
National Park Service
Cultural Landscapes Inventory
2011



4 Lazy F Ranch
Grand Teton National Park

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

The 4 Lazy F Ranch is located on the west bank of the Snake River, just north of the park headquarters located at Moose in Grand Teton National Park, Teton County, Wyoming. The ranch sits just at an elevation of 6530 feet above sea level, below and east of the Teton Range, a picturesque stretch of mountains rising to more than 13,000 feet above sea level.

The property was first known as the Sun Star Ranch, homesteaded by Bryant Mears in 1914. Although Mears' tenure on the land was relatively brief, he made some initial improvements to the 135-acre tract, including the construction of a cabin, barns, outbuildings, and cultivating 18 acres. In 1921, Mears received his patent for the homestead, but had already transferred the property to Edward Mears.

By 1927, William and Margaretta Frew had purchased the ranch as a summer vacation home, changing its name to 4 Lazy F Ranch, which stood for "four Lazy Frews." Shortly after the purchase of the property, they contracted for the construction of a lodge and three sleeping cabins at a new location southeast of the Mears homestead and adjacent to the active channel of the Snake River. Other buildings believed to date to this initial phase of development include two well houses, the ice house (HS-406) and the original bathhouse (currently referred to as George's cabin (HS-404). The lodge, or main cabin was located at the center of the complex, sited to take in the view of the Teton Mountains from the front porch. The cabins and outbuildings were arrayed to the north, east, and south of the lodge forming the building cluster. In addition, each of the three double sleeping cabins had its own outhouse, located in the woods south of the cabins. In order to access the new lodge and cabins, a rough two-track road was established linking the new development with the old Mears homestead building complex. Lawn was also established west and south of the lodge and was flood irrigated using a field ditch constructed by Mears.

The Frews also contracted for the construction of a house for the caretaker and a barn in the vicinity of Mears homestead improvements. In doing so, some of the original buildings constructed by Mears were reused. One of the square-notched log buildings was moved south of its original location to a site southeast of the barn to become the tack shed (HS-414). Another of Mears' buildings likely became the caretaker's garage (HS-412B). Throughout the late 1920s and into the 1930s, additional improvements consisted of the construction of outbuildings around the barn and lodge. By the end of the 1930s, the caretaker's house, garage and outhouse were located within a dense stand of cottonwood, aspen, and pine south of the entrance road, while the agricultural buildings (barn, tack room and chicken coop) were located about 100 yards north of the caretaker's house.

Between 1927 and 1949, the Frew family continued to enjoy the ranch as a private family retreat, and made few additions to the ranch. Exceptions include the mid-1940s addition of bathrooms to each of the three double cabins, and the subsequent removal of the outhouses. After inheriting the 4 Lazy F Ranch, Emily Frew Oliver, and her husband Henry Oliver Jr. began accepting paying guests in 1950, effectively converting the family summer home into a dude ranch. This change in use did not immediately result in major additions to the ranch. However, a casting pond was built in 1952, and a cabin was relocated from the nearby Crescent H Ranch to 4 Lazy F Ranch in 1954.

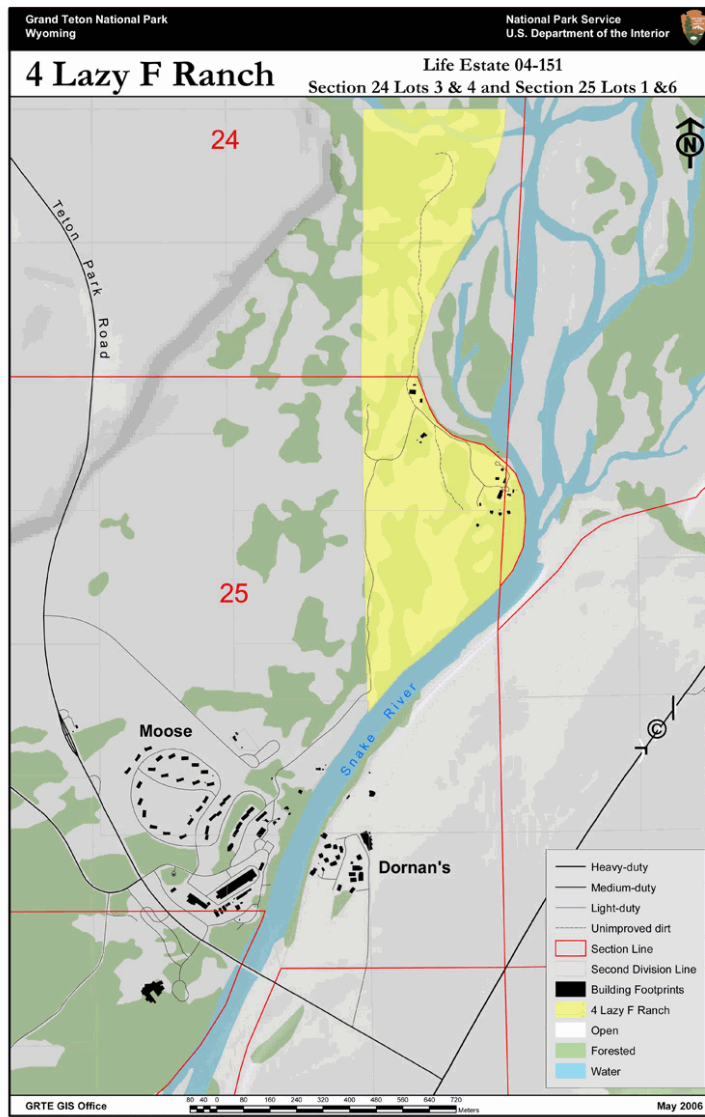
4 Lazy F Ranch

Grand Teton National Park

In the 1960s, the enterprise expanded as the Olivers' sons, Henry "Harry" Oliver III and Charles "Bucky" Oliver, helped with ranch operations. Additionally, two single cabins were added around the lodge, in order to offer a wider variety of accommodations to their guests. Also in the early 1960s, the Olivers quit using flood irrigation to water the lawn, using instead a sprinkler system with water pumped from the casting pond. In 1967, Emily Frew Oliver sold the ranch to the federal government, reserving to herself a life estate. She continued to operate the ranch from 1967 to 2005 with the help of her sons. The following year, in 2006, Mrs. Oliver voluntarily terminated her life estate, and Grand Teton National Park assumed management of the property.

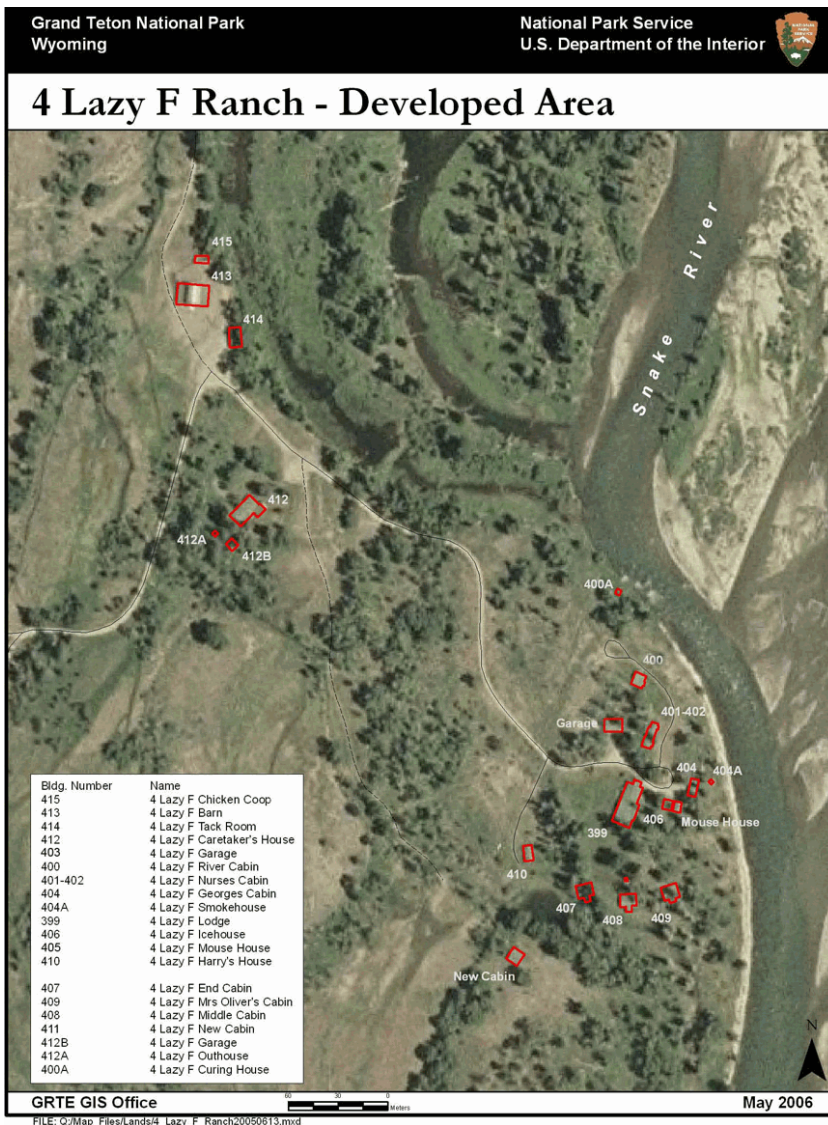
Today, the ranch is vacant as the park continues to evaluate potential uses for the property. Nevertheless, the ranch buildings and infrastructure retain integrity to the 1914-1967 period of significance and share many of the characteristics of typical Rocky Mountain dude ranches, established during the first three decades of the 1900s. The lodge, cabins, caretaker's cabin, barn, and other associated outbuildings remain, though in a somewhat deteriorated state. The lawn and ornamental plantings west and south of the lodge remain visible, as do the irrigation ditches throughout the property. Native vegetation continues to dominate the areas around the lodge and caretaker's house, although the irrigation ditches have affected the distribution of native species—especially aspen, willows, and other water-loving species that have established themselves along the ditch courses in some areas. The mature cottonwood trees in the vicinity of the buildings do show signs of having dead limbs removed—probably for safety reasons. Larger agricultural field patterns and fences also remain. Overall, the landscape is in fair condition.

Site Plan



Site Plan showing 4 Lazy F Ranch in yellow, just north of Moose, WY (Source: GRTE GIS Office, December 2009).

4 Lazy F Ranch
Grand Teton National Park



Site Plan showing developed core of 4 Lazy F Ranch (Source: GRTE GIS files, May 2006).



Detailed Site Plan showing lodge building cluster of 4 Lazy F Ranch (Source: Historic Structures Report, September 2008).



Detailed Site Plan showing caretaker's building cluster of 4 Lazy F Ranch (Source: Historic Structures Report, September 2008).

Property Level and CLI Numbers

Inventory Unit Name:	4 Lazy F Ranch
CLI Identification Number:	975608
Parent Landscape:	890193

Park Information

Park Name and Alpha Code:	Grand Teton National Park -GRTE
Park Organization Code:	1460
Park Administrative Unit:	Grand Teton National Park

CLI Hierarchy Description

The 4 Lazy F Ranch is one of several component landscapes within Grand Teton National Park.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

This CLI was completed by CLI Coordinator, Carrie A. Mardorf and CLI Intern, Derek Linn from the University of Arkansas. Initial research and field work was conducted by Mardorf in April 2010, and Linn compiled the chronology and history in June and August 2010. The CLI was finalized through fall 2010 and spring 2011.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	06/29/2011
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	07/14/2011

National Register Concurrence Narrative:

The Wyoming SHPO concurred with the findings of the CLI, with the exception that the valley and Grand Teton Range (located outside the ranch boundaries) should not be considered as contributing natural features of the ranch. Instead these features and associated views are addressed as contributing features within the views and vistas section.

Concurrence Graphic Information:

4 Lazy F Ranch
Grand Teton National Park

MEMORANDUM

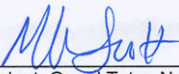
To: NPS-IMR CLI Coordinator
Box 728
Santa Fe, New Mexico 87504-0728

From: Superintendent, Grand Teton National Park
PO Drawer 170
Moose, WY 83012-0170

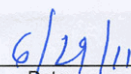
Subject: 4 Lazy F Ranch, Cultural Landscape Inventory (CLI)

I hereby concur with the content and the assessment of the cultural landscape for the 4 Lazy F Ranch.

1. The CLI has identified the 4 Lazy F Ranch component landscape as a Historic Vernacular Landscape (pg 20).
2. The CLI rates the condition of the 4 Lazy F Ranch cultural landscape as "Fair" (pg. 80) and the Management Category is listed as "Should be Preserved and Maintained" (pg. 14).
3. The period of significance for 4 Lazy F Ranch is 1914 to 1967 (pg. 19), and the Statement of Significance states the landscape is significant under Criterion A and C (pg. 16).
4. The contributing features for 4 Lazy F Ranch are listed in the "Analysis and Evaluation" (pg. 40-59).

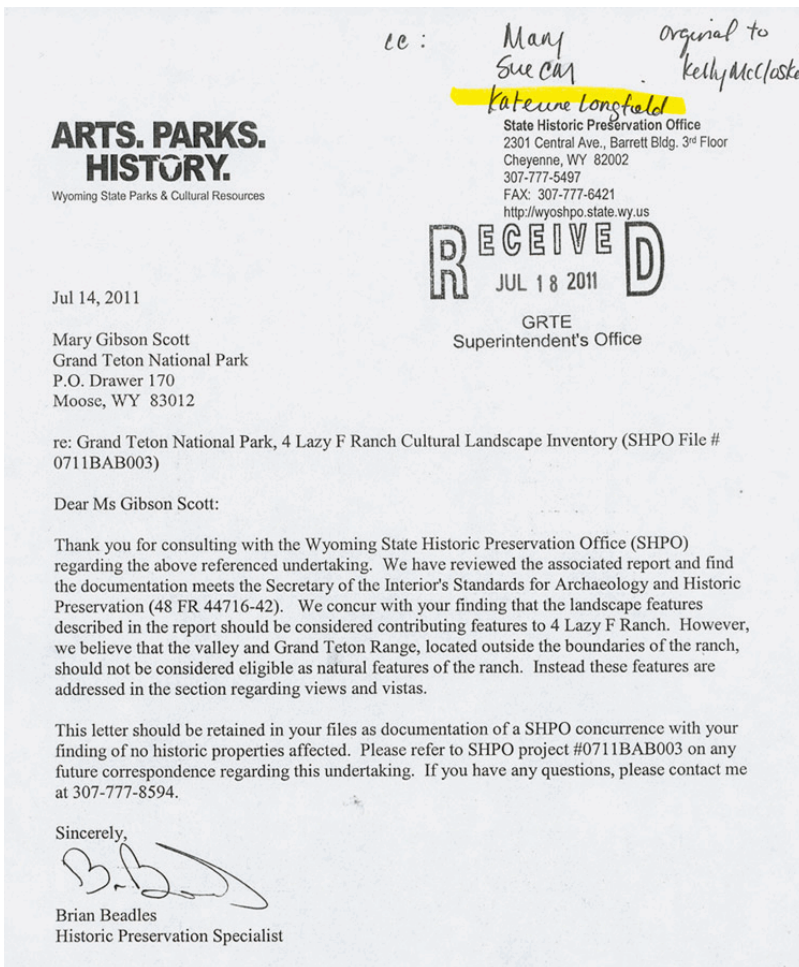


Superintendent, Grand Teton National Park



Date

Superintendent concurrence on the findings of the CLI, 6/29/2011.



SHPO concurrence on the findings of the CLI, 7/14/2011.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The 4 Lazy F Ranch CLI encompasses all lands historically owned and managed by the Frew Family as part of the ranch. The property is bordered by the Snake River to the east and south and is marked by former field patterns and fence lines to the west and north.

State and County:

State: WY

County: Teton County

Size (Acres): 135.00

Boundary UTMS:

Source: GPS-Differentially Corrected
Boundary Source Narrative: South point
Type of Point: Area
UTM Zone: 12
UTM Easting: 523,344
UTM Northing: 4,834,245
Boundary Datum Other: WGS84 - Google Earth Pro

Source: GPS-Differentially Corrected
Boundary Source Narrative: Northwest point
Type of Point: Area
UTM Zone: 12
UTM Easting: 523,298
UTM Northing: 4,836,084
Boundary Datum Other: WGS84 - Google Earth Pro

Source: GPS-Differentially Corrected
Boundary Source Narrative: Northeast point
Type of Point: Area
UTM Zone: 12
UTM Easting: 523,764
UTM Northing: 4,836,079
Boundary Datum Other: WGS84 - Google Earth Pro

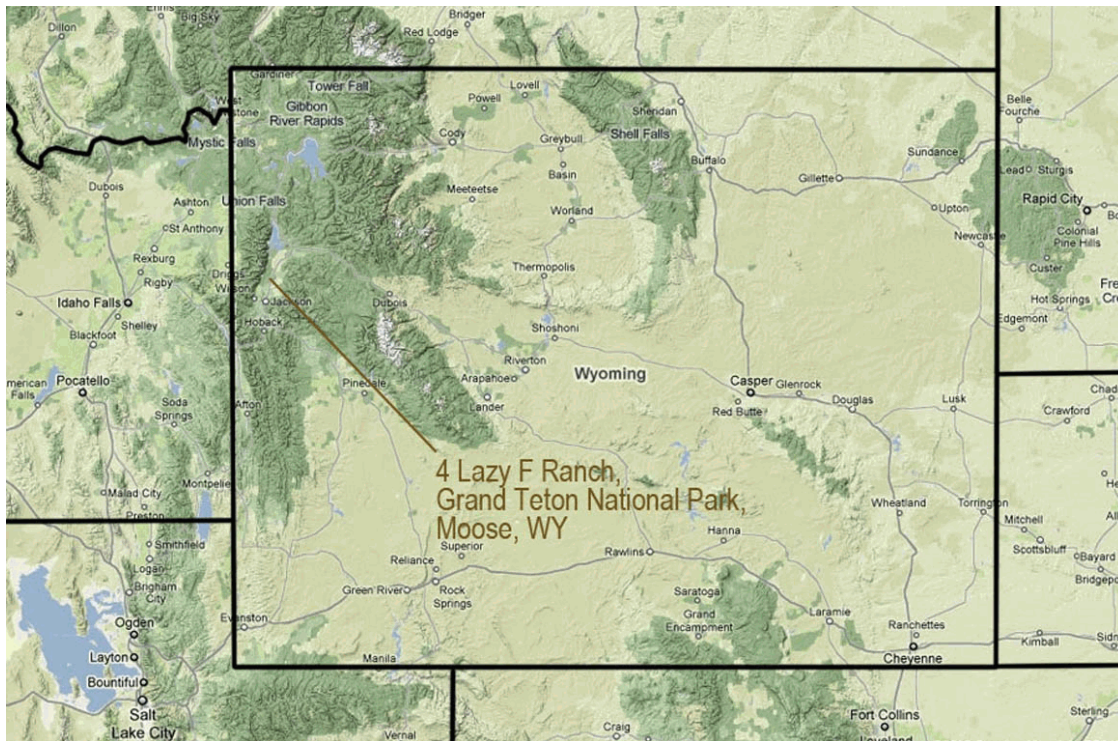
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Boundary Source Narrative: East point, 1
Type of Point: Area

UTM Zone:	12
UTM Easting:	523,829
UTM Northing:	4,835,957
Boundary Datum Other:	WGS84 - Google Earth Pro
Source:	GPS-Differentially Corrected
Boundary Source Narrative:	East point, 2
Type of Point:	Area
UTM Zone:	12
UTM Easting:	523,504
UTM Northing:	4,835,357
Boundary Datum Other:	WGS84 - Google Earth Pro
Source:	GPS-Differentially Corrected
Boundary Source Narrative:	East point, 3
Type of Point:	Area
UTM Zone:	12
UTM Easting:	523,536
UTM Northing:	4,835,159
Boundary Datum Other:	WGS84 - Google Earth Pro
Source:	GPS-Differentially Corrected
Boundary Source Narrative:	East point, 4
Type of Point:	Area
UTM Zone:	12
UTM Easting:	523,815
UTM Northing:	4,834,820
Boundary Datum Other:	WGS84 - Google Earth Pro
Source:	GPS-Differentially Corrected

Boundary Source Narrative:	East point, 5
Type of Point:	Area
UTM Zone:	12
UTM Easting:	523,641
UTM Northing:	4,834,500
Boundary Datum Other:	WGS84 - Google Earth Pro

4 Lazy F Ranch Grand Teton National Park

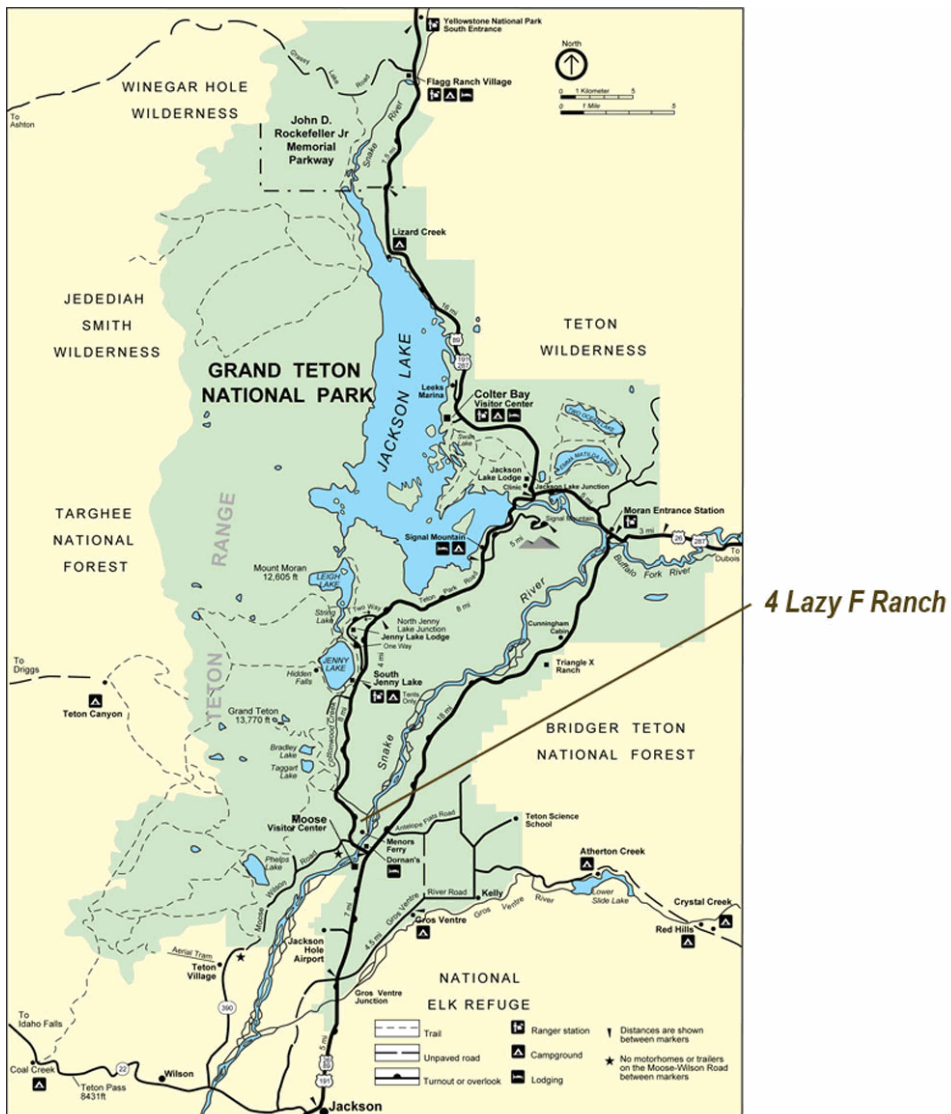
Location Map:



Location Map showing spatial relation of 4 Lazy F Ranch to greater Wyoming (Source: Google Maps, augmented by NPS, July 2010).

4 Lazy F Ranch

Grand Teton National Park



Detailed Location Map showing 4 Lazy F Ranch's spatial relation to Grand Teton National Park (Source: inside.nps.gov, July 2010).

Regional Context:

Type of Context: Cultural

Description:

Various cultural affiliations have defined the history of Jackson Hole. At least 18 tribal groups used that area now known as Grand Teton National Park for subsistence, trade, ceremonial, or other purposes, including the Crow, Blackfeet, Gros Ventre, and Shoshonis (Walker Research Group, Ltd., 2007). The land was used sporadically in the hospitable summer months yet foresworn as a long-term habitation site. The rivers, streams, ponds, and willow thickets that define the Snake River and Gros Ventre watersheds once supported an abundant beaver population. Fur trapper John Colter is thought to have entered the valley in 1807, followed eleven years later by Donald MacKenzie of the British North West Company and by William Sublette, Jedediah Smith, and David Jackson of the Rocky Mountain Fur Company. The upper Green River basin proved a more convenient location for the annual trappers' rendezvous, and no trading post or fort was ever established in Jackson Hole. Resources associated with this period of the valley's history are thus intangible: these men trapped the rivers, traversed and mapped the valleys and passes, and left a legacy of exploration and of nomenclature: most notably Les Trois Tetons (The Three Breasts) and Jackson's Hole, shortened in recent decades to Jackson Hole.

Circa 1865, prospectors followed the fur trappers, traveling through Jackson Hole to the Yellowstone Country along the Snake River. They found a region void of significant mineral deposits. The explorers of the "scientific frontier," U.S. Government scientists supported by congressional appropriations and charged with a study of the West's topography, geology, ethnology, found more of interest in the valley. Ferdinand V. Hayden, whose 1871 survey of the Yellowstone country contributed to creation of the first national park, traveled to Jackson Hole in 1872. Though widely disputed, Hayden and Nathaniel Langford claimed the first documented EuroAmerican ascent of the Grand Teton. However, most sources question the verity of this claim, and cite the actual first EuroAmerican ascent 25 years later by William O. Owen. Photographer William H. Jackson also took the first photographic images of the Teton Range from Idaho during this era.

Although spectacularly beautiful, these mountains isolated Jackson Hole from the primary travel routes of western settlement and fostered and held the heavy snow and bitter cold of Jackson Hole's long winters and corresponding short growing seasons. The first wave of western settlement was along the Oregon and California trails. Later, on the heels of Homestead legislation, settlers came in search of well-watered, fertile land. As productive farmland elsewhere became scarce, as railroads entered Wyoming and Montana, as auto roads mitigated Jackson Hole's isolation, and as Mormon pioneers moved east from the Salt Lake Basin, Jackson Hole witnessed a turn-of-the-century settlement boom.

Although a number of homesteaders settled in Jackson Hole in the late 19th century, most ranching operations had little success due to harsh environmental conditions. As a result, a number of true farms and ranches became dude ranches early in the 20th century. Jackson

Hole's spectacular scenery, abundant wildlife, and ranching culture engendered a tourist industry that, by the 1950s, accounted for more than 70% of the region's economy. In 1908, Louis Joy and Struthers Burt opened Jackson Hole's first dude ranch, the JY Ranch. The Bar BC, White Grass, Ramshorn, Double Diamond, STS, and numerous other ranches (some constructed as dude ranches, some representing converted homesteads) soon followed.

The tourist industry was sustained not only by Americans' fascination with the Old West but by the conservation of the region's biotic and scenic resources. In 1929, Congress set aside a portion of the present-day Grand Teton National Park, encompassing the Teton Range and piedmont lakes. With establishment of the national park came administrative responsibilities, including the management of concessioners, the development of appropriate architectural guidelines, and the construction of backcountry tourist and administrative trails, fire-guard and patrol cabins, administrative headquarters, and ranger stations.

Type of Context: Physiographic

Description:

Grand Teton National Park encompasses the majestic Teton Range and much of Jackson Hole, a large upland valley cloaked in sagebrush and surrounded by mountains and highlands. The Tetons are approximately 9 miles wide and 40 miles long, with eight peaks over 12,000 feet in elevation. Jackson Hole ranges in width from 8 to 12 miles and 55 miles in length. The valley climate is extreme, characterized by short summers initiated in late June when heavy frosts recede and terminated by September snow. Ten-foot snowpack accumulations in the mountains are common, while the valley snow cover is generally limited to two to five feet. Despite this snowfall, the valley is semi-arid, with an average annual precipitation of 10 inches. Temperatures range from an average high of 81F in the height of summer to an average high of 25 F in the depths of winter.

The region's distinctive topographical features are the result of the geological forces of mountain building and glaciation. The Teton fault divides the range from the adjoining valley, which dropped in elevation as the mountains rose. Glacial activity created the moraines that formed the basins and sides of piedmont lakes—Leigh, Jenny, Bradley, Taggart, String, and Phelps. Located at the north end of the valley, Jackson Lake is a natural lake enlarged by a man-made dam. Forested ridges contrast sharply with surrounding gray-green sagebrush flats, a distinctive element of the landscape at Jackson Hole. The valley floor is covered with quartzite cobbles, another souvenir of the glacial eras.

The Snake River courses through Jackson Hole along a cottonwood and spruce-lined channel. It originates near the south boundary of Yellowstone National Park and flows into Jackson Lake. Below the Jackson Lake Dam, the Snake River flows east then abruptly turns to the southwest cutting a diagonal path through Jackson Hole to Idaho. Three important tributaries feed the Snake River from the east: Pacific Creek, the Buffalo Fork of the Snake, and the Gros Ventre River. Ditch Creek and Spread Creek also enter the Snake River above Moose, Wyoming. The river and its tributaries provide habitat for a wide variety of plants and animals. Beavers, otters, moose, bears, deer, eagles, ospreys, trumpeter swans, and trout are among the

wildlife in the region. The ecosystem also supports the largest herd of elk in the world.

Type of Context: Political

Description:

Political actions have also affected the settlement of Jackson Hole. Executive Order Number 4685, issued by President Calvin Coolidge on July 7, 1927, (closing much of Jackson Hole to homestead entry) and a subsequent executive order issued by President Franklin Delano Roosevelt on March 15, 1943, (creating Jackson Hole National Monument) dramatically affected the area. The first date essentially marked the end of the homestead era; the second marked the end of the settlement era, with the important exception of continued private land transactions. Jackson Hole National Monument was later combined with Grand Teton National Park (established in 1929) in 1950. That same year, the park was expanded to include additional acres owned by the Snake River Land Company.

Management Unit: Grand Teton National Park

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 04/23/1990

Management Category Explanatory Narrative:

The 4 Lazy F Ranch was listed in the National Register of Historic Places on 4/23/1990. As a result, the ranch should be preserved and maintained.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement:

Management Agreement Explanatory Narrative:

There are no management agreements associated with 4 Lazy F Ranch as of 2011.

NPS Legal Interest:

Type of Interest: Fee Simple

Explanatory Narrative:

The National Park Service owns the property in fee simple absolute with no encumbrances.

Public Access:

Type of Access:

Other Restrictions

Explanatory Narrative:

Public access to 4 Lazy F Ranch is not prohibited, but is administratively gated which helps control visitor access. The property is currently open to foot /horse access, and in winter small numbers of people ski down the road and along a trail along the outer property fence. Also, the property is visible from the Snake River by boaters, and there is nothing to prohibit boaters from beaching their boats and walking around the property.

Adjacent Lands Information

Do Adjacent Lands Contribute?

No

National Register Information

Existing NRIS Information:

Name in National Register:	4 Lazy F Dude Ranch
NRIS Number:	90000611
Primary Certification Date:	04/23/1990

Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values

Period of Significance:

Time Period:	AD 1914 - 1967
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Ways of Life
Facet:	Ranching Communities
Time Period:	AD 1914 - 1967
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	General Recreation
Time Period:	AD 1914 - 1967
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	Tourism
Time Period:	AD 1914 - 1967
Historic Context Theme:	Developing the American Economy
Subtheme:	Other Developing the American Economy
Facet:	Other Developing the American Economy
Other Facet:	Tourism
Time Period:	AD 1914 - 1967
Historic Context Theme:	Developing the American Economy
Subtheme:	Service Industry
Facet:	Tourism--Developing the American Economy
Time Period:	AD 1914 - 1967
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Vernacular Architecture

Area of Significance:

Area of Significance Category:

Exploration - Settlement

Area of Significance Category:

Entertainment - Recreation

Area of Significance Category:

Architecture

Statement of Significance:

The Grand Teton National Park Multiple Property Submission completed in 1997 outlines the associated historic contexts for historic property types within the park. Of the four associated historic contexts identified in the document, the 4 Lazy F Ranch falls into two contexts—(1) Settlement and (2) Dude Ranching and Tourism. Using the guidance and text included in the 1998 Multiple Property Submission, the 4 Lazy F Ranch is eligible for listing in the National Register of Historic Places under Criterion A for its association with settlement patterns and the development of summer vacation homes and dude ranches in the Jackson Hole area (areas of significance: Entertainment/Recreation and Exploration/Settlement). The district is also eligible under Criterion C for its vernacular and dude ranch architecture that is representative of the region. In summary, the 4 Lazy F Ranch is a resource that serves as a record of important historical events and trends associated with Grand Teton National Park and Jackson Hole.

The period of significance for the 4 Lazy F Ranch extends from 1914, when Bryant Mears first claimed his homestead and began making improvements on the land, until 1967, when Emily Frew Oliver sold the property to the National Park Service with a life estate agreement. This differs from the 1990 National Register nomination for this district, which notes a 1927-1938 period of significance, focusing only on the initial Frew family developments. This more narrow period of significance (1927-1938) excludes buildings and structures that contribute to the ranch significance, but have been found to be outside of these dates. Expanding the period of significance to 1914-1967 more adequately addresses the landscape evolution and its significance as a whole. In addition, the expanded period of significance fits within the 1997 Multiple Property Submission form which states, “the period of significance for properties associated with settlement context will extend to the end of the historical period as defined by the National Register, or until they no longer function as [the intended] agricultural/domestic purposes” (Hubber and Caywood 1997, 5).

Criterion A – Entertainment/Recreation, Exploration/Settlement

The 4 Lazy F Ranch is unique in that it has roots in the homestead era, later developing into a ranch established as a summer retreat and vacation home for the William and Margaretta Frew family. Later, in 1950, the summer home was converted in to a dude ranch, operated by Emily Frew Oliver. Because of this association with evolving settlement patterns and recreation in the region, the 4 Lazy F Ranch may be considered a hybrid of a homestead, vacation home, and dude ranch with vestiges of each. The

4 Lazy F Ranch

Grand Teton National Park

majority of historic ranch properties within Grand Teton National Park do not exhibit this unique pattern. Most ranches have evolved directly from a homestead to a dude ranch—never becoming a private vacation home. For this reason, 4 Lazy F Ranch is the only property within the park that exhibits all three characteristics.

As noted, in the 1997 Multiple Property Submission, “it is important to keep in mind that there is often no distinct line that distinguishes” a rancher, farmer, hunter/vacationer, and land speculator (Hubber and Caywood 1997, 19). While the vacation home and dude ranch/tourism aspect of the 4 Lazy F Ranch is the strongest and retains the most integrity, it is important to address each of the settlement and recreation contexts as they apply to the ranch.

Homestead

Details about the resources associated with the homestead constructed by Bryant Mears from 1915 to 1921 are largely unknown; however, those resources that remain (tack shed, caretaker’s garage, and irrigation ditches) provide few clues about the Mears homestead era. The remaining buildings, though somewhat altered in location, illustrate the Mears homestead was likely a clustered arrangement of buildings for domestic and agricultural purposes. The house and other domestic activities were spatially separated from the agricultural activities to the north. Irrigation ditches provided water to a number of agricultural fields that grew crops and hay for cattle and horses. According to the 1997 Multiple Property Submission form, “irrigation works... were small scale projects constructed mostly between 1896 and 1927 by individuals, partnerships or cooperative groups.... There is little documentation of the methods used to construct the systems, though it is most likely they used hand tools and horses to build them” (Hubber and Caywood 1997, 26). Although many of the homestead buildings have been removed and the complex as a whole lacks integrity, the remaining tack shed, caretaker’s garage, and irrigation ditches can be considered eligible under Criterion A (Hubber and Caywood 1997, 75).

Vacation Home and Summer Retreat

As noted in the 1997 Multiple Property Submission, “[a]ttracted to the unspoiled scenery, the abundant hunting and fishing, and relative isolation the Rocky Mountains afforded, many affluent visitors came to the mountains and nearby valleys to vacation during the summer months. While some invested in lands with the intention of developing them into operating ranches, farms, or mines, other simply bought the land for its real estate value or to build vacation homes” (Hubber and Caywood 1997, 18). In particular, publicity of the Grand Teton region, escalating national appreciation for wilderness recreation, improved transportation, and increased leisure hours following World War I, led to construction of a number of private vacation homes at Grand Teton (Hubber and Caywood 1997, 30). While most of these new vacation homes were constructed on lands leased from the federal government, William and Margaretta Frew purchased property for their vacation home in 1927. That same year, President Calvin Coolidge issued a series of executive orders that closed the public domain to settlement in Jackson Hole. Initially several hundred acres were set aside for an elk refuge (now the National Elk Refuge north of Jackson); four subsequent orders between 1927 and 1930 closed thousands of acres to private individuals.

4 Lazy F Ranch

Grand Teton National Park

The 4 Lazy F Ranch, as an example of a vacation home, is characterized by a vernacular log complex consisting of a lodge, multiple cabins, and outbuildings along the scenic Snake River. Additionally, a log caretaker's complex was also constructed with ancillary buildings for the year-round resident caretaker. Interestingly, this form of the 4 Lazy F Ranch with central lodge surrounded by smaller cabins is more like that of a dude ranch, than of a typical vacation home. This is due in part from the Frews' experiences at the Bar BC Dude Ranch, which influenced the form and spatial organization of the 4 Lazy F Ranch. Nevertheless, the construction of the Frews' vacation home signifies a shift in cultural values and an increase in the popularity of Jackson Hole as a place to live and to spend leisure time. As a result, the resources associated with the Frew vacation home can be considered eligible for the National Register of Historic Places under Criterion A.

Dude Ranching and Tourism

Dude ranching within the park first began in 1908, when Louis Joy opened the first area ranch, the JY Ranch. Throughout the early 20th century the number of dude ranches increased to cater to an increasing tourism industry. Dude ranches catered to the wealthy easterner's idea of what was typically western and evolved into a recreational activity. Overall, the dude ranch industry represents a significant component of the western recreational industry at Grand Teton National Park.

While the majority of dude ranches in the area had begun in the early decades, dude ranching at 4 Lazy F Ranch didn't begin until 1950. Because of this, it exemplifies the later period and evolution of the dude ranches as vacation spots in the area.

In terms of architecture, the buildings of 4 Lazy F Ranch are vastly similar to those of dude ranches. Although initially constructed as a family vacation resort, the Frew family's experiences at the nearby Bar BC Ranch helped influence the style and arrangement of the buildings. In general, the buildings of 4 Lazy F Ranch consist of a central lodge building with an array of guest cabins arranged in irregular groupings in an area of particular scenic quality. Agricultural buildings and structures are located away from the lodge and cabins to house livestock, including the horses used by dudes for trail rides. Also present are a casting pond (a more vernacular version of a swimming pool at more elaborate ranches) and a sizable land base with irrigation systems and agricultural fields. The retention and integrity of these features at 4 Lazy F Ranch make the landscape eligible under Criterion A.

Additionally, the 4 Lazy F Ranch is of a "Western style" with an emphasis on appearance and seasonal use. As noted in the 1997 Multiple Property Submission, "cabin foundations were 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 an extension of the gable end or eave), which not only mimicked the Western trapper cabin but also provided a semi-private outdoor room for guest use. Duplex cabins encouraged symmetrical fenestration, with each cabin half mirroring its neighbor. Cabins were arranged around the central lodge and/or dining hall, with privies tucked in the woods behind each cabin. In placement deliberately reminiscent of area working ranches, corrals, saddle sheds, barns (and the associated sounds and

4 Lazy F Ranch

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smells) were generally isolated from the primary residential compound: all this to maximize the 'ranch' experience for dudes" (Hubber and Caywood 1997, 71). The 4 Lazy F Ranch exhibits these features.

Criterion C –Architecture

The vernacular architecture of 4 Lazy F Ranch is a representative example of wood log construction popular to the area. As noted in the Multiple Property Submission, "Vernacular architecture has been described as common, ordinary buildings fashioned by anonymous people for functional purposes. It has also been defined as any structure devoted to everyday uses built by unschooled (but not unskilled) craftsmen working within a commonly understood cultural and technical tradition" (Hubber and Caywood 1997, 31). Character-defining features of this type of architecture include the adaptation to landscape, climate, and cultural patterns, and use of local materials. At Grand Teton National Park, wood logs (primarily pine and fir) were the most abundant building material available, and as a result, the majority of vernacular structures in the park are constructed of wood logs (Hubber and Caywood 1997, 31).

Specifically at 4 Lazy F Ranch, homesteader Bryant Mears used local lumber to build square-notched log buildings, including a 20 by 24-foot log house, a second 16 by 20-foot log house, and a 16 by 18-foot log barn. Later, in 1927, local builder Charles Fox was hired by the Frew family to construct the lodge and three double sleeping cabins. Fox also used locally available materials to create the buildings; however, he used saddle notching in his log construction. As additional buildings were added to the ranch landscape throughout the 1950s and 1960s, log buildings often were outfitted with frame additions and new frame buildings also appeared in the landscape. The results of these combined efforts created simple, vernacular structures that reflect the values and heritage of those involved in the construction and use of the structures.

The buildings of 4 Lazy F Ranch are also representative of dude ranch rustic architecture. As outlined in the 1997 Multiple Property Submission, "dude ranch rustic," is a distinct and recognizable form of vernacular construction. It can be distinguished from the vernacular tradition in the use of nonfunctional ornamental elements, in the placement of buildings, in the natural resources that dictated site location, and in the interior finishes -- all of which combined to create a "western" atmosphere (Hubber and Caywood 1997, 70-71, 82). This style includes log buildings, made with the simplest corner joinery, including the saddle notch.

In particular, the 4 Lazy F Ranch buildings constructed by Charles Fox in 1927 exhibit dude ranch rustic aesthetics. The buildings, as well as the spatial arrangement of those elements within the property, follow the practices typical of dude ranch log architecture. The log buildings have a horizontal rather than vertical emphasis, along with saddle-notched joinery. For these reasons, the architecture of 4 Lazy F Ranch is eligible for the National Register of Historic Places under Criterion C.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Vernacular

Current and Historic Use/Function:

Primary Historic Function: Lodge (Inn, Cabin)

Primary Current Use: Vacant/Maintained (Mothballed)

Other Use/Function

Other Type of Use or Function

Single Family Dwelling-Other

Historic

Small Residential Landscape

Historic

Cabin/Lookout

Historic

Lodge (Inn, Cabin)

Historic

Historic

Outdoor Recreation-Other

Historic

Agricultural Field

Historic

Barn

Historic

Irrigation Facility

Historic

Livestock

Historic

Leisure-Passive (Park)

Both Current And Historic

Natural Area-Other

Both Current And Historic

Wetland

Both Current And Historic

View

Both Current And Historic

Vehicular Circulation

Both Current And Historic

Pedestrian Circulation

Both Current And Historic

Trust Asset (Held By Government)

Historic

Current and Historic Names:

Name

Type of Name

4 Lazy F Ranch

Both Current And Historic

4 Lazy F Dude Ranch

Both Current And Historic

Four Lazy F Ranch

Historic

Sun Star Ranch

Historic

Ethnographic Study Conducted:

No Survey Conducted

Chronology:

Year	Event	Annotation
AD 1807	Explored	John Colter, a fur trapper, enters the Jackson Hole valley (Hubber and Caywood 1997, 2).
AD 1818	Farmed/Harvested	Additional fur trappers from the British North West Company and Rocky Mountain Fur Company enter the area (Hubber and Caywood 1997, 2).
AD 1884	Settled	John Holland and Jon Carnes become the first permanent, non-Native American settler in the valley (Hubber and Caywood 1997, 5).
AD 1897	Established	President Grover Cleveland sets aside Teton National Forest (Hubber and Caywood 1997, 43).
AD 1908	Established	Louis Joy and Struthers Burt opened the JY Ranch, the area's first dude ranch (Hubber and Caywood 1997, 3).
AD 1910	Established	Emily Frew (later known as Emily Frew Oliver) is born.
AD 1912	Established	Struthers Burt and Horace Carncross establish the Bar BC Dude Ranch. Summer of 1912 was its first season of operation (Bar BC CLI 1999).
AD 1912 - 1914	Established	Sometime between 1912 and 1914, Bryant Mears and his sister Frances Mears stay at the Bar BC Dude Ranch (HSR 2008, 7).
AD 1914	Land Transfer	November 19. Bryant Mears files a claim for approximately 135 acres on a 4-lot parcel about one mile south of the Bar BC Ranch (HSR 2008, 7). The claim includes Lots 3 and 4 of Section 24 and Lots 1 and 6 of Section 25 in Township 43 North, Range 116 West.
AD 1915	Inhabited	February. Bryant Mears establishes his residency on his land claim (HSR 2008, 7).
	Built	July. Mears constructs a log house measuring 20 by 24 feet (HSR 2008, 7).

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AD 1915 - 1921	Built	During his occupancy, Mears builds a 16 by 18-foot log barn, a corral with 8 panels of pole fencing, a second 16 by 20 foot log house, and a 25-foot deep well in Lot 1 of Section 25. Other improvements include 480 rods of buck and four-pole fencing, 160 rods of post and four-pole fencing, a ditch, and 18 acres of cleared and cultivated land (HSR 2008, 7; (Daugherty 1999, 245).
AD 1916	Farmed/Harvested	Mears plants 8 acres of oats and barley and harvests 14 tons of hay (Daugherty 1999, 245).
	Established	The National Park Service is established.
	Platted	September to October. A survey is undertaken by Arthur Davis for the east, south, and north boundaries for Township 43 North, Ranch 116 West. The survey notes cultivated fields, pole fences, roads, meandering Snake River, aspen, pine, cottonwood, water birch, and willow (Boundary Survey, 1916, GRTE Natural Resource drawing files).
AD 1916 - 1917	Abandoned	November 1916 to March 1917. Mears leaves his property to return East to get married (HSR 2008, 8).
AD 1917	Farmed/Harvested	Mears plants 18 acres of winter wheat, but harvests none of it (Dougherty 1999, 245).
AD 1917 - 1919	Abandoned	July 1917 to July 1919. Mears leaves his property to serve in World War I.
AD 1921	Land Transfer	April 1. Bryant Mears transfers the property to Edward Mears of Bar Harbor, Maine.
	Established	May 10. Bryant Mears receives a patent for his homestead and names the property Sun Star Ranch (HSR 2008, 8).
AD 1925	Established	Summer. William (Bill) and Margaretta Frew from Pittsburgh, Pennsylvania spend two months at the Bar BC Ranch with their two daughters, Emily and Margaretta (Peggy) (HSR 2008, 8). They begin looking for property in the area to purchase.

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AD 1927	Land Transfer	February 9. Edward Mears sells the 135-acre Sun Star Ranch for \$4,000 to William and Margaretta Frew (Daugherty 1999, 245).
	Established	July 7. President Calvin Coolidge issues Executive Order No. 4685, which closes much of Jackson Hole to homesteading and settlement (Hubber and Caywood 1997, 5 and 30).
	Altered	The Frew family renames the ranch as 4 Lazy F Ranch, which stands for four lazy Frews and begins to develop the ranch further (HSR 2008, 9).
	Built	The Frew family hires local builder Charles Fox to construct a series of new buildings, including the main lodge (HS-399) and three double sleeping cabins (HS-407, 408, and 409). Other buildings constructed during this time include a bathhouse (HS-404), ice house (HS-406), three outhouses, and two wells with frame well houses. New ranch buildings are constructed an eighth of a mile southeast of the Mears homestead buildings on a level terrace adjacent to the river (HSR 2008, 9).
	Built	Photographs of the early ranch construction show the lodge one well house, young cottonwoods east of the lodge, open, rocky groundplane, and row of stones (likely marking the edge of the lawn area or a path) (1958.2031.001 and 1958.1815.001 Print, Jackson Hole Historical Society).
AD 1927 - 1932	Built	Late 1920s and Early 1930s. A lawn is planted west and south of the lodge, irrigated by a field ditch constructed by Bryant Mears. Surrounding the lawn are native cottonwood trees (HSR 2008, 9).
AD 1927 - 1938	Built	A three-bay garage (HS-403), curing house (HS-400A), and smokehouse (HS-404A), are likely constructed during this time period.

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AD 1927 - 1949	Built	Additional buildings and improvements are built in the vicinity of the Mears homestead buildings. Improvements include the construction of a caretaker's house (HS-412), outhouse (HS-412A), barn (HS-413), corral, chicken coop (HS-415), and hog pen. Additionally, one of Mears's homestead buildings is relocated and adapted as a tack shed (HS-414) (HSR 2008, 9). It's likely that another of Mears's homestead buildings became the caretaker's garage (HS-412B) during this period.
	Farmed/Harvested	Hay is grown in the irrigated fields; dairy cows, hogs, and chickens are raised (HSR 2008, 9).
	Established	Recreational activities at the ranch include horseback riding and fishing along Snake River (HSR 2008, 9).
	Established	The 4 Lazy F Ranch operates as private summer home for the Frew family and friends (email correspondence between Emily Oliver Few (Emily Oliver's granddaughter) to Grand Teton National Park Superintendent Mary Gibson Scott).
AD 1929	Established	Congress establishes Grand Teton National Park (Hubber and Caywood 1997, 3).
AD 1936 - 1939	Maintained	Circa Late 1930s. The entrance drive to the ranch is dirt/gravel with adjacent trees, shrubs, and herbaceous grasses (1958. 1803.001 Print, Jackson Hole Historical Society).
AD 1930 - 1949	Established	The tourism industry increases in Jackson Hole as lands begin to be valued for beauty, rather than agricultural productivity (Hubber and Caywood 1997, 29).
AD 1930	Purchased/Sold	William and Margaretta Frew purchase about 700 acres in South Park, about 20 miles away, as a discontinuous tract of 4 Lazy F Ranch (Harrice 2000, 18). The parcel contains flay hay meadows, spring-fed trout streams, and Hufsmith Hill (Harrice 2000, 1).
AD 1930 - 1980	Ranched/Grazed	The discontinuous 700-acre tract of 4 Lazy F is operated as a working cattle ranch (Harrice 2000, 18).
AD 1938 - 1967	Built	A rodent-proof structure called the Mouse House (HS-405) and an additional cabin (HS-401-402) are likely built sometime between 1938 and 1967.

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AD 1940 - 1949	Maintained	Circa 1940s. The area around the barn consists of the barn, tack shed, unidentified outbuilding, fences, and a level field (1958.1804.001 and 1958.2035.001 Print, Jackson Hole Historical Society).
AD 1940 - 1959	Established	Mid-20th century. State law requires owners of irrigation ditches who failed to use the water from such sources for five successive years to forfeit their associated water rights. The law provides incentive to use irrigation ditches constructed during the homesteading era (Hubber and Caywood 1997, 26). The Frews continue to use their irrigation ditches until 1952.
AD 1943	Established	March 15. President Franklin Delano Roosevelt creates Jackson Hole National Monument (Hubber and Caywood 1997, 5). The monument includes 221,610 acres east of, and adjacent to, Grand Teton National Park. About 99,345 acres were taken from Teton National Forest to create the Monument (Hubber and Caywood 1997, 47).
	Platted	March 15. A survey is conducted of land owners within Jackson Hole National Monument that own livestock. Margaretta Frew is listed as owning 2 cattle and 8 horses that graze on private land within the monument (Grazing Chart, Data as of March 15, 1943, GRTE Natural Resource drawing files).
	Platted	August. A land status map drawn for Grand Teton National Park and Jackson Hole National Monument notes that 4 Lazy F Ranch is a summer home with fishing rights (Land Status Map, Grand Teton National Park and Jackson Hole National Monument, 1943, GRTE Natural Resource drawing files).
	Land Transfer	November 5. Margaretta Frew deeds the 135-acre ranch to Emily Frew Oliver (HSR 2008, 10).
AD 1944 - 1946	Altered	Mid-1940s. Bathroom additions are added to the three double sleeping cabins (HS-407, 408, and 409) (HSR 2008, 9). As a result, the outhouses are removed.
AD 1945	Platted	February 10. A grazing map drawn for Grand Teton National Park notes that the ranch remains a summer home with fishing rights (Grazing Map 1945, GRTE Natural Resource drawing files).

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	Maintained	Entrance road to 4 Lazy F Ranch is a two-track dirt road with surrounding open groundplane and scattered sagebrush (2003.0073.004 and 2003.0073.006 Print, Jackson Hole Historical Society).
AD 1947 - 1955	Established	The 4 Lazy F Ranch is located within the Pot-Holes Grazing Allotment (Map Showing Grazing Allotments in Jackson Hole National Monument and Teton National Forest, 1947; Grazing Allotment Boundaries, Grand Teton National Park, July 28, 1955, GRTE Natural Resource drawing files).
AD 1948	Maintained	Circulation routes at the ranch include a road extending north from Moose to the barn, a road extending east from the barn to the lodge, and a road extending north from the barn to adjacent fields and the Bar BC Ranch (USGS map, 1948, GRTE files).
	Altered	William Frew dies (HSR 2008, 9).
AD 1949	Altered	Margaretta Frew dies; Emily Frew Oliver assumes control of the 135-acre ranch (HSR 2008, 10).
	Purchased/Sold	After World War II. The discontinuous 700-acre ranch parcel is sold to the Maurice Horn family (Harrice 2000 18).
AD 1950	Altered	Emily Frew Oliver and Henry Oliver, Jr. begin facility expansion, and launch dude ranch operations for paying guests (HSR 2008, 10; email correspondence between Emily Oliver Few (Emily Oliver's granddaughter) to Grand Teton National Park Superintendent Mary Gibson Scott).
	Expanded	The boundaries of Grand Teton National Park are expanded (Hubber and Caywood 1997, 3). The land incorporates 33,562 acres, along with the original acreage of the park that was set aside in 1929. (Hubber and Caywood 1997, 31).

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AD 1950 - 1959	Maintained	1950s. Few changes occur at the ranch; existing buildings and fields continue to be used. Lawn south of lodge continues to be flood irrigated by irrigation ditches. Cows, hogs, and chickens are still kept in the agricultural outbuildings; however, the number of horses increased to accommodate additional ranch guests (HSR 2008, 10).
	Altered	Ponds east of the barn are improved with the construction of a small earth dam to impound additional water (HSR 2008, 10).
AD 1952	Altered	A casting pond is constructed southwest of the lodge (HSR 2008, 10).
AD 1954	Moved	A cabin (known as Harry's cabin, HS-410) from Crescent H Ranch (on Fall Creek Road in Wilson, Wyoming) is relocated to 4 Lazy F Ranch (HSR 2008, 10).
AD 1958 - 1962	Altered	Late 1950s or Early 1960s. A frame addition, which houses a sleeping room, is added to the original bathhouse (George's Cabin, HS-404) (HSR 2008, 18).
AD 1960	Purchased/Sold	Maurice Horn dies; Harry and Bucky Oliver (sons of Emily Frew Oliver) reacquire the 700-acre discontinuous parcel of 4 Lazy F Ranch in South Park (Harrice 2000, 18).
	Established	Circa 1960. An advertisement for 4 Lazy F Ranch states, Accommodations: double bedroom cabins with bathrooms and electricity. Double bedroom in main cabin with private bath... Season, July 1 to September 30. Activities: Riding, swimming, fishing along streams or boat fishing on the Snake River. Pack trips into the mountains and trips to Yellowstone National Park can be arranged. (HSR 2008, 10).
AD 1960 - 1965	Altered	Early 1960s. The flood irrigation system for the lawn west and south of the lodge is abandoned. The lawn is watered with a sprinkler system with water pumped from the casting pond (HSR 2008, 17).
	Abandoned	Early 1960s. The chicken coop is abandoned (HSR 2008, 19).

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AD 1960 - 1969	Purchased/Sold	1960s. Henry Oliver purchases a second ranch to the south, near Jackson. The new ranch offers better quality fishing and a new location to winter the ranch horses (HSR 2008, 11).
	Altered	1960s. An addition is built on the caretaker's house to expand the kitchen. The porch is also enclosed at this time (HSR 2008, 11).
	Altered	1960s. A shop is built in the interior of the barn (HSR 2008, 11).
AD 1961	Moved	A cabin (known as the River Cabin, HS-400) is moved from another ranch to the area north of the lodge, overlooking the Snake River (HSR 2008, 11).
AD 1964	Built	A one-room cabin (New Cabin, HS-411) is constructed by local contractor Jack Kranenburg south of the three original double cabins (HSR 2008, 11).
AD 1967	Land Transfer	August 4. Emily Frew Oliver sells the ranch to the National Park Service for \$650,000 and a life estate (HSR 2008, 11; Daugherty 1999, 265). The agreement stipulates that Oliver obtain government approval prior to making any major alterations or additions to the property.
AD 1967 - 1977	Maintained	Emily Frew Oliver operates the ranch under the life estate agreement with the National Park Service (HSR 2008, 11).
AD 1977	Altered	Emily Frew Oliver's husband, Henry Oliver, dies.
AD 1977 - 2005	Maintained	1977 to 2005. Emily Frew Oliver continues ranch operations at 4 Lazy F Ranch with the assistance of her eldest son, Harry (HSR 2008, 11).
AD 1978	Established	The buildings of 4 Lazy F Ranch are included on the List of Classified Structures (Field Inventory Sheet, no date, GRTE park files).

4 Lazy F Ranch
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AD 1980 - 1989	Established	1980s. A series of photographs are taken that document the condition of the ranch. The images show the entrance gate, entrance drive, lodge, barn, fences, curing house, smokehouse, lawn areas, well houses, cabins, pond, and surrounding vegetation (1988.1816.011, 1988.2298.001, 1988.1816.002, 1988.1816.004, 1988.1816.006, 1988.1816.019, 1988.1816.003, 1988.1816.005, 1988.1816.010, 1988.1816.020, 1988.1816.015, 1989.2268.001, 1989.2301.001, 1988.1816.009, 1989.2278.001, 1989.2267.001, 1989.2295.001 Prints, Jackson Hole Historical Society).
AD 1990	Established	The 4 Lazy F Ranch is listed in the National Register of Historic Places (Mehls, NR nomination, 1990).
AD 1999	Established	Richard Collier takes photographs of the ranch, documenting the conditions of the barn, caretaker house, curing house, tack room, and one of the cabins for the use of the Wyoming State Historic Preservation Office.
AD 2000	Purchased/Sold	Harry and Bucky Oliver plan to sell the discontinuous 700-acre parcel of the ranch (Harrice 2000, 1).
AD 2001	Planned	Jackson Hole Realty develops a plan for the discontinuous 700-acre parcel for a fishing retreat and private homes. The plan is withdrawn (Davidson 2002, 3).
AD 2002	Purchased/Sold	Developer Michael Brownfield of Sun Valley, Idaho, purchases the 700-acre discontinuous parcel of 4 Lazy F Ranch with plans to develop a golf course, fitness and spa center, tennis courts, clubhouse, dining rooms, fishing pro shop, and trails (Davidson 2002, 3).
AD 2005	Planned	Emily Oliver Few, Emily Oliver's granddaughter, begins discussion of future management plans with park superintendent Mary Gibson Scott. (Email correspondence: Emily Oliver Few (Emily Oliver's granddaughter) to Grand Teton National Park Superintendent Mary Gibson Scott).
AD 2006	Altered	Emily Frew Oliver voluntarily terminates her life estate; 4 Lazy F Ranch is managed by the National Park Service.
AD 2008	Established	A Historic Structures Report is completed for 4 Lazy F Ranch.

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AD 2010 - 2011

Established

A Cultural Landscape Inventory is completed for 4 Lazy F Ranch.

Physical History:

Introduction

Note: This physical history was taken directly from the Historic Structures Report by A&E Architects, September 2008, pages 4-12. Refer to the HSR for full citations.

General Context: Dude Ranching and Tourism in the West

The beginning of Western tourism dates to the years before the Civil War as visitors such as Rufus Sage and Sir George Gore traveled through the American West. However, it was not until after the construction of the transcontinental railroads and the development of networks of stage lines and trails during the 1870s and 1880s that Western vacations became more popular with the growing American middle and upper classes. During the late nineteenth century, visitors began to filter into Jackson Hole, where they beheld the spectacular scenery of the Tetons. In 1883, President Chester A. Arthur toured Yellowstone National Park and the future Grand Teton National Park (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 Grand Teton National Park evolved during the early years of the twentieth century when area ranchers, unable to make a living at raising livestock, began to accept paying guests.

In 1842, Rufus Sage battled intemperate weather, rough roads and poor food for the sake of spectacular scenery, to make what is reported to be the first "travel-for-pleasure" trip in the American West. However, those travelers suffering 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 his Medora ranch and with

economic hardship generated by a range fire, Eaton broke the "code of Western hospitality" in 1882 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, 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 Louis Joy, a Westerner, and Maxwell Struthers Burt, an Easterner. 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 nearby 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.

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 guests who'd leave family cars at home, buy rail tickets, and stay awhile.... A wishful statistician could calculate that 50 or more nice ranches along the Northern Pacific

between the Badlands and Cascades could add accommodations for about 2500 dudes via rail. Turn 'em over three or four times a season and you generate a half million dollars in rail revenue.”

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

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 and Christian. 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." 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 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 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.

4 Lazy F Ranch

Grand Teton National Park

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, many continuing to operate under lease agreements and lifetime tenancies.

Establishment and Development of the 4 Lazy F (1927-2006)

Although the 4 Lazy F Ranch was not purchased or built to be used as a commercial dude ranch, the character of its infrastructure was influenced by that of well-established area dude ranches, primarily Struthers Burt's Bar BC, where the Frews spent their first summer in Jackson Hole. Burt's Bar BC Ranch, the second dude ranch to be built in the valley, introduced many easterners to Jackson Hole, and to an idealized version of Western life, including Bryant Mears, who secured the homestead patent to the land on which the Frews eventually established the 4 Lazy F.

Bryant Mears and his sister, Frances, natives of Maine, came west to stay at the Bar BC Ranch. Unlike the majority of dudes, both stayed in the vicinity—Bryant to establish his own ranch, and Frances to marry Bar BC wrangler, Buster Estes. Bryant Mears selected a four-lot parcel of land just a mile south of the Bar BC, containing roughly 134 acres of land. He filed his claim in the Evanston, Wyoming Land Office on November 19, 1914, and established his residency on the property in February of the following year. By July of 1915, Mears had completed a 20 by 24-foot log house. Most of his homestead improvements, which eventually included a 16 by 18-foot log barn, a corral with eight panels of pole fencing, a second 16 by 20-foot log house, and a 25-foot-deep well, were located in Lot 1 of Section 25. Outlying improvements included 480 rods of buck and four-pole fence and 160 rods of post and four-pole fencing.

Although Mears met the minimum requirements to receive his homestead patent in 1921, his efforts at cultivating crops were limited—in part because of some extended absences. He left his claim for about four months between November of 1916 and March of 1917 to return to the East to get married. He left again for two years—between July of 1917 and July of 1919, to serve overseas in the U.S. Army during World War I. His wife was absent from the claim for the last few months of 1919 and the first part of 1920. Mears received his patent to the homestead property on May 10, 1921 and named it the Sun Star Ranch.

There is little documentary information about the relative success or failure of Mears' venture. John Daugherty, author of *A Place Called Jackson Hole: the Historic Resource Study of Grand Teton National Park*, suggests that Mears intended to set himself up as a "gentleman rancher." According to Nathaniel Burt, son of Bar BC Ranch Founder, Struthers Burt, Mears was a dangerously unstable character. In any event, Mears does not figure prominently in Jackson Hole history after the late 1920s.

Property transfer deeds available at the Teton County Courthouse show that Mears deeded the ranch to one Edward Mears of Bar Harbor Maine, on April 1, 1921—before receiving his patent. By that time, Bryant Mears had divorced, and apparently was living in town. In 1927, Edward Mears sold the 134-acre property to William H. and Margaretta Frew, of Pittsburgh,

Pennsylvania, for \$4,000.

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

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

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

The first buildings to be completed at the Frew retreat included the central lodge (HS-399) and three double sleeping cabins (HS-407, 408 and 409), one for William and Margaretta and one for each daughter (Figures 1 and 2). They planted a large expanse of lawn in front and south of the lodge, which was ringed by native stands of cottonwood. The initial improvements also included two wells with frame well housings, one in front of the lodge (Figure 1), and one in front of the sleeping cabins.

Other early buildings included the bathhouse (HS-404), the ice house (HS-406), and three outhouses, one for each sleeping cabin, located in the woods behind the cabins. Until the addition of bathrooms in the three double sleeping cabins in the mid-1940s, the bathhouse provided the only bathing facilities at the ranch. The Frews obviously based the site plan on that of a typical dude ranch, with the sleeping cabins separate from the lodge, which contained a large kitchen, and space for communal living, dining, and entertaining. The buildings themselves, made of log with simple functional plans, also mirrored typical dude ranch architecture.

In addition to the buildings specifically built for their own use, the Frews contracted for the construction of a house and outhouse for the ranch caretaker, located in the vicinity of Mears' homestead improvements. They also had a barn built and adapted one of Mears homestead buildings for use as a tack room (Figure 3). Because the caretaker lived at the site year-round, the character of the infrastructure in the vicinity of the caretaker's house was similar to that of a typical subsistence homestead, with the barn and associated corral, a chicken coop, and a pen for hogs. The barn was large enough to store hay grown on the ranch in irrigated fields and to shelter milk cows as well as horses, which were wintered-over at the ranch. During the early years, the Frews also kept a few cows and hogs, primarily to provide meat for the caretaker, as well as for the family during its yearly summer stay.

Between the completion of the initial construction in 1927, and the death of William and Margaretta Frew in 1948 and 1949 respectively, the family returned to the ranch for all or part of each summer. They participated in the same range of activities as was typical of dudes staying at commercial dude ranches—fishing and horse-back riding—and socialized with dudes staying at many of the nearby dude ranches. Although the character of the 4 Lazy F Ranch improvements mirrored that of the adjacent dude ranches, while William and Margaretta were alive, the ranch was not open to paying guests.

Upon the death of her mother in 1949, Emily Frew Oliver assumed control of the 4 Lazy F Ranch. The following year, 1950 (the same year as the establishment of Grand Teton National Park), Emily and her husband Henry Oliver Jr., began accepting paying guests. The decision to change from a family retreat to a commercial dude ranch was based in part upon economics, i.e., the Oliver's needed to find a way for the ranch to support itself. Also, after years of observing neighboring dude ranches, Emily Oliver was uniquely qualified to operate one herself; she and her husband thought that a dude ranch would be an interesting way to make the place pay for itself.

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

Eventually, the Oliver's listed the ranch in published promotional literature. A circa 1960 advertisement describes the accommodations, season of operation, and activities at the "Four Lazy F Ranch" as follows:

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

Emily and Henry Oliver shared the dude ranch tasks; Emily managed the riding and the

supervision of the cabin girls and cook, and Henry handled the fishing including trips to Yellowstone. Their young sons, Harry and Charles (Bucky), helped with the ranch chores, including haying and rounding up the saddle horses each morning. Following a long-established pattern, the caretaker handled the agricultural aspects of ranch operation including irrigating with the help of a seasonal hired hand, who bunked in the tack room near the barn. The caretaker lived at the ranch year-round, earning \$125.00 per month for his services.

During the decade of the 1950s, the Olivers made few changes at the ranch, continuing to use the existing buildings and ranch lands in much the same manner as when the property was used solely as a family retreat. One improvement was the addition of a casting pond near the lodge and sleeping cabins, built in 1952 (Figure 4). The lawn in front of the house continued to be flood-irrigated with water drawn from the main irrigation canal. In 1954, the Olivers moved a cabin from the Crescent H Ranch, south of Wilson, to the 4 Lazy F, hauling it over the narrow Moose-Wilson Road. Henry Oliver also improved the ponds east of the barn by building a small earthen dam, which resulted in impounding more water.

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

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

In the 1960s, the Olivers expanded their landholdings in the valley, added some new buildings to area of the lodge, and altered existing buildings. Henry Oliver purchased another ranch farther south near Jackson—primarily for the spring fed creeks that flowed through the property. According to Emily Oliver, by this time, the quality of the fishing in the Snake River had declined, and the new ranch offered access to high-quality bank fishing. After this purchase, the saddle horses were wintered on the lower ranch rather than at the dude ranch.

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

In addition to the new construction, several buildings were modified during the 1960s. The most significant of these modifications occurred at the caretaker's house, where the front porch was enclosed and a new addition built to expand the kitchen. Another major alteration was the construction of a room in the interior of the barn, for use as a shop.

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

After the death of Henry Oliver in 1977, their eldest son, Harry, became more actively involved in helping his mother with ranch operations. Between 1977 and 2005, Harry spent May through the end of October of each year at the 4 Lazy F, returning to his home in Santa Fe, New Mexico, for the winter. With the help of her son and long-term employees, Mrs. Oliver continued to operate the 4 Lazy F well into the 1990s. Working with the built environment established by her parents, she created a unique experience for her guests (Figure 5).

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

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

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



Figure 1. Looking east toward the front of the Lodge nearing completion. Note the well housing in front of the building. Source: Jackson Hole Historical Society and Museum, [1958.1801.01N].



Figure 2. Looking northwest towards the south and east walls of the Lodge, soon after completion. Source: Jackson Hole Historical Society and Museum, [1958.2031.01].



Figure 3. Looking north toward the barn and tack room. Note the small building just to the right of the barn. This building is no longer present. Source: Jackson Hole Historical Society and Museum, [1958.2035.1].



Figure 4. Looking northwest over the casting pond. Harry's Cabin (HS-410) visible beyond the pond. Source: Jackson Hole Historical Society and Museum, [1989.2268.001].



Figure 5. Front of the Lodge, probably 1980s. Note the climbing vine at each corner of the porch and the elk antlers nailed to the roof truss. Source: Jackson Hole Historical Society and Museum, [1989.2293.001].

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The 4 Lazy F Ranch landscape contains many character-defining features, such as spatial patterns, natural systems, buildings and structures, circulation features, views, and small-scale elements that were significant characteristics during the period of significance from 1914 to 1967. As a result, the character of the landscape is important as it evolved through time with various uses from an early homestead to a family summer retreat to later dude ranch operations. Landscape features important to retaining the integrity of the site, have remained with relatively few changes.

The historic integrity of 4 Lazy F Ranch may be analyzed under seven categories: integrity of location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the physical place where the historic property was constructed or the place where the historic event occurred. The location of a property is an important factor in determining why the property was created. If a property is separated from its location, the recapture of a sense of historic meaning and character is fragmented.

The 4 Lazy F Ranch landscape has remained in its location along the west bank of the Snake River with its expansive views of the Grand Tetons to the west. Over the centuries, the active river has somewhat changed the river edges both depositing silts and gravels and scouring out existing landforms. Nevertheless, the overall location of the ranch remains intact and retains integrity of location.

All ranch buildings within the landscape also retain integrity of location. While the majority of the buildings were constructed on site in the late 1920s and early 1930s, Harry's Cabin (HS-410) was moved to the site in 1954, and the River Cabin (HS-400) was moved to the site in 1961. These buildings were identified as non-contributing in the 1990 National Register nomination because they dated outside of the period of significance and no longer retained integrity of location. However, because this CLI extends the period of significance to 1967, these two cabins are now considered contributing. Additionally, the relocation of these cabins to 4 Lazy F Ranch is representative of a tradition of reusing materials and buildings within the Jackson Hole region.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property or its significant alteration. The design of a historic property reflects the functions, technologies, and aesthetics of its period of significance, and can include elements such as massing, spatial arrangement, site layout, texture and color of materials, style of ornamental detailing, and type of vegetation.

The landscape at 4 Lazy F Ranch was not designed by a master designer, but rather evolved from a combination of functionality, natural features, and land use. The major components of this “vernacular” design include the spatial layout of the Frew era lodge cluster and caretaker cluster. The latter of which was influenced by the spatial organization and arrangement of the Bryant Mears homestead.

Bryant Mears established his homestead on a level area, approximately one-eighth of a mile west of the Snake River, near former river channels. Buildings were likely sited away from the river, out of the floodplain, though within view of each other. The barn and other agricultural outbuildings were likely sited closer to the former river channels, as they would have provided fresh water for livestock. Fields were likely in close proximity of the barn, irrigated by ditches that provided water from the nearby river. In contrast, the domestic buildings were likely located farther south, away from the barns and livestock. Circulation routes, such as roads and paths, were established around these areas, out of necessity.

After the purchase of the property by the Frew family, the design of the landscape changed. In the late 1920s and early 1930s, the Frews converted the Mears homestead into a caretaker cluster, repurposing at least two of the Mears buildings for new uses. In addition, they built a new complex of buildings on the west bank of the river, in order to access the recreational opportunities of the site. Various cabins were built to house the Frew family and later guests of the dude ranch. As noted in the 1990 National Register nomination, “The buildings all are one or one and one-half stories and tend to be rectangular in shape. The design of the individual buildings and the overall complex fits the typical patterns of other local dude ranches. The walls are dressed, varnished log with gable roofs in an effort to resemble pioneer log construction techniques. Earthtones are the predominate colors, except for the roofs in which red and green rolled asphalt roofing were used adding dashes of color. The cabins and other contributing resources have not been altered except to add bathrooms on their rears and other minor changes associated with maintenance such as replacement of windows with newer, but wood framed ones” (Mehls, NR nomination, 1990). Overall, the vernacular design of the ranch included the lodge cluster and caretaker cluster surrounded by native vegetation and agricultural fields with a network of roads and irrigation ditches marking spaces between.

Some alterations occurred in the evolved design in the 1950s and 1960s with the addition of a casting pond, three new cabins, and installation of modern facilities. The irrigation ditches were also abandoned at this time, using a mechanical pump to irrigate the lawn west of the lodge. However, despite these changes, the vernacular design and overall spatial organization of the site remain today, and the integrity of design is retained.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. Setting includes the physical elements of a site, including

4 Lazy F Ranch

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character-defining features, such as spatial organization, land use, vegetation, topography, circulation, and small-scale features that are discussed in more detail in the following sections.

Overall, the 4 Lazy F Ranch setting retains many of the landscape features present during the period of significance. Some changes throughout the period of significance have added, altered, and removed individual features, such as buildings and small-scale features. A few of the Bryant Mears homestead buildings were removed by the Frew family in the late 1920s or early 1930s. At the same time, a number of cabins and other buildings were added to the landscape. Buildings continued to be added to the landscape throughout the 1950s and 1960s to accommodate new uses and an increasing number of guests. No changes have occurred within the landscape since the end of the period of significance in 1967.

Today, the general naturalistic setting of the ranch remains with majestic views of the nearby Snake River to the east and surrounding Grand Tetons to the west. The clusters of outbuildings, irrigation ditches, circulation routes, and vegetation in the landscape today resembles the appearance of the landscape during the period of significance. In particular, the two-track roads that provide access throughout the site help create the property's distinct setting. Additionally, the spatial organization of the property remains. Overall, the integrity of the setting of the 4 Lazy F Ranch is retained.

The surrounding context of the ranch has also remained relatively unchanged. Adjacent lands were historically undeveloped as they were used for large ranch enterprises. Such lands were incorporated into Grand Teton National Park in 1950, thus further limiting development.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies.

Overall, historic and natural materials of the 4 Lazy F Ranch landscape remain. The topography and soils are relatively intact with the exception of river alterations. Natural features present at the time of the homestead and later summer home and ranch operations persist. Vegetation has changed and grown over time, although existing vegetation communities remain predominantly of native species. The two building clusters (lodge cluster and caretaker's cluster) exhibit local wood and stone building materials in the "dude ranch vernacular" style, "characterized by log construction with some other wood products, such as board and batten siding" (Mehls, NR nomination, 1990). The original circulation patterns and irrigation system also exist, creating broad patterns across the landscape. Substantial retention of historic materials indicates integrity is retained.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given

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period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Expressions of workmanship during the period of significance for the 4 Lazy F Ranch landscape are limited to remaining buildings, irrigation ditches, and other built elements. Nearly all the buildings from the period of significance remain (with the exception of some of the Mears buildings). Those features that remain have withstood decades of heavy snow loads and more recently limited maintenance, indicating a level of high quality craftsmanship. Integrity of workmanship is retained.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. In conjunction with location and setting, feeling describes what the property feels like or the senses it evokes to a person on the property.

At 4 Lazy F Ranch, the physical features that comprise the site, including building clusters, vegetation patterns, views, and small-scale features, create a feeling of a 20th century ranch landscape. The rustic and secluded nature of the outbuildings, irrigation ditches, and field patterns create a similar feeling as was experienced historically. The arrangement of the cabins create a historic sense of time where one might expect to meet the Frew or Oliver families at any moment. The level of integrity of feeling is retained.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. A property with high integrity of association portrays its historic character through physical elements and their relationships to each other. Like feeling, association is based on individual perceptions.

At 4 Lazy F Ranch, associations with the Frew family and the Oliver family are evident through the landscape. The Frews chose to build their summer vacation home based on its naturalistic landscape features that supported recreational activities. Additionally, the site retains its rural, remote feelings of a 20th century ranch in the Jackson Hole region. Integrity of association is retained.

Landscape Characteristic:

Archeological Sites

There are no known archeological sites associated with 4 Lazy F Ranch; however, unidentified sites may exist relating to the Bryant Mears homestead complex and Frew buildings that were removed over time (outhouses and an unidentified building adjacent to the barn/tack shed). As of 2010, the property has not yet been archeologically surveyed, but the property has the potential to yield prehistoric and/or historic sites when it is surveyed in the future. Sites dating

to the period of significance would be contributing features.

CONTRIBUTING FEATURES:

Archeological sites relating to the Mears homestead complex
Archeological sites relating to buildings removed during the Frew era

NON-CONTRIBUTING FEATURES: None.

Buildings and Structures

Mears Era, 1914-1927

Between 1914 and 1921, Bryant Mears constructed a number of buildings and structures on the property including the following:

- 20 by 24-foot log house
- 16 by 20-foot log second house
- 16 by 18-foot log barn
- corral with 8 panels of pole fencing
- 480 rods of buck and four-pole fencing
- 160 rods of post and four-pole fencing
- 25-foot deep well
- irrigation ditches

It is also likely that Mears built additional outbuildings for his homestead, such as an outhouse. The buildings were constructed of local materials, mainly logs joined together with square notching. Few other details are known about the buildings and structures of the Mears era.

Frew Era 1927-1967

Upon acquiring the land in 1927, the Frews began a large construction campaign that altered the Mears buildings and added a number of new buildings on a level terrace adjacent to the river. The first of the new buildings to be constructed was the main lodge (HS-399) and three double sleeping cabins (HS-407, 408, and 409) built by local builder Charles Fox. The lodge was positioned in the center of a flat terrace along the river edge with the cabins arrayed to the south. Other buildings constructed during this time included a bathhouse (HS-404), ice house (HS-406), three outhouses, and two wells with frame well houses. The bathhouse and ice house were located east of the lodge, between the lodge and the river, while the outhouses were located in the woods south of the cabins. One of the wells was located in front (west) of the lodge and the other was located in front (north) of one of the double sleeping cabins (HS-408).

Additional buildings and improvements were also undertaken in the vicinity of the Mears homestead buildings. A house was built for a year-round caretaker (HS-412), in addition to the construction of an outhouse (HS-412A), barn (HS-413), corral, chicken coop (HS-415), and hog pen. Of the existing Mears era buildings, it is likely that one of the log houses was converted into the caretaker's garage (HS-412B). Another of Mears's buildings was moved south of its

original location and adapted as a tack shed (HS-414). A third of Mears's structures may have also been repurposed for an agricultural outbuilding, as an unidentified building appears next to the tack shed in historic photographs of the barn area. The remainder of Mears's buildings were likely removed or sold and relocated elsewhere.

Construction efforts continued into the 1930s, and by 1938, a three-bay garage (HS-403), curing house (HS-400A), smokehouse (HS-404A), and additional cabin (HS-401-402) were built. The garage, smokehouse and cabin were located to the north and east of the lodge complex, while the curing house was located along the river edge to take advantage of the cooler temperatures provided by the water.

Although documentation is limited for exact construction dates of the Frew buildings at 4 Lazy F Ranch, it appears that the majority of the first phase of construction was completed by 1938. Minimal alterations occurred throughout the 1940s, with the exception of bathroom additions that were added to the cabins in the mid-1940s. Subsequently, the original outhouses were removed at this time.

In 1949, the ranch ceased to be used as a family retreat, and the following year the 4 Lazy F Ranch opened as a dude ranch to accommodate tourists. As a result, the facilities were expanded throughout the 1950s and 1960s. In 1950, the ponds (old river channels) east of the barn were improved with the construction of a small earth dam to impound additional water. Two years later in 1952, a small casting pond was constructed southwest of the lodge. Additional cabins were added in 1954 with the relocation of a cabin (known as Harry's Cabin, HS-410) from Crescent H Ranch (south of Wilson) to the 4 Lazy F Ranch and again in 1961 with the relocation of a second cabin (known as the River Cabin, HS-400) from another nearby ranch to the area north of the lodge. The last cabin to be built at the ranch was the New Cabin (HS-411), which was built south of the three original double cabins by local contractor Jack Kranenburg in 1964.

Multiple additions to existing buildings were also added throughout the 1950s and 1960s. During this time, a frame addition, which houses a sleeping room, was added to the original bathhouse (George's Cabin, HS-404). At the caretaker's house, an addition was built to expand the kitchen in the 1960s; the porch was also enclosed. Also in the 1960s, the chicken coop was abandoned and a shop was built in the interior of the barn. Additionally, a rodent-proof structure called the Mouse House (HS-405) was likely built sometime between 1938 and 1967.

Landscape Today, 1968-2010

In 1967, Emily Frew Oliver sold the 4 Lazy F Ranch to the National Park Service with a lifetime estate. As part of the agreement conditions, any major improvements or alterations to the property required government approval. Because of this, few alterations have occurred and the buildings and structures remain much as they did in during the period of significance. The most notable change is the collapse of the chicken coop roof, which has been abandoned since

the early 1960s. Other changes made to buildings reflect routine maintenance.

A summary of the extant buildings and their current uses are noted below, as taken directly from the 2008 Historic Structures Report.

Lodge (HS-399), built 1927

The lodge or main cabin at the 4 Lazy F Ranch is a one-story log building joined at the corners with ventral saddle notches. The building is basically rectangular with a low-pitched intersecting gable roof. The exterior walls are daubed with a Portland cement mixture secured along the bottom with wooden lath stops that are nailed in place. The roof is covered with green rolled asphalt roofing. Door and window openings have plain six inch board trim, all painted light tan. All of the window openings contain wooden sashes (either side-by-side sliding or double-hung) and most have exterior frame screens, held in place with metal toggles. The front elevation of the building faces west towards a spectacular view of the Tetons (HSR 2008, 27).

The lodge has always been used as the central gathering place at the 4 Lazy F Ranch. Meals for both staff and guests were served in this building, and the central great room with the fire place contained room for relaxing and entertainment. In addition, the lodge contained a single guest room with a private bath (HSR 2008, 18).

The lodge has been changed very little since completed in 1927. Originally, a board floor ran across the entire length of the south wall. Today, the board floor has been replaced with two concrete stoops, one in front of each entrance. The grade at this end of the building is higher than as originally constructed (HSR 2008, 18).

The shed roof volume on the north wall of the building is an addition, although the date of its construction has not been documented. Relatively minor modifications have also been made in the manner in which the rolled asphalt roofing has been applied to the lodge. Originally, the roofing was applied vertically or perpendicular to the long axis of the roof. Currently, the roofing is applied horizontally—parallel to the ridge line. It is likely that the roofing on other early buildings was also applied vertically, but, as no historical photographs of the other buildings are available, this cannot be verified. On the lodge, the bell that was used to call people to their meals has been removed from the northwest edge of the roof (HSR 2008, 18).

End Cabin (HS-407), built 1927

The end cabin is a one-story log building constructed on a concrete foundation wall, facing northward with views to the lodge and Grand Tetons beyond. Located at the edge of the south lawn, the structure contains two bedrooms with a shared bath. The side-gable roof is covered with rolled asphalt and has exposed log purlin ends. Exterior walls are daubed with a Portland cement mixture held in place at the bottom with wooden lath. The original rectangular plan of the building has been modified by the addition of a bathroom in the middle of the rear (south)

wall during the mid-1940s. The bathroom addition is built on concrete block piers (HSR 2008, 78).

Alterations to the building include a concrete porch that appears to have been poured after initial completion of the building. On the interior, the use of synthetic daubing indicates a recent application. The use of the building has not changed, is has always been used as sleeping quarters for either family members or for guests (HSR 2008, 18).

Middle Cabin (HS-408), built 1927

Nearly identical to the end cabin, the middle cabin also faces north and contains two bedrooms and shared bathroom. The cabin is a one-story log building constructed on a concrete foundation wall. The side-gable roof is covered with rolled asphalt and has exposed log purlin ends. Two metal stove pipes, one in the northwest corner and one in the northeast corner, project from the roof. Exterior walls are daubed with a Portland cement mixture held in place at the bottom with wooden lath. The original rectangular plan of the building has been modified by the addition of a bathroom in the middle of the rear (south) wall that was built in the mid-1940s. The bathroom addition is built on concrete block piers (HSR 2008, 85).

Other alterations to the building include the addition of a concrete porch that appears to have been poured after initial completion of the building. The use of synthetic daubing on the interior walls indicates a recent application. Similarly, Celotex-type material has been applied to the underside of the roof sheathing between the purlins. The use of this building has not changed (HSR 2008, 18).

Mrs. Oliver's Cabin (HS-409), built 1927

As originally built, Mrs. Oliver's cabin is a one-story log building with a simple rectangular plan constructed on a concrete foundation wall. The side-gable roof is covered with rolled asphalt and has exposed log purlin ends. Exterior walls are daubed with a Portland cement mixture held in place at the bottom with wooden lath. The original rectangular plan of the building has been modified by the addition of a bathroom in the middle of the rear (south) wall sometime during the mid-1940s. The bathroom addition is built on concrete block piers (HSR 2008, 92). Mrs. Oliver's cabin is also nearly identical to the end cabin and middle cabin.

Minimal additions and changes have been made to the building since its construction. The concrete porch appears to have been poured after initial completion of the building and the underside of the roof sheathing between the purlins has been covered with a Celotex type material. Electric baseboard heating units have been installed in the east sleeping room and in the bathroom. The use of this building has not changed (HSR 2008, 18).

George's Cabin (Original bathhouse, HS-404), built 1927

The building most recently referred to as George's cabin, was originally built as the communal bathhouse. Located almost directly east of the lodge, this building consists of two volumes—the original rectangular log component and a subsequent frame addition of roughly the same size (HSR 2008, 62). The log portion of this building represents the original bathhouse, used by all of the ranch occupants before the addition of bathrooms to the sleeping cabins. The frame addition, which houses the sleeping room, was added in the late 1950s or early 1960s, when the Oliver's hired a fishing guide to work with their guests. Its current name, "George's cabin," derives from the first name of a long-time 4 Lazy F fishing guide (HSR 2008, 18).

Both volumes have front-gable roofs, covered with green rolled asphalt roofing. The front of the building faces west towards the interior access road. The original log component is joined at the corners with ventral saddle notches, and the exterior walls are daubed with a Portland cement mixture secured at the bottom with lath stops. The exterior walls of the frame component are covered with vertical boards and battens. The original volume is built on concrete piers; the frame addition on a concrete foundation wall (HSR 2008, 62).

Ice House (HS-406), built 1927

The original ice house is located directly east of the lodge, adjacent to the south side of the main access road. This is a small, log building with a shallow, front gable roof, built on a concrete foundation wall. The exterior walls are daubed with a Portland cement mixture, held in place with wood lath and the roof is covered with green rolled asphalt (HSR 2008, 70). Although no longer used as an ice house, this building has not been structurally modified. Its use has changed to simple storage (HSR 2008, 18).

Outhouses, built 1927, removed mid-1940s

Three outhouses were constructed along with the three double sleeping cabins (End Cabin, HS-407; Middle Cabin, HS-408; and Mrs. Oliver's Cabin, HS-409) in the late 1920s. Originally located in the wooded area south of the cabins, none of the outhouses remains today, as they were likely removed in the mid-1940s after bathroom additions were added to the cabins.

Well Houses, built late 1920s

Two frame well houses were constructed in the late 1920s; however, only one of the well houses remains today. The well house west of the lodge has been removed at some point, while the second well house adjacent to the end and middle cabins remains.

This small frame structure is built over one of two wells originally used as a water supply for the ranch. The base is enclosed with log slabs; vertical poles support the frame structure of the gable roof, which is covered with boards on boards. A trap door in the top of the base is held in place with rocks. A fly-wheel formerly used to hoist buckets of water has been removed (HSR 2008, 109).

Caretaker's House (HS-412), built late 1920s or early 1930s

The caretaker's house is very similar to the lodge in that it is a one-story log building built on a concrete foundation wall. As originally constructed the building had a rectangular plan with a low-pitched intersecting gable roof; structural additions made in the 1960s have resulted in the current irregular plan. Exterior wall logs are joined at the corners with ventral saddle notches and chinked with split poles. The ends of the log purlins are exposed in the four gable ends of the roof, which is covered with green rolled asphalt roofing applied horizontally. The top of an interior brick chimney extends above the roof in the northwest corner. The front wall of the building faces west towards the Teton Mountains (HSR 2008, 112).

Built specifically to house the ranch caretaker and his family, this building is similar to the main lodge in its design. In the 1960s, however, the open porch on the front of the building was enclosed to increase the interior living space. Sometime in the 1960s, a frame addition was added to the north end of the building, expanding the kitchen (HSR 2008, 19).

Caretaker's Outhouse (HS-412A), built late 1920s or early 1930s

The caretaker's outhouse is a small frame building located in the woods southeast of the caretaker's house. Made with rough-cut dimensional lumber and built on grade, the exterior walls are covered with unpeeled log slabs, while the roof is covered with boards on boards. A small wooden vent projects from the west side of the roof. A vertical board and batten door is located in the northeast wall of the outhouse (HSR 2008, 123). This building has not been altered since its construction. It has been abandoned since the installation of a bathroom in the caretaker's house (HSR 2008, 19).

Caretaker's Garage (HS-412B), built late 1910s

The garage associated with the caretaker's house is a one-story log building with a front-gable roof, built on grade. The logs are joined at the corners with square notches nailed in place. There is no indication that the wall logs on this building were ever daubed or chinked (HSR 2008, 126). Because of these construction techniques, the building is believed to date to the homestead era.

This building has not been modified since its construction, although its use has changed through the years. According to Harry Oliver, this building was more often used as a wood shed than as a garage (HSR 2008, 19).

Barn (HS-413), built late 1920s

The barn is a one and one-half story log building with a gambrel roof, built on concrete footings. It contains three volumes; the central full one-and-one-half story volume with the gambrel roof,

and two lower shed-roof wings. The unpeeled wall logs are joined with saddle notches and the exterior walls have both cement daubing and chinking with split and whole poles nailed in place. Boards and battens cover the gambrel section of the roof while the two shed-roofed wings are covered with green rolled asphalt roofing. The gambrel ends are covered with boards and battens painted red (HSR 2008, 130).

Built in the late 1920s as part of the Frew's initial development at the ranch, there have been few changes to the barn exterior. Exceptions include the installation of a full-height sliding door in the middle of the south wall. The sliding door replaced a hay door in the half story. In addition, the one-story wings on either side of the building may have originally been covered with boards rather than the current green rolled asphalt. The interior of the central volume has been extensively remodeled, including the installation of plywood walls and ceiling, and the pouring of a concrete floor (HSR 2008, 19).

Tack Room (HS-414), built late 1910s

The tack room is a one-story, rectangular log building with a side-gable roof built on concrete block and stone footings. This building is believed to date to the homestead era, and may have served as either a small barn or as another dwelling. The Frew's dragged the building about 50 yards south from its original location, and added the shed roof addition. Primarily used for the storage of horse tack, the building also housed seasonal ranch help during the summers (HSR 2008, 19).

Unlike the majority of the buildings at the 4 Lazy F, the tack room is joined at the corners with square notches, nailed in place. Green rolled asphalt roofing covers the roof, which has exposed log purlin ends; a metal stove pipe extends from the southeast corner of the roof. The exterior walls exhibit a combination of cement daubing and chinking with split poles nailed in place. A frame lean-to addition has been constructed on the north end of the original log volume, to be used for saddle storage during the operating season. A section of pole corral ties to the northwest corner of this building (HSR 2008, 140).

Chicken Coop (HS-415), built late 1920s

The chicken coop is a rectangular log structure with a shed roof, built on grade. The wall logs are joined with saddle notches, and are daubed with cement mortar on the exterior. Original roofing material appears to have been boards stacked on boards. One of the log roof purlins and part of the top log in the rear wall have rotted through causing the rear part of the roof to collapse. Sections of green rolled asphalt appear to have been applied to the rear edge of the roof prior to its collapse. Segments of pole corral fence tie in to the southwest and southeast corners of the chicken coop. The south wall of the building has a long narrow opening with boards nailed vertically to the inside of the wall. A vertical board and batten door in the east wall leads to the interior (HSR 2008, 147).

Originally built to house chickens, this building has been abandoned since roughly the early 1960s. Lack of maintenance has resulted in deterioration of the roof structure, which has failed (HSR 2008, 19).

Three-Bay Garage (HS-403), built prior to 1938

A three-bay garage is located north of the Lodge, on the north side of the main access road into the lodge building cluster. It is a one-story log building joined at the corners with ventral saddle notches. It has a concrete foundation wall and a concrete slab floor. The side gable roof has exposed log rafter ends and is covered with green, rolled asphalt. The south (front) wall of the building is open—the edge of the roof supported by two vertical log columns. The east and west sides each have two six-light wooden sashes nailed in place, centered within the wall (HSR 2008, 42).

The only modification to this building is the addition of an interior concrete floor, which appears to have been poured after its completion. The date of this modification has not been documented (HSR 2008, 18).

Curing House (HS-400A), built late 1920s or early 1930s

The curing house is located in a wooded thicket north of the river cabin. This structure consists of a simple dimensional lumber frame with a gable roof, built on grade. The roof is covered with boards. The bottom quarter of the exterior walls is enclosed with wood boards, applied horizontally. On the inside of the structure, another screen-covered frame enclosure apparently was meant to hold meats for curing. This structure does not appear to have been modified since its construction (HSR 2008, 18, 52).

Smokehouse (HS-404A), built late 1920s or early 1930s

The smokehouse is located slightly northeast of George's cabin. This is a small frame building with a front-gable roof, built on grade. Vertical boards cover the exterior walls and the roof is covered with green rolled asphalt. A board door in the southwest wall provides access to the interior of the smokehouse. At the bottom of the northeast wall a piece of stove pipe connects the smoke house to a firebox. The firebox is made of red brick with a metal door in its northeast end. This structure does not appear to have been modified since its construction (HSR 2008, 18, 67).

Nurse's Cabin (also known as Cook Cabin/Cabin Girls Cabin, HS-401-402), built 1938-1967

The nurse's cabin is located directly east of the three-bay garage. The access road that leads to the river cabin passes the front of the building which faces east towards the river. Originally two separate log buildings constructed to house ranch staff (the cook and the cabin girls), the space between the buildings has been framed in to house a bathroom and a closet. The date of

this modification is not known (HSR 2008, 18).

All three volumes have shallow gable roofs covered with green rolled asphalt. The southern log volume is one story with a side gable roof with exposed log purlins. Wall logs are joined at the corners with ventral saddle notches, and the exterior daubed with a Portland cement mixture held in place at the bottom with wooden lath stops. The center frame component is covered on the exterior with vertical boards and battens. The north log volume is almost identical to the south volume (HSR 2008, 55).

Mouse House (HS-405), built 1938-1967

The building referred to as the “mouse house” is located adjacent to the east wall of the ice house. It is a one-story, rectangular frame building with a front-gable roof, set on concrete block footings. The exterior walls are covered with 12-inch boards and 2-inch battens. The front (north) wall has a centered entrance with a flush wood door accessed from a wooden stoop. There are wooden vents in both front and rear gable ends (HSR 2008, 74). Designed to store linens during the off season, this rodent-proof storage building has not been modified (HSR 2008, 18).

Harry’s Cabin (HS-410), moved to site 1954

Harry’s cabin is located west of the three original cabins, near the fence that encloses the lodge building cluster. Unlike the majority of the cabins, this building faces south, towards the casting pond. Moved to the 4 Lazy F in 1954 to serve as Harry Oliver’s cabin, this is a rectangular, one-story log building with a front-gable roof with exposed log purlins. The building consists of two volumes, the log cabin moved to the site in 1954 and a log bathroom addition; the log ends of the side walls on the bathroom addition butt against the exterior log ends of the main volume. Both volumes are built on concrete piers (HSR 2008, 99).

There have been few changes to the building over time, other than the application of Celotex to the underside of the board roof sheathing between the purlins in the log structure and the application of synthetic daubing. Although moved to the site specifically to be used by Henry Oliver III, this cabin was sometimes used to lodge guests, when a single cabin was needed. In these instances, Harry would move into the lodge for the duration of the guest stay (HSR 2008, 18-19).

River Cabin (HS-400), moved to site 1961

This cabin was moved to the site in 1961, and is located at the north end of the lodge building cluster at the end of a loop turn-around drive, overlooking the main channel of the Snake River. The river cabin is a rectangular, one-story log building with a front gable roof, set on a concrete block foundation wall. The wall logs are joined at the corners with saddle notches and chinked on the exterior with split poles. The side-gable roof is covered with green rolled asphalt; a metal

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stove pipe extends from the northeast corner of the roof and a metal vent from the middle of the west edge (HSR 2008, 47). The building does not appear to have been modified since 1961 (HSR 2008, 18).

New Cabin (HS-111), built 1964

Constructed on site in 1964, the new cabin is located at the south end of the lodge building cluster. This is a one-story log building with a side gable roof, built on a concrete block foundation wall. The wall logs are joined at the corners with ventral saddle notches and chinked with Portland cement mixture with wooden lath stops. Like the remainder of the buildings, the roof is covered with green rolled asphalt; a metal stove pipe extends from the northwest corner of the roof. The doors and windows have plain board trim (HSR 2008, 102). This building has not been modified, other than the application of synthetic daubing to the interior walls, which appears to have been done fairly recently (HSR 2008, 19).

Bridge, date unknown

Sometime during the 20th century, a bridge was constructed southeast of the caretaker's cluster to provide access over the main irrigation ditch. The bridge remains today and serves as an access point for the two-track gravel road that enters the ranch from Menor's Ferry. Although the exact construction date of the bridge is unknown, it is likely that it was constructed during the period of significance.

CONTRIBUTING FEATURES:

Building Name	HS No.	LCS No.
4 Lazy F Dude Ranch Lodge	HS-0399	51706
4 Lazy F Dude Ranch Cabin (a.k.a. River Cabin)	HS-0400	51707
4 Lazy F Dude Ranch Curing House	HS-0400A	51708
4 Lazy F Dude Ranch Cabin (a.k.a. Nurse's Cabin)	HS-0401-402	51709
4 Lazy F Dude Ranch Three Bay Garage	HS-0403	
4 Lazy F Dude Ranch Cabin (a.k.a. George's Cabin)	HS-0404	51710
4 Lazy F Dude Ranch Smokehouse	HS-0404A	51711
4 Lazy F Dude Ranch Mouse House	HS-0405	
4 Lazy F Dude Ranch Ice House	HS-0406	51712
4 Lazy F Dude Ranch Cabin (a.k.a. End Cabin)	HS-0407	51713
4 Lazy F Dude Ranch Cabin (a.k.a. Middle Cabin)	HS-0408	51714
4 Lazy F Dude Ranch Cabin (a.k.a. Mrs. Oliver's Cabin)	HS-0409	51715
4 Lazy F Dude Ranch Cabin (a.k.a. Harry's Cabin)	HS-0410	51716
4 Lazy F Dude Ranch Cabin (a.k.a. New Cabin)	HS-0411	
4 Lazy F Dude Ranch Caretaker House	HS-0412	51717
4 Lazy F Dude Ranch Caretaker Outhouse	HS-0412A	51718
4 Lazy F Dude Ranch Caretaker Garage	HS-0412B	51719
4 Lazy F Dude Ranch Barn	HS-0413	51720

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4 Lazy F Dude Ranch Tack Room	HS-0414	51721
4 Lazy F Dude Ranch Chicken Coop	HS-0415	51722
4 Lazy F Dude Ranch Corral	NA	
4 Lazy F Dude Ranch Well House	NA	
4 Lazy F Dude Ranch Irrigation Ditches	NA	
4 Lazy F Dude Ranch Casting Pond	NA	

NON-CONTRIBUTING FEATURES: None.

MISSING FEATURES:

Outhouses (3)
Well House (1)

UNDETERMINED FEATURES:

Bridge

Landscape Characteristic Graphics:



View looking east at front façade of lodge and well house during construction, 1927. Note the line of stones in foreground. Source: Jackson Hole Historical Society and Museum, [1958.1815.001].



View east looking at front façade of lodge, 2010. Note the missing well house and growth in vegetation. Source: C. Mardorf, NPS.



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View looking east at front façade of lodge, no date. Note ornamental plantings at the porch and far left. Source: Jackson Hole Historical Society and Museum, [1988.1816.002].



View looking east at front façade of lodge, 2010. The ornamental plantings at the porch and far left remain. Source: C. Mardorf, NPS.



View looking south at east elevation of lodge, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.019].



View looking south at east elevation of lodge, 2010. Source: C. Mardorf, NPS.



View looking northwest at barn, corral, and chicken coop, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.011].



View looking northwest at barn, corral, and chicken coop, 2010. Source: C. Mardorf, NPS.



View looking north at curing house and Snake River, no date. Source: Jackson Hole Historical Society and Museum, [1989.2295.001].



*View looking east at curing house, 2010. Note significant deterioration of the structure.
Source: C. Mardorf, NPS.*



View looking north at smoke house, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.010].



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*View looking north at smoke house, 2010. Note significant deterioration of the structure.
Source: C. Mardorf, NPS.*



View looking east toward well house near Middle Cabin. Mrs. Oliver's cabin in background, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.003].



View looking east toward well house near Middle Cabin. Mrs. Oliver's cabin in background, 2010. Note significant deterioration of the structure. Source: C. Mardorf, NPS.



View looking south at ice house and Mouse House, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.009].



View looking south at ice house and Mouse House, 2010. Source: C. Mardorf, NPS.

Circulation

Mears Era, 1914-1927

Circulation during the Mears era would have consisted of two-track dirt roads leading to the homestead complex and associated agricultural fields. Though the locations of specific circulation routes are unknown, it is likely that roads or paths extended between Mears's log house and nearby agricultural buildings and between the agricultural buildings and adjacent fields. The property may have been accessed from the south by a dirt road from Menor's Ferry (along the alignment of the current entrance road). The property may have also been accessed from the north along a dirt road that leads to the Bar BC Ranch (still visible today). Pedestrian circulation would have followed the "path of least resistance" to connect the various buildings and fields.

Frew Era 1927-1967

During the Frew era, circulation remained much as it did in the previous era, with few alterations. The two-track gravel road from Menor's Ferry to the caretaker's cluster was retained, as was the two-track dirt road from the barn northward to the Bar BC Ranch. Additionally, the Frews constructed another two-track gravel road from the caretaker's cluster east to the lodge cluster. The road passed through a fence and entrance gate, leading in an eastward direction to the north of the lodge. Just past the lodge, the road ended in a loop turnaround west of George's cabin (original bathhouse, HS-404) and north of the Mouse House (HS-405).

As additional cabins were added to the periphery of the lodge cluster in the 1950s and 1960s, the vehicular circulation routes were also altered. In 1954, when Harry's cabin (HS-410) was moved to a site near the casting pond, a two-track road was established leading south to the cabin, just east of the entrance gate along the road to the lodge. A similar road was established in 1961, when the river cabin (HS-400) was moved to the ranch. Located north of the three-car garage (HS-403) and nurse's cabin (HS-401-402), a road was created leading north from the lodge road loop turnaround past the nurse's cabin and river cabin, where it ended in a smaller loop turnaround. These roads were not built features, but were established through use over time. Today, they appear as indistinct linear features free of shrubby vegetation. Of the two, the road to the river cabin is more defined.

Other circulation patterns present during this time period included two-track roads leading to agricultural fields. Pedestrian circulation routes likely used the roads and informal routes over lawn areas between buildings.

Landscape Today, 1968-2010

Today, all circulation routes present during the Frew era persist today, although with varying

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degrees of visibility. Most evident are the gravel roads leading from Menor's Ferry to the caretaker's cluster and from the caretaker's cluster eastward to the lodge cluster. All other remaining roads are less visible as they are no longer used and vegetation has obscured some areas of the routes.

CONTRIBUTING FEATURES:

- Two-track gravel road from Menor's Ferry to caretaker's cluster
- Two-track dirt road from barn to Bar BC Ranch
- Two-track gravel road from caretaker's cluster to lodge cluster
- Gravel loop turnaround west of George's Cabin and north of the Mouse House
- Two-track road to Harry's Cabin
- Two-track road to River Cabin
- Loop turnaround northwest of River Cabin
- Two-track dirt roads leading to agricultural fields

NON-CONTRIBUTING FEATURES: None.

Landscape Characteristic Graphics:



*View east toward Menor's Ferry from Chapel of Transfiguration parking lot, 1945.
Two-track gravel road to 4 Lazy F Ranch in midground. Source: Jackson Hole Historical
Society and Museum, [2003.0073.006 and 2003.0073.004].*



View east toward Menor's Ferry from Chapel of Transfiguration parking lot, 2010. Note the change in density of sagebrush and foreground vegetation. Source: C. Mardorf, NPS.

Cluster Arrangement

Not used; see Spatial Organization.

Constructed Water Features

Mears Era, 1914-1927

Constructed water features built during the initial homestead era included a series of irrigation ditches and a 25-foot well. The irrigation ditches were built to irrigate crops (likely hay) within the agricultural fields. The well likely provided water for domestic purposes. The nearby former channels of the snake river likely provided water for livestock.

Frew Era, 1927-1967

Between 1927 and 1967, the Frew family constructed a number of water features throughout 4 Lazy F Ranch. The first to be built were two wells with well houses in the lodge cluster. One well was located in the lawn west of the lodge, while the other well was located north of the middle cabin (HS-408). The Frews also continued to use the irrigation system to irrigate the lawn west and south of the lodge. They also likely used the 25-foot well dug by Mears to supply water to the caretaker's cluster.

In the 1950s, an earthen dam was built to impound more water in the former river channels east of the barn and tack room. Shortly thereafter in 1952, the casting pond was built by damming a gully near the west of the end cabin (HS-407). The pond was filled from an irrigation ditch, which carried water from Cottonwood Creek, a tributary of the Snake River. The pond was used for swimming and as a source of water to irrigate the lawn through a sprinkler system. It

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is unknown if the Frews continued to use the irrigation system to provide water to the agricultural fields.

Landscape Today, 1968-2010

Today, nearly all of the constructed water features remain in the 4 Lazy F Ranch landscape. The irrigation ditches are highly visible, creating linear patterns throughout the agricultural fields of the ranch complex. In addition to the ditches, a number of head gates and irrigation boxes are also extant. The earthen dam and casting pond from the 1950s also remain.

Over time, the well house west of the lodge was removed, leaving only the well house north of the middle cabin. The well below likely remains to some degree, although it may have been filled in at some point. Similarly, the 25-foot well dating to the Bryant Mears era may have also been filled in, since its location is unknown.

CONTRIBUTING FEATURES:

Irrigation system (ditches, head gates, boxes)
25-foot well at caretaker's cluster (1)
Wells with well houses at lodge cluster (2)
Earthen dam and ponds east of barn and tack shed
Casting pond

NON-CONTRIBUTING FEATURES: None.

Landscape Characteristic Graphics:



View looking northwest toward Harry's Cabin across the casting pond, no date. Source: Jackson Hole Historical Society and Museum, [1989.2301.001].



View looking northwest toward Harry's Cabin across the casting pond (now dry), 2010.

Source: C. Mardorf, NPS.

Cultural Traditions

Not used.

Land Use

Not used; see Spatial Organization.

Natural Systems and Features

Throughout all eras of development (Mears Era, 1914-1927; Frew Era, 1927-1967; and Landscape Today, 1968-2010) the natural systems and features of 4 Lazy F Ranch have remained fairly constant. Located in a picturesque valley, mountains rise in virtually all directions, and to the west, the Teton Range rises approximately 7000 feet from the valley floor. To the east is the Snake River. As an active river channel, the river corridor has changed over time, leaving a multitude of former river channels that create low-lying wet areas. Overall, the natural systems and scenic beauty of the area have contributed to the development of the ranch.

CONTRIBUTING FEATURES:

Snake River

Former river channels

NON-CONTRIBUTING FEATURES: None.

Small Scale Features

Mears Era, 1914-1927

Features included agricultural tools and implements, fences, and other elements related to homesteading. Specifically, Mears constructed a corral with 8 panels of pole fencing, 480 rods of buck and four-pole fencing, and 160 rods of post and four-pole fencing.

Frew Era, 1927-1967

Small-scale features dating to the Frew era were items that related to marking boundaries and the personalization of the ranch as a family retreat. Buck-and-pole fences and post-and-pole fences were erected around the ranch to mark property boundaries and areas around the lodge and caretaker's cluster. Within these fences, two entrance gates were built—one to mark the entrance to the larger ranch along the gravel road from Menor's Ferry, and one to mark the entrance to the lodge cluster west of the lodge. A corral was also erected around the barn.

Other small-scale features were comprised of features associated with buildings or attached to building elevations. These included chairs and site furnishings on the lodge porch, wash pans on

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the lodge south elevation, antlers on the lodge front façade, and ice picks on the ice house north elevation. Additional features included a hammock strung between two pine trees in the south lawn area, a wood pile in the center of the main road loop turnaround, an iron kettle, and “4 Lazy F Ranch” signs.

Landscape Today, 1968-2010

Of the features dating to the period of significance, only the fences, gates, and corrals remain. However, some changes have occurred over time. Sections of fencing have collapsed, while other sections have been replaced with different fencing types. All other small-scale features present during the period of significance were likely removed when Emily Frew Oliver terminated her life estate in 2006. A few contemporary features are now extant within the ranch landscape, including utility poles, propane tanks, and barrels. The barrels are located within the field southwest of the lodge cluster, likely used for training horses. Other small-scale features with undetermined origins include small wood footbridges over the irrigation ditches, wood railing along irrigation ditches east of the lodge, a deteriorated brick object near the smokehouse, and agricultural debris (barbed wire, wood posts) in the field southwest of the barn

CONTRIBUTING FEATURES:

Buck and pole fence surrounding the west and south sides of the lodge cluster
Buck and pole fence surrounding the caretaker’s cluster
Buck and pole fence southwest of barn
Buck and pole fence/post and pole fence along west property boundary
Entrance gate along gravel road from Menor’s Ferry
Entrance gate to lodge cluster
Corral

NON-CONTRIBUTING FEATURES: None.

MISSING FEATURES:

Chairs and site furnishings
Wash pans
Antlers on the lodge front façade
Ice picks
Hammock
Wood pile
Iron kettle,
“4 Lazy F Ranch” signs

UNDETERMINED FEATURES:

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Utility poles
Propane tanks
Barrels in field southwest of lodge cluster
Wood footbridges over the irrigation ditches
Wood railing along irrigation ditches east of the lodge
Deteriorated brick object near the smokehouse
Agricultural debris in the field southwest of the barn

Landscape Characteristic Graphics:



*View looking north/northeast at ranch gate along road from Menor's Ferry, no date.
Source: Jackson Hole Historical Society and Museum, [1989.2298.001].*



View looking north/northeast at ranch gate along road from Menor's Ferry, 2010. Note the large tree on right of image and change in gate design and fencing types. Source: C. Mardorf, NPS.



View looking east toward lodge, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.004].



View looking east toward lodge, 2010. Source: C. Mardorf, NPS.

Spatial Organization

Mears Era, 1914-1927

During the initial development of the ranch under Bryant Mears, the spatial organization of the site would have been divided between two clusters—one building cluster around the log house and associated domestic activities, and one building cluster for the barn and agricultural activities. These clusters were located farther back from the Snake River, near a former river channel.

Frew Era, 1927-1967

Under the Frew era, the domestic and agricultural clusters from the Mears era were combined into one cluster, forming the caretaker's cluster (containing the caretaker's house and agricultural outbuildings including a barn, tack shed, and chicken coop). The caretakers building cluster contained buildings and structures used for housing the ranch caretaker's family, as well as all of the facilities directly associated with the sheltering of livestock—mostly milk cows and horses.

The Frews also added another building cluster roughly an eighth of a mile to the southeast of the caretaker's cluster. Referred to as the lodge cluster (containing the main lodge, sleeping cabins for family members and guests, and a few ancillary buildings), it was sited on a gravel terrace above the west bank of the Snake River.

Landscape Today, 1968-2010

Today, the two distinct building clusters (lodge cluster and caretaker's cluster) remain much as they did during the Frew era.

The caretaker's cluster remains adjacent to a former channel of the Snake River, which floods during spring runoff. A dog-leg bend in the main ranch access road from Menor's Ferry divides the buildings into two groups. The caretaker's house, garage and outhouse are located within a dense stand of cottonwood, aspen, and pine south of the road. Enclosed by a buck and pole fence, a pedestrian gate in the northwest side of the fence leads to the front door of the house; another opening at the southeast side of the fence leads to the garage.

To the north of the road are the agricultural buildings (barn, tack room and chicken coop) located about 100 yards north of the caretaker's house. The buildings of the agricultural complex are also connected to one another by sections of post-and-pole fencing, creating a corral. Cottonwoods line the edge of the barnyard, and the ponds east of the barn contain dense stands of willows. A dam in the channel forms a pond, which was accessible to livestock held in the corral. The area in front (south) of the barn is practically devoid of shrubby vegetation resulting from years of vehicular and livestock use. A series of irrigation ditches are visible through the agricultural complex. The ranch's main irrigation distribution ditch runs south past the west side of the corral, then angles southeast past the rear of the caretaker's house toward the lodge cluster.

The lodge cluster is located about an eighth of a mile southeast of the caretaker's cluster, sited within a cottonwood grove on the west bank of the Snake River. It is fenced on the west and south sides with a buck and pole fence, while the east edge of the cluster is defined by the river channel. The area is entered from the northwest, via a two-track gravel road that enters through a gate in the buck and pole fence and ends in a loop turnaround at the north end of the lodge.

The lodge, or main cabin as it is called by family members, is located at the center of the complex, sited to take in the view of the Teton Mountains from the front porch. A series of cabins and outbuildings are arrayed to the north, east, and south of the lodge forming the building cluster. An open lawn area is also found to the west, east, and south. In the southwest corner of the complex is a small casting pond, formed by damming a natural gully. A number of roads provide access throughout the site.

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Overall, the arrangement of the 4 Lazy F Ranch buildings create a distinct pattern. The lodge and barn are the centers of activity within their respective clusters, both within easy access of the road. The outlying cabins and support buildings surround these centers of activity. Other dude ranches of the area also had similar arrangements.

CONTRIBUTING FEATURES:

Lodge building cluster
Caretaker's building cluster
Spatial relationships between the lodge cluster and caretaker's cluster
Spatial relationships between buildings

NON-CONTRIBUTING FEATURES: None.

MISSING FEATURES:

Mears Era building clusters

Landscape Characteristic Graphics:



*View looking northeast to barn and tack room (part of caretaker's cluster), circa 1940.
Source: Jackson Hole Historical Society and Museum, [1958.2035.001].*



*View looking northeast to barn and tack room, 2010. Note obstructed view of barn.
Source: C. Mardorf, NPS.*



*View looking northeast to barn and tack room, circa 1940. Source: Jackson Hole
Historical Society and Museum, [1958.1804.001].*



View looking northeast to barn and tack room, 2010. Note obstructed view of barn and increased growth of vegetation. Source: C. Mardorf, NPS.



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View looking south at lodge and entrance road loop turnaround, no date. Source: Jackson Hole Historical Society and Museum, [1988.1816.005].



View looking south at lodge and entrance road loop turnaround, 2010. Note vegetation dating to the period of significance remains. Source: C. Mardorf, NPS.



View looking east toward Middle Cabin and Mrs. Oliver's cabin with End Cabin at far right, no date. Note vegetation, well house, and hammock. Source: Jackson Hole Historical Society and Museum, [1989.2278.001].



View looking east toward Middle Cabin and Mrs. Oliver's cabin with End Cabin at far right, 2010. Note vegetation and well house remain. Source: C. Mardorf, NPS.

Topography

The topography of 4 Lazy F Ranch has remained consistent throughout all eras of development (Mears Era, 1914-1927; Frew Era, 1927-1967; and Landscape Today, 1968-2010). The ranch is sited on a level area along the west bank of the Snake River, using the river bank to define the east edge of the ranch, similar to the ways of other dude ranches use topography features for definition. The bottomlands stretch out to the west of the ranch, while the tablelands of Jackson Hold and the Teton Range rise farther west.

The majority of the ranch lands are relatively level, providing nearly flat areas for fields and building clusters. Naturally occurring low-lying wet areas are located along former river channels east of the barn and tack shed and north of the road leading to the lodge complex. Alterations in the topography occurred with the construction of the irrigation ditches (Mears Era, 1914-1927) and the construction of the earthen dam and casting pond (Frew Era, 1927-1967). Since then, no other major changes have altered the topography of the ranch.

CONTRIBUTING FEATURES:

Relatively level topography along west bank of river

Naturally occurring low-lying wet areas are located along former river channels
Alterations in topography for the construction of the irrigation ditches
Alterations in topography for the construction of the earth dam
Alterations in topography for the construction of the casting pond

NON-CONTRIBUTING FEATURES: None.

Vegetation

Mears Era, 1914-1927

Documentation of the vegetation at the time of Bryant Mears's homestead is limited, but vegetation likely consisted of native stands of cottonwood and aspen along the river corridor and sagebrush within the open valley. However, as the valley was settled, the sagebrush was removed and replaced with irrigated agricultural crops such as alfalfa, timothy, oats, barley, and wheat (UDSA 1911, 10). Mears cleared 18 acres of land and cultivated oats, barley, hay, and winter wheat. Exact species of these agricultural crops is unknown.

On a broader scale, the region surrounding Jackson Hole was covered with evergreen and deciduous forests. Common historic species included Douglas-fir, Engelmann spruce, lodgepole pine, balsam, cottonwood, quaking aspen, willows, and tag alder (Brown 1924, 29). Historic understory and groundcovers consisted of serviceberry, chokecherry, wild currants, wild raspberries, gooseberries, thimble berry, Oregon grapes, strawberries, and huckleberries, Indian paintbrush, flax, columbine, bluebells, cowslips, moss-water lily, rose, geranium, sand lilies, johnny-jumpups, and forget-me-nots (Brown 1924, 29-30). Though found within Grand Teton National Park, not all of these would have been found within the 4 Lazy F Ranch.

Frew Era, 1927-1967

Vegetation during the Frew era remained similar to that of the Mears era with a composition of native trees, shrubs, and grasses. However, the Frew family also added some ornamental plantings around the lodge. A lawn was established to the west and south of the building, and cobble-lined flowerbeds were created adjacent to both sides of the recessed entry porch. Additionally, a number of lilac and honeysuckle shrubs were planted around the perimeter of the building. It is unknown what types of crops the Frews cultivated in the agricultural fields.

Landscape Today, 1968-2010

Today, the vegetation within the landscape remains similar as it did during the Frew era. The formerly irrigated grass lawn extends around the front and rear (west and east) of the lodge, and extends south to include the area in front of the three double sleeping cabins. Toward the south and west perimeter, the lawn is interspersed with native cottonwood, and a few Engelmann spruce and pine. Vegetation outside the lawn consists of native species including sagebrush, sulphur buckwheat, birch leaf spirea, arrowleaf balsamroot and various native grasses.

The ornamental vegetation directly adjacent to the lodge also remains. The cobble-lined flowerbeds contain day lilies and a climbing vine, which is trained along chicken wire affixed to the open truss system of the roof. One lilac shrub is located at the southeast corner of the lodge and honeysuckle shrubs are found to the east and adjacent to the north end of the west wall of the lodge.

Throughout the ranch are several stands of native cottonwoods and aspens. The majority of these are located along the river corridor and around the lodge complex. Along the south edge of the lodge cluster, a shallow gully runs northwest to southeast behind the three original sleeping cabins. It is densely vegetated with cottonwood and aspen.

Overall, several of the individual trees and species present during the period of significance remain, although have grown or increased in density. This is particularly noticeable in photographic comparisons between the historic era and today. In particular, the density of the sagebrush along the road leading from Menor's Ferry has substantially increased. In addition, the native cottonwood stands that surround the lodge complex have grown in scale; however, many of them have been severely pruned, likely to prevent limbs or trees from breaking and falling on buildings or people.

In addition to those plants that were present historically, the broader ranch landscape also contains noxious/invasive species, including sulphur cinquefoil (*Potentilla recta*), spotted knapweed (*Centaurea maculosa*), and oxeye daisy (*Chrysanthemum leucanthemum*).

CONTRIBUTING FEATURES:

Native stands of cottonwoods throughout the lodge cluster
Cottonwoods and aspen along the river corridor
Sagebrush
Agricultural crops (oats, barley, hay, winter wheat)
Lawn west, east, and south of lodge
Cobble-lined flowerbeds with day lilies and climbing vines
Lilac shrub at southeast corner of the lodge
Honeysuckle shrubs east of lodge and adjacent to the north end of the lodge west wall
Engelmann spruce and pine in lawn south of lodge
Sulphur buckwheat
Birch leaf spirea
Arrowleaf balsamroot

NON-CONTRIBUTING FEATURES:

Noxious/invasive species (sulphur cinquefoil, spotted knapweed, and oxeye daisy)

MISSING FEATURES:

Agricultural crops (oats, barley, hay, and winter wheat)

Landscape Characteristic Graphics:



View looking northwest at south and east elevations of lodge, shortly after completion, circa 1927. Source: Jackson Hole Historical Society and Museum, [1958.2031.001].



View looking northwest at south and east elevations of lodge, 2010. Note the growth in vegetation. Source: C. Mardorf, NPS.



View looking northwest at east elevation of lodge, no date. Note tree to left and ornamental plantings at the foundation. Source: Jackson Hole Historical Society and Museum, [1988.1816.006].



View looking northwest at east elevation of lodge, 2010. Tree to left and some ornamental plantings remain. Source: C. Mardorf, NPS.

Views and Vistas

Mears Era, 1914-1927

The relatively flat topography combined with native stands of vegetation likely created limited views during the Mears Era. Views would have been inward, mainly focusing on the log buildings and fields. The view west toward the Grand Teton range was likely evident as well.

Frew Era, 1927-1967

During the Frew Era, the development of the ranch was influenced by the grand views of the site. Most notably, the lodge was oriented to the west for majestic views of the Grand Teton Mountains from the front porch. Other views within the lodge cluster included inward focusing views of the lodge from the cabins, views of the lodge from the lawn, views of the casting pond from the cabins, and views of the Snake River. Within the caretaker's cluster views would have been similar—mainly internal views of the buildings, fences and fields.

Landscape Today, 1968-2010

Today, the visual sequence of the ranch is important as one enters the site. While driving northward along the entrance road from Menor's Ferry, views are open across adjacent sagebrush flats. As one approaches the first entrance gate, the gate frames a view of the native vegetation along the river bank. Proceeding northward, views remain relatively open

with nearby former agricultural fields, fences, and irrigation ditches. Approaching the caretaker's cluster, the road turns and surrounding vegetation limits the views and creates a sense of enclosure. Limited views continue upon arriving at the caretaker's cluster where the views expand northward to the barn and westward to an adjacent field. Turning east toward the lodge cluster, views are somewhat screened by vegetation and remain so until one approaches the second entrance gate. Here the gate frames an iconic view of the lodge, giving one a sense of arrival.

Within the lodge and caretaker's clusters, general views from the period of significance remain relatively unchanged. The majority of the views are internal between buildings, partially screened by vegetation. To the west, expansive views of the Grand Tetons persist.

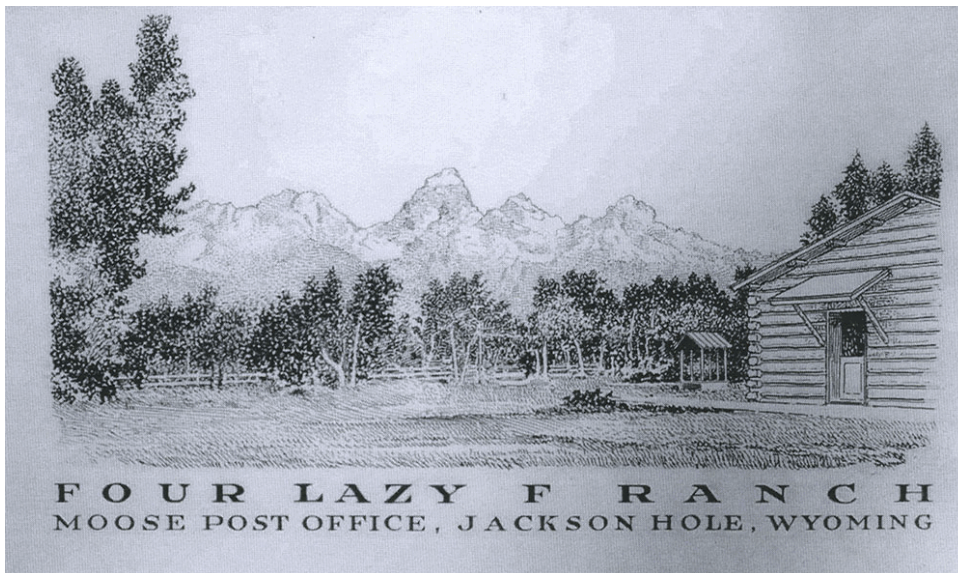
CONTRIBUTING FEATURES:

- Inward focused views within the lodge cluster
- Inward focused views within the caretaker's cluster
- Views of the surrounding valley and Grand Teton Range
- Views west from lodge to Grand Teton Range
- Views east to Snake River
- Views of the lodge from the cabins
- Views of the lodge from the lawn
- Views of the casting pond from the cabins
- Open views from entrance road across sagebrush flats
- Framed view from entrance gate to native vegetation along the river bank
- Open views from entrance road to former agricultural fields, fences, and irrigation ditches
- Limited views along entrance road southwest of caretaker's cluster
- Limited views along entrance road east of caretaker's cluster
- Framed view from entrance gate to lodge

NON-CONTRIBUTING FEATURES: None.

Landscape Characteristic Graphics:

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Artist's rendering of 4 Lazy F Ranch with view looking west toward the Grand Tetons, no date. Lodge at far right. Source: Jackson Hole Historical Society and Museum, [1988.1816.020].



Identical view of artist's rendering, looking west toward the Grand Tetons, 2010. Source: C. Mardorf, NPS.

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 06/29/2011

Condition Assessment Explanatory Narrative:

The ranch complex has been unoccupied since 2006, when the Emily Oliver relinquished her life estate on the property. As a result, buildings and landscape features have received minimal maintenance since that time.

Impacts

Type of Impact: Deferred Maintenance

External or Internal: Internal

Impact Description: Since the National Park Service assumed management of the ranch in 2006, routine maintenance has been minimal. Some of the landscape features have not been maintained since the 1960s or 1970s, including irrigation ditches, fences, gates, and vegetation.

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

There are no treatment plans associated with 4 Lazy F Ranch as of 2011.

Approved Treatment Completed: No

Bibliography and Supplemental Information

Bibliography

Citation Author:	A& E Architects
Citation Title:	4 Lazy F Ranch, Historic Structures Report
Year of Publication:	2008
Citation Publisher:	NPS
Citation Type:	Both Graphic and Narrative
Citation Location:	GRTE Park files
Citation Author:	Amanda Reese
Citation Title:	A Classless Society: Dude Ranching in the Tetons 1908-1955
Year of Publication:	2005
Citation Publisher:	University of Wyoming
Citation Type:	Narrative
Citation Location:	GRTE Park Cultural Resource files
Citation Author:	Ann Hubber and Janene Caywood
Citation Title:	Grand Teton National Park Multiple Property Submission, Amended Submission
Year of Publication:	1997
Citation Publisher:	NPS
Citation Type:	Narrative
Citation Location:	GRTE Park Cultural Resource files
Citation Author:	Elizabeth Wied Hayden
Citation Title:	From Trapper to Tourist in Jackson Hole
Year of Publication:	2004
Citation Publisher:	Grand Teton Natural History Association
Citation Type:	Both Graphic and Narrative
Citation Location:	GRTE Park files

Citation Author:	Emily Oliver Few
Citation Title:	Email correspondence: Emily Oliver Few to Mary Gibson Scott, GRTE
Year of Publication:	2005
Citation Publisher:	Emily Oliver Few
Citation Type:	Narrative
Citation Location:	GRTE Park Cultural Resource files
Citation Author:	John Daugherty
Citation Title:	A Place Called Jackson Hole
Year of Publication:	1999
Citation Publisher:	NPS
Citation Type:	Both Graphic and Narrative
Citation Location:	GRTE Park files
Citation Author:	Melanie Harrice
Citation Title:	4 Lazy F Ranch goes on the block. Front page article, continued on page A-18, August 9, 2000.
Year of Publication:	2000
Citation Publisher:	Jackson Hole News
Citation Type:	Narrative
Citation Location:	Jackson Hole Historical Society, Vertical Files
Citation Author:	Melissa Davidson
Citation Title:	Four Lazy F sold in record land deal. Article on page 3A, July 17, 2002.
Year of Publication:	2002
Citation Publisher:	Jackson Hole News
Citation Type:	Narrative
Citation Location:	Jackson Hole Historical Society, Vertical Files

Citation Author: National Park Service
Citation Title: Grand Teton National Park Master Plan
Year of Publication: 1976
Citation Publisher: NPS
Citation Type: Narrative
Citation Location: GRTE Park Cultural Resource files

Citation Author: NPS
Citation Title: Bar BC Dude Ranch Cultural Landscape Inventory (CLI)
Year of Publication: 1999
Citation Publisher: NPS
Citation Type: Narrative
Citation Location: NPS CLI Database

Citation Author: NPS
Citation Title: Field Inventory Report, Complex Cover Sheet, 4 Lazy F Ranch
Citation Publisher: NPS
Citation Type: Narrative
Citation Location: GRTE Park Cultural Resource files

Citation Author: NPS
Citation Title: Assorted land status maps, grazing maps, boundary surveys
Citation Publisher: NPS
Citation Type: Narrative
Citation Location: GRTE Park Natural Resource drawing files

Citation Author: Roland W. Brown
Citation Title: Souvenir History of Jackson Hole
Year of Publication: 1924
Citation Publisher: Stevens & Wallace
Citation Type: Narrative
Citation Location: Jackson Hole Historical Society, Vertical Files

Citation Author: Steven Mehls
Citation Title: 4 Lazy F Dude Ranch, National Register Nomination
Year of Publication: 1990
Citation Publisher: NPS
Citation Type: Narrative
Citation Location: GRTE Park files

Citation Author: U.S. Department of Agriculture
Citation Title: Report on the Condition of Elk in Jackson Hole, Wyoming
Year of Publication: 1911
Citation Publisher: USDA
Citation Type: Narrative
Citation Location: Jackson Hole Historical Society, Vertical Files

Citation Author: Unknown
Citation Title: Historic Photographs and Prints, Jackson Hole Historical Society
Citation Publisher: Jackson Hole Historical Society
Citation Type: Graphic
Citation Location: Jackson Hole Historical Society, Digital photograph collection

Citation Author: Walker Research Group, Ltd.

Citation Title: An Assessment of American Indian Occupation and Use of the Cultural and Natural Resources of Grand Teton National Park and the National Elk Refuge, November 2007.

Year of Publication: 2007

Citation Type: Narrative

Citation Location: GRTE Cultural Resource Files