATION

MAIN CABIN
 CONDITION ASSESSMENT
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 OWNER: GRAND TETON NATIONAL PARK

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1168

Figure 95. Existing conditions in the south and east elevations of HS-1168, the Main Cabin, showing areas of deterioration (A&E: 2006).



MAIN CABIN
CONDITION ASSESSMENT

PROJECT: WHITE GRASS RANCH - WESTERN CENTER FOR HISTORIC PRESERVATION
OWNER: GRAND TETON NATIONAL PARK

DRAWING: 3/3

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Figure 96. Existing conditions in the north and west elevations of HS-1168, the Main Cabin, showing areas of deterioration (A&E: 2006).

Circulation

The vehicular access point for the ranch is about an eighth of a mile south of the southern boundary of Tucker Bispham's homestead claim, where a two-track road diverts from the Death Canyon Road. Immediately past the diversion point, the road splits again; the eastern branch heads north and provides access to Sky Ranch.⁹⁸ The road that branches west heads north for a short distance to another fork in the road. From the second fork, the road known to White Grass employees as the work road leads northwest to the former location of the barns and corrals, southeast of the main cabin. The road known referred to as the main road, heads straight north then northwest along the south edge of the hayfield to the south side of the Main Cabin.

Of these two roads, only the work road remains passable to vehicles, and currently provides the primary access to the building cluster.⁹⁹ It is in fair condition, and appears as a distinct set of parallel tracks through the rocky ground (Figure 97). In the vicinity of the barnyard, it is less distinct because

of the disturbance associated with removal of the barn and corrals. There, native and exotic grasses and forbs regenerate in the treads. In comparison, the main road has been obstructed in several areas by vegetation. In particular, in the area southeast of the building cluster, where post-abandonment disturbance destroyed a portion of the grade, it is choked with lodgepole pine trees, almost completely obscuring the road corridor (Figure 98).

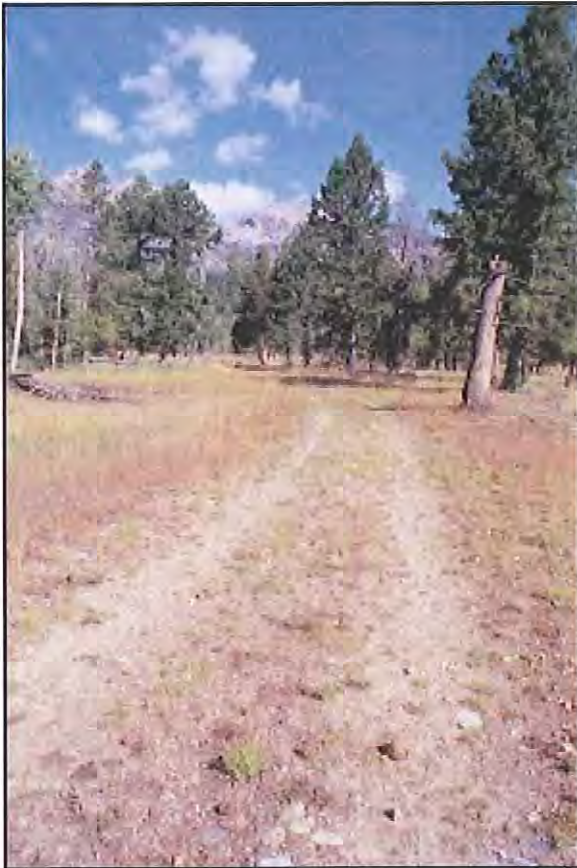


Figure 97. Looking west along the work road. Note that the parallel tracks are still quite distinct, and have not been encroached upon by trees or shrubs. Source: HRA, 2004.



⁹⁸ This road also led to the historic Trail Ranch.

⁹⁹ In the fall of 2004, a culvert on this road collapsed under the weight of a well drilling rig. The culvert has since been replaced by GTNP.

Figure 98. Looking west along the main road. Note the small lodgepole pine trees and sagebrush in the disturbed surface of the grade. Source: HRA, 2004.



Similarly, the system of internal vehicular roads that once provided access to various areas within the building cluster is indistinct but still visible. The most prominent of these internal roads is the one that extends from the north end of the barnyard, behind the Main Cabin, and then northeast through the middle of the cabin group to the Bathhouse (Figure 99). Just south of the Bathhouse the road branches, with a short stub road leading northwest to the vicinity of Cabin 7. The second branch leads northeast past Cabins 8, 9 and 10. In some areas, the park has erected vehicle barriers across the road to facilitate re-vegetation within the two-track (Figure 100). Towards the north end of the building cluster, a remnant of the two-track road that formerly led to the pasture is visible at the east edge of a remnant stand of sagebrush.

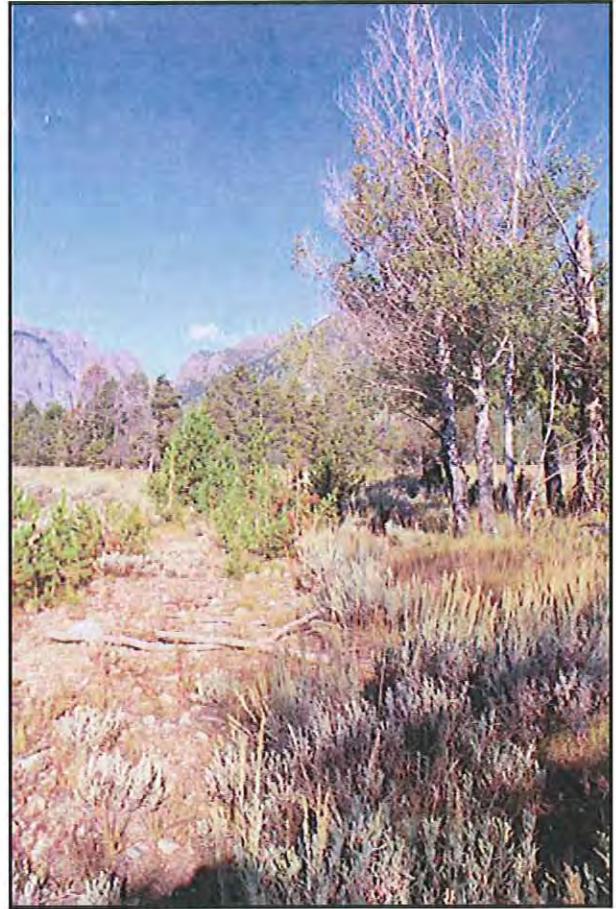


Figure 99. Looking south along the internal access road that leads to the Bathhouse (2005). Source: HRA, 2004

GTNP employees driving government vehicles are allowed to drive via the work road to the building cluster, while the public must access the buildings on foot. Most choose to park their vehicles in the informal parking areas adjacent to the Death Canyon Road, from which point they walk northeast roughly 300 yards to examine the buildings, and to enjoy the views from the building cluster over the field and pasture. This pedestrian access has created a series of narrow footpaths through the vegetation. The path between the Death Canyon Road and the barnyard, and the path in front of the Main Cabin, are perhaps the most distinct.

Figure 100. Temporary vehicle barrier constructed by GTNP in order to facilitate re-vegetation of the roads in the cabin area. Source: HRA, 2004.



Constructed Water Features

Existing constructed water features include discontinuous segments of the main irrigation canal that are barely discernible in the forested area west of the building cluster. Because of duff, tree throws and post abandonment clean-up activities, it is difficult to determine the original size and configuration of this canal. Similarly, the field ditches in the hayfield and pasture are discernible in aerial photos, but are difficult to identify on the ground. Neither of the diversion ditches, those that drew water from the main canal to feed the field ditches, is discernible. Two of the small ditches built by dudes and employees to cool their beverages are visible – one adjacent to the south side of Cabin 5 and one west of the Main Cabin. The latter (Figure 101) would have channeled water by the old Cook's Cabin, which is no longer present. Both of these ditches consist of narrow channels, heavily overgrown with brush and trees.

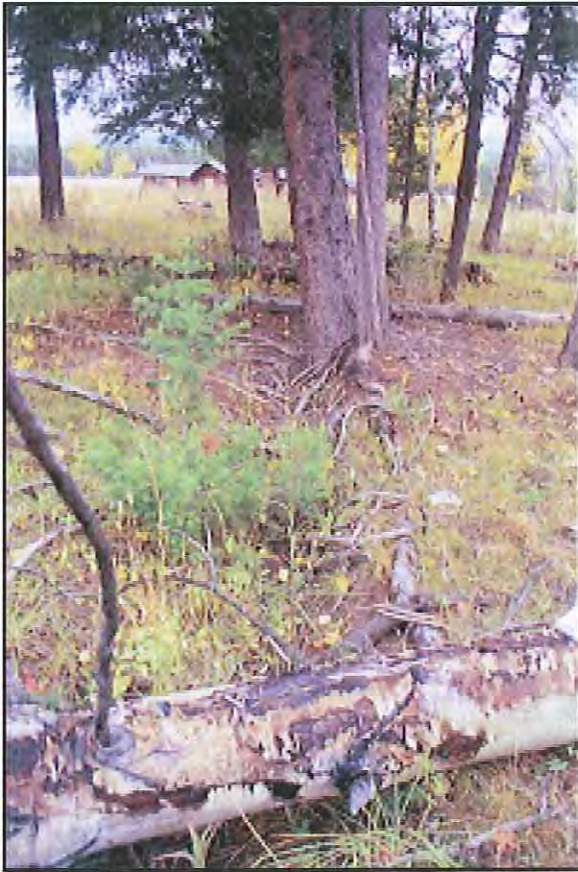


Figure 101. Looking east along a small cooling ditch west of the Main Cabin, in the vicinity of the site of the Cook's Cabin. Source: HRA, 2004.



Small-scale Features

The few small-scale features within the ranch consist of site furnishings and remnants of former buildings and structures. East of the Main Cabin, a row of cobbles marks the edge of the flower garden formerly located along the west side of the fence separating the hayfield from the Main Cabin (Figure 102); the remains of fence posts, cut flush with the ground surface, mark the location of the most recent iteration of the yard fence. A short segment of buck and pole fencing is located west of the barnyard (Figure 103).

Figure 102. Looking north along the row of cobbles marking the edge of the flower garden in front of the Main Cabin. Source: HRA, 2004.



The cobble base for a decorative fountain is located in a sheltered area formed by a wing of the Hammond Cabin; a porch adjacent to the north contains two built-in lodgepole benches (see Figure 34). In the same vicinity are the remains of a stone barbeque, which formerly stood at the edge of the hayfield field opposite the Hammond Cabin.

The concrete foundation of the Messler Cabin is located north of Cabin 8. Similarly, a cobblestone platform, in the vicinity of the former bachelor quarters, southeast of the barnyard, may mark the location of one of the three small cabins where the male employees lived (Figures 104 and 105).



Figure 103. Looking east, remnant section of buck and pole fencing, west of the Main Cabin. Source: HRA, 2004.



Figure 104. Looking north, the concrete foundation wall marking the site of the Messler Cabin, north of Cabin 8. Source: HRA, 2004.



Figure 105. Looking northeast to the stone foundation for one of the bachelors' cabins. Source: HRA, 2004.



An elevated and leveled tent pad is located in the forested area west of the building cluster, near the former location of the main irrigation canal.

Views and Vistas

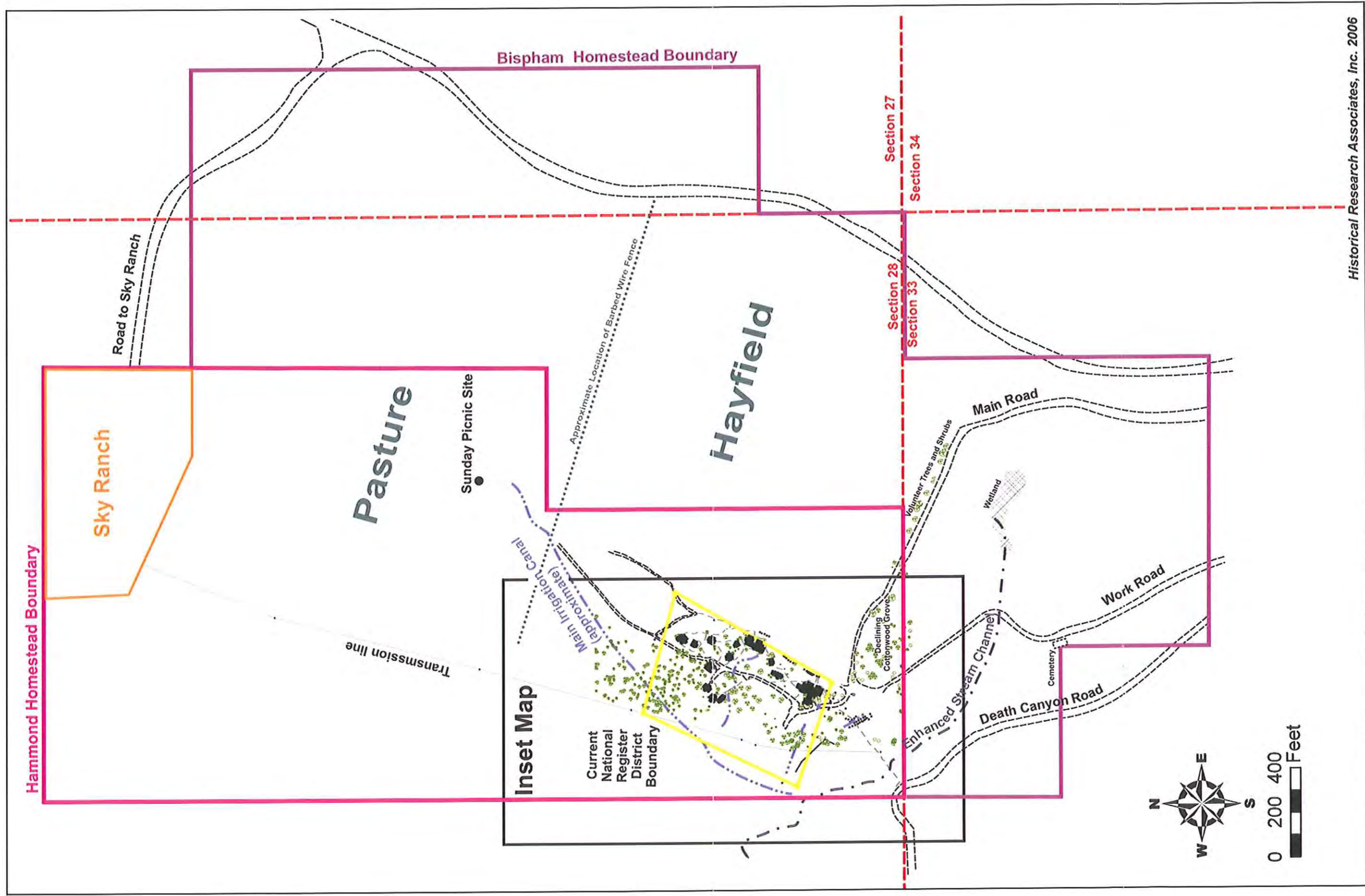
Panoramic views characterize White Grass Ranch. From the building cluster, the view across the hayfield encompasses a roughly 100 degree arc from north to east-southeast. The view is bracketed on the east by the base of a timbered hill slope, with the peaks of the Gros Ventre Mountains on the horizon. Looking west across the hayfield, the building cluster is visible at the edge of the timber line; the peaks of the Tetons form a backdrop to this view.

Within the building cluster views are fairly open, so that it is possible to see from one building to another.

White Grass Ranch does not have any vistas¹⁰⁰ within the district boundary.

The existing conditions at White Grass Ranch reflect natural and cultural, and historic and modern processes that have affected the landscape over a 90-year period. Figures 106 and 107 illustrate the existing conditions at the ranch.

¹⁰⁰ A vista is defined as a “controlled prospect of a discrete, linear range of vision, which is deliberately contrived.” Guide to Cultural Landscape Reports 1998, p. 150



Historical Research Associates, Inc. 2006

Figure 106. Existing Conditions within White Grass Ranch.

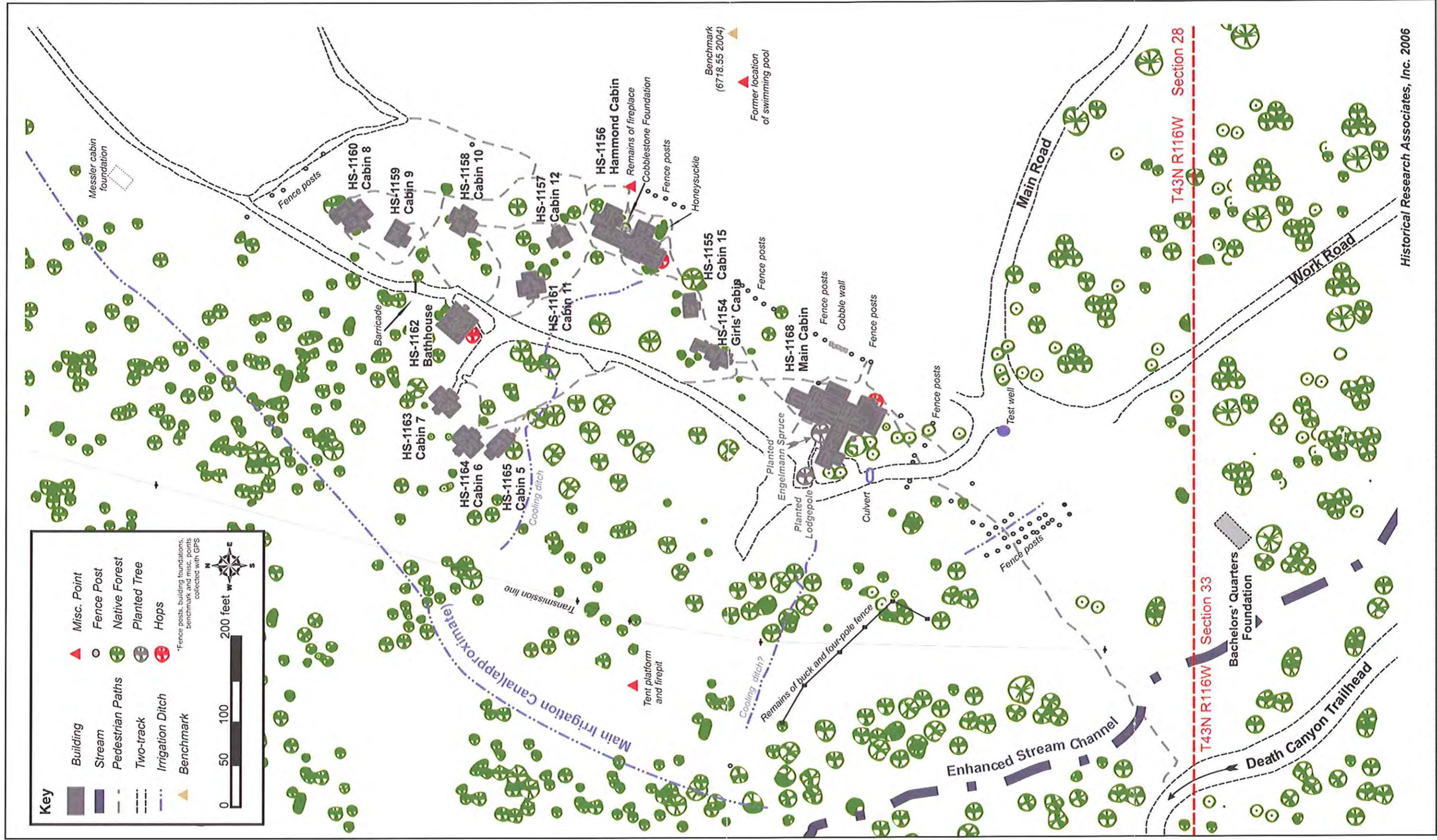


Figure 107. Detail of the existing conditions within the White Grass Ranch building cluster.

Analysis and Evaluation

Natural Systems and Features

The parcels of land selected by Hammond and Bispham for their homestead claims possessed three natural attributes necessary for an agricultural venture: tillable acreage, access to a reliable water source, and materials for construction of ranch buildings and other improvements. With regard to the first requirement, White Grass Flats (as the area was known to early residents), provided a level expanse of ground that could be used for either cultivated fields or pasture. Over a period of roughly ten years, Hammond and Bispham transformed the flat by removing the native vegetation (believed to have consisted of a dry meadow/sagebrush community) through cultivation and by planting a variety of crops generally selected for livestock feed. The hayfield and pasture created by the original founders of the ranch continued to support the agricultural operations associated with the dude ranch throughout the period of significance.

Water for agricultural and domestic purposes was located nearby, but not directly within the boundary of the ranch. Hammond and Bispham diverted water from Stewart Creek, from a point south of the deeded ranch boundary to the vicinity of the buildings, the hayfield and the pasture. Later, ranch operators piped water from a spring on the slope of Buck Mountain, to the building cluster to be used for domestic purposes, but continued to use the irrigation system for agricultural purposes. Beginning in the early 1920s, water from the irrigation system was used to fill the swimming pool. Later still, Frank Galey tapped the spring water to fill the Lake Ingeborg, the manmade fishing and swimming hole.

Besides the agricultural potential of the flats, the surrounding native forest provided with most of the construction materials necessary for ranch buildings and fencing. Logs cut from the forest within and adjacent to the homestead claims provided materials for all of the White Grass buildings. Although more modern materials were gradually integrated into the fencing, during the homestead era and afterwards the forest continued to provide replacement materials for the ranch fences, and a virtually unlimited supply of firewood for both heating and cooking stoves, and for the fireplaces in some of the dude cabins.

Summary

The large-scale landforms (topography) and natural systems (native forests, surface water and springs) that sustained the cattle and dude ranch operations remain unchanged and contribute to the integrity of setting, feeling, and association of the White Grass Ranch cultural landscape.

Vegetation

Both natural and cultural factors have influenced the character and condition of the native, agricultural, and ornamental vegetation within White Grass Ranch. In general, the various owners of the ranch modified the native forest very little; they cut logs and poles as needed from the forested areas within and adjacent to the ranch boundary, but never cut timber for commercial sale. In the vicinity of the dude and staff housing, they allowed the native vegetation to grow close around the buildings, especially the aspen trees and shrubs near the dude cabins, which provided occupants with the requisite feeling of isolation (Figure 108). The many mature evergreen trees that characterized the building cluster provided further privacy (Figure 109).

A beetle infestation in the 1970s killed many of the larger evergreen trees (fir and pines) within the building cluster, a change noted by a number of former ranch employees. In addition, as part of a fire management fuels reduction project, park employees limbed many of the remaining mature trees and removed some of the shrubs located close to the remaining buildings, something that was never done during the entirety of the dude ranching era. Between the loss of trees due to the beetle infestation and subsequent fuels reduction project, the overall character of the native vegetation within the building cluster is much less dense than during the period of significance.

During the entirety of the ranch operation, the main agricultural crop was hay, grown to feed horses and a few cows, and incidentally, the local elk herds. The ranch irrigation system watered the large hayfield located immediately east of the building cluster, as well as the cultivated and planted pasture to the north (both established prior to 1925). After the ranch operators quit cutting hay from the hayfield, it was used as an additional pasture. Other than the cessation of irrigation, little has been done to the field or pasture since 1985. The field contains mostly introduced grasses (including the orchard grass favored by Frank Galey) and continues to attract local elk herds.¹⁰¹

Besides sustaining the hayfield and pasture, the ranch's irrigation system influenced the establishment and expansion of native vegetation near the ranch core. The discharge from a drainage ditch diverted through the corral to water the stock, also watered a stand of cottonwood located southeast of the barnyard. Irrigation water also led to the establishment of the volunteer aspen and black hawthorns adjacent to the drainage ditch that ran along the south edge of the hayfield on the north side of the main road. It appears that the loss of irrigation water has led to a decline in the health of the cottonwood stand and of some of the volunteer trees adjacent to the irrigation ditch.

Historically, vegetation planted for purely ornamental purposes was mostly limited to the areas in proximity to the buildings used by the dudes, such as the Main Cabin and various sleeping cabins. Ornamental plantings included the lawn and flowerbed in front (east) of the Main Cabin. Also counted as ornamentals, are the hops planted adjacent to the east walls of the Main Cabin, the Hammond Cabin, the Bathhouse and Cabin 8. These draught-resistant perennial vines shaded the east walls of the buildings. They occur in photographs dating to the 1930s and 1940s, during the period that Harold and Marie Hammond operated the ranch. Other ornamental vegetation includes a honeysuckle bush reportedly planted by Marian Hammond adjacent to the Hammond Cabin. During her time at the ranch, Inge Galey transferred native wildflowers to the flowerbed in front of the Main Cabin, and planted the two native trees near the rear of the building.

¹⁰¹ Although vegetable gardens are mentioned in several historical documents from the 1920s, the location of the early plots is not known. During World War II, Marian Hammond grew a "victory" garden in the area in front of the Hammond Cabin, within a portion of the hayfield.



Figure 108. Looking northwest to Cabin 7 (HS-1163), showing the character of the native vegetation surrounding the dude cabins, *circa* 1955. Photo courtesy of Frank Galey's family.

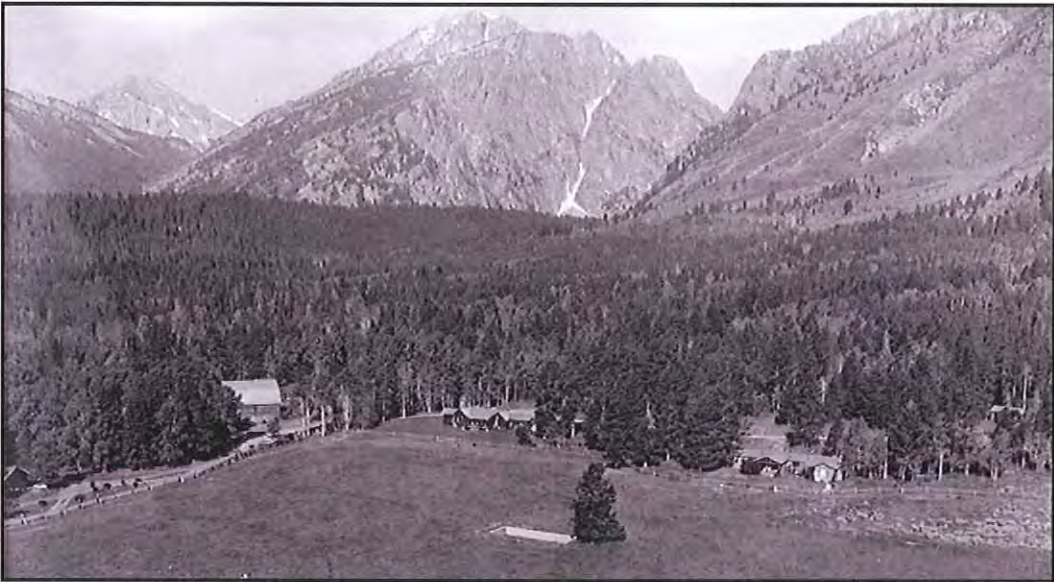


Figure 109. *Circa* 1955 aerial photo of the ranch core showing the number of large, mature trees within the building cluster. Photo courtesy of Frank Galey's family.

The elimination of irrigation from the site has resulted in the loss of much of the ornamental vegetation including the lawn and most of the contents of the flowerbed east of the Main Cabin. Today, only a few hardy iris and a row of cobblestones mark the location of the flowerbed; the former lawn consists of a mixture of native grasses and forbs, pasture grasses and noxious weeds. A few hop vines continue to grow adjacent to the Main Cabin, the Hammond Cabin and the Bathhouse. Similarly, the honeysuckle planted by Marian Hammond near the southeast corner of the Hammond Cabin, and the two native trees transplanted by Inge Galey adjacent to the main cabin, continue to thrive.

Summary

The composition of grasses in the hayfield and adjacent pasture consists of a mixture of native and introduced species. Although neither has been irrigated for twenty-five years, the character of these aggregate vegetative features remains distinctively cultural, in contrast to the adjacent native forest and the remnant of the sagebrush flat. The agricultural and remnant ornamental vegetation (hops, honeysuckle, planted lodgepole and Englemann spruce, and iris), dates to the period of significance, and contributes to the historical scene of White Grass Ranch.

Land Use and Spatial Organization

The overall land use and associated spatial organization that characterized the ranch were established early during the homestead and early dude ranching periods. By 1925, the cultivated hayfield and pasture occupied the largest percentage of the land base within the combined homesteads (247 acres or 68 percent), while the balance of the acreage included largely unmodified timbered hill slopes, west, south and east of the ranch improvements. Ranch roads skirted the edges of the agricultural lands. Ranch buildings were confined to a single cluster (or ranch core) of roughly ten acres at the forest/field margin near the southwest boundary of the claims. Although the number of buildings gradually increased over time, the new buildings were added adjacent to those built during the homestead era.

Within the cluster, the buildings associated with ranch work were separated from those used principally by the dudes. The White Grass barn was the center of the working ranch. Surrounded by a series of corrals, which were continually added onto, it was used to shelter the milk cows (when cows were kept at the ranch) and to store hay and horse tack.¹⁰² Buildings for the staff, including a cabin for the cook, an icehouse, a generator building and a storehouse, were located north of the barnyard, west of the Main Cabin (HS-1168). Other support buildings, including three small cabins and an outhouse for use by the male ranch staff (referred to as bachelors' quarters), were located southeast of the barnyard south of the work road. A shop, several garages and another cabin, known as the Freitag Cabin, were located adjacent to the north side of the work road southeast of the barn; the Homestead Cabin was located slightly farther southeast, on the south side of the work road. Dudes did not stay in this building; rather, the various owners of the ranch, including Marian Hammond, resided there at different times. The house that Frank Galey built for his family's use was also southeast of the barn, immediately south of the main road.

Besides the Main Cabin, the buildings used by the dudes were distributed in two irregular rows inside the tree line north of the Main Cabin. The Main Cabin served as the social center for the dudes, and contained their dining room, library, card room, and a living room, one of which was later converted to a bar. The kitchen, storage rooms, and the staff dining room were located in the west wing of the Main

¹⁰² Horses and cattle were not kept in the barn, but turned loose to graze on ranch and park lands.

Cabin. The dude cabins were all located north of the Main Cabin; most were oriented east, to take in the view of the hayfield and the Gros Ventre Mountains beyond.

Summary

The overall pattern of spatial organization that characterized White Grass Ranch during the period of significance is still discernible within the landscape. Twenty years after abandonment, the cultivated hayfield and pasture are readily identifiable, with edges marked by both natural and cultural features. Both the hayfield and the pasture retain sufficient integrity to be counted as contributing sites. The building cluster remains but is much diminished in complexity in that all of the buildings associated with the work of the ranch (the barn, cook's cabin, icehouse, generator building, garages, and most of the staff and owners' housing) have been removed.

Cultural Traditions

Traditions of dude ranch architecture and site organization are manifest within the developed core of White Grass Ranch. In terms of the two types of dude ranches recognized by the Dude Ranch Association, White Grass Ranch fits the description of a mountain ranch of scenic beauty. The vernacular architectural character of the buildings evokes a Western feeling, having been built with materials from the surrounding landscape, including logs, willow stems, and stone. Most of the buildings had simple plans and few amenities.

The siting of the dude cabins also evokes the tradition of dude ranches. As noted by Struthers Burt in *The Diary of a Dude-Rangler*, dude cabins should be separated from each other in order to provide privacy and a sense of isolation. Historically, this was achieved at White Grass by building dude cabins inside the tree line at the edge of the hayfield, with enough open space to incorporate views to the east. For the most part cabins faced east, with porches placed to incorporate the panoramic views of Blacktail Butte and the Gros Ventre Mountains.

Although the character of the built environment continues to reflect dude ranch traditions, other important elements, such as the presence of the saddle horses and other ranch livestock are missing. Horseback riding and pack trips were an important aspect of the White Grass experience, and the absence of livestock, especially the saddle horses, diminishes the degree to which the ranch can represent the cultural traditions of dude ranching. Similarly, the elimination of irrigation from the site, which formerly was an important summer activity, diminishes the degree to which the property can represent the important agricultural aspects of the ranch.

Summary

Some aspects of the cultural traditions of dude ranching, such as the vernacular character of the buildings and their placement within the site, retain integrity and contribute to the historical significance of the property. Conversely, all active agricultural activities, including irrigation and the keeping and handling of domestic livestock, have been eliminated.

Buildings and Structures

The vernacular buildings that characterize White Grass Ranch are typical of the rural ranch buildings of the homestead era found throughout the Western states. In remote areas such as Jackson Hole, settlers used locally available materials to construct simple buildings to satisfy the basic need for shelter, for themselves and their livestock. All of the homestead buildings were constructed with logs,

with board or wood shingle roofs. The trend of building with logs continued during the dude ranching era, possibly because of the local availability of building materials, but also because of an awareness that dudes, most from Eastern cities, expected rustic buildings.

The majority of the extant buildings are one-story log buildings with simple rectangular or square plans. The variation in notching and daubing styles suggests at least three builders contributed to the construction of the White Grass buildings, one of which may have been Harold Hammond. None of the buildings has complete design or material integrity from the original; all have been modified through the years. Modifications have included the application of rolled asphalt roofing to buildings that originally had board or wood shingle roofs, and more substantial modifications such as the log and frame bathroom additions.

The more complex plans in the Hammond Cabin and the Main Cabin result from a series of additions, rather than deliberate design intent. The Hammond Cabin is the most complex; beginning as a simple L-shaped plan, there are at least four additions to the building. With the exception of the frame bathroom additions, all are of log construction and date to the period of significance.

Modifications made to the Main Cabin during the period of significance include construction of the five-sided additions on the north and south ends of the building, which increased the interior public space for ranch guests. In addition, the current component described as the west wing replaced an earlier multivolume component. Modifications of the 1960s and 1970s include: extending the wall of the living room in the original component and the installation of French doors in the new wall. Conversion of the southernmost room to a bar, complete with a new, sliding door and exterior deck, reflects modern expectations and design applications.

In addition to the ranch buildings, during the period of significance the ranch contained a wide variety of fence structures, including buck and pole, post and pole, and post and barbed wire fencing. The buck and pole fencing was the first style used by Hammond and Bispham to enclose their cultivated fields. Later, barbed wire fences, with wood and, later, metal posts, were used to fence outlying areas, especially those not frequented or seen by dudes, such as the perimeter of the pasture and the fence that separated the hayfield from the pasture. Late in his tenure at the property, Frank Galey replaced the remaining buck and pole fence that paralleled the main road with sections of stacked pole fence.

Besides the fencing used to enclose the hayfield and the pasture, the building cluster was also fenced, apparently to keep livestock from around the buildings. The fencing enclosed the area between the irrigation canal west of the buildings and the hayfield on the east, and from the south end of the Main Cabin north to include Cabin 8. For most of the period of significance, the fencing consisted of a post and two-rail fence along the eastern perimeter of the buildings, with barbed wire fencing along the west, south and north sides of the complex. The Messler Cabin, located slightly north of the extant building cluster, had its own perimeter fence to keep livestock away from the building.¹⁰³

Summary

In terms of design, construction materials, and site layout, the character of the extant buildings at White Grass matches exactly the qualities of dude ranch infrastructure described by Struthers Burt in 1928. The dude cabins, especially, reflect the practice of providing basic accommodations that reflected traditional building skills and that allowed dudes to experience the simple and healthful Western lifestyle. Although none of the buildings is in good condition, with a few exceptions they

¹⁰³ Cynthia Galey Peck interview.

retain integrity of location, materials, workmanship and design from the period of significance, and contribute to the significance of the historic district.¹⁰⁴

In contrast, virtually all of the fencing present in 1985 has been removed, including all of the perimeter and field fencing as well as the fences surrounding the building cluster and the Messler Cabin.

Circulation

Like other ranch infrastructure, the circulation systems, which include both vehicular roads and pedestrian paths, appear to have been established early and changed little over time.¹⁰⁵ Unfortunately, there is little documentary evidence to indicate when the vehicular roads were built, and none for the pedestrian paths. Both systems were informal, in that they incorporated few designed structural components. The vehicular roads were simple two-tracks, hardly modified other than the periodic application of gravel to fill ruts, and the footpaths were simply trails through the native vegetation established through use.

The original road to the building cluster is believed to be the one referred to later as the work road, because its location approximates that of the access road shown on the 1917 General Land Office plat for T43N/R116W. From the 1950s onward, however, this road was used mainly for traveling to one of several dumpsites located in the area south of Lake Ingeborg. Most people, including dudes and staff, used the main road that paralleled the south edge of the hayfield to access the building cluster (Figure 110). The main road was subject to washouts, caused by overflow from the irrigation system drainage ditch that flowed adjacent to its north side. The date of construction of the main road is unknown, but it does appear in photographs estimated to date to the 1920s or early 1930s.

Historically, pedestrian circulation within the building cluster was also informal. A maze of footpaths linked the various buildings. Established through use along desire lines, the paths represented the shortest distance between two points—usually building entries. These were not constructed trails, but simply paths worn clear of vegetation by repeated use (Figure 111). It is

¹⁰⁴ Note that none of the buildings constructed by or added to the site by Frank Galey remain.

¹⁰⁵ The horse trails represent a third component of the White Grass circulation system. Because these lie primarily on park land outside the historic district, they are not included in the discussion.



Figure 110. Looking west along the main road from the vicinity of the Galey house, *circa* 1950.
Photo courtesy of Frank Galey's family.



Figure 111. Overview of the area behind the Main Cabin, showing the character of the footpaths, *circa* 1955. Source: Judith Schmitt.

likely that the exact location of the trails varied from year to year – especially during periods when new buildings were added to the site (such as the Bathhouse and individual bathroom additions to the cabins).

Summary

The most significant change to the ranch's circulation system is the deterioration of the main road, which served as the primary access for all vehicular traffic, possibly as early as the 1920s. The work road is in better condition, and could, through modest improvements, be used as the primary access to the building cluster. Although footpaths are still present within the building cluster, it is difficult to determine whether they are the result of modern visitation or historical uses, or both. Of the historic circulation features, only the work road can be said to retain integrity and contributes to the historic district.

Constructed Water Features

Historically, White Grass Ranch contained a variety of constructed water features, designed for utilitarian and recreation or aesthetic purposes. The earliest of these was the irrigation system, which consisted of the main canal that diverted water from Stewart Creek to the hill slope behind the building cluster. From various points along the canal, lateral ditches transferred the water to the hayfield and pasture, where contoured field ditches distributed water across the cultivated acreage. Another diversion ditch channeled water through the corral for watering the horses. After the closure of the dude ranch operation in 1985, the park removed the diversion works in Stewart Creek (outside the historic district) and also filled in portions of the main canal and diversion ditches. Several short, discontinuous sections of the main canal remain discernible in the timber behind the building cluster. In addition, the field ditches are visible in aerial photographs of the hayfield and pasture, but are not generally visible on the ground.¹⁰⁶

Similarly, in the late 1980s park personnel filled in all of the features built specifically for recreation, including the swimming pool and Lake Ingeborg. Today, the only evidence of the former location of the lake is a wet meadow, where the water that formerly fed the pond spreads across the rehabilitated area. The location of the swimming pool is marked by the presence of a dead conifer that formerly grew at its northwest corner.

Several segments of the cooling ditches built by the dudes and employees can be found in the vicinity of the cabin cluster.

Summary

Most of the constructed water features historically associated with White Grass Ranch, including the canal and distribution ditches associated with the irrigation system and the recreation features have been removed or rendered unusable. Although isolated segments of the irrigation system are present, as a whole, the system lacks integrity and no longer contributes to the significance of the historic property. In addition, the lack of irrigation precludes adaptive reuse of the hayfield and pasture for traditional agricultural purposes.

The cooling ditches that remain possess integrity and contribute to the historical character of the building cluster.

¹⁰⁶ The condition of the second major utilitarian system, the domestic water supply, was not documented during the field review because its improvements lie outside the area of investigation for this CLR. Improvements associated with the system, including catchment basins and piping, were recommended for removal in 1986. Domestic water for the adaptive use of White Grass will be supplied by a well located in the vicinity of the old barn.

Small-scale Features

Given the lack of documentary evidence, it is difficult to gauge the character and extent of small-scale features and their relative importance during the period of significance. Site furnishings were probably the most important feature in this category, and would include the pine-log benches that formerly sat on either side of the gate leading from the lawn east of the Main Cabin to the hayfield (Figure 112), as well as a small fountain and the stone barbeque located adjacent to the Hammond Cabin. None of these features is intact, but the locations of the fountain and barbeque are discernible on the ground. The other small-scale features, including the small fountain and stone barbeque near the Hammond Cabin are currently represented by piles of rubble or stone foundations.

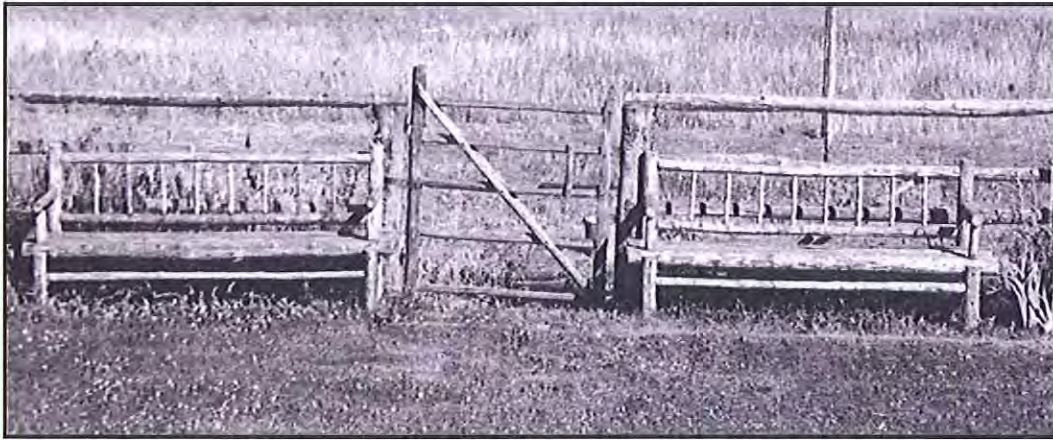


Figure 112. Lodgepole pine benches formerly located near the gate leading to the hayfield in front of the Main Cabin, *circa* 1940. Photo courtesy of Frank Galey's family.

Summary

None of the small-scale features that characterized the property during the period of significance (pole benches, barbeque, and fountain) are extant. The small-scale features present today (building foundations, cobblestone flowerbed borders, and the remains of fence posts) serve as place-markers for former buildings and structures; as such, they contribute information regarding the former organization of space within the historic district.

Views and Vistas

The scenic qualities of Hammond and Bispham's land base contributed to the ambiance of the dude ranch operation. In particular, views west and north across the hayfield and the pasture from the main road incorporated the building cluster nestled within the timber at the base of the mountains, with the peaks of the Teton Range filling the horizon beyond (Figures 113 and 114). Although some of the historic buildings and fencing have been removed, the key cultural components of the view (including the building cluster and the hayfield) as well as the natural systems and features remain unchanged.



Figure 113. Overview of part of the building cluster looking west, *circa* 1955. Photo courtesy of Frank Galey's family.

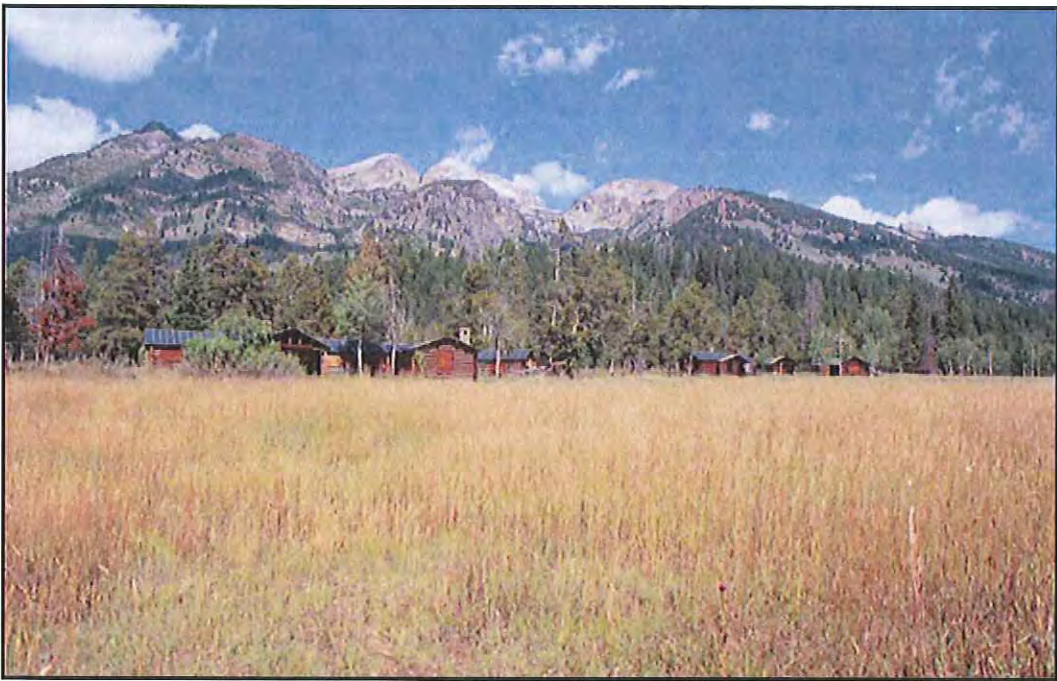


Figure 114. Looking northwest to the north part of the building cluster. Source: HRA, 2004.

Similarly, the roughly 180 degree view from the buildings eastward incorporated the sweeping expanse of the hayfield, the boundary of which was enhanced by the densely timbered bench at its east edge, and the Gros Ventre Mountains, Blacktail Butte and the Sleeping Indian visible in the distance (Figures 115 and 116). The cultural and natural components of this view remain intact.

Besides the expansive views into and out of the ranch core, the vista through the main road corridor was an important character-defining feature of the ranch. Man-made features and vegetation defined the edges of the corridor, and channeled the view into and out of the building cluster. For most of the period of significance, the north edge of the corridor was defined by a buck and pole fence; in areas inundated by the drainage ditch, volunteer trees and shrubs (consisting predominantly of aspen, pine and black hawthorn), established themselves in a linear fashion adjacent to the ditch. Farther west, the south edge of the mixed stand of cottonwood, aspen and pine east of the barnyard defined the south side edge of the road. Constant traffic on the road created two parallel tracks and kept shrubs and trees from regenerating in the tracks or in the center grassy strip. Since cessation of the dude ranching operation in 1985, however, the edges of the road corridor have become obscured as a result of both natural and cultural processes. GTNP removed the fence along the north side of the road, and disassembled the irrigation system, which in turn has led to the decline of the volunteer trees. In addition, the west end of the road in the vicinity of the barnyard has been disturbed as a result of prior reclamation efforts, which in turn has resulted in lodgepole pine becoming established in the disturbed ground. At the west and east ends of the road, these trees completely restrict the view.

The character of the views within the building cluster also has been altered since the end of the period of significance. Historically, large conifers (Englemann spruce and Douglas fir) screened the views from the Main Cabin north towards the Hammond Cabin and the dude cabins located farther north. When these mature trees died as a result of beetle infestation, the cabins lost much of their screening.

Summary

The panoramic views that characterize the period of significance retain integrity and contribute to the eligibility of the property. The vista through the main road corridor, as well as the shorter-range views within the building cluster have been altered since the period of significance and no longer contribute to the significance of the historic district.

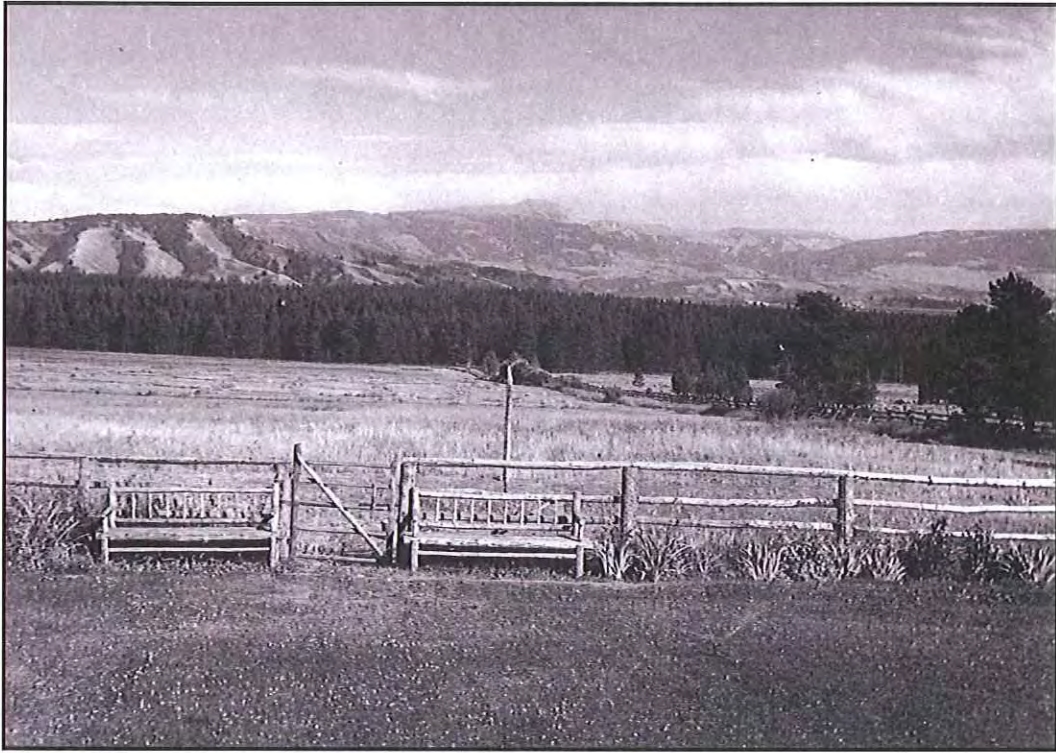


Figure 115. Looking east from the Main Cabin, *circa* 1940. Photo courtesy of Frank Galey's family.



Figure 116. Looking east from the front porch of the Main Cabin. Source: HRA, 2004.

Statement of Significance

The following statement of significance is quoted from the National Register Nomination Form prepared for the site in 1988.

The White Grass Dude Ranch Historic District is significant under Criteria A because as a dude ranch it helped define and set the standards for the local Jackson Hole industry along with the Bar BC and JY ranches and as a district it exemplifies the local development of dude ranches from cattle ranches in the area. The White Grass is associated with the Dude Ranching and Tourism context of the Grand Teton National Park Multiple Property form.

The ranch was built during World War I as a cattle ranch, but by 1919 its owners, Hammond and Bispham, converted it to a dude ranch. As such the White Grass represents a cattle ranch converted to a dude ranch as identified in the multiple property form. After the conversion, control of the property passed to Hammond's son-in-law Frank Dalley (sic) who continued the operation until his death in 1985, making it the longest-lived active dude ranch in Jackson Hole. Throughout the White Grass' period of significance the ranch functioned as a dude ranch. The district was built to convey the western feeling that constituted much of the attraction of dude ranches. The log buildings and horizontal emphasis of the buildings in the complex follow the accepted practices of local dude ranches. The buildings considered contributing within the White Grass historic district fulfill the registration requirements set forth in the multiple property documentation in that they are in their original location, are fifty years old, and are of primarily log material and convey their design, materials, workmanship and function/character individually and within the district. The alterations have not impaired the historic fabric of the buildings or the district. The interiors of the buildings have been stripped of furnishings and rebuilt, altering their character and are not significant. The two non-contributing resources do not meet the integrity requirements. The setting is similar to what it was during the period of significance so the feeling of a dude ranch is still present.¹⁰⁷

As stated in the Summary of Findings in Part I of this document, GTNP has decided to extend the period of significance for White Grass Ranch to 1970 when use and operation of the dude ranch changed. Prior to 1970, dudes stayed at the ranch for three to four weeks with the intention and expectation of experiencing the rugged dude ranch lifestyle, including participation in multi-day pack trips or fishing trips. After 1970, dudes stayed at the ranch for three days to two weeks, and they were less interested in experiencing the dude ranch lifestyle and more interested in being entertained. Instead of the multi-day pack or fishing trips, they went on short horseback rides of an hour or two or quick fishing trips. Management of the ranch changed as well. The managers were more concerned about making a profit. They crowded dudes into cabins and they stopped putting money into the infrastructure, especially the buildings.¹⁰⁸ This shift in tourism was being felt across the West during this time. Western tourism was becoming more lucrative and taking on "corporate and institutional characteristics."¹⁰⁹

¹⁰⁷ Quoted from White Grass Dude Ranch National Register of Historic Places Registration Form, Prepared by Steven F. Mehls, Western Historical Studies, Inc., 1988. Copy available in the office of GTNP Historian. Note that Frank Galey was Harold Hammond's stepson, not his son-in-law.

¹⁰⁸ Cindy Galey Peck and Elizabeth "Beth" Woodin, telephone conversation with Pam Holtman, April 21, 2006.

¹⁰⁹ Hal K. Rothman, "Selling the Meaning of Place: Entrepreneurship, Tourism, and Community Transformation in the Twentieth-Century American West." *Pacific Northwest Review* 65, no. 4 (November 1996): 525-557.

Part II Treatment

Part II of this document outlines the general management philosophy and primary treatment strategies for White Grass Ranch, taking into consideration the management goals as outlined in previous planning documents. Cultural landscape character areas are identified based upon the information presented in Part I, including the comparison of the historical patterns of landscape development with the existing conditions.

Cultural Landscape Character Areas and Management Zones

Based upon the analysis and evaluation of cultural landscape characteristics and associated resources and features, White Grass Ranch can be divided into four character areas.¹¹⁰ These include: the roughly ten-acre historic building cluster, the lands improved for agricultural uses (the hayfield and the pasture), the access road corridors, and the unimproved timbered areas and/or areas with little historic integrity (Figure 117). Together, the four areas comprise the 306 acres remaining in the combined Hammond and Bispham homestead claims after the sale of the Sky Ranch parcel.

Building cluster: The building cluster contains all of the extant historical buildings. Although most are in only fair condition, for the most part, they retain integrity of location, materials, workmanship and design. Individually, and as a group, the buildings represent an important character-defining feature of the cultural landscape, whose architectural qualities and placement within the cluster must be preserved. All work conducted on the buildings will adhere to the Secretary of the Interior's Standards for Rehabilitation.

Agricultural lands: Like the building cluster the historic agricultural lands, including the hayfield and the pasture, represent important character-defining landscape features. Intensively manipulated throughout the period of significance, these aggregate vegetation features are the most tangible reminder of the agricultural aspects of dude ranching operations at White Grass Ranch. Like the building cluster, retention of these two landscape features is critical to the integrity and significance of the cultural landscape. At this time, GTNP does not plan to find a new compatible use for the hayfield and the pasture. The treatment goal for these features will be to stabilize them in their current condition and to arrest further deterioration.

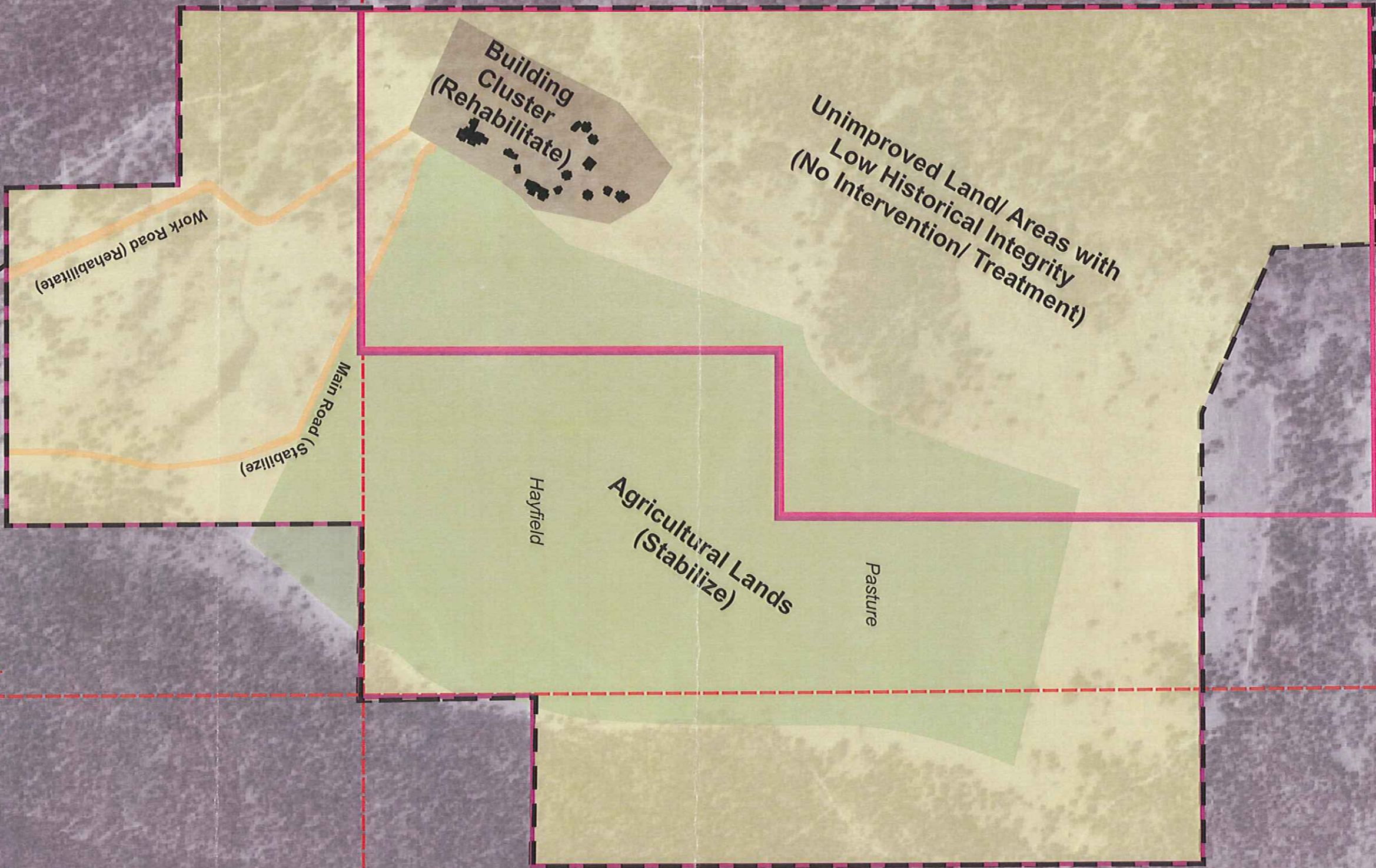
Access roads: The historic access roads include the main road and the work road. Both connect the building cluster with Death Canyon Road. Neither of these roads was ever engineered, rather each was simply established through repeated use, developing a set of two parallel tracks through the native vegetation. Of the two, the work road retains integrity, and remains passable to vehicular traffic. This road is believed to have been the first road constructed into the area during the homestead era, although from roughly the 1940s through the end of the period of significance it was used primarily for accessing the ranch trash dump. The work road may be rehabilitated for use as the primary vehicular access to the building cluster. In comparison, the main road lacks integrity, principally because of post-abandonment disturbance that has obscured the parallel tracks and facilitated the re-vegetation with volunteer native and noxious plants. The main road will not be rehabilitated.

Unimproved timbered areas and/or areas of low historical integrity: The balance of the land within the ranch consists of native forest (the source of much of the building material for ranch infrastructure), and areas reclaimed of their historical improvements (including the area that

¹¹⁰ A character area is "an area defined by the physical qualities of a cultural landscape and the type and concentration of cultural resources." *Guide to Cultural Landscape Reports*, 127.

formerly contained Lake Ingeborg, and owner and staff housing areas such as the bachelors' quarters). The native forest and the reclaimed lands are important to understanding the organization of space and land use during the period of significance however, they will require little or no treatment.

Proposed Historic District Boundary



Harmond Homestead Boundary

Bispham Homestead Boundary

T43N R116W Section 28

T43N R116W Section 27

USGS Orthophoto 1997
Grand Teton, WY
Teton County
T43N R116W

0 200 400 Feet

Figure 117: Proposed revised historic district boundary of White Grass Ranch showing the location of the four character areas.

Management Philosophy and Primary Treatment

White Grass Ranch is an important vernacular cultural landscape within Grand Teton National Park. As determined in the 2004 White Grass environmental assessment/assessment of effect (EA/AEF), the location and rustic character of the building cluster is such that its rehabilitation for use as the Western Center for Historic Preservation is appropriate.¹¹¹ In addition to the buildings, the large-scale patterns of land use, including the relationship between the building cluster and the outlying agricultural lands and the natural areas, remains apparent. GTNP's preferred period of significance for White Grass Ranch is 1919 to 1970. Although GTNP modified the landscape in the late 1980s and 1990s, key cultural landscape patterns, relationships, and individual features remain. Not all landscape resources and features on the ranch exhibit the same level of integrity so different levels of management treatment are appropriate for specific features within the proposed new historic district boundary.

GTNP does not plan to restore White Grass to a specific time period. Rather the philosophy for treating the cultural landscape will be to retain existing historic features and patterns. The buildings will be rehabilitated to pre-1955 conditions, the work road will be rehabilitated to accommodate vehicles, the hay field and pasture will be stabilized, and all other contributing landscape features will be stabilized in accordance with the White Grass EA/AEF and the Secretary's of the Interiors Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Stabilization of the hayfield and pasture will be done in consultation with GTNP's vegetation specialists.¹¹²

During the White Grass rehabilitation, materials, design, and construction of the new well house and parking lot will be compatible with the historic era. GTNP has decided not to move the JY Ranch hay shed to White Grass as stated in the EA/AEF.

¹¹¹ **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

¹¹² In 1992 the Secretary of the Interior's standards were revised so that they could be applied to all historic resource types included in the National Register of Historic Places--buildings, structures, sites, objects, districts, and landscapes. The revised Standards were reduced to four sets by incorporating protection and stabilization into preservation, and by eliminating acquisition, which is no longer considered a treatment. Re-titled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, this new, modified version addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. The *Guidelines for the Treatment of Cultural Landscapes* illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards. Charles A. Birnbaum and Christine Capella Peters editors, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, Washington D.C., U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program, 1996.

Treatment Recommendations

Buildings and Structures

In accordance with the White Grass EA/AEF, GTNP will rehabilitate the thirteen extant White Grass buildings using a phased approach. The phases are slightly different than what was outlined in the Preferred Alternative (Alternative 3) of the EA/AEF because of changes in funding sources, but the overall project will accomplish the same goals. Phase one will consist of stabilization of all thirteen buildings. Phase two will include installation of utility infrastructure and rehabilitation of the Main Cabin (HS-1168), Hammond Cabin (HS-1156), and the Bathhouse (HS-1162).¹¹³ Phase three will consist of the rehabilitation of the ten remaining White Grass buildings. The three phases will take approximately five years to complete.

GTNP will use the rehabilitated buildings for a Western Center for Historic Preservation (WCHP). In general, the new uses of the buildings will be compatible with the historical uses, especially the original dude cabins, which will provide seasonal housing for NPS historic preservation crews and volunteers working with the center to decrease the historic structure maintenance backlog in GTNP. White Grass Ranch's secondary function will be to provide seasonal housing for Cooperative Ecosystem Studies Unit (CESU) university students and professors and state and federal agency employees working on cultural resource projects for GTNP and/or the Greater Yellowstone Area. The Hammond Cabin will contain the kitchen and dining room to be used by the crews, volunteers, students, and professors staying at the ranch, and will house the seasonal volunteer ranch caretaker. The Main Cabin will house work, meeting, and office spaces. The Bathhouse will serve as a utilities storage building. The Hammond Cabin, the Main Cabin, and Cabin 15 (HS-1155) will be handicap accessible. Stabilization and rehabilitation work will be completed by WCHP staff, by other NPS historic preservation crews, and by volunteers.

The project will adhere to the Secretary of the Interior's Standards and Guidelines for preservation and rehabilitation. Specifically, the work will preserve the historical vernacular architectural character of the buildings.

In the event that new buildings are required their scale and design will complement those of the historic buildings. Placement of new buildings will be carefully considered and will be based upon historical patterns of use within the building cluster. For the most part, new buildings should be located within the former barnyard area. The White Grass EA/AEF stated that a new well house would be constructed and the JY Ranch Hay Shed would be moved into the barnyard area. GTNP has decided not to move the hay shed to White Grass. New construction proposed for the ranch will go through the NEPA/Section 106 compliance process.

GTNP would like to create a formal entrance to the training center. As stated above, the park will rehabilitate the work road to serve as the main vehicular access into the building cluster. In an effort to make this entrance compatible with the historical scene, the park will use a design that is similar to the *circa* 1965 gate at the cattle guard on the main road, as illustrated in Figure 118. The new structure will consist of pole uprights and a crossbeam with a simple wooden sign affixed to the crossbeam. The new structure will be located on the south end of the work road.

¹¹³ Note that the Bathhouse has been referred to in planning and environmental documents as the Shower/Laundry Building.



Figure 118. Photograph of the entrance gate to White Grass Ranch, *circa* 1965. This gate was located at the south end of the main road, just north of its junction with the Death Canyon road. Photo courtesy of Frank Galey's family

Building-specific treatment recommendations are described below.

1154 GIRLS CABIN

The scope of work to Girls Cabin 1154 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin

Foundation

- Reset cabin on a new concrete foundation with a crawlspace

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill logs typically to north and west elevations
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Provide new wood doors, frames, and hardware to match in-kind
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct wood entry stairs and landings in-kind

Bathroom Addition (non-historic)

- Remove existing non-historic, collapsed, north stick frame, plywood addition
- Provide 7'-0" deep X 7'-6" wide addition (to west elevation) to accommodate shared bathroom
- Design, detail, and finish to match in-kind to adjacent cabin additions
- Provide concrete foundation, wood floor structure, and wall framing
- Roof pitch to match in-kind with existing cabin roof design and detail
- Provide shingle roof finish to match in-kind with new roof finish of cabin
- Finish exterior walls with clapboard siding to match in-kind to adjacent cabin additions
- Treat clapboard siding with FPL wood preservation treatment
- Saw-cut new access from cabin to shared bathroom addition
- Provide new interior doors and frames joining bedrooms and bathroom
- Coordinate applicable utilities, fixtures, and interior finishes
- In-fill wall separating bedrooms at location of cased opening with in-kind log work

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Dutchman splice new log ends to 2 locations on north and south elevations
- Remove existing roofing down to sheathing
- Remove failed sheathing from cabin and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1155 CABIN 15 (ACCESSIBLE CABIN)

The scope of work to Cabin 15 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove tree from north foundation of the cabin

Foundation

- Reset cabin on a new concrete pier foundation

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log to west elevations
- Re-nail existing half-log siding of bathroom addition
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Provide new wood doors, and frames to match in-kind, and ADA compliant hardware
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct wood entry stairs and landings in-kind
- Provide new landing to comply with ADA Standards for Accessible Design

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Dutchman splice new log ends to 1 location on south elevations
- Remove existing roofing down to sheathing and replace any rotted areas in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove existing bathroom fixtures and finishes
- Replace with ADA compliant fixtures, accessories, and new finishes
- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1156 HAMMOND RESIDENCE

The scope of work to the Hammond Residence includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the residence
- Remove trees and shrubs around foundation

Foundation

- Reset building on a new concrete foundation utilizing sections of foundation as needed
- Create a ventilated crawl space

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on southeast corner, at new ramp
- Remove and replace sill log on central portion of southwest elevation, at bedroom/hall
- Remove and replace sill log and 6 wall logs on north elevation, main entry extension
- Remove and replace sill log on north elevation, west of fireplace
- Remove and replace sill log on entire length of west elevation
- Remove and replace wall log, above sill log, on northwest end of west elevation
- Remove and replace wall log, above sill log, on south west end of west elevation
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surface
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Provide new wood doors, frames, and ADA compliant hardware in training/dining facility
- Restore doors and frames in residence, provide new hardware in-kind
- Provide new wood screen doors and hardware typically to exterior doors

Floors

- Remove existing wood floor finish throughout

- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind to existing
- Finish wood floor to match in-kind to removed floor finish

Front Porches

- Reconstruct existing southwest entry porch in-kind
- Reconstruct the southwest entry stair and bench to north cabin extension in-kind
- Reconstruct west stoop, north of fireplace, in-kind
- Reconstruct existing south entry, benches, and stair of north cabin extension in-kind
- Remove and reconstruct log supports to south entry of north cabin extension in-kind
- Reconstruct southeast main entry porch and stair in-kind
- Remove and reconstruct southeast main entry log supports in-kind
- Reconstruct wood porch at southeast to meet *ADA Standards for Accessible Design*:
 - Provide new wood ramp, landing, and handrails
 - Design and detail to match in-kind with porch design Cabin 1168

Interior Uses (non-historic)

- Divide interior into a single family residence (north) and training/dining facility (south)
- Single family residence to include:
 - Reconstruct 2 bedrooms/closets, interior bathroom, living/dining room and kitchen
 - Separate north residence from south training facility with interior framed closets
 - Provide centrally located mechanical room servicing entire cabin
- Reconstruct centrally located interior bathroom of residence:
 - Provide applicable utilities, fixtures, accessories, and new interior finishes
 - Infill north and south log walls at door locations
 - Establish corridor and storage closet
 - Relocate restored bathroom door and frame
 - Provide new hardware to match in-kind
- Restore interior finishes in residence portion of cabin
- Training/dining facility (main room)
- Handicap accessible restroom and commercial kitchen (south of main room):
 - Install handicap accessible, ADA compliant restroom opposite ADA entry to facility
 - Frame new walls separating restroom from kitchen
 - Infill southwest log wall in-kind at location of door accessing removed bathroom addition
 - Provide applicable utilities, ADA compliant fixtures, accessories, and new interior finishes
 - Install handicap accessible, ADA compliant commercial kitchen to facility
 - Enlarge southwest entry door to accommodate code compliant access
 - Infill modern double southeast entry with in-kind log construction establish ADA entry
 - Provide applicable utilities, fixtures, accessories, appliances, and interior finishes
- Remove and reconstruct north entry remodeled kitchen addition of residence:
 - Remove non-historic plywood exterior finish to expose framing
 - Install new wood wall framing to existing failed wall framing
 - Remove entire roof from north remodeled kitchen space of residence

- Frame new roof structure to remodeled kitchen space of residence
- Realign addition on new concrete foundation
- Provide new ceiling finish to kitchen space to match in-kind
- Install half-log wall finish to exterior of addition to match in-kind to cabin additions
- Install kitchen within second north bathroom addition of residence
- Install windows to north and east elevations, match in-kind to historic conditions
- Remove original bathroom door, enlarge opening to 5'-0" wide
- Provide applicable utilities, fixtures, accessories, appliances, and interior finishes

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove and Dutchman splice exposed log ends 4 locations on southeast gable roof end
- Remove and Dutchman splice exposed log end 5 locations on northwest gable roof end
- Remove existing roofing down to sheathing
- Remove failed or rotted sheathing from building roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new wood shingle roof to match the main cabin (non-historic). This roof is justified because the Main Cabin had a wood shingle roof and this one would be similar. Alternatives have to be experimented with to protect the historic resource and give longer life to the roof than the original sheet asphalt material
- Chemically clean interior and exterior of 2 stone fireplaces and hearths
- Re-point stone fireplaces and chimney caps in-kind
- Restore historic chimney cap of north fireplace (in residence)

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1157 Cabin 12

The scope of work to Cabin 12 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove shrubs from foundation of the bathroom addition

Foundation

- Reset cabin on a new concrete pier foundation with a full foundation under the addition

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log to north elevation
- Remove and replace top wall log on the north elevation
- Re-nail existing clapboard siding of bathroom addition
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surface
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Provide new wood doors, and frames to match in-kind
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct wood entry stairs and landings in-kind

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill interior log wall in-kind to existing at bathroom to accommodate new door and frame
- New door and frame and hardware to match in-kind with existing
- Remove and replace failed roof structure of bathroom addition
- Provide new roof structure, replicate exterior to match existing
- Reconstruct existing wood soffit brackets on bathroom addition

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Dutchman splice new log ends to 1 locations on south elevations
- Remove existing roofing down to sheathing and replace rotted areas in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1158 Cabin 10

The scope of work to Cabin 10 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove trees and shrubs from foundation on north and south elevations

Foundation

- Reset cabin on a new concrete foundation with a crawlspace

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log and above wall log on west elevation, north of bathroom
- Remove and replace sill log on west elevation, south of bathroom
- Remove and replace sill log on south elevation of cabin and bathroom
- Remove and replace sill log and above wall log on east elevation, north of porch
- Remove and replace 2 top wall logs on east elevation, north of porch
- Remove and replace sill log and above wall log on north elevation of bathroom
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood doors to match in-kind
- Provide new wood door frames and hardware to match in-kind
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure

- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct wood entry stairs in-kind
- Remove and reconstruct existing wood porch and log supports in-kind

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill interior log wall in-kind to existing at bathroom to accommodate new door and frame
- Restore bathroom doors and frames

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Dutchman splice new log ends to 1 locations on south elevations
- Remove existing roofing down to sheathing and replace rotted areas in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1159 CABIN 9

The scope of work to Cabin 9 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove trees and shrubs from foundation on north, south and east elevations

Foundation

- Reset cabin on a new concrete pier foundation with a full foundation under the addition

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on north elevation
- Remove and replace 2 wall logs on north elevation
- Remove and replace sill log on west elevation of bathroom
- Remove and replace sill log on south elevation of bathroom
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood doors to match in-kind
- Provide new wood door frames and hardware to match in-kind
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct wood entry stair in-kind
- Remove and reconstruct existing wood porch and log supports in-kind

Fireplace Chimney

- Point stone chimney and provide stone cap to match original in-kind
- Chemically clean stone and fireplace hearth

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill interior log wall in-kind to existing at bathroom to accommodate new door and frame
- Provide new bathroom door and frame to match in-kind

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Dutchman splice new log ends to 1 locations on south elevations
- Remove existing roofing down to sheathing and replace rotted areas in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1160 CABIN 8

The scope of work to Cabin 8 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove trees and shrubs around foundation

Foundation

- Reset cabin on a new concrete foundation with a crawlspace

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on northwest elevation
- Remove and replace top wall log on northwest elevation
- Remove and replace sill log on southeast elevation, east of existing bathroom
- Remove and replace sill log on northeast elevation
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood doors to match in-kind
- Provide new wood doors, frames, and hardware to match in-kind
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct southeast wood entry stair in-kind
- Remove and reconstruct existing southeast entry porch and log supports in-kind
- Remove and reconstruct existing northwest entry porch and log supports in-kind

Bathroom Addition (non-historic)

- Expand existing 7'-0" x 9'-0" southwest bathroom addition to 9'-0" x 9'-0" addition
- Provide new 7'-0" wide x 9'-4" deep bathroom addition to northwest elevation
- Design and detail addition to match in-kind to adjacent bathroom
- Provide concrete foundation, wood floor, and wall framing
- Shed roof to match in-kind with adjacent bathroom roof design and detail
- Provide sheet asphalt roof finish to match in-kind with new roof finish of cabin
- Finish exterior walls with clapboard siding to match in-kind to adjacent bathroom
- Treat clapboard siding with FPL wood preservation treatment
- Coordinate applicable utilities, fixtures, and interior finishes
- In each bathroom provide new fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Restore bathrooms doors and frames to existing bathroom, provide new hardware
- Saw-cut new door opening in existing log for access to new bathroom addition
- Provide door and frame to new bathroom to match in-kind to existing bathroom doors

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove existing roofing down to sheathing and replace rotted areas in-kind
- Remove sheathing from existing bathroom roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1161 CABIN 11

The scope of work to Cabin 11 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove trees and shrubs around foundation

Foundation

- Reset cabin on a new concrete foundation with a crawlspace

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on north elevation of bathroom addition
- Remove and replace top 2 wall logs on north elevation of bathroom addition
- Remove and replace sill log on west elevation
- Remove and replace second wall log on west elevation, south side
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing northwest wood entry door to match in-kind
- Provide new southwest entry door to match in-kind
- Provide new wood door frames, and hardware to match in-kind
- Provide new wood screen doors and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind

- Finish wood floor to match in-kind

Front Porch

- Reconstruct west wood entry stair in-kind
- Remove and reconstruct existing west entry porch and log supports in-kind

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill southwest window location with log to match in-kind to existing
- Restore existing bathroom door and frame
- Provide new bathroom door and frame to missing location to match in-kind

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove existing roofing down to sheathing
- Remove sheathing from existing bathroom roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1162 BATHHOUSE

The scope of work to Bathhouse includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the bathhouse
- Remove trees and shrubs around foundation

Foundation

- Reset building on a new concrete foundation

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on northeast elevation
- Remove and replace sill log on southwest elevation
- Remove and replace wall log, above sill log, on southwest elevation
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood entry doors to match in-kind
- Provide new wood door frames and hardware to match in-kind
- Provide new wood screen doors and hardware to match in-kind
- Provide new double wide doors on the east side of the building in the large opening for vehicle storage. Size should be determined by vehicle width and height and should match in-kind

Floors

- Remove existing damaged interior concrete floor in its entirety
- Reinstall new concrete floor and finish to match in-kind

Entry Stoops

- Reconstruct southwest concrete entry stoop in-kind
- Reconstruct northwest concrete entry stoop in-kind
- Reconstruct 2 concrete entry stoops on northeast elevation in-kind
- Reconstruct southeast concrete entry stoop at double doors in-kind

Interior (non-historic)

- Remove existing interior stud wall framing
- Remove and replace existing log columns with new to support structure
- Provide additional interior log columns to support existing and new roof structure
- Remove and replace cracked and failing log purlins on the interior
- Remove boiler and stack at entrance to the building
- Utilize the space for storage and shop area

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove and Dutchman splice exposed log ends 4 locations on southeast gable roof end
- Remove and Dutchman splice exposed log end 5 locations on northwest gable roof end
- Remove collapsed brick chimney and rebuild in-kind
- Remove existing roofing down to sheathing
- Remove failed or rotted sheathing from building roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new metal roof finish (vertical standing seam) and flashing (non-historic). This is justified because this roof has a longer life and will protect the historic resource.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1163 CABIN 7

The scope of work to Cabin 7 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove trees and shrubs around foundation

Foundation

- Reset cabin on a new concrete pier foundation

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on north elevation
- Remove and replace sill log and above wall log on west elevation
- Remove and replace sill log on south elevation
- Re-nail existing half-log siding of bathroom addition
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood entry door to match in-kind
- Provide new wood door frame and hardware to match in-kind
- Provide new wood screen door and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct southeast wood entry stair in-kind
- Remove and reconstruct existing southeast entry porch and log supports in-kind

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill northwest window of addition to match in-kind to existing finishes
- Restore existing shared bathroom door and frame
- Provide new bathroom door hardware to match in-kind

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove existing roofing down to sheathing
- Remove failed sheathing from cabin and bathroom roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources

Systems (non-historic)

Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1164 CABIN 6

The scope of work to Cabin 6 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove shrubs around foundation

Foundation

- Reset cabin on a new concrete pier foundation with a full foundation under the addition

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on northeast elevation
- Remove and replace sill log northwest elevation each side of bathroom
- Remove and replace wall log, above sill log, on north side of northwest elevation
- Re-nail existing half-log siding of bathroom addition
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood entry door to match in-kind
- Provide new wood door frame and hardware to match in-kind
- Provide new wood screen door and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind
- Finish wood floor to match in-kind

Front Porch

- Reconstruct southeast wood entry stair in-kind
- Remove and reconstruct existing southeast entry porch and log supports in-kind
- Provide code compliant log handrails to porch detail to match the Main Cabin

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill northwest window of addition to match in-kind to existing finishes
- Restore existing shared bathroom door and frame
- Provide new bathroom door hardware to match in-kind

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove existing roofing down to sheathing
- Remove failed sheathing from cabin and bathroom roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources

Systems (non-historic)

Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1165 CABIN 5

The scope of work to Cabin 5 includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the cabin
- Remove trees around foundation

Foundation

- Reset cabin on a new concrete pier foundation with a full foundation under the addition

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
- Remove and replace sill log on northeast elevation
- Remove and replace sill log northwest elevation each side of bathroom
- Remove and replace sill log on southwest elevation
- Remove and replace rotten log end, Dutchman splice, at southwest corner
- Re-nail existing half-log siding of bathroom addition
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind

Doors

- Reconstruct existing wood entry door to match in-kind
- Provide new wood door frame and hardware to match in-kind
- Provide new wood screen door and hardware to match in-kind

Floors

- Upgrade existing wood floor structure
- Remove existing wood floor finish
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind

- Finish wood floor to match in-kind

Front Porch

- Reconstruct wood entry stair in-kind
- Remove and reconstruct existing entry porch and log supports in-kind
- Provide code compliant log handrails to porch detail to match the Main Cabin

Bathroom Addition (non-historic)

- Remove existing bathroom fixtures and finishes
- Provide applicable utilities, fixtures, accessories, and new interior finishes
- Infill northwest window of addition to match in-kind to existing finishes
- Restore existing shared bathroom door and frame
- Provide new bathroom door hardware to match in-kind

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Remove existing roofing down to sheathing
- Remove failed sheathing from cabin and bathroom roof and replace in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Provide a new green sheet asphalt roof finish and flashing to match in-kind
- Roof Alternative (non-historic) – The sheet asphalt roof finish is not a long term solution to protecting the buildings especially with the amount of work that will be accomplished over the years. Experiment with alternative materials for the cabins such as metal roofs, i.e. standing seam metal roofs run vertically similar to the sheet asphalt. As materials change there might be other solutions that could be justified as alternatives to protecting the historic resources.

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

HS-1168 MAIN CABIN

The scope of work to the Main Cabin includes the following. All work shall be conducted in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Site

- Provide positive drainage around the residence
- Remove trees and shrubs around foundation

Foundation

- Reset building on a new concrete foundation utilizing sections of foundation as needed
- Create a ventilated crawl space
- Realign north portion of the cabin on a new foundation wall

Log Walls

- Remove and replace rotten and weather damaged wall logs to match in-kind
 - Most of the log walls in the east west addition will have to be removed because of rotted low work
- Remove and replace sill log on west elevation, north end of main cabin
- Remove and replace sill log and 2 wall logs on north elevation of east-west addition
- Remove and replace top wall log on north elevation of east-west addition
- Remove and replace 2 wall logs west of west entry, north elevation of east-west addition
- Remove and replace sill log on west elevation of main cabin and east-west addition
- Remove and replace 2 wall logs each side of central fireplace, west elevation, main cabin
- Remove and replace 3 wall logs, west side of east-west addition
- Remove and replace sill logs all elevation of south addition of east-west building addition
- Remove and replace sill log and above wall log entire length of south elevation
- Remove and replace sill log on entire length of east elevation
- Remove and Dutchman splice log ends to 2 locations, west elevation of east-west building addition
- Restore interior log finishes in-kind
- Clean wood surfaces to remove mold, algae, and surface dirt
- Provide FPL wood preservation treatment finish to wood surfaces
- Remove existing log chinking and daubing and replace with new to match in-kind

Windows

- Restore and re-glaze existing wood windows to match in-kind
- Provide new wood window screens to match in-kind
- Remove and replace window trim to match in-kind

Doors

- Provide new wood doors, frames, and ADA compliant hardware to 2 entries
- Restore doors and frames re-swing doors to meet code requirements
- Provide new hardware to meet code
- Restore transom window above door, north of wood storage
- Restore wood doors and screens accessing porch at main entry (north and south sides)
- Provide new doors to location of sliding glass door to match historic photographs
- Provide new wood screen doors and hardware typically to exterior doors

Floors

- Remove existing wood floor finish throughout
- Provide new floor joists and sheathing to existing structure
- Provide new floor in-kind to existing
- Finish wood floor to match in-kind to removed floor finish
- Remove existing damaged concrete slab of the east-west addition and install new concrete floor to match in-kind and take into consideration the reuse of the space

Front Porches

- Remove and reconstruct southeast porch, stair, benches, and handrail:
 - Base design on historic photographs
- Remove and reconstruct central porch of east elevation:
 - Base design on historic photographs
- Reconstruct stoop on west elevation in-kind
- Provide ADA compliant stoops to meet *ADA Standards for Accessible Design* at:
 - North entry of west elevation
 - West entry of north elevation of southern portion of cabin

Interior Uses (non-historic)

- Remove non-historic wall and ceiling finishes and light fixtures from cabin interior
- Remove non-historic floor finishes from cabin interior
- Remove non-historic sliding glass door at south end of east elevation
- Remove non-historic wall infill to central porch of east elevation
- Remove collapsed and damaged shelving from south side of east-west building addition
- Remove interior cabinets and ancillary wall framing in east-west building addition
- Remove and replace failed roof logs and framing
- Remove coverings from roof ventilator
- Reconstruct log wall, windows, and door on central portion of main cabin:
 - Base design on historic photographs
 - Re-establish original roof bearing conditions
 - Remove and replace collapsed, damaged and failed roof structure in-kind
- Main Cabin Uses:
 - North End – Interpretive area
 - East/west Wing of north end – Administrative Offices

- Center and East/west Wing of south end – Lounge/Classrooms
- South End – Library/Research Area
- Install ADA compliant restrooms and laundry room to north side of east-west building addition:
 - Provide applicable utilities, ADA compliant fixtures, accessories, and new interior finishes
 - Remove 30-inch x 48-inch and 36-inch x 50-inch windows on north elevation, east end:
 - Infill log wall construction in-kind to accommodate new windows
 - Install new 30-inch x 32-inch windows design to match historic conditions
 - Provide new wall framing and furring, ceiling and wall finishes
 - Install new cabinets, appliances and venting to laundry room
 - Provide new ADA compliant doors and hardware to rooms
- Establish mechanical room on west end of east-west building addition to accommodate:
 - New utility services to the cabin and mechanical equipment
 - Provide new code compliant door and hardware to room
- Remove existing doors to south storage room addition of east-west addition:
 - Enlarge door openings to meet code requirements for exiting
 - Provide new doors to match in-kind to historic conditions
 - Provide new ADA compliant door hardware
- ADA compliant doors and door hardware to match in-kind

Roof

- Remove rotten and damaged roof log ends to match in-kind
- Reconstruct shed roof and log roof structure of wood storage, in-kind
- Remove existing roofing down to sheathing
- Remove and replace damaged and rotten sheathing in-kind
- Remove eaves to exterior wall line
- Add new structure above existing roof structure (existing ceiling to remain)
- Replicate original eave condition with new structure
- Replicate rake condition including exposed log ends with new structure
- Replicate roof brackets on north elevation of east-west building addition
- Replicate roof brackets to roof north of wood storage
- Re-establish structural integrity of roof of east-west building addition
- Remove non-historic interior roof ties
- Provide a new wood shingle roof finish and flashing to match in-kind
- Chemically clean interior and exterior of 2 stone fireplaces and hearths
- Realign northern most chimney to realigned cabin
- Chemically clean and re-point stone benches adjacent interior of northern most fireplace
- Reconstruct stone chimney cap to northern most fireplace to match in-kind
- Re-point stone fireplaces and chimneys
- Re-point terracotta clay chimney pots of central fireplace on west elevation of main cabin
- Restore interior fireplace surround of central fireplace of main cabin in-kind

Systems (non-historic)

- Remove and replace utilities with new electrical, heat, water, sewer, and smoke detection

Circulation Systems

The informal character of the extant circulation features within the district reflects historical use, and should be retained to the maximum extent possible. Specifically, the vehicular roads consist of two parallel tracks with few appurtenant structural components, while the pedestrian system consists of footpaths worn through the vegetation.

Specific Recommendations

Rehabilitate the former work road as the primary vehicular access into the ranch. Although the Preferred Alternative in the White Grass EA/AEF calls for a new access road to be built between the Death Canyon Road and the barnyard, a new road would be a modern intrusion to the historical scene and an adverse effect to the district. In contrast, use of the work road to access the building cluster will ensure that at least one of the historical access roads is preserved and maintained. In addition, it will divert traffic from Death Canyon Road at a point roughly a mile lower down the road than the proposed new road, thus relieving some of the congestion on this heavily traveled road.

Pedestrian circulation within the building cluster should also remain informal, and should be established through use rather than according to an engineered plan. Some hardened paths will be required to meet accessibility requirements, in which case their location should be patterned after the historical footpaths, i.e., the shortest route between and around buildings. A compacted gravel surface would be preferable to impermeable surfacing materials, such as asphalt or concrete.

Vegetation

The existing vegetation within the proposed boundary of the historic district consists of native plant communities, agricultural vegetation, and a few remnant ornamental plants. The native vegetation will require little treatment other than the elimination of invasive noxious weeds, such as the Canada thistle and ox-eye daisy found in disturbed areas in and adjacent to the building cluster. With regard to ornamental plants, the use of hops to shade the buildings adjacent to the hayfield was an important character-defining feature of the period of significance, and should be perpetuated.

Specific Recommendations:

General. Treatment for noxious weeds may require the application of herbicides. Topical application is preferred, so that native and contributing introduced vegetation is not affected

Native plant communities. In order to retain the visual definition of the main road, GTNP recommends that the volunteer trees and shrubs (aspen, buckthorn and pine) growing along the old drainage ditch on the south edge of the hayfield be perpetuated. Specifically, each tree will be replaced in kind as it declines or dies.¹¹⁴

The declining cottonwoods in the area east of the barnyard will be allowed to deteriorate naturally. However, downed branches that have accumulated at the base of the trees will be removed in order to decrease the fuel load.

During rehabilitation of the buildings, native trees should be protected to the maximum extent possible. Although it will not be possible to save some trees, the larger evergreens in particular should be protected.

Agricultural vegetation. The existing character of the hayfield and the pasture, both aggregate biotic vegetation features, should be maintained to the maximum extent possible, by limiting the spread of

¹¹⁴ The absence of the drainage ditch to water replacement trees will make replacement in kind difficult. As an alternative to replanting the volunteer trees, the consultant recommends that the road/field edge could be preserved by constructing a section of buck and rail fence along the north edge of the main road, as was in place during the period of significance. .

sagebrush and lodgepole pine seedlings into the margins of these two areas. Historically, this was accomplished by deep plowing followed by reseeded. In the absence of irrigation to facilitate reestablishment after reseeded, it would be best to remove encroaching trees and shrubs by hand.

Further investigations into the variety and composition of plants in both the hayfield and the pasture will be needed in order to determine seed mixtures that may be appropriate for reseeded disturbed areas. If possible, the seed mixture should include timothy and orchard grass, both exotic perennial bunchgrasses used historically. If GTNP requires the exclusive use of native species, perennial bunch grasses that green up in spring, produce a seed head and cure in the fall, could replace the exotics. Lacking irrigation, however, it will not be possible to achieve the same height of the grasses as during active use of the hayfield and pasture.

Ornamental vegetation. Retain and/or reestablish hops around the base of the Main Cabin, the Hammond Cabin, the Bathhouse, and Cabin 8. The existing plants can be removed during rehabilitation of the buildings and then replanted. The vines may need to be supported on the buildings by a sturdy string dropped from the eave line and anchored at the base of the building. The vines, which grow quickly in the summer, will die back in the fall, after which they may need to be manually removed from the supporting structure.

During rehabilitation of the Hammond Cabin ensure that the shrub honeysuckle adjacent to the south east-side porch is preserved. It may be possible to protect this large specimen in place. If not, cuttings can be used to propagate new specimens for replanting. Once reestablished, routine pruning will be required to keep the shrub in check.

The few remaining ornamental plants, the iris in the cobble-lined flowerbed and the daffodils around the base of the Main Cabin can be retained rather than removed. In the future, however, ornamental flowerbeds should be limited to areas planted during the period of significance, i.e., the flowerbed east of the Main Cabin, adjacent to the west side of the yard fence.

Small-scale Features

The majority of the small-scale features present during the period of significance (the fountain/birdbath and stone barbeque adjacent to the Hammond Cabin, the fence separating the hayfield from the building cluster) do not retain integrity, and cannot be counted as contributing resources. Rather, their primary value is as place markers of former improvements, that can inform new development within and adjacent to the building cluster. The same is true of the Messler cabin foundation, the leveled platform for one of the bachelors' quarters, and the tent platform in the timber west of the building cluster. Only the row of river cobbles lining the flowerbed in front of the Main Cabin appears to be intact and contributes to the historical scene.

Some of the new uses anticipated for the site, such as public interpretation, may require the addition of small-scale structural elements to the building cluster and adjacent areas. If properly designed, the new elements will complement rather than detract from the historic scene.

Specific Recommendations:

Protect the row of river cobbles that marks the location of the flowerbed on the east (front) side of the Main Cabin.

Retain the fence post bases that mark the location of the fence that separated the hayfield from the building cluster, and the remains of the barbeque on the east side of the Hammond Cabin.

Because of its location, it is unlikely that the base for the fountain/birdbath adjacent to the north east-side porch of the Hammond Cabin can be avoided during rehabilitation of that building.

Small-scale structures associated with the interpretive program, such as kiosks to display historical photographs and text or numbered guide markers, should be compatible with the historical character of

the site. Native materials such as poles, rough-cut wood and wood shingles, should be used; metal structural components should be avoided.

If site furnishings are required, sufficient photographic documentation is available to allow a faithful reconstruction of the benches present at the site during the period of significance.

In the event that the building cluster requires fencing, it would be appropriate to use a post and two-rail fence (similar to that shown in historical photographs), along the east side of the buildings. Wood post with barbed wire would be suitable for the remainder of the perimeter. If desired, the location of the *circa*-1950 fence line can be reconstructed using the bases of the fence posts as a guide (see discussion of small-scale features in Existing Conditions).

Finally, the consultant recommends that an appropriate way to retain and define the main road corridor would be to install a buck and rail fence, similar to the style used by Hammond and Bispham, along the north side of the road.

Constructed Water Features

Although isolated segments of the main distribution canal for the ranch do exist, GTNP does not anticipate restoring irrigation to the site, and therefore does not intend to reconstruct the destroyed sections of the ditch. Similarly, the park does not intend to restore either of the recreation features, the swimming pool or Lake Ingeborg.

The two extant cooling ditches in the building cluster should be avoided during building rehabilitation

Specific Recommendations:

Avoid direct physical impact to the two extant cooling ditches.

Clear away vegetative debris that has accumulated in the cooling ditches since the termination of the dude ranch operation.

Views/Vistas

The panoramic views east and west across the White Grass hayfield and pasture remain largely unchanged. The views east and west along the main road have been obscured by volunteer trees (mostly lodgepole pine). Conversely, the views within the building cluster are more open than during the period of significance.

Specific Recommendations:

Retain the panoramic views over the hayfield and pasture by preventing encroachment of tree seedlings and shrubby vegetation in these landscape features.

Restore the view down the main road by removing the volunteer trees that have become established in disturbed areas of the roadbed.

GTNP recommends planting aspens within the building cluster in order to reestablish a visual screen between the cabins. The trees could be propagated from on site or transplanted from other areas of the park.

The consultant recommends that instead of intervening in the natural forest succession process, the forest be allowed to regenerate naturally within the building cluster. The area contains both evergreen and aspen seedlings that will enhance the historical character of the forest within the building cluster as they mature.

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Appendix A

**Alternatives from the White Grass
Rehabilitation and Adaptive Use
Environmental Assessment/Assessment of
Effect, 2004**

ALTERNATIVES CONSIDERED

The following four alternatives were developed to fit the purpose and need for the project as discussed in Chapter 1. All alternatives include mitigation to reduce the project effects on natural, cultural, and social resources (see Mitigation Measures section page 31). Alternative 1 is the No- Action alternative, intended to describe the effects that may occur if the project is not implemented. In this case, “no action” would mean there is no rehabilitation and adaptive use of White Grass Ranch structures.

Several of the alternatives below involve historic structure stabilization and/or rehabilitation. Definitions are as follows:

Stabilization is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Alternatives 2, 3, and 4 mention the addition of the JY hay shed to White Grass Ranch for use as a storage building. The JY Ranch was gifted to the NPS by the Rockefeller family for transfer to the park in 2006. Prior to the transfer of property to the NPS, the Rockefeller family will remove all buildings from the JY Ranch, and some of them will be gifted to Grand Teton National Park. The hay shed building is part of that gift, and would be moved to White Grass Ranch after all necessary compliance is complete.

ALTERNATIVE 1 – NO- ACTION ALTERNATIVE

The no- action alternative describes the action of continuing the present management operation and condition; it does not imply or direct discontinuing the present action or removing existing facilities. The no- action alternative provides a basis for comparing the management direction and environmental consequences of the proposed action and must always be considered in every EA/AEF. Should the no- action alternative be selected, the NPS would respond to future needs and conditions associated with the White Grass Ranch without major actions or changes in course.

Under the no- action alternative, activities that currently occur at the ranch would continue as follows: sealing buildings to prevent the entry of humans and small mammals; installing plastic on roofs to prevent interior water damage; shoring up roofs, porches, and/or walls when necessary to prevent collapse; and removing snow from roofs when deemed necessary. The duration of the stabilization phase would be intermittent. Access would not be improved and utilities would not be developed. The buildings may still continue to deteriorate and the park may be at risk of irretrievably losing structures listed in the National Register of Historic Places. If visitors do not respect established barriers and closures, they may be at risk of injury from collapsing walls and/or roofs or from diseased rodents when visiting White Grass Ranch. The buildings would be minimally stabilized or preserved, but not adaptively used. In this alternative, the JY Ranch hay shed would not be relocated to White Grass Ranch, and a well house and

parking area would not be constructed.

The Death Canyon Road passes near the project site and is used to access the White Grass Ranch area. Numerous complaints from visitors over the last few years have communicated that this road is in very poor condition beyond where the pavement ends and requires maintenance. As part of previously scheduled routine maintenance, the Death Canyon Road will be grading and gravel will be added to stabilize the road. All work will occur within the existing road prism using heavy equipment to grade the road and stabilize the surface and drainage. The work will require the removal of approximately 35 trees that are over 6" in diameter and several overhanging limbs immediately adjacent to the road in order to gain access for the heavy equipment required to conduct the road improvements. This work is required, is categorically excluded under NEPA, and will occur whether any action occurs at White Grass Ranch or not.

Improving this entire road to the trailhead may increase visitation beyond the capacity of the trailhead parking lot, therefore only 0.8 mile beyond the pavement will be improved in order to allow traffic to progress to a turn-around point, if they do not desire to travel the remaining distance of road to the trailhead parking lot. Signs will be posted warning visitors that the remaining portion of the road is a 4WD road experience. The entire Death Canyon Road will be addressed in the upcoming General Management Plan (GMP) scoping to address the entire range of management options for this corridor.

No spur road would be built from Death Canyon Road to the ranch for access. The secondary White Grass road and pasture would be minimally stabilized. In this alternative, a Western Center for Preservation Training and Technology would not be established, and the need for GTNP and NPS personnel trained in western historic preservation would continue to be great.

ALTERNATIVE 2 – MINIMUM BASIC FUNCTIONS

In this alternative, a day-use training center would be developed at White Grass Ranch with only the absolute minimum basic functions provided (Figure 4). The main cabin would be rehabilitated and adaptively used as a classroom facility and office space for the training center's employees (four or less people). The main cabin would be handicapped accessible. The other twelve historic buildings would be stabilized, but may be rehabilitated at a later date as a result of the operation of the training center. Rehabilitating the main cabin and stabilizing the remaining buildings would take one to two years to complete. All work would follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Electricity would be installed in the main cabin, but there would be no water, phone lines, or sewer system at the site. Users would be required to bring water with them and use a cellular phone. A vault toilet would be constructed next to the parking area. Solid waste disposal would require a "pack in, pack out" approach. All ground disturbances would be revegetated. In this alternative, no pole and rail fencing would be installed immediately around the buildings like in Alternatives 3 and 4.

The ground around the main cabin would be graded to provide positive drainage. The secondary White Grass road on the property and the historic pasture would be stabilized but not used (see Affected Environment: Historic Structures and Cultural Landscapes). All ground disturbance activities would be revegetated using native vegetation.

The training center would operate seasonally for a maximum 7-month period with most

activities taking place between late April and September, including opening and shutting down operations. The training center would accommodate fifteen to thirty daytime users. No overnight lodging would be available. The main carpentry/masonry shop for the training center would be located in the Moose maintenance area (park headquarters). The donated JY Ranch hay shed would be moved to White Grass Ranch, placed on the south side of the main cabin next to the parking area, and used for storage.

The Death Canyon Road would be used to access the White Grass Ranch area. As part of previously scheduled routine maintenance as described in the No- Action Alternative, the road will be graded and gravel added to stabilize the road. A small spur road would be constructed from Death Canyon Road to the ranch as access for operational activities. The spur road would begin at the Death Canyon Road roughly where the main cabin is visible from the road. It would run perpendicular to Death Canyon Road for approximately 400 feet, at a width of 15 feet, and it would be made from gravel. At the end of the spur road would be a small gravel parking area that would accommodate six vehicles. The limited parking would be provided for deliveries, instructors, and employees. Carpooling and/or shuttling would be encouraged for trainees and would be staged from the Moose maintenance area. Please see the site plan (Figure 4) for more information. The location of the parking area, vault toilet, JY Ranch hay shed, and part of the spur road is in a previously disturbed area; the White Grass Ranch barn and corrals used to be there. Under this alternative, a Western Center for Preservation Training and Technology would be established, addressing the need to train NPS employees and others in historic preservation.

ALTERNATIVE 3 – PHASED DEVELOPMENT (PREFERRED ALTERNATIVE)

The preferred alternative is the agency (NPS) preferred alternative (and is the proposed undertaking for §106 compliance) and defines the rationale for the action in terms of resource protection and management, visitor and operational use, costs, and other applicable factors. All actions described in the preferred alternative are consistent with approved management plans and related park documents. The description of the preferred alternative is also the description of the proposed action for U.S. Fish and Wildlife threatened and endangered species consultation purposes.

In this alternative, three historic buildings (main cabin, shower/laundry building, and Hammond cabin) would be rehabilitated immediately, while the remaining ten historic structures would be stabilized and eventually rehabilitated using training center instructors, trainees, and volunteers (Figure 5). These ten structures, once rehabilitated, would provide lodging for instructors, trainees, and volunteers and would include bathroom facilities in each cabin. The entire project would take approximately five years to complete. The main cabin would be rehabilitated and adaptively used as a classroom facility and office space for the training center's employees (four or less people). The shower/laundry building (historic use) would be rehabilitated and adaptively used as a utility building to shelter the potable water storage tank. The Hammond cabin would be rehabilitated and adaptively used for a research library/meeting space, community kitchen for trainees (the kitchen would be used once the remaining buildings were rehabilitated and adaptively used for trainees' lodging), and housing for the seasonal, on-site volunteer caretaker. The rehabilitation of these three buildings would provide for a fully functional Western Center for Preservation Training and Technology. Both the main cabin and the Hammond cabin would be handicapped accessible. Once rehabilitated, cabin #1155, located between the main cabin and the Hammond cabin, would be handicapped accessible and used for trainee lodging. All work would follow the *Secretary of the Interior Standards for the Treatment of Historic Properties*.

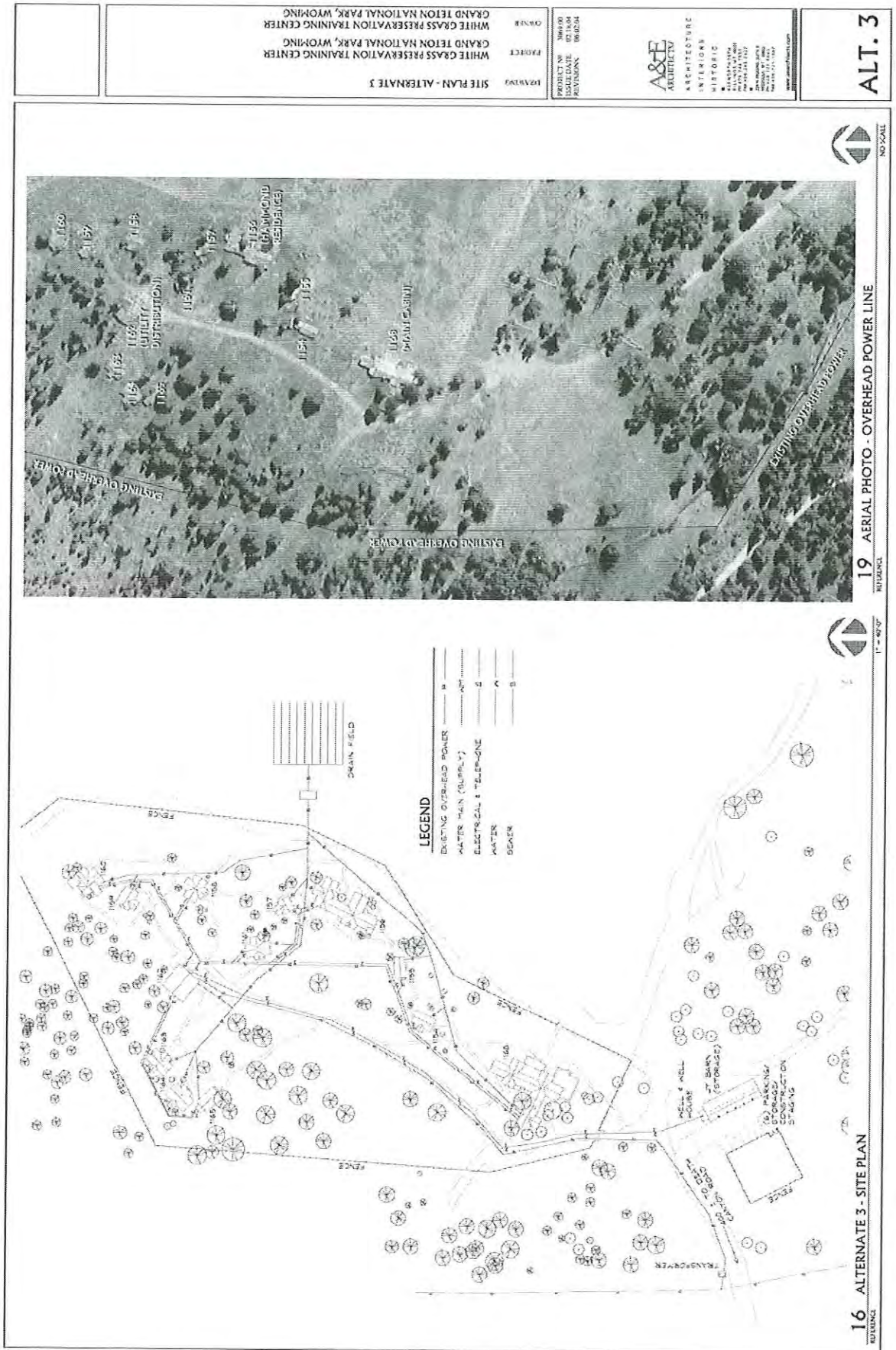
The preferred alternative would provide full utilities (electric, phone, water, and sewer) at the training center. A water well would be developed and used at the ranch. A well house would be constructed next to the parking area and JY Ranch hay shed (south of the main cabin) to shelter the well and its associated equipment. The single-story well house would be approximately twelve feet by eighteen feet. Water lines would be installed from the well house to all thirteen buildings. A septic tank and leach field would handle wastewater, and would be constructed approximately 100 feet east of the Hammond cabin. Electricity would be brought to all thirteen buildings from the existing power line that runs on the south and west sides of the property. Phone lines would be installed to the main cabin, Hammond cabin, and cabin #1155. All utility line installation would use existing utility corridors to the extent possible.

The ground around all the buildings would be graded to provide positive drainage. The secondary White Grass road on the property and the historic pasture would be stabilized but not used (see Affected Environment: Historic Structures and Cultural Landscapes). All ground disturbance activities would be revegetated using native vegetation. In an attempt to reconstruct some of the cultural landscape that once existed at White Grass Ranch, the pole and rail fence that ran immediately around the buildings would be reconstructed. The fence would be approximately four feet high.

The training center would operate seasonally for a maximum 7- month period with most activities taking place between late April and September, including opening and shutting down operations. The training center would accommodate fifteen to thirty daytime users. Initially, lodging would not be available at White Grass Ranch, but ultimately about twelve to fifteen overnight users, including the volunteer site manager, could be accommodated as additional cabins are rehabilitated by instructors, trainees, and volunteers. Besides the volunteer site manager, no training center/park employees would live at White Grass Ranch. The main carpentry/masonry shop for the training center would be located in the Moose maintenance area (park headquarters). The donated JY Ranch hay shed would be moved to White Grass Ranch, placed on the south side of the main cabin next to the parking area, and used for storage.

The Death Canyon Road would be used to access the White Grass Ranch area. As part of previously scheduled routine maintenance as described in the No- Action Alternative, the road will be graded and gravel added to stabilize the road. A small spur road would be constructed from Death Canyon Road to the ranch as access for operational activities. The spur road would begin at the Death Canyon Road roughly where the main cabin is visible from the road. It would run perpendicular to Death Canyon Road for approximately 400 feet, at a width of 15 feet, and it would be made from gravel. At the end of the spur road would be a small gravel parking area that would accommodate six vehicles. The limited parking would be provided for deliveries, instructors, and employees. Carpooling and/or shuttling would be encouraged for trainees and would be staged from the Moose maintenance area. Next to the parking area would be a small fenced- in area used for construction staging. This fence would be removed upon completion of construction activities. Please see the site plan (Figure 5) for more information. The location of the parking area, well house, JY Ranch hay shed, and part of the spur road is in a previously disturbed area; the White Grass Ranch barn and corrals used to be there. Under this alternative, a Western Center for Preservation Training and Technology would be established, addressing the need to train NPS employees and others in historic preservation.

FIGURE 5: ALTERNATIVE 3 SITE PLAN (A&E ARCHITECTS 2004B)



ALTERNATIVE 4 – COMPLETE BUILD- OUT

Alternative 4 involves rehabilitating all thirteen historic structures immediately for use as a fully functional Western Center for Preservation Training and Technology (Figure 6). The project would take two to three years to complete. The main cabin would be rehabilitated and adaptively used as a classroom facility and office space for the training center's employees (four or less people). The shower/laundry building (historic use) would be rehabilitated and adaptively used as a utility building to shelter the potable water storage tank. The Hammond cabin would be rehabilitated and adaptively used for a research library/meeting space, community kitchen for trainees, and housing for the seasonal, on- site volunteer caretaker. The ten remaining cabins would be rehabilitated, including the existing bathrooms in them, and used to lodge instructors, trainees, and volunteers. The cabins would include single, duplex, and triplex room arrangements. The main cabin, Hammond cabin, and cabin #1155 would be handicapped accessible. All work would follow the *Secretary of the Interior Standards for the Treatment of Historic Properties*. South of the main cabin, next to the well house and parking area, a barn would be constructed and used as a shop. The two- story log barn would be twenty- eight feet by sixty feet.

Alternative 4 would provide full utilities (electric, phone, water, and sewer) at the training center. A water well would be developed and used at the ranch. A well house would be constructed next to the parking area and new barn (south of the main cabin) to shelter the well and its associated equipment. The single- story well house would be approximately twelve feet by eighteen feet. Water lines would be installed from the well house to all thirteen buildings. A septic tank and leach field would handle wastewater, and would be constructed approximately 100 feet east of the Hammond cabin. Electricity would be brought to all thirteen buildings from the existing power line that runs on the south and west sides of the property. Phone lines would be installed to the main cabin, Hammond cabin, and cabin #1155. All utility line installation would use existing utility corridors to the extent possible.

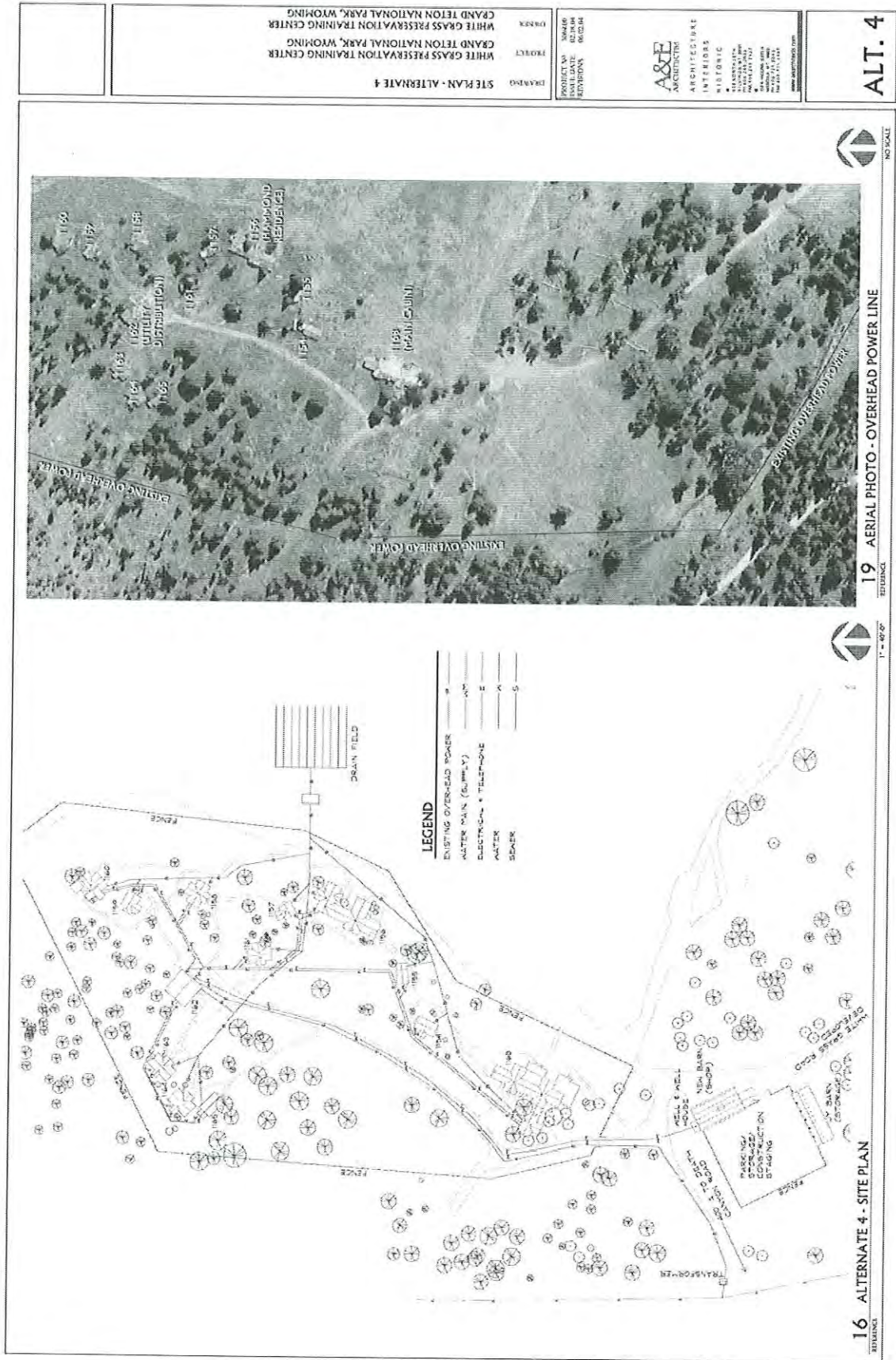
The ground around all the buildings would be graded to provide positive drainage. The secondary White Grass road on the property and the historic pasture would be stabilized but not used (see Affected Environment: Historic Structures and Cultural Landscapes). All ground disturbance activities would be revegetated using native vegetation. In an attempt to reconstruct some of the cultural landscape that once existed at White Grass Ranch, the pole and rail fence that ran immediately around the buildings would be reconstructed. The fence would be approximately four feet high.

The training center would operate seasonally for a maximum 7- month period with most activities taking place between late April and September, including opening and shutting down operations. The training center would accommodate fifteen to thirty daytime users and twelve to fifteen overnight users, including the volunteer site manager. Besides the volunteer site manager, no training center/park employees would live at White Grass Ranch. The main carpentry/masonry shop for the training center would be located in the Moose maintenance area (park headquarters). The donated JY Ranch hay shed would be moved to White Grass Ranch, placed on the south side of the main cabin next to the parking area, and used for storage.

Training center users would use Death Canyon Road and a secondary White Grass Ranch road to access the site. As part of previously scheduled routine maintenance as described in the No- Action Alternative, Death Canyon Road will be graded and gravel added to stabilize the road. The secondary White Grass dirt road is accessible through a gate approximately three- quarters of a mile up the Death Canyon Road. The secondary White Grass road would be rehabilitated to make it suitable for vehicle traffic while remaining a dirt road. At the end of the secondary road would be

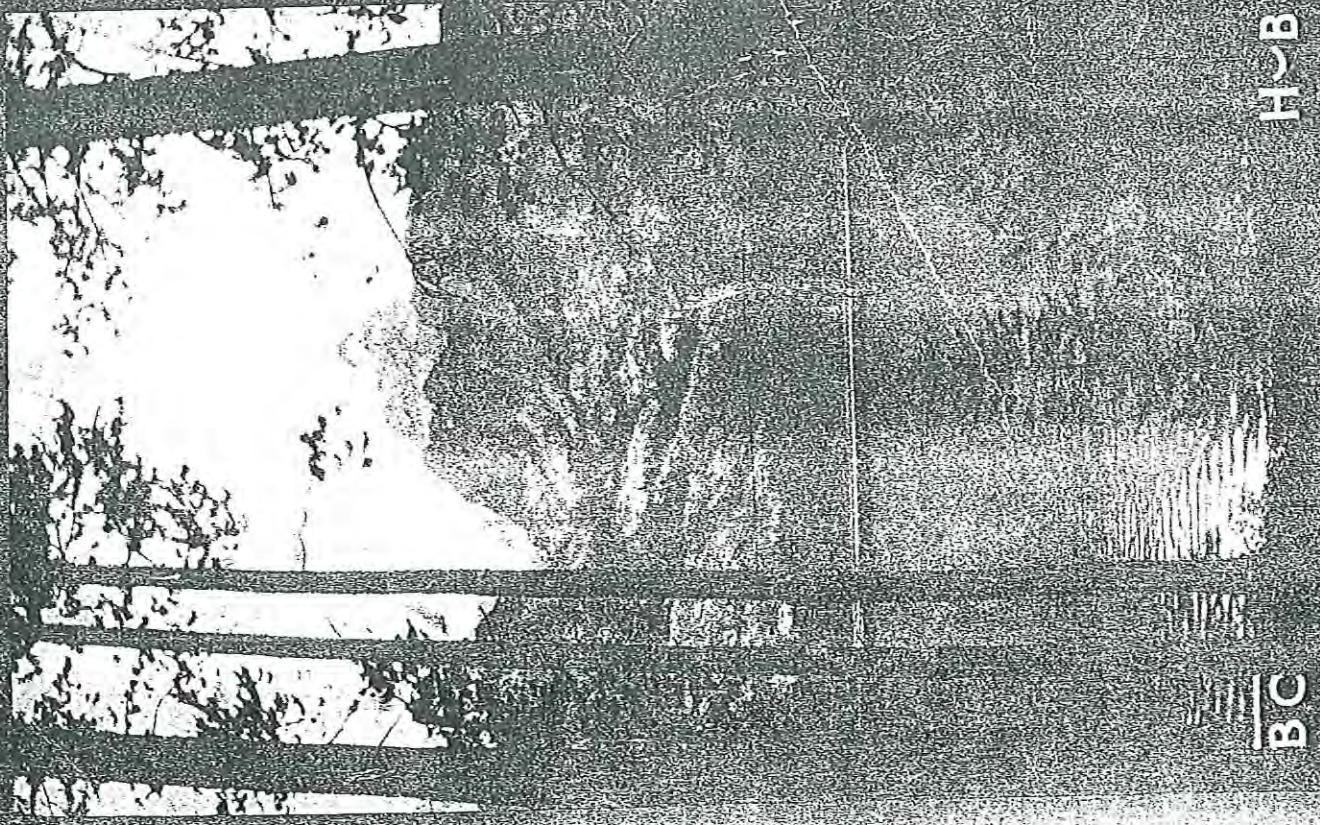
a gravel parking area that would accommodate up to twenty vehicles. During the construction phase of the project this area would also be used for construction staging and storage. Please see the site plan (Figure 6) for more information. The location of the parking area, well house, barn, and JY Ranch hay shed is in a previously disturbed area; the White Grass Ranch barn and corrals used to be there.

FIGURE 6: ALTERNATIVE 4 SITE PLAN (A&E ARCHITECTS 2004C)



Appendix B
The Bar BC Ranches Brochure
(prepared for 1923 season)

THE BAR BC RANCHES



BC

H-B

The White Grass Ranch for Boys

The Bar BC Ranches

operating:

The Upper Bar BC Ranch
BC

The White Grass Ranch for Boys
H-B

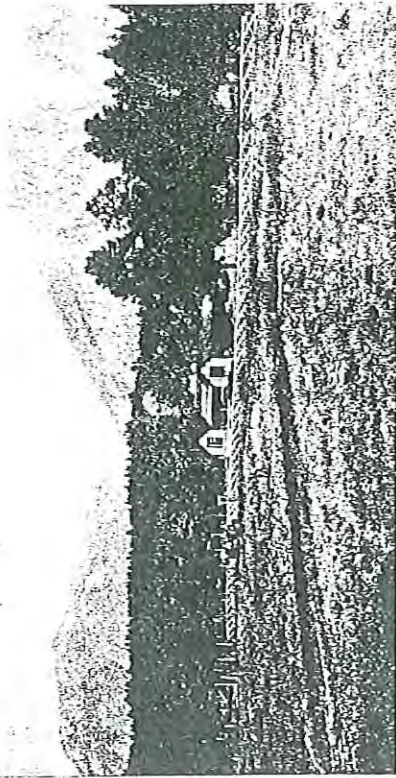
The Lower Bar BC Ranch

Horace Camcross, M. D., Pa., '95
Tucker Bigham, Princeton, '04
Irving P. Corse, Yale '19

Struthers Burt, Princeton, '04
Harold Hammond, Jackson Hole
Sinclair W. Armstrong, Princeton, '18
Joseph C. LePage

Directors White Grass Ranch for Boys:

Harold Hammond
Sinclair W. Armstrong



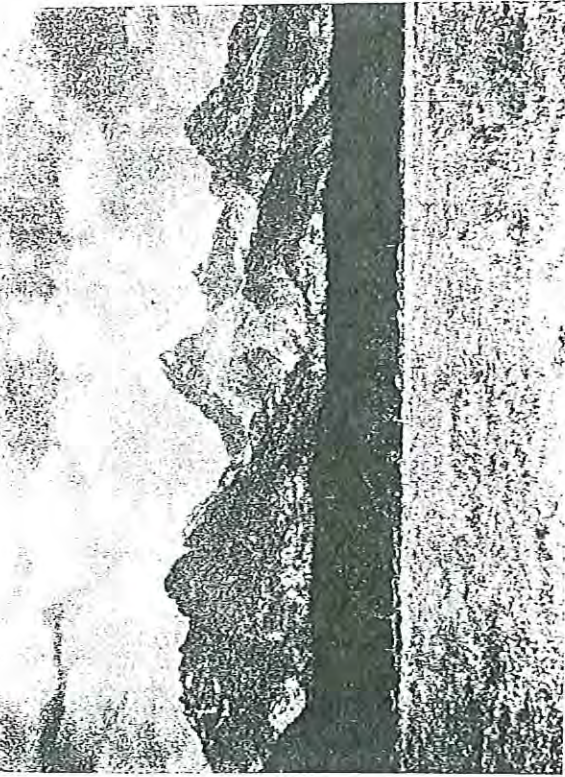
THE WHITE GRASS

The White Grass Ranch for Boys

The owners of the Bar B. C. Ranches in Jackson Hole have been increasingly impressed with the possible value of western life as an educational influence on growing boys. The spirit of the west is essentially one of independence and self-reliance. The native, from boyhood, has had to learn for himself and to serve himself, unaided. Moreover, the life of the west makes the strongest appeal to boys, and it has been the experience on the Bar B. C. Ranches that the enjoyment and benefit derived by eastern boys from summers in the west depends on their share in the life and activities of the ranches.

The conviction has therefore grown that an experience of western life, engrafted upon the ordinary eastern training, would be ideal in its developing influence; and it has been determined to start a boys' ranch, where boys, coming for the summer, may catch some of the western spirit, without sacrificing the control most desirable for their complete development.

The boys will be encouraged to learn through experience the practical things necessary to a simpler life, and will also have opportunity to learn certain elements of ranching. In addition, they will go on pack-trips—not with a wagon, but with pack-horses—and will there learn something of this early art of travel.



THE TUNDRA

But the duties of the ranch life should not be overemphasized, for they will occupy less than half the day, and afternoons and weekends will be free to practice the sports which Jackson Hole ideally provides. And at the ranch or on their pack-trips the boys will pass their time amidst some of the most magnificent scenery in the United States, in a climate giving unsurpassed opportunity for physical benefit.

The Summer of 1923

A schedule follows, necessarily tentative, as the exact length of pack-trips, etc., depends upon the size of the party.

June 30—Leave New York by through Pullmans via New York Central to Chicago, and via Union Pacific and Oregon Short Line to West Yellowstone.

- July 4—Arrive West Yellowstone.
- July 4-7—Tour of Yellowstone Park.
- July 7—Arrive White Grass Ranch.
- July 10-26—Group A on pack-trip.
- July 27-Aug. 12—Group B on pack-trip.
- Aug. 13-Aug. 29—Group C on pack-trip.
- Aug. 31-Sept. 1—Frontier Show at Jackson.
- Sept. 2—Leave Victor, Idaho.
- Sept. 6—Arrive New York.

The trip from New York to the ranch and return will be made by the boys in the charge of councillors from eastern universities.

Tour of Yellowstone Park

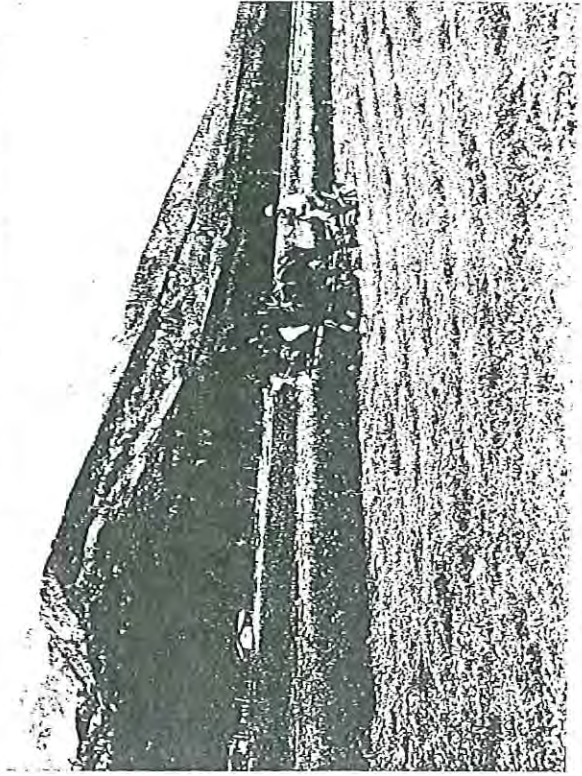
At West Yellowstone, the party will be met by Park cars, in which a three-day tour of the Park will be made, and the boys brought directly to the ranch. Three days are sufficient in which to see the great wonders of the Park, and it is inadvisable to spend additional time there which can in a limited holiday be spent in more interesting ways elsewhere. The main sights of the Yellowstone are easy of access on main roads, which are filled with motors during the summer.

Pack-trips

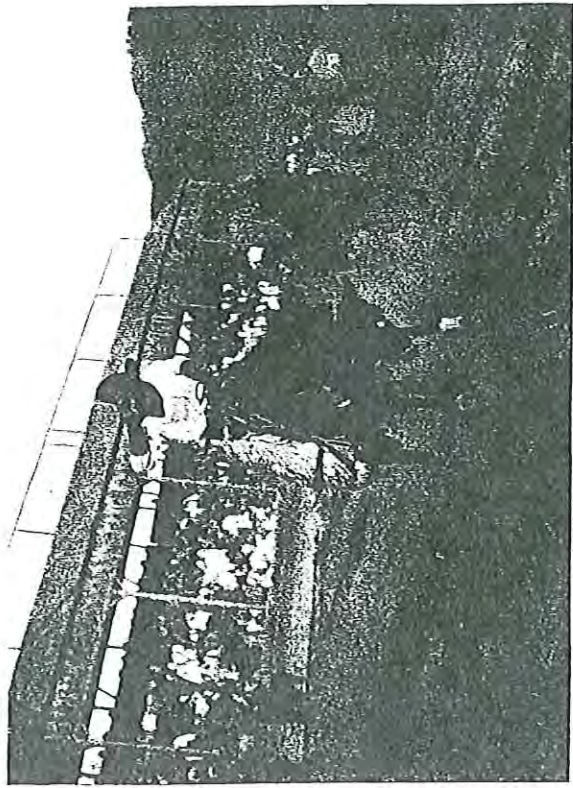
As soon as the boys reach the ranch, they will be divided according to age into three groups, the first starting into the hills on a pack-trip, the other two remaining on the ranch. At intervals this is reversed, as one group returns to the ranch and another goes into the hills.

A pack-trip of more than twelve or fifteen is unwieldy. It is for this reason, under other management, that the usual boys' camping party is confined to wagon trips. The Bar B. C. management, in contrast, is sure that a pack-trip is better sport and training.

With pack-horses, roads can be left behind, and hills and forests penetrated. On the pack-trips, the boys will have opportunity to learn all they can of this method of travel—to pack a horse, to throw hitches, to make camp, to take care of



HARVESTING AT WHITE GRASS



FRONTIER DAY AT JACKSON

themselves and of their horses in the open. The personnel in charge of the pack-trips consists of a head guide, cook, horse wrangler, packer, doctor, and councillor.

The pack-trips will go into the heart of the Rockies, through the most beautiful mountain country in the United States.

At the Ranch

While at the ranch, the boys, under careful and experienced supervision, and divided into small groups, will undertake all the details of ranch life. The real ranchman is a many-sided man, who can do anything, from building his cabin and herding horses to cooking his dinner raised in his own garden and shot by his gun. His resourcefulness has been an essential factor in determining the "spirit of the west."

A boy is taught to ride, swim (the ranch has a swimming pool), climb, shoot, handle a rope, wrangle horses, build fences, irrigate, etc. In the evenings, once or twice a week, around log fires in the main ranch house or camp fires outside, "Old-Timers" will describe the history and adventures and methods of the west.

It is hardly necessary to say that each boy is given a gentle and well-broken horse, that the use of guns is confined to the hours of instruction, the rifles then being taken away and stored. Any task with a possibility of accident is demonstrated to the boys and not undertaken by them until they prove themselves properly qualified.

Moreover, care is taken to see that the less interesting tasks do not occupy too much time, and that the spirit of fun and adventure is never lacking. Ranch duties occupy only a small part of the day, and the remainder is spent in riding, fishing, climbing, baseball and taking it easy. An allowable amount of "do as you please" will keep an atmosphere of freedom.

In addition to the main pack-trip, which each group will take, shorter trips will be made, up Death Canyon and into the Tetons, and, if possible, to near-by cow-camps, where the boys can experience the life of cow-punchers on the range.

Frontier Day

On or around the first of September, there is held in the little town of Jackson, twenty miles south of the White Grass Ranch, an annual Frontier Show, where for two days, under the most picturesque circumstances, cow-punchers from Jack-

son Hole and neighboring valleys contest in riding outlaw horses and wild steers, races, and roping. The White Grass Ranch is taken there in a body, camping near Jackson. At the end of Frontier, they leave for Victor, Idaho, to entrain for the return journey to the east.

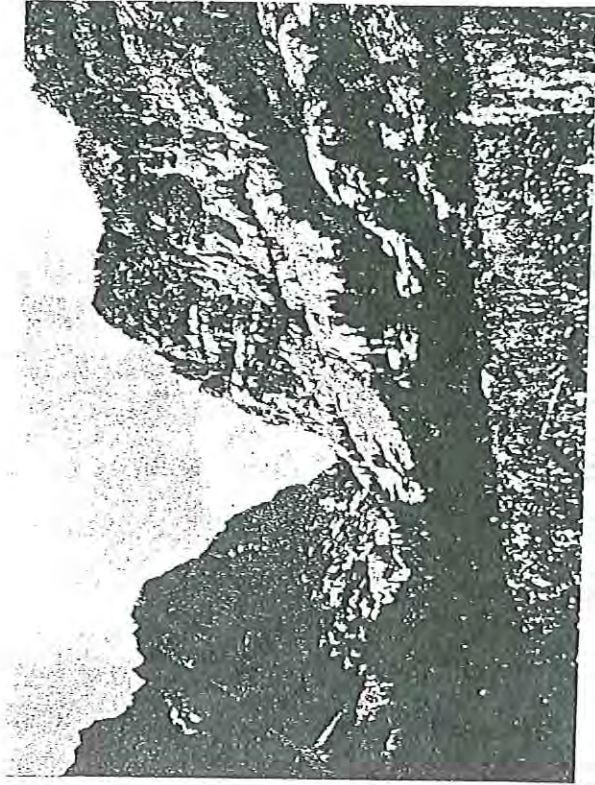


THE HORSE WRANGLER

The valley of Jackson Hole, in the heart of the Rocky Mountains, has long been famous for its scenery, and for the great herds of elk and other big game which make it one of the best hunting countries in the United States.

It is situated on the northwest corner of Wyoming, bordering on the south of the Yellowstone National Park. Its western barrier, dividing it from Idaho, is formed by the Teton Rockies, a wall of mountains varying in elevation from nine thousand to thirteen thousand, seven hundred and forty-seven feet—the height of the Grand Teton.

To the north of the valley lie the hills which rise to the Thorofare and Pictelstone plateaus. Eastward stretches the range of the Gros Ventre, forming a part of the Continental Divide of North America—hills of more gentle ascent, whose wooded slopes and open parks are the grazing grounds of thousands of elk. To the south, beyond the two Gros Ventre Buttes, are the distant summits around the headwaters of Green River and Fall River.



DEATH CANYON

The valley itself, some sixty miles long by twelve wide, descends from the mountains on either side in a series of broad terraces or "benches," silver-green with sage brush, to the winding line of cottonwood trees along the Snake River. From east and west, many tributary streams water the valley on their way to the Snake. Some of these streams are the outlets of the charming mountain lakes that lie hidden high up in the forests, and that reflect the peaks on their waters. The largest of these, Jackson Lake, at the valley's northern end, is ten miles long by three broad. Then come Leigh's Lake and String, Jenny's Lake, Bradley's, Taggart's and Phelps—all of them in the Teton Forest Reserve, and so protected in their wildness and beauty. In the river and lakes excellent trout fishing is to be found.

It is perhaps the unspoiled character of Jackson's Hole, with the railroad still safely distant across the mountains, as well as the extraordinary variety of its scenery, which led Theodore Roosevelt, and Owen Wisler, and Henry van Dyke to speak of it as the most beautiful country in the United States. Dr. van Dyke calls the "pinnacles and spires of the Teton" and the buttressed bulk of Mount Moran—the most entrancing mountain view in our country."

About twenty miles northwest of Jackson, in the forests of the lake region, and on the lower slopes of the Teton, is situated the White Grass Ranch. The property consists of some three hundred acres of farm land, surrounded by pine woods. Originally a cattle ranch, it is kept secluded from the high road by more than a mile of forest. The Snake River, however, is within twenty minutes' ride on horseback. And Phelps' Lake, where the Post Office is, lies about the same distance through a forest trail to the south. Only some hundred yards beyond the ranch property to the west, the Teton begin their final ascent to eleven thousand feet. From the cabins of the White Grass one has beautiful views of the valley, and of the high peaks close at hand.

Personal Equipment

ESSENTIAL.

- | | |
|-----------------------------------|--|
| Saddle slicker | 2 pairs of waist overalls |
| Riding boots (eastern or western) | Sweater or leather jumper |
| Heavy walking shoes | Mackinaw or sheepskin coat |
| Sneakers | Towels |
| Underwear, light and medium heavy | Bathing suit |
| Pajamas | Sombrero or army hat |
| 2 O. D. flannel shirts | Duffle bag |
| 2 blue cotton shirts | 2 pairs of double blankets (O. D. army blankets recommended as warm and serviceable) |
| 6 pairs of heavy socks | |

NON-ESSENTIAL.

- | | |
|------------------------|---------------------|
| Chaps | Baseball gloves |
| Rope | Camera |
| Fishing rod and tackle | Musical instruments |

Health, Equipment and Table

The climate of Jackson Hole and the conditions of living make it one of the healthiest countries possible. The elevation of the ranch is 6400 feet, and although the days are warm, even in midsummer one sleeps under a pair of blankets.

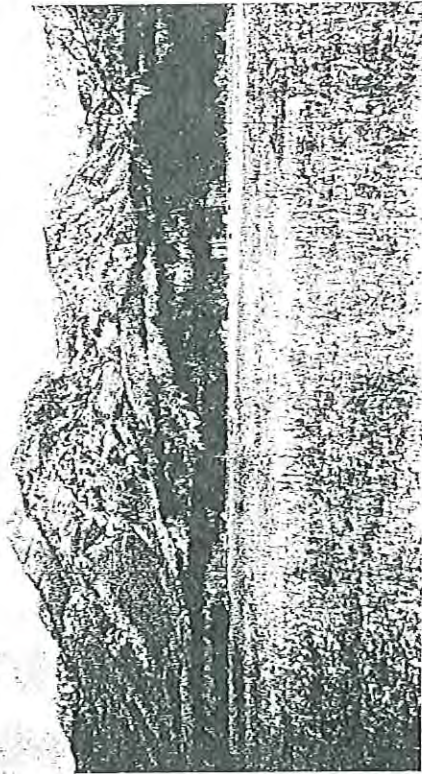
The Bar B. C. Ranches have a doctor resident, who makes daily inspections at the White Grass and is always within easy reach, and a doctor accompanies the White Grass pack-trips. There is also, in Jackson, a thoroughly modern hospital, with excellent medical service, to which in case of real illness a boy will be taken.

The White Grass Ranch is completely equipped in every respect. The buildings consist of a large main cabin, with three living rooms, dining room, and kitchen; barn, corrals, and store-houses; and sleeping cabins and tents with wooden floors, sufficient to accommodate forty. It will, however, be unnecessary to use the tents, save for the few nights when all the boys are on the ranch.

The ranch supplies many vegetables from its own garden, and milk from its own cows. It is regularly supplied with fresh meat. Such vegetables as cannot be grown, and fruit, are brought from the railroad.

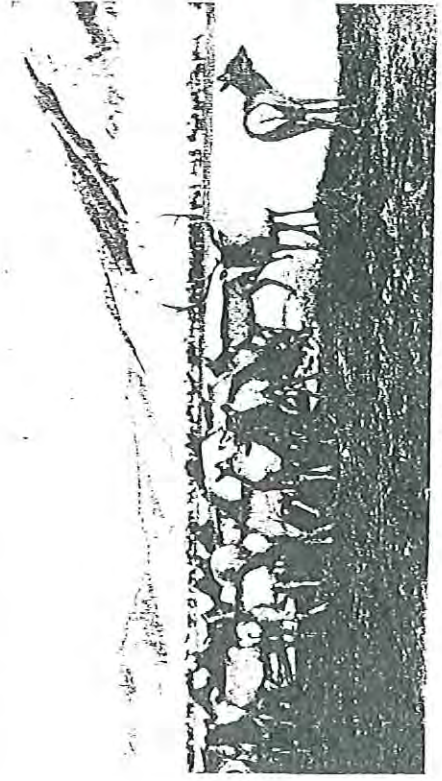
Mrs. Hammond, the wife of one of the directors, has charge of the housekeeping, and adds a necessary supervision, especially where younger boys are concerned.

TETONS FROM THE WHITE GRASS

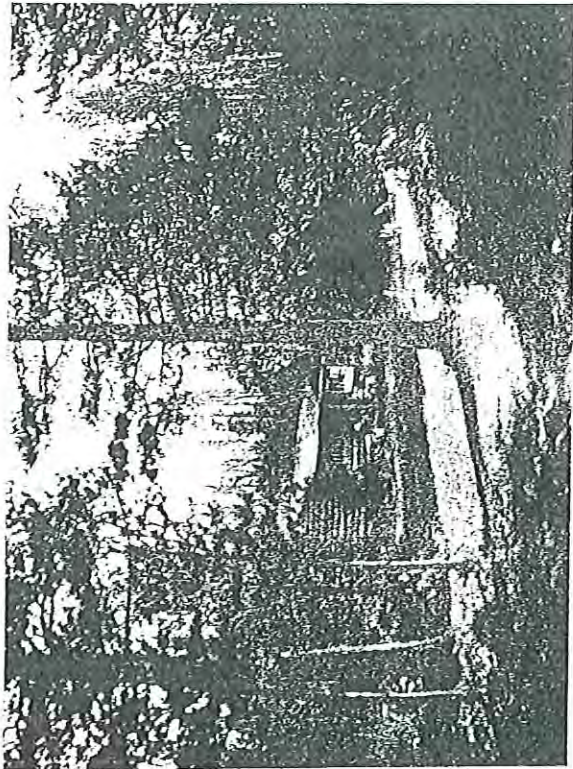


Many of these articles can be purchased in Jackson, and if notified at least one month in advance, they will be at the ranch upon the arrival of the boys. If parents wish them to be bought from the east, the names of reputable western outfitting houses will be given, also particular designs of articles.

Baggage: Limited to one suitcase and one duffle bag per boy. Each boy should bring in his suitcase either an old suit or a set of ranch clothes for the trip through Yellowstone.



ELK HERD IN WINTER



ONE OF THE CABINS

The ranch provides bedding rolls and sleeping bags for the pack-trips, but not blankets, unless requested, as most parents prefer to have their sons use their own blankets. Should they also prefer him to have his own sleeping bag, this should be sent to the ranch Parcel Post insured at least three weeks in advance.

Mail

Letters should be addressed to the White Grass Ranch, Teton P. O., Jackson Hole, Wyoming.

Telegraph address: White Grass Ranch, Jackson, Wyoming. Telegrams are received by telephone at a ranch four miles distant and are delivered immediately in case of emergency.

Charges

An inclusive charge of \$900 is made to cover the entire expense, including railroad fare, meals en route, etc.; \$100 must be filed with each application, not later than May 25th, the balance to be paid by June 15th. Rates will be quoted for boys joining the party at other points than New York.

No refund of application fees will be made in case of withdrawal, and no refund will be possible after arrival at the ranch. Money will be furnished for the trip home in case of boys compelled to withdraw.

Checks should be made payable to "White Grass Ranch."

Boys who so desire may come earlier than June 30th, or stay after Sept. 2nd, as they wish. The ranch is open all winter. Rates for such stays will be quoted upon application. In such cases, railway fares are deducted from the summer rates, and boys should make their own traveling arrangements.

Whenever possible, provision will be made for boys desiring to come for a shorter period than the full summer.

Arrangements for tutoring can be made if so desired.

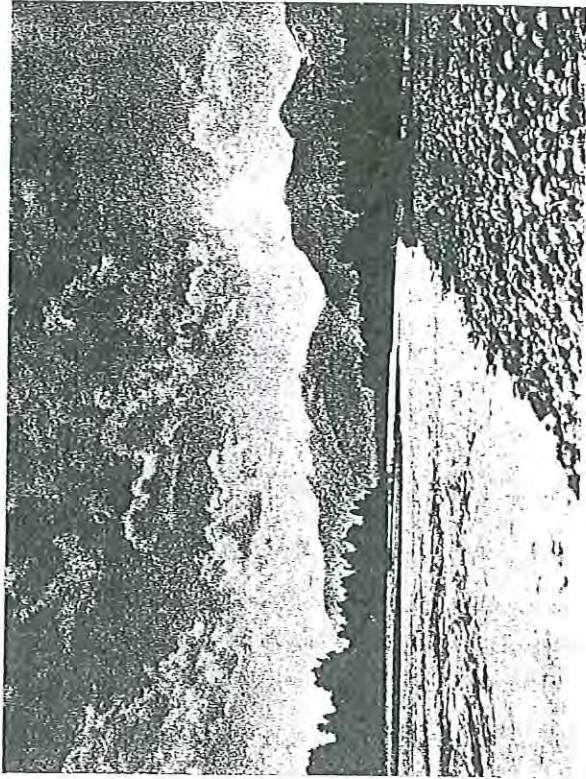
Applications

Letters concerning applications should be addressed to: Sinclair W. Armstrong, White Grass Ranch, Teton P. O., Jackson Hole, Wyoming, but from December 15th to April 1st, to 132 High St., Middletown, Conn. Personal interviews will be arranged whenever parents so desire.

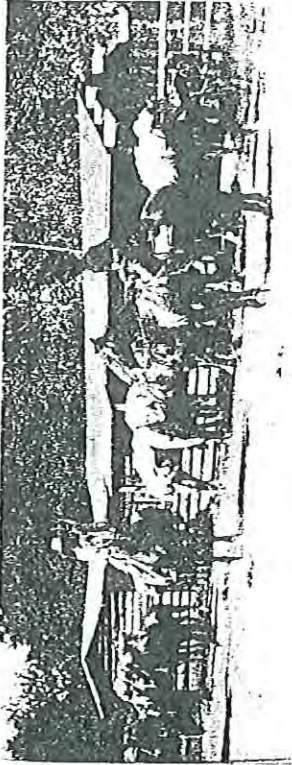
N. B.—At least three weeks should be allowed for a letter to reach the ranch and an answer to be received.

The Bar B. C. Ranch

The Upper Bar B. C. Ranch is six miles north of the White Grass, and is conducted as a summer ranch for a limited number of adults. Parents who wish to do so may spend their summers within easy reach of their boys, without affecting the inde-



THE SNAKE RIVER



PACK TRAIN

pendence of the latter. For information concerning the Upper Bar B. C. Ranch, address Dr. H. L. Carnecross, 1003 Spruce St., Philadelphia, Pa.

REFERENCES

- Mr. John Archbold, 10 Broadway, New York City.
 Hon. Horace M. Albright, Supt' Yellowstone Nat'l Park, Yellowstone, Wyo.
 Mr. Francis B. Biddle, 2031 Locust St., Philadelphia.
 Mr. Donald B. Geddes, 54 E. 79th Street, New York.
 Mr. Charles C. Harrison, Jr., 243 E. Rittenhouse Square, Philadelphia.
 President John Grier Hibben, Princeton University.
 Mr. Malcolm Lloyd, Rittenhouse Club, Philadelphia.
 Mr. Otto Tod Mallery, Kitchen Lane, Germantown, Pa.
 Mr. Dwight R. Meigs, Pottstown, Pa.
 Dr. Endicott Peabody, Groton School, Groton, Mass.
 Mr. George F. Porter, First Nat. Bank Bldg., Chicago.
 Hon. David A. Reed, Senator from Pennsylvania.
 Mr. George C. St. John, The Choate School, Wallingford, Conn.
 Hon. Henry van Dyke, "Avalon," Princeton, N. J.

Appendix C
Estimated Dates of Construction for Extant
White Grass Ranch Buildings

Estimated Dates of Construction of Extant White Grass Ranch Buildings¹

HS-1154 Girls' Cabin

Flat or square notches on this cabin are similar to those in the Main Cabin, which was one of the first buildings constructed on site. Original volume could be one of the three cabins mentioned in the brochure for the ranch published in anticipation of the 1923 season.

Frame addition built by Frank Galey in the 1950s.

HS-1155 Cabin 15

Likely built during the Bar BC Partnership years 1923-1928
Frame bathroom addition probably added by Galey after 1945

HS-1156 Hammond Residence

Original volume probably built during the early part of the Bar-BC partnership years, between 1923 and 1928, possibly as early as 1925. Unlike other early buildings, the Hammond Residence has saddle notches.

Building expanded to north in 1936. Date of third addition unknown.

HS-1157 Cabin 12

Flat or square notches on this cabin are similar to those in the Main Cabin, which was one of the first buildings constructed on site. Cabin 12 could be one of the three cabins mentioned in the brochure for the ranch published in anticipation of the 1923 season.

Frame bathroom addition with tongue-and-groove board siding, may have been added by Galey after 1945.

HS-1158 Cabin 10

Flat or square notches on this cabin are similar to those in the Main Cabin, which was one of the first buildings constructed on site. Cabin 10 could be one of the three cabins mentioned in the brochure for the ranch published in anticipation of the 1923 season.

Saddle-notched log bathroom addition probably added by Hammond in 1936

HS-1159 Cabin 9

A saddle-notched log building, likely built during the Bar BC Partnership years 1923-1928

Notched-log bathroom addition probably added by Hammond in 1936

HS-1160 Cabin 8

Flat or square notches on this cabin are similar to those in the Main Cabin, which was one of the first buildings constructed on site. Cabin 8 could be one of the three cabins mentioned in the brochure for the ranch published in anticipation of the 1923 season.

¹ For a complete discussion of building development refer to the Site History in Part I of the CL/HSR.

Frame bathroom addition with log slab siding probably added by Galey after 1945

HS-1161 Cabin 11

Flat or square notches on this cabin are similar to those in the Main Cabin, which was one of the first buildings constructed on site. Cabin 11 could be one of the three cabins mentioned in the brochure for the ranch published in anticipation of the 1923 season.

Notched-log bathroom addition (with flat notches) likely added by Hammond in 1936

HS-1162 Bathhouse

Built in 1935

HS-1163 Cabin 7

Likely built during the Bar BC Partnership years 1923-1928. Cabins 1163, 1164 and 1165 (all built with saddle notches) may have been the last cabins built during this period.

Frame bathroom addition with log slab siding probably added by Galey after 1945

HS-1164 Cabin 6

Likely built during the Bar BC Partnership years 1923-1928. Cabins 1163, 1164 and 1165 (all built with saddle notches) may have been the last cabins built during this period.

Frame bathroom addition with log slab siding probably added by Galey after 1945

HS-1165 Cabin 5

Likely built during the Bar BC Partnership years 1923-1928. Cabins 1163, 1164 and 1165 (all built with saddle notches) may have been the last cabins built during this period.

Frame bathroom addition with log slab siding probably added by Galey after 1945

HS-1168 Main Cabin

Original, H-shaped volume with flat or square notches, built during the homestead era, possibly as early as 1913. The builder has not been positively identified. Galey family members believe that Harold Hammond built the homestead buildings, but John Daugherty, author of *A Place Called Jackson Hole*, has indicated that Harry Clissold, the owner of an adjacent ranch, actually built Hammond's homestead cabin and several of the early dude cabins.

Two semi-octagonal wings on north and south end of the original volume (one containing a card room), added by 1930.

Current rear or west wing, consisting of two separate volumes added at an unknown date. Comparison of existing wing with historical photographs indicates that this volume is not original to the building.