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Cultural Landscape Report for the Jackson Lake Lodge National Historic Landmark District

Part II: Treatment

Final Report

June 12, 2015

Jackson Lake Lodge
National Historic Landmark District
Cultural Landscape Report

Final

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CHAPTER 1

INTRODUCTION

This document constitutes a Part II Cultural Landscape Report (CLR) for the Jackson Lake Lodge National Historic Landmark (NHL) District landscape within Grand Teton National Park (GRTE), Teton County, Wyoming. Part I of the CLR consists of a Cultural Landscape Inventory (CLI) for the District, prepared in 1999 and revised in 2007, as well as an Updated Part I section, or Chapter 2 of this document. The 2007 CLI includes a chronology of historical development, as well as a comprehensive inventory and analysis of the District's landscape characteristics and features. It also establishes National Register of Historic Places (NRHP) documentation for the District's cultural landscape including a period of significance (1953 through 1960), preliminary statement of significance, assessment of historic integrity, and applicable areas of significance and historical context themes. The content of the Updated Part I section in this document is described in more detail below.

This document, or Part II of the CLR, consists of a narrative and illustrated treatment plan that proposes both short and long term management strategies for the District's cultural landscape resources. Although based predominantly on management goals of the NPS such as public access, natural resources conservation, recreation, and interpretation, the plan also considers routine, cyclic, and on-going maintenance issues that have the potential to significantly impact character-defining features of the District's landscape. Together, Parts I and II form a complete CLR that can be used by the National Park Service (NPS) to implement appropriate treatment for the District and aid with determinations of impact and effect on its cultural landscape during National Environmental Policy Act (NEPA)/Section 106 reviews.

This document consists of five chapters. Chapter 1 provides an overview of the purpose and scope of the project, and includes a description of the District's physical setting; a brief historical overview of the District; a description of methodology; and summary of project findings. Chapter 2, or the Updated Part I section, consists of an updated written narrative that describes the current condition, functions, and uses of the District's natural and human-made features, updated integrity assessment, and character areas description. The third chapter presents the cultural landscape goals and objectives for the District and provides a framework for the development of treatment alternatives. Chapter 4 consists of a narrative identifying treatment recommendations for the District as a whole, as well as for specific landscape features determined to be significant in communicating the property's history. A logically sequenced phasing plan for implementation of the treatment recommendations is included in the fifth and final chapter of this CLR. All of the chapters contain supportive tables, maps, figures, and photographs to illustrate the subject interpretations and assessments.

The Part II CLR document was developed by Logan Simpson Design (Logan Simpson) under the guidance of NPS regional and GRTE personnel. In December 2013, members of the Logan Simpson project team and the NPS met via teleconference to initiate work on the project. The following spring, Logan Simpson's Historical

Archaeologist Greta Rayle reviewed existing site documentation, including the 2007 CLI, 2003 NHL nomination, and historic photographs, site plan drawings, and maps, to compile a list of landscape features requiring documentation. In June 2014, Greta Rayle, Logan Simpson's Historical Landscape Architect Jeremy Call and Cultural Landscape Specialist Kelly Smith, and Paula Reed, Architectural Historian with Paula Reed & Associates Inc., visited GRTE and completed existing conditions documentation of the District. Greta, Kelly, and Jeremy completed the remaining tasks within the scope of work to prepare the draft and final documents. Other members of Logan Simpson's Historic Preservation and Geographical Information Services (GIS) teams, including Historian Helana Ruter, Historical Landscape Architect Craig Johnson, GIS Analyst Travis Bugg, and Director of Cultural Resources Kathryn Leonard, also assisted in the preparation of project deliverables.

Numerous individuals from NPS and the current concessionaire, Grand Teton Lodge Company (GTLC), were involved in the development of this CLR by supplying critical information requested by Logan Simpson and detailed reviews of draft versions of the report. These persons include: Intermountain Region Historical Landscape Architect Jill Cowley; GTRE Chief of Cultural Resources Katherine Wonson; Business Resource Specialist Phillip Fessler; Chief of Interpretation and Partnerships Victoria Mates; Deputy of Interpretation Mike Nicklas; Colter Bay Interpretation Specialist Dan Greenblatt; Vegetation Specialist Michele Williams; and Prescribed Fire and Fuels Technician Andy Hall. A number of GTLC employees provided Logan Simpson with information regarding on-going and proposed projects within the District which helped ensure the preparation of an accurate and useful treatment plan. These persons included: Vice President Alex Klein, Capitol Projects Coordinator Lori Cornell, Interpretive Specialist Valerie Wittsche; Director of Engineering Paul Cote, Structures and Grounds Manager Paul Kempel, and Ground Supervisor Skip Young. Zachary Meyers, Director of Hotel Operations for the GTLC & Flagg Ranch Company, also provided the Logan Simpson team with a summary of current guest expectations at the lodge.

DESCRIPTION OF THE JACKSON LAKE LODGE NHL HISTORIC DISTRICT

The 144-acre Jackson Lake Lodge NHL Historic District is located in the northeastern portion of GRTE in Teton County, Wyoming (Figure 1.1). The District's namesake, the Jackson Lake Lodge, is one of three lodges located to the east of United States Route 89/191 (US 89/191), GRTE's principal north-south trending roadway.[1] Constructed between 1953 and 1955, the lodge was designed by former federal supervisory architect Gilbert Stanley Underwood for the Grand Teton Lodge and Transportation Company, one of several enterprises funded by American philanthropist and financier John D. Rockefeller, Jr.[2]

The predominantly International style lodge is perched on the edge of a natural terrace and provides expansive views of Jackson Lake, the Teton Range, and Willow Flats to the west (Photograph 1.1 and Photograph 1.2). The building is accessed via a two-lane paved entrance road that originates at US 89/191 and continues west-southwest past a service station and parking lot before looping beneath an overhanging porte-cochere on the lodge's eastern facade. A series of driveways extend to the north and south of the main entrance road and provide access to a rectangular parking lot, which consists of six rectangular areas and

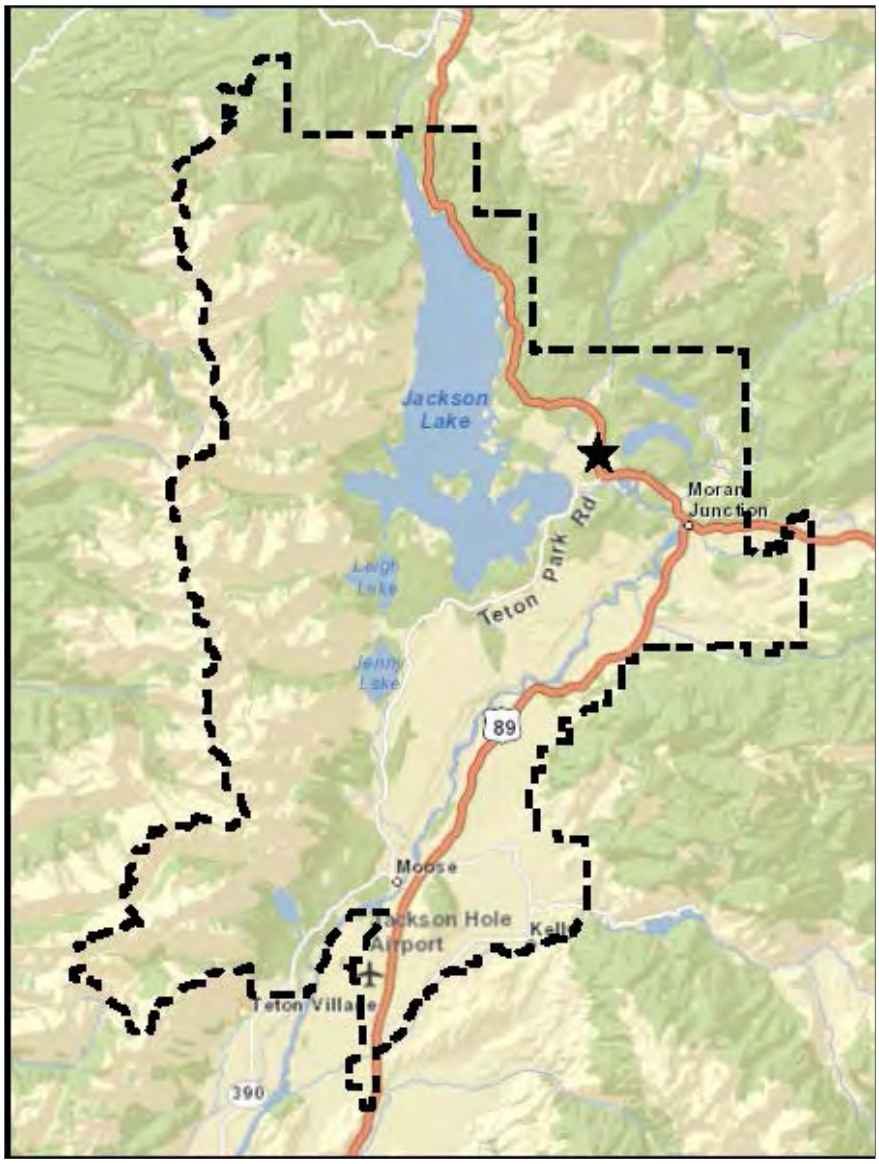


Figure 1.1. Map showing the location of Jackson Lake Lodge within the boundaries of GRTE.



Photograph 1.1.Western façade of the lodge, facing northeast, 2014 (Source: Logan Simpson).



Photograph 1.2. View of Jackson Lake, the Teton Range, and Willow Flats from the rear of the lodge, facing west, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).

provides parking for approximately 750 vehicles (Photograph 1.3). The six parking areas are delineated by concrete islands containing native vegetation and outdoor lighting. Towards the center of the parking lot, these islands widen to create a central pedestrian walkway. Large wooden sign posts once displaying a numbering system for the parking areas and modern trash receptacles line the walkway on its northern and southern sides.

A pool complex, consisting of a rectangular-shaped swimming pool, pool house, and storage shed, was added at the east end of the main parking lot in 1964 (Photograph 1.4). During construction of the pool complex, the easternmost parking area was altered to create a small flagpole plaza in the center of the pedestrian walkway. With the exception of these additions, the parking lot and area to the east of the lodge retains much of its original 1950s design.

The southern and northern sides of the lodge and parking lot are flanked by a series of one-story attached cottages. Reminiscent of 1950s motor court architecture, the cottages were designed by Underwood with most built and in use before the lodge was completed.[3] The cottage buildings each contain either four or ten rooms and are arranged in two courts on either side of the main parking lot. With the exception of the westernmost cottages, the buildings are paired back-to-back. Additional one-story and two-story cottages constructed after 1960 are located to the east and south of the southern guest cottages.[4] A residence for the manager of the GTLC, also constructed in the 1960s, is present in a wooded area to the west of the southern cottages (Photograph 1.5).



Photograph 1.3. Overview of the parking lot, showing concrete islands, signage, and native vegetation, facing southwest, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).



Photograph 1.4. Interior of the pool complex, showing the pool house (JL-21) (center) and maintenance shed (JL-21) (left center), facing east, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).



Photograph 1.5. Eastern and northern facades of the manager's residence, facing southwest, 2014 (Source: Logan Simpson).

To the northeast of the northern guest cottages is an employee housing area comprised of dormitory style units and duplexes. These buildings, which provide housing for both permanent and seasonal GTLC employees, are arranged in rows facing two southwest-northeast trending service roads. Whereas several of the buildings along the westernmost road (known today as Dorm Street)—as well as the road itself—were part of the original plan for the lodge, the buildings along the easternmost road (also known as Staff Street) were added to the complex sometime prior to 1960.[5] Buildings sited along Dorm Street include one-story dormitory style housing units, a recreation center, and a laundry/office building (Photograph 1.6). Recreational facilities, including a basketball court and volleyball court, are also located on Dorm Street to the south of the recreation center. The Staff Street buildings consist of one-story duplexes and multiple housing units (Photograph 1.7). Additional housing units were added to the northern end of both streets between 1972 and 1990.[6]

The remaining buildings and structures of the lodge complex are located to the east of the pool complex along a two-lane paved road which branches southeast from the main entrance road. Known collectively as the complex service area, these buildings and structures consist of a service station, corral, telephone building, and medical clinic. Of these buildings, only the service station and corral were built within the period of significance (1953 through 1960) (Photograph 1.8 and Photograph 1.9).



Photograph 1.6. Dormitory #4 (JL-54), an example of a dormitory style building along Dorm Street, facing southeast, 2014 (Source: Logan Simpson).



Photograph 1.7. Staff housing along the western side of Staff Street (JL-35 and JL-36), facing northwest, 2014 (Source: Paula Reed, Paula Reed and Associates Inc.).



Photograph 1.8. Service station (JL-18), facing west, 2014 (Source: Logan Simpson).



Photograph 1.9. Corral (JL-22), facing east, 2014 (Source: Logan Simpson).

The lodge's buildings and structures are connected by a network of asphalt paved walks and earthen social trails. The site's only interpretive trail—commonly referred to as the Lunch Tree Hill Trail—is paved in asphalt and originates at the northern end of the lodge's rear viewing terrace and continues approximately 0.25 mile to the top of Lunch Tree Hill. In addition to providing spectacular views of the Teton Range to the west, the trail leads to a bronze plaque which was placed on a large boulder on top of the hill in 1953 to commemorate "Rockefeller's extensive involvement in the development of GRTE and the role that the view from this location played in convincing the philanthropist that the Teton Range should be protected."[7] In addition to the Lunch Tree Hill Trail, a paved equestrian trail, once functioning as the original entrance road for the lodge, extends west-southwest from the corral where it intersects with the former alignment of US 287 to the south of the southern guest cottages. The trail continues to the north and forms the western boundary of the District. A second trail known as the Christian Pond Loop originates at the southeastern corner of the corral near the eastern boundary of the District. This 3.3-mile-long trail serves as both a hiking and equestrian trail and provides access to Emma Matilda and Two Oceans Lakes, both of which are located to the northeast, outside the District boundaries.

STUDY AREA BOUNDARY

The study area boundary for this CLR corresponds to the existing boundary of the District.[8] This boundary is described in the NHL nomination as:

> Beginning on the west side of a trail located at the base of the terrace upon which the Jackson Lake Lodge is located, approximately 1,100 feet southeast of a small creek leading into Spring Creek, and

following the west side of the trail in a southwesterly direction to the point where it crosses Christian Creek, then following Christian Creek in a northeasterly direction to intersect with Teton Park Road, then following the road in a northerly direction to a point opposite the end of a service road for the employee housing area of the lodge complex, then turning northwest and following the east edge of the service road and continuing in a straight line northwest from the point where the road makes a right angle turn to the southwest to the point of beginning.[9]

The NHL nomination further states that "the district boundaries were selected to include "the entire Jackson Lake Lodge complex, Lunch Tree Hill, the nearby network of roads and trails and enough of the surrounding environment to accommodate the immediate setting that have historically been part of the Jackson Lake Lodge complex and which maintain integrity."[10]

HISTORICAL OVERVIEW

The historical overview, below, was prepared by Logan Simpson's Historian Helana Ruter, M.A. and draws heavily from the NHL nomination for the Jackson Lake Lodge, prepared by Paula Reed and Associates Inc. in 2002, as well as the Chronology and Physical History section of the 2007 CLI.

John D. Rockefeller, Jr., became associated with the Tetons in the 1920s when, after visits to Yellowstone National Park in 1924 and 1926, he pledged to purchase private lands in Jackson Hole in order to preserve them from private development.[11] Although Congress designated the Teton Range as Grand Teton National Park in 1929, Rockefeller continued to anonymously back acquisitions of private land in Jackson Hole with the intent of extending the boundaries of the park. A local outcry erupted in 1930 when it was revealed that Rockefeller had acquired some 25,000 acres of private land through a Utah-based company. This land included the 1930 purchase of the future site of the lodge where a collection of tourist log cabins known as the Amarotti Inn were present. The protests by local landowners ultimately delayed the Congressional designation of the Rockefeller land, which had increased to roughly 35,000 acres, as an extension of the park until 1950.[12] In the intervening years, Rockefeller founded the Grand Teton Lodge and Transportation Company to manage his acquired lands. With the formal designation of the land as a national park, Rockefeller selected the site for his company's construction of a lodge which was intended to replace the existing tourist cabins and provide improved tourist amenities.

To design his lodge, Rockefeller hired nationally recognized architect Gilbert Stanley Underwood. Underwood possessed considerable experience working on commissions within national parks prior to being hired by Rockefeller to design the lodge. In the mid-1920s, Underwood designed three lodges for the Utah Parks Company, a Union Pacific Railroad subsidiary and concessionaire for the NPS. These projects included rustic style buildings at Bryce Canyon National Park and Zion Canyon National Park (1925), as well as at North Rim of the Grand Canyon (post-1927). He also designed the Ahwanee Hotel in Yosemite National Park in 1925. Underwood became recognized for his more modern interpretation of the NPS rustic architectural style. At the time Underwood was commissioned to design the lodge, however, modernist principles had gained favor in popular society. The popularization of the modern movement gave him more leeway to seek

innovation in his design, although Underwood included the core National Park Service planning principles in his site layout. In doing so, Underwood spurred an evolution from pre-World War II (WWII) NPS rustic design which ultimately paved the way for NPS Mission 66 modern design. NPS landscape architects Mortimore and Wirth drafted the landscape plans for the new lodge complex and sought to preserve as much native vegetation as possible and also incorporate new plantings of native species, in keeping with NPS rustic design principles.[13]

The lodge complex was constructed between 1953 and 1955 (Figure 1.2). In addition to the lodge building, the initial master plan consisted of six dormitories and four residences for employees, a recreation center, a northern and southern cottage area (each with three rows of guest cottages), a parking lot. a stable/corral, and a service station (Figure 1.3). An effort was made to retain existing mature trees surrounding the lodge; additionally, native vegetation including local conifers and hedges were planted throughout the site, and native pine and aspen trees were planted in landscape islands in the parking lot.[14] In 1956, for example, approximately 3,400 shrubs were planted.[15] Infrastructure improvements to the site also included circulation features. Paved walkways were constructed to wind between the guest cottages and a paved interpretive trail was constructed from the rear viewing terrace of the lodge to a scenic overlook atop Lunch Tree Hill.

While generally popular, Underwood's modernist hotel design did draw criticism. A number of comments in the press criticized the sparse, utilitarian building for its contrast to the natural environment.[16] The critique was predominantly related to adverse reactions to Underwood's break from the NPS tradition of rustic design. From Underwood's viewpoint, however, the new lodge was more respectful of nature in that the long and flat form of the building did not obscure the natural horizon; the color of the materials blended with the environment; and the sentinel feature of the building—its panoramic windows—provided uninterrupted views of its natural setting. In this regard, the building served as a conduit to the surrounding natural environment, as opposed to a primary attraction in and of itself.[17]

Construction of the remaining buildings and structures of the lodge complex was completed in phases, with the dormitories and residences in the employee housing area completed in 1957.[18] Facing continued criticism of the modern style of the lodge, the following year, the Grand Teton Lodge Company hired the California-based architectural firm Spencer & Lee Architects, founded in 1943, to study the existing complex and create a formal Landscape Improvement Plan. Spencer & Lee recommended a three-year development plan and a $120,000 budget, to be provided by NPS, in order to develop vegetative screening of buildings and structures. The firm partners, Eldridge Theodore Spencer and Alton Salisbury Lee, each had prior experience working on projects for the NPS. In 1927, Spencer designed the Camp Curry Dining Pavilion at Yosemite National Park and subsequently worked on the Badger Pass Ski Lodge in Yosemite. Spencer continued to work at Yosemite following the formation of the Spencer & Lee partnership designing the Yosemite Lodge in 1955. Spencer also designed other buildings in GRTE in 1956 including cabins, public use and concessionaire buildings at Colter Bay.[19] Alton Lee worked in Yosemite under his partnership with Spencer and designed what the American Institute of Architects noted as "Hotels and Apartments" at Yosemite in 1952 as well as the Village Store, completed at Yosemite in 1957.[20]

The landscape plan that Spencer & Lee created for the Jackson Lake Lodge in 1958 encompassed the lodge proper, the guest cottages, and parking lot. The plans show existing improvements, which likely date to the original construction, including the large planting beds to the south of the porte-cochere which contained lawns toward the central walkway and natural groundcover and trees to the north and south. Existing clusters of trees are also depicted on either side of the lodge entry and to the south of the South Terrace and south and east of the South Court. Ted Spencer also recommended the installation of more mature native tree species, ranging between 10 feet and 20 feet in height to better screen the lodge.[21] The plans also called for the concrete paving of the bordering promenade. The concrete, poured in square forms, created a geometric design accommodating both a walkway and seating areas (Figure 1.4).

Plans for the north and south guest cottages included the installation of large areas of natural cover surrounding the buildings with lawns placed immediately in front of the entrances and rock mulch strips bordering the east to west trending access streets. Native shrubs were to be planted in the planting strips of the parking area to fill in the vegetation and minimize the appearance of the 277-car lot.[22] These improvements were carried out in 1960 (Figure 1.5).

The main entrance road to the lodge was realigned to extend east from the newly constructed US 89 between the employee housing area and the service station to reach the main parking area. Realignment of the roadway was completed in 1962, along with the construction of the recreation center.[23] Available site plans indicate that a number of guest cottages and buildings in the employee housing area were constructed in the period



Figure 1.2. Eastern elevation of Jackson Lake Lodge, showing the initial construction, ca. 1954 (Source: GTLC Archives, Jackson Lake Lodge).



Figure 1.3. Aerial view of the Jackson Lake Lodge complex, ca. 1955 (Source: GTLC Archives, Jackson Lake Lodge).



Figure 1.4. Western elevation of Jackson Lake Lodge, depicting the geometric concrete promenade with north and south terrace lawns, ca. 1960 (Source: GTLC Archives, Jackson Lake Lodge).



Figure 1.5. Landscape design at guest cottages depicting natural vegetation and strips of lawn at entrances, date unknown (GTLC Archives, Jackson Lake Lodge).

between 1958 and 1964. These include an additional row of four guest cottages on the eastern side of "C-South" street, as well as three additional two-story units "A, B, and C" located to the south of the southern cottage area. Between two and four employee residences and a manager's residence were also constructed.[24] Spencer & Lee Architects also developed the plan for a swimming pool at the eastern edge of the parking lot in 1964. The pool and associated buildings and structures were completed in 1966.[25] In 1965, landscaping for the realigned entrance road was designed to include native plants such as aspen, red-osier dogwood, juniper, and lodgepole pines.[26] Additional landscape improvements during this period consisted of the installation of outdoor lighting as well as fencing along the north cabin cluster.

Following the completion of the 1960s era improvements, the site underwent a more narrow scope of change with new construction limited to employee dormitories and additions to the lodge building. In 1986, the CSX Corporation purchased the GTLC, which operated as a non-profit entity with revenues used to maintain the facilities under its purview, including the Jackson Lake Lodge, Jenny Lake Lodge, and Colter Bay Village. CSX took over management of these facilities as a for-profit enterprise and in 1999 sold its holdings to Vail Associates which continues to operate Jackson Lake Lodge as well as the Jenny Lake and Colter Bay properties.[27]

Since its completion in 1955, the lodge has provided accommodations for thousands of tourists and dignitaries including four U.S. Presidents including John Kennedy, Lyndon Johnson, Richard Nixon, and Bill Clinton. In

1964, in preparation for the arrival of President Johnson and his wife Claudia (more commonly known as "Lady Bird"), the top railing from the east side of the US 89 bridge to south of the lodge entrance was removed in order to provide the first lady with uninterrupted views of the trumpeter swans on Christian Pond.[28] Most recently, in 1989, on the terrace in front of the lodge, Soviet Foreign Minister Eduard Shevardnadze and U.S. Secretary of State James Baker concluded U.S.-Soviet talks by signing a statement of peace and friendship at a lodgepole pine table made in the lodge's carpenter shop. This table—known today as the "Peace Table"—is currently displayed in the interior of the lodge on the second floor landing.[29]

LANDSCAPE EVALUATION SUMMARY

On July 31, 2003, the lodge and its associated buildings and structures were collectively designated an NHL under Criteria 1 (events) and 4 (architecture). According to the NHL documentation, the district is nationally significant under several themes and subthemes; these include *Expressing Cultural Values* (Theme III), Subtheme 5 (*Architecture, Landscape Architecture, and Urban Design*) and *Transforming the Environment* (Theme VII), Subtheme 3 (*Protecting and Preserving the Environment*).[30] As summarized in the 2007 CLI, the statements of significance in the NHL nomination note that the district is significant under Criterion 1 because "the lodge served as the design precursor for the NPS's Mission 66 program" which "transformed the National Park System to meet dramatically increased visitation and visitor expectations during the postwar years."[31] It is also significant under Criterion 4 for the lodge building which, according to the CLI, is "the first major building and landscape complex in the NPS that is strongly representative of the modern movement."[32] Its construction also represents the culmination of Gilbert Stanley Underwood's "distinguished architectural career."[33]

The district contains of total of 61 buildings and structures, of which 39 buildings are considered contributing (Table 1.1).[34] The district also includes one contributing site, which is defined in the NHL nomination as "all hiking trails, walkways, driveways, landscaped parking areas, wood and concrete benches, and native plant

Table 1.1. Contributing resources of the Jackson Lake Lodge NHL District (Source: Reed and Wallace 2003 and Shapins Associates 2007).

Resource type	Name	JL-#	Description
Site			
	Jackson Lake Lodge cultural landscape as developed by NPS	N/A	Includes all hiking trails, walkways, driveways, landscaped parking areas, wood and concrete benches, and native plant species
Building			
	Main lodge	JL-1	
	Recreation Center and Employee Lounge/Bar	JL-46	
	South Court multi-unit "cottages" (10)	JL-101	10 units
		JL-121,	4 units
		JL-129	8 units
		JL-100/301	16 back-to-back units
		JL-116/317	16 back-to-back units
		JL-132/333	16 back-to-back units
		JL-300/501	12 back-to-back units
		JL-312/513	12 back-to-back units

		JL-324/529	8 back-to-back units
		JL-332/57	16 back-to-back units

continued

Table 1.2. Contributing resources of the Jackson Lake Lodge NHL District (Source: Reed and Wallace 2003 and Shapins Associates 2007).

Resource type	Name	JL-#	Description
Building			
	North Court multi-unit cottages (11)	JL-801/600	12 back-to-back units
		JL-813/612,	8 back-to-back units
		JL-825/620	12 back-to-back units
		JL-601/400	20 back-to-back units
		JL-621/420	8 back-to-back units
		JL 629/428	20 back-to-back units
		JL-437/236	12 back-to-back units
		JL-425/224	12 back-to-back units
		JL-417/216	8 back-to-back units
		JL-401/200	16 back-to-back units
		JL-201	6 units
	Permanent Housing (6)	JL-35	
		JL-36	
		JL-37	
		JL-41	
		JL–42	
		JL-43	
	Stable	JL-22	
	Gas Station	JL-18	

species" developed at the site by the NPS in 1955.[35] As the CLI extends the period of significance for the district to 1960, the contributing site is expanded within the CLI to include the landscape improvements designed by Spencer & Lee and completed by Olson Construction/Construction Management in 1960. The inclusion of landscape characteristics such as circulation features, vegetation, and small-scale features as a contributing site demonstrates the importance of the district's cultural landscape to its historical significance and landmark status.

PRIOR LANDSCAPE MANAGEMENT AND PLANNING

Jackson Lake Lodge has been the subject of several research, management, and planning efforts. Most of these endeavors have focused on public use and the protection of park resources. The first plan developed which affected treatment of the lodge was the 1976 GRTE Master Plan. Prepared by the NPS, this plan resulted in the following overarching goals that specifically effected Jackson Lake Lodge:

- limiting the overnight capacity of the park at 1971 levels;
- controlling pollutants produced as a result of park use;
- reducing the impact of intrusive structures such as residential and operational facilities;
- providing new modes and paths of visitor access to park experiences to reduce impact on park resources; and
- providing an interpretive program the gives visitors the opportunity to understand park resources.[36]

In response to an increase in visitor use, change in visitor needs, and new concession facility proposals, the NPS prepared a Draft Development Concept Plan (DCP) Environmental Assessment (EA) for Jackson Lake Lodge and Colter Bay Village in 1988. The purpose of the document was to determine the desired visitor experience, appropriate uses, facility capacities, functional relationships, upgrading needs, and potential reduction of adverse environmental impacts.[37]

The proposed action for the lodge included closing the service station—an original building of the lodge complex—as it was considered no longer needed. If not removed entirely, the DCP EA recommended that the building either be integrated into the existing horse corral operation or converted into a clinic building. Other proposed changes included closure and revegetation of the “night corral area,” removal of the “horse driveway,” construction of a new equestrian trail at the “braided stock driveway, ”and relocation of the medical clinic into the vacated service station or to another nearby site.[38]

Although the EA identified impacts to and mitigation strategies for visitor use and park resources, it did not fully take the property into account as a district with contributing landscape elements. As expressed in the plan, "The Jackson Lake Lodge buildings that are considered eligible for nomination to the NRHP would not be affected by the proposed actions. The corral expansion and dorm parking improvements would be screened from the historic structures by existing trees."[39] These findings fall short of analyzing the property as a potential historic district, where buildings, structures and objects that date to the period of significance should be considered as a collective unit. Additionally, the mitigation strategy of screening unsightly elements with existing trees fails to provide clear guidance on long-term management strategies when trees are temporary elements within the landscape.

In 2007, the NPS prepared the Draft GRTE Long-range Interpretive Plan (LRIP) which establishes the overall framework for the planning, design, and production of the park's interpretive program over the next ten years. The plan analyzes the opportunities and constraints faced by many of the park's visitor use areas, but Jackson Lake Lodge is not featured among them. Consequently, proposed interpretive actions for the site are general and fall short of making any land management recommendations that could help facilitate communicating the lodge's history to the public.[40]

To supplement the NPS LRIP, the GTLC prepared the Jackson Lake Lodge Comprehensive Interpretive Plan (CIP) which identifies interpretive opportunities that complement the overarching goals outlined in the LRIP. The CIP is a conceptual document that lays the foundation for the next phase in the comprehensive interpretive planning process—including media planning, design and production, and the organization of staff and activities into annual implementation plans. The CIP proposes themes for the site's interpretive program and identifies the advantages and limitations of each method to communicate the themes. Prepared in consultation with NPS, this plan establishes a guiding philosophy to manage the lodge and affirms that proposed projects will meet compliance requirements prior to implementation.[41]

In July 2013, GTLC commissioned Hershberger Design to create conceptual plans for improvements to the viewing terrace. The impetus behind this effort was to help transform the area into a more adaptable space

that could seamlessly accommodate daily use and planned functions such as weddings. The plans proposed several modifications that aimed at improving visitor experience (opening and expanding views), improving site functions (replacing subsurface drainage and widening the service drive leading to the terrace), providing adaptable spaces that could accommodate group functions (installing permanent tent sleeves and building a trellis for weddings), and making the terrace more aesthetically pleasing (introducing decorative plant beds and new benches). These conceptual plans analyzed existing landscape features, and provided direction on the most appropriate areas for irrigated turf, shrub beds, and site improvements. Although not an NPS document, this plan provides the clearest direction to date on landscape management and planning. The plan, however, was not developed with historic preservation in mind, and consequently, finalization of the plan is on hold until this CLR is completed.

Aside from the plans and studies that heavily focused on visitor use and natural resource protection, the park has recently undertaken additional studies to expand the understanding of Jackson Lake Lodge's cultural landscape resources and to update management recommendations. The 2002 NHL nomination prepared by Paula S. Reed and Associates provided the framework for the revised 2007 CLI, which identified the period of significance, assessed the site's historic integrity, and identified key contributing features of the historic landscape. The 2007 CLI also serves as Part I of the CLR, providing a foundation for the treatment plan presented in this document.

PROJECT PURPOSE AND METHODOLOGY

Since its construction 60 years ago, the NPS and its partners have taken steps to preserve the integrity and historic character of the lodge complex. However, recent challenges faced by NPS and the GTLC such as natural changes to vegetation, mounting maintenance backlogs, aging infrastructure and facilities, and the need to accommodate contemporary visitor use and access, have led to a decline in the integrity of the cultural landscape. Appropriate landscape treatment alternatives and recommendations with respect to management decisions is currently lacking.

PROJECT PURPOSE

The role of the CLR is to serve as a proactive planning document that outlines steps to help preserve the historic integrity and character of a site. It also serves as a reactive document that discusses specific upcoming projects in the context of established goals for historic preservation. Treatment alternatives presented in the CLR provide ways to prevent or mitigate adverse effects to the historic character while ensuring the site remains a vibrant visitor use facility. SHPO review and concurrence on the CLR can assist NPS in articulating a programmatic approach for various treatments that can be applied to resolve adverse effects to character defining elements of the landscape that may result from future site improvements; however, consultation on the CLR does not take the place of project-specific consultation. The CLR can streamline Section 106 compliance for future projects by helping to prioritize projects and identify appropriate treatment alternatives in advance.

A cultural landscape treatment plan is developed within the framework of other park management goals such as public access, natural resources conservation, recreation, and interpretation. Treatment is described through narrative and graphics at a conceptual and schematic level; further planning and design may be required for implementation based on the complexity of the task. Treatment does not typically address routine and cyclical maintenance, such as tree pruning and lawn mowing that are necessary to retain the historic character of the landscape. Treatment may, however, touch on ongoing maintenance issues when they have the potential to significantly impact the character-defining features of the landscape.[42] We recommend completion of a Landscape Preservation Maintenance Guide to address on-going and cyclical preservation maintenance.

PROJECT METHODOLOGY

Recognizing the need for a unified approach for treatment, preparation of this CLR followed the methodology described in *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, published by the NPS in 1998. Other documents consulted for production of this CLR include:

- NPS Management Policies (2001);
- NPS Director's Order No. 28, Chapter 7;
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for the Treatment of Cultural Landscapes* (March 1996);
- *The Secretary of the Interior's Guidelines and Standards for Archaeology and Historic Preservation*;
- National Register Bulletin No. 15: *How to Apply National Register Criteria for Evaluation;*
- National Register Bulletin: *How to Prepare National Historic Landmark Nominations* (1999); and
- *The Chicago Manual of Style*, 16th edition (2010).

The methodology developed by the Logan Simpson project team to complete each of the components of this CLR is described in detail below.

Updated Comparative Analysis of Historic and Existing Conditions by Landscape Characteristic

Existing Conditions Documentation. The Logan Simpson project team reviewed existing mapping, surveys, and aerial photographs for the lodge area from available sources; conducted a reconnaissance level survey of the 144-acre district from June 24–26, 2014, to verify existing conditions of the lodge and district landscape. The focus of the inventory was to ensure that all cultural landscape elements associated with the property were adequately documented in the 2007 CLI; to document those elements of the cultural landscape that were either excluded from the 2007 CLI or were not adequately documented; to identify landscape maintenance and/or management issues; to conduct interviews with NPS and GTLCs staff regarding issues, upcoming landscape projects, and other changes and challenges related to the landscape; to define landscape character areas to be used for treatment; and to observe and record any maintenance or management challenges requiring further consideration. Contributing and non-contributing landscape features identified in the 2007 CLI were documented with digital photography, and all contributing resources were point-provenienced using a Trimble XM GPS unit which has sub-meter accuracy, real-time correction, and data logging

capabilities. The GPS data was used to develop a detailed site plan depicting all existing natural and man-made landscape features identified within the district. Using available mapping and field annotations, Logan Simpson prepared a base plan showing existing landscape features identified in the field inventory for use in the existing conditions and treatment chapters in report. NPS provided a detailed outline for the report, as well as a list of topics to be addressed in each chapter.

Comparative Analysis of Historic and Existing Conditions. Information collected during the field inventory was used to prepare an updated written narrative describing the current condition of the district's cultural landscape. Particular attention was paid to changes occurring to the landscape since 2007, and any landscape maintenance and management issues not addressed in the CLI. Information contained in the Landscape Characteristic section of the 2007 CLI is summarized and forms the basis of the existing conditions narrative in Chapter 2. Where changes to the existing conditions have occurred, text and digital photographs have been added to illustrate these alterations. The updated existing conditions narrative is also supplemented with comparative photography and a series of maps that identify the topography, district boundaries, and types and locations of contributing and non-contributing landscape features identified within the district, as appropriate.

Integrity Assessment. Logan Simpson prepared an updated integrity assessment using National Register standards and guidance from the *Guide to Cultural Landscape Reports*. It includes an assessment of the condition of the landscape as a whole and of key landscape features within the study area using the seven aspects of integrity defined by the National Register as location, setting, feeling, association, design, artisanship (also known as workmanship), and materials. The purpose of the assessment was to highlight any changes to the district occurring since preparation of the NHL nomination and CLI that may have affected and/or diminished its historic integrity.

Development of Cultural Landscape Character Areas. Using information contained in the 2007 CLI and obtained during the 2014 field inventory, the Jackson Lake Lodge NHL District landscape was divided into five cultural landscape character areas to be used by the park and its partners for management and maintenance purposes. These landscape character areas consist of: the guest accommodations area, recreation/ utilitarian area, Lunch Tree Hill, employee housing area, and outlying/undeveloped area. The character areas were defined on the basis of historic land use patterns. A discussion of each of the five landscape character areas is provided in Chapter 2.

Treatment Plan: Logan Simpson prepared a treatment plan that presents overall treatment guidelines and specific treatment recommendations to address particular issues identified within each character area. Guidelines and recommendations are based on information developed in the 2007 Cultural Landscape Inventory, Chapters 1-3 of this CLR, and management issues collected during site visits and discussions with NPS and concessionaire employees. The phasing and implementation of recommendations described in Chapter 5 may depend on budgetary opportunities and other constraints. All future planning and projects should include formal preservation goals consistent with these guidelines and recommendations.

SUMMARY OF FINDINGS

According to NHL criteria, the district is nationally significant under Criterion 1 for its association with the modern movement in the National Park System and under Criterion 4 as an exceptionally important example of American architecture and landscape architecture. In addition to representing the culmination of Underwood's renowned architectural career, the lodge is the first building complex constructed in a national park that embodies modernist architectural principles. Completion of the lodge in 1955, just months prior to the NPS' initiation of the Mission 66 program, heralded the transition from a rustic to modern architectural style within the NPS and the building quickly became a prominent and influential example of how modern construction methods and materials could be successfully applied within the National Park System.

The district possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association for its **period of significance (1953 through 1960)**. Although changes have occurred in recent years, none of these alterations have resulted in a substantial loss of the integrity for the district. The lodge complex cultural landscape continues to reflect Underwood's initial design for the site, as well as the landscape plans developed by Mortimore and Wirth and Spencer & Lee, all of which sought to provide attractive and comfortable accommodations for park visitors while providing them with an unprecedented view of the surrounding natural environment—the primary purpose of a visit to GRTE.

The recommended treatment approach is **preservation** to retain the district's high level of integrity, which also includes limited and selected rehabilitation, including maintenance and sensitive alterations to accommodate continued use and changes in visitation and visitor and staff needs. Because the period of significance encompasses two historic landscape efforts, treatment focuses on preserving aspects of both efforts based on the information (or lack thereof) presented in the historic landscape plans. Although preservation is the primary treatment approach, it would be implemented with limited and selected rehabilitation of historic and contributing features. This combined approach will allow park managers and concessionaire to protect significant cultural resources while implementing necessary and new features and services.

Cultural landscape management and preservation strategies included in this CLR take into account the sometimes contradictory goals of protecting cultural and natural resources, and providing for comfort, edification, and enjoyment of visitors. The treatment plan included in this CLR carefully considers the inter-relationships between all park resources by preserving character-defining features while addressing maintenance and visitor use demands. It examines the site through multiple scales to ensure the protection of sensitive natural resources and key viewsheds, as well as site-specific features.

[1]The other two lodges are the Jenny Lake Lodge and the Signal Mountain Lodge. Originally a homestead with two rental cabins, the Jenny Lake Lodge was expanded by the Snake River Land Company in 1930. In 1935, much of the lodge burned and it was subsequently reconstructed in 1939.Upon its completion, the newly-constructed lodge provided accommodations for 65 guests and boasted numerous amenities including private baths with hot and cold running water. The Signal Mountain Lodge was initially developed by the Wort family in the property after they purchased it in 1931, adding cabins and a small lodge. They sold the camp, which included several cabins and a small lodge, in 1940. Apart from a few original cabins, most of the resort is of relatively recent construction.

[2] Elizabeth Flint, *'Beneath the Jagged Tetons': Gilbert Stanley Underwood and the Architecture of Jackson Lake Lodge.* M.A. thesis presented to the Faculty of the History of Architecture of the School of Architecture (University of Virginia, Charlottesville, 2009), 12.

[3] Paula S. Reed and Edith B. Wallace, *National Historic Landmark Nomination for the Jackson Lake Lodge* (Hagerstown, MD: Paula S. Reed and Associates, Inc.), 7.

[4] Reed and Wallace, 7.

[5] Reed and Wallace, 7.

[6] Reed and Wallace, 7.

[7] Shapins Associates, 53.

[8] Although the boundary is described in the CLI as being the same as the existing NHL boundary, the size of the CLI inventory unit is listed as 168 acres. This differs from the size of the NHL boundary, which is described in the NHL nomination as encompassing 144 acres. For the purposes of this report, the 144-acre NHL boundary is being used.

[9] Reed and Wallace, 30.

[10] Reed and Wallace, 30.

[11] Flint, 9.

[12] Ibid, 11.

[13] Ibid, 55, 57.

[14] Ibid, 57.

[15] Shapins Associates, 24.

[16] Ibid, 48.

[17] Ibid, 52.

[18] Shapins Associates, 24.

[19] George S. Koyl, *American Architects Directory Second Edition* (New York: R.R. Bowker Company), 664.

[20] Koyl, 410.

[21] Flint, 57.

[22] Ibid, 57-58.

[23] Shapins Associates, 25.

[24] Shapins Associates, 38. Because there is a gap in site plans between 1958 and 1964 the exact construction dates of these resources are unknown.

[25]According to Shapins Associates (2007), project lists conflict regarding the construction date of the pool and ancillary buildings. There are notes by Olson Construction that the complex was completed in 1966 and in 1969.

[26] Shapins Associates, 40.

[27] Shapins Associates, 27.

[28] Shapins Associates, 25.

[29] Unknown author, Jackson Lake Lodge: Grand Teton Resource Brief. Available at greateryellowstonescience.org.

[30] Reed and Wallace, 12.

[31] Reed and Wallace, 12; Shapins Associates, 11.

[32] Shapins Associates, 14.

[33] Reed and Wallace, 2.

[34] Reed and Wallace, 1.

[35] Reed and Wallace, 9.

[36] National Park Service, *Master Plan for Grand Teton National Park* (Denver, CO: United States Department of the Interior National Park Service), 1973.

[37] U.S. Department of the Interior/National Park Service, *Development Concept Plan/Environmental Assessment* (Grand Teton National Park, Wyoming), 1.

[38] U.S. Department of the Interior/NPS *DCP/EA*, 37.

[39] U.S. Department of the Interior/NPS *DCP/EA*, 67.

[40] U.S. Department of the Interior/National Park Service, *Grand Teton National Park Long-Range Interpretive Plan Final Draft* (Department of Interpretive Planning, Harpers Ferry Center and Grand Teton National Park, 2008), 34.

[41]Grand Teton Lodge Company/GRTE, *Jackson Lake Lodge Comprehensive Interpretive Plan* (Grand Teton National Park, Wyoming).

[42] Landscape maintenance is typically addressed in a separate NPS document known as a Preservation Maintenance Plan.

CHAPTER 2

UPDATED EXISTING CONDITIONS

This chapter includes written, photographic, and graphic documentation of existing landscape conditions within the CLR project area, as well as an updated evaluation of integrity for the district. Information contained in this chapter was derived primarily from the 2007 CLI for the lodge (CLR Part I); the 2003 NHL nomination for the district prepared by Paula S. Reed and Associates, Inc.; with updates from Logan Simpson's June 2014 site visit. Documentation consists of a narrative description and existing conditions maps and photographs. The following feature categories, identified in *A Guide to Cultural Landscape Reports*, have been used to describe the various landscape features:

- Archeological sites;
- Buildings and structures;
- Circulation/Spatial Organization;
- Cluster arrangement;
- Land use;
- Natural systems and features;
- Small-scale features;
- Topography;
- Vegetation; and
- Views and vistas

All features have been placed into one of three categories: contributing, non-contributing compatible, and non-contributing. Contributing features are those considered to be character-defining and contribute to the district's historic significance. Non-contributing compatible features are those that do not contribute to the district's historic significance however they complement the district's historic character through design or material use. Non-contributing features do not contribute to the district's historic significance and are considered visually obtrusive to the district's historic landscape. Figure 2.1 shows contributing landscape elements identified by Shapins Associates for the 2007 CLI (CLR Part I) as well as those recorded by Logan Simpson during their June 2014 site visit. The chapter concludes with a discussion of several character areas, or landscape sub-units, identified within the landscape.

ARCHEOLOGICAL SITES

Only one potential area for archeological investigation—the former site of the Amoretti Inn—is noted in the 2007 CLI. The inn is described in the CLI as formerly consisting of a "small lodge and numerous rustic cabins" located to the east of the 500-block cottages in the southern guest cottage cluster. While historic artifacts consisting of "old cans and pieces of pipe" and possible foundation remnants were identified in the area in 2007, these features were not observed during an archeological inventory of GRTE conducted by the NPS in 2013, nor were they identified by Logan Simpson's historical archeologist during the 2014 field inventory.[1]

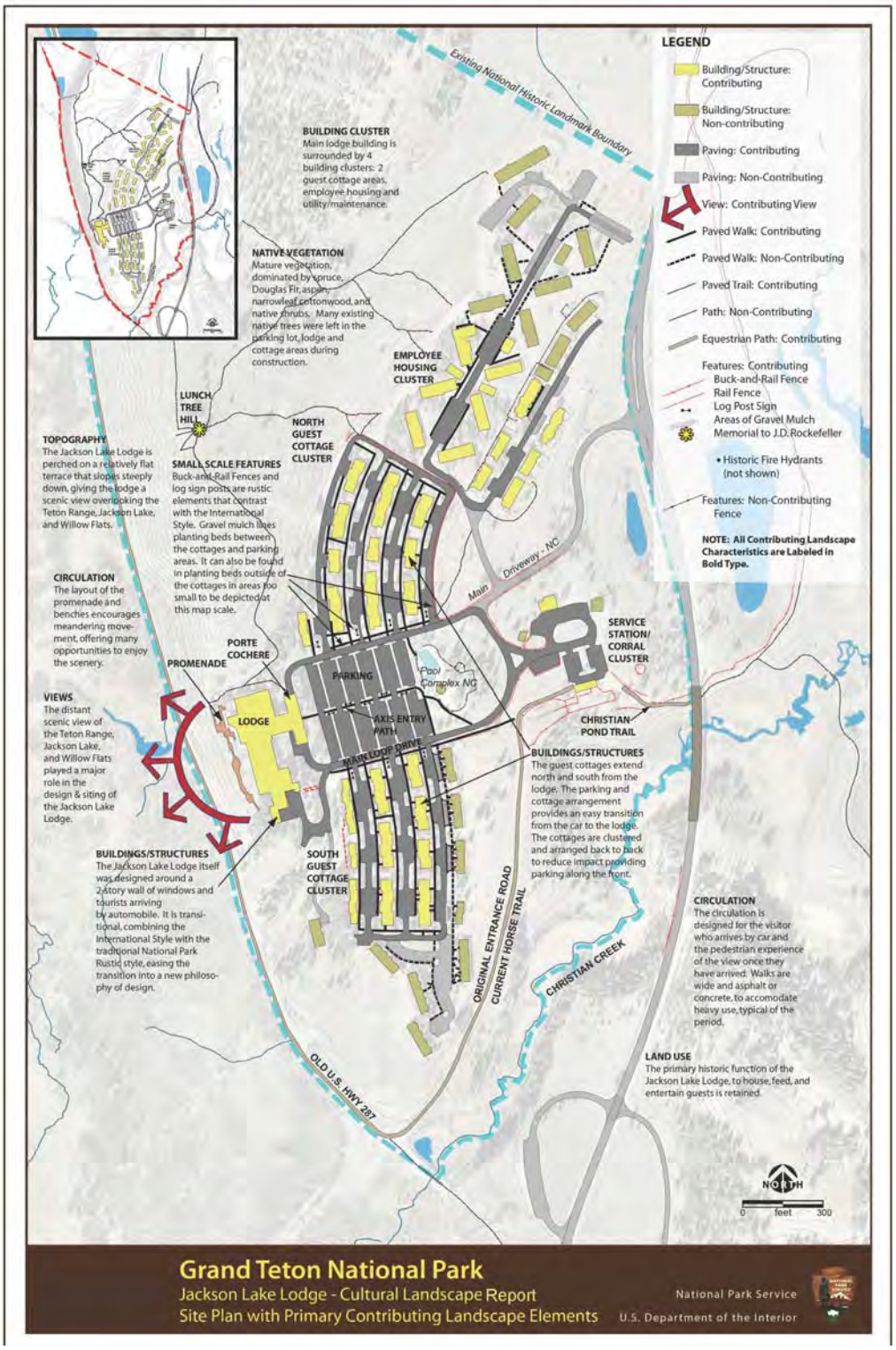


Figure 2.1. Site plan with contributing landscape elements, identified by Shapins Associates for the 2007 CLI (CLR Part I) and updated by Logan Simpson for the Part II CLR.

BUILDINGS AND STRUCTURES

A total of 39 contributing and 24 non-contributing buildings and structures within the boundaries of the district were documented by Shapins Associates in 2007. In general, buildings and structures that are contemporaneous with the lodge or were planned and built later as part of the original lodge complex are considered contributing, and those built outside the period of the significance are considered non-contributing. While no new construction was noted during the 2014 field inventory, several modifications to existing buildings and structures within the district were observed. These observations are described in more detail below.

As is typical of most historic buildings that have remained in continuous use, the district's most prominent and significant contributing building—the lodge—has been modified over time. Described in the CLI as "the first building built by the National Park Service as an adaptation of the modern style," the three-story, 360-foot-long by 150-foot-wide lodge building was designed by prominent architect Gilbert Stanley Underwood in 1953 and completed in 1955.[2] Underwood's design for the lodge, which combined elements of both the "Park Service rustic" and international architectural styles, represents a precursor to the architectural designs of NPS's Mission 66 program which, between 1956 and 1966, transformed the National Park System to meet dramatically increased visitation and visitor expectations after World War II.[3]

The first major exterior modification to the lodge building occurred in 1960 and included replacement of the original double-hung, louvered, and hinged windows on the western (rear) façade with wider 3-part hinged windows along the upper story and 3-part fixed windows on the lower story (Photograph 2.1 and Photograph 2.2). As is evident today, several of the glass panes in the basement and lower story windows were replaced with glass block some time after the lodge's original construction (see Photograph 2.2). Additional alterations were made at the northern end of the building in the late 1980s and late 1990s. These include the addition of the Blue Heron Lounge to the northwest corner of the building and expansion of the existing convention facilities, completed in 1989 and 1998 respectively (see Photograph 2.2). All of these modifications are noted in the 2003 NHL nomination, but they are not discussed in the 2007 CLI.[4]

Additional modifications to the lodge building were noted by Logan Simpson during the background research effort and 2014 field inventory. These include re-staining of the lodge's reinforced concrete exterior due to tree damage, and recent reconstruction of a wooden stairway leading from the interior lounge area to the western viewing terrace (Photograph 2.3). A review of historic photographs also suggests that the windows and doorways on the upper story of the eastern façade have been reconfigured. The date for this modification is unknown; however, it is likely that this change occurred following relocation of the lodge's original bar to the Blue Heron Lounge addition in 1988. Although some of the lodge's character-defining features have been compromised by these alterations, the building continues to retain a high level of integrity as its principal visual elements (e.g., horizontal rows of windows, the overall form of the building, and the experience of the vista it overlooks) remain intact.[5]



Photograph 2.1. Western (rear) façade of the Jackson Lake Lodge, facing northeast, ca. 1955 (Source: GRTE Archives, Jackson Lake Lodge.).



Photograph 2.2. Same view of the lodge, taken in 2014 (Source: Logan Simpson). Note the replacement windows and the northwestern Blue Heron Lounge addition.



Photograph 2.3. Wooden stairway leading to the lodge's rear terrace, facing east, 2014 (Source: Paula Reed, Paula Reed & Associates Inc.).

Logan Simpson did not note any changes to the guest cottages to the north and south of the lodge's main parking lot, the majority of which were constructed during the period of significance and are classified as contributing in the 2007 CLI. The contributing cottage buildings continue to retain their character-defining features which, according to the 2003 NHL nomination, include overhanging shed roofs, horizontally divided, two-pane wooden sash windows, and asbestos shingle siding.[6]

As noted in the CLI and observed by the Logan Simpson team in 2014, the outdoor terraces of the guest cottages are partially enclosed by three different types of wooden screening panels; these include vertical lodgepole pine screening panels, combination panels comprised of vertical and horizontal lodgepole pine poles, and panels constructed of vertical wooden boards (Photograph 2.4, Photograph 2.5, and Photograph 2.6). Both the vertical and combination lodgepole pine screening panels consist of 2-inch-diameter poles encased in wooden frames. At least one variation in the vertical screening panels—the presence of a 2 x 4 wooden brace above the framing—was observed at some of the southern guest cottages during the 2014 field inventory (see Photograph 2.5); the purpose or age of the bracing is unknown. Historic photographs and architectural drawings suggest that both the vertical and combination lodgepole pine pole screening panels were erected by Spencer & Lee in the late 1950s or early to mid-1960s as part of a larger landscape improvement project, and because of this, the screening panels constructed of lodgepole pine poles are treated and managed as historic by the NPS. In recent years, many of the lodgepole pine poles have been replaced with vertical wooden boards; however, replacement of the screening panels does not impact the overall integrity of the guest cottages.



Photograph 2.4. Combined vertical and horizontal lodgepole pine screening panels outside of rooms 304-309 (JL-9), facing west-northwest, 2014 (Source: Logan Simpson).



Photograph 2.5. Vertical pine screening panels outside of rooms 129–143 (JL-5), facing southeast, 2014 (Source: Logan Simpson).



Photograph 2.6. Screening panels comprised of vertical wooden boards outside of room 531 (JL-324/529), facing southwest, 2014 (Source: Logan Simpson).

Other contributing buildings identified in the 2007 CLI include the service station, corral, and 13 employee housing units (incorrectly cited as "15 employee housing units"). All of these buildings are recognized on the GRTE LCS as having architectural significance. The 2007 CLI did not identify any modifications to the corral, employee residences, or service building, and Logan Simpson did not note any significant structural alterations to these buildings as part of the 2014 field inventory. However, the condition of certain historic materials has degraded, which has led to damage and/or loss of integrity of materials. For instance, weathering of asbestos shingle siding on employee housing has resulted in the loss of shingles and replacement with modern, non-asbestos, material shingles. Similarly water damage has caused warping of vertical siding at several of the housing entrances (Photograph 2.7). Historic windows in poor condition are also actively being replaced on the permanent employee housing buildings on Staff Street (Photograph 2.8 and Photograph 2.9). It is also likely that fencing materials at the corral have been replaced over time as needed. Despite some loss of integrity in historic materials, the contributing employee buildings, service station (Photograph 2.10), and corral continue to retain their character-defining features.

The CLI identifies the recreation center/employee lounge building on Dorm Street as non-contributing. However, the building was constructed as part of the original lodge complex in 1955, is included on the lodge's LCS, is identified in the NHL nomination as contributing, and is currently maintained by the NPS according to the Secretary of the Interior's Rehabilitation Standards. As such, it continues to retain its character-defining features and has been added as a contributing building to the district's cultural landscape in this document (Photograph 2.11).



Photograph 2.7. Rear façade of Dorm #7 (JL-36), showing the replacement of original asbestos shingle siding with modern siding, facing east, 2014. Note the additional loss (visible at bottom left) and the warping of siding near the base of the projecting entry (Source: Logan Simpson).



Photograph 2.8. Original wood frame windows on Staff Housing no. 8 (JL-42) in the employee housing area, facing east, 2014 (Source: Logan Simpson).



Photograph 2.9. Modern replacement window on Staff Housing no. 10 (JL-43) in the employee housing area, facing east, 2014 (Source: Logan Simpson).



Photograph 2.10. Service station (JL-18), facing west, 2014 (Source: Logan Simpson).



Photograph 2.11. Recreation center (JL-46), facing west, 2014 (Source: Logan Simpson).

CONTRIBUTING FEATURES:

Structure Name	**JL-#/LCS No.**
1. Modern architectural design of the llodge complex and its associated landscape spaces	—
2. Main lodge	JL-1/605692
3. North guest cottage	JL-200/401/613276
4. North guest cottage	JL-201/613277
5. North guest cottage	JL-216/417/613275
6. North guest cottage	JL-224/425/613274
7. North guest cottage	JL-236/437/613270
8. North guest cottage	JL-400/601/613269
9. North guest cottage	JL-420/621/613278
10. North guest cottage	JL-428/629/613272
11. North guest cottage	JL-600/801/613266
12. North guest cottage	JL-612/813/613267
13. North guest cottage	JL-620/825/614072
14. South guest cottage	JL-100/301/613259
15. South guest cottage	JL-101/612706
16. South guest cottage	JL-116/317/613260
17. South guest cottage	JL-121/613257
18. South guest cottage	JL-129/613258
19. South guest cottage	JL-132/133/613261
20. South guest cottage	JL-300/501/613262
21. South guest cottage	JL-312/513/613263
22. South guest cottage	JL-324/529/613264
23. South guest cottage	JL-332/537/613265
24. Employee permanent housing	JL-024/614123
25. Employee permanent housing	JL-036/614124
26. Employee permanent housing	JL-037/614125
27. Employee permanent housing	JL-041/614126
28. Employee permanent housing	JL-042/614127
29. Employee permanent housing	JL-043/614128
30. Employee seasonal dormitory	JL-044/614114
31. Employee seasonal dormitory	JL-045/614116
32. Recreation center/employee lounge	JL-046/615277
33. Employee seasonal dormitory	JL-047/614118
34. Employee seasonal dormitory	JL-050/614119
35. Employee seasonal dormitory	JL-051/614120
36. Employee seasonal dormitory	JL-052/614121
37. Employee seasonal dormitory	JL-053/614122
38. Stable/tack building	JL-022/614129

39. Service Station	JL-018/614130

NON-CONTRIBUTING FEATURES:

Structure Name	**JL-#/LCS No.**
1. Pool house (shelter)	JL-21/–
2. Swimming pool	JL-21/–
3. Ca. 1970s guest lodge	JL-350/–
4. Ca. 1970s guest lodge	JL-560/–
5. Ca. 1970s guest lodge	JL-900/–
6. Ca. 1970s guest lodge	JL-700/–
7. Manager's residence	—
8. Ca. 1964 south guest cottage	JL-500/–
9. Ca. 1964 south guest cottage	JL-532/–
10. Ca. 1964 south guest cottage	JL-516/–
11. Ca. 1964 south guest cottage	JL-546/–
12. Permanent employee residence	JL-38/–
13. Permanent employee residence	JL-39/–
14. Permanent employee residence	JL-40/–
15. Employee residence	JL-48/–
16. Employee residence	JL-49/–
17. Employee residence	JL-54/–
18. Employee residence	JL-55/–
19. Communications building	—
20. Medical clinic	JL-19/–
21. Telephone building	JL-23/–
22. Laundry building	JL-57/–

CIRCULATION AND SPATIAL ORGANIZATION

The 2007 CLI identifies two types of circulation features—"roads/old roads/parking" and "walkways/ trails/promenades"—within the district landscape. Features classified as roads/old roads/parking include the current alignment of US 89/191; the lodge's main entrance road, loop drive, parking lot; and the parallel drives within the north and south guest cottage areas. Of these features, the lodge's looped drive and parking lot and roads leading to the guest cottages were the first to be constructed. Architectural drawings completed in 1955 refer to north and south sides of the looped drive as First North and First South, respectively, with the drives to the guest cottages identified as A, B, or C North and South, depending on which side of the looped road they originated from (Figure 2.2). Although no longer referred to by their historic names, the looped road and drives continue to follow their original alignments and demonstrate Underwood's desire to accommodate motorized visitation in his original plans for the lodge. The parking lot also retains its original 1950s rectangular configuration. The only change to this feature occurred during construction of the pool complex

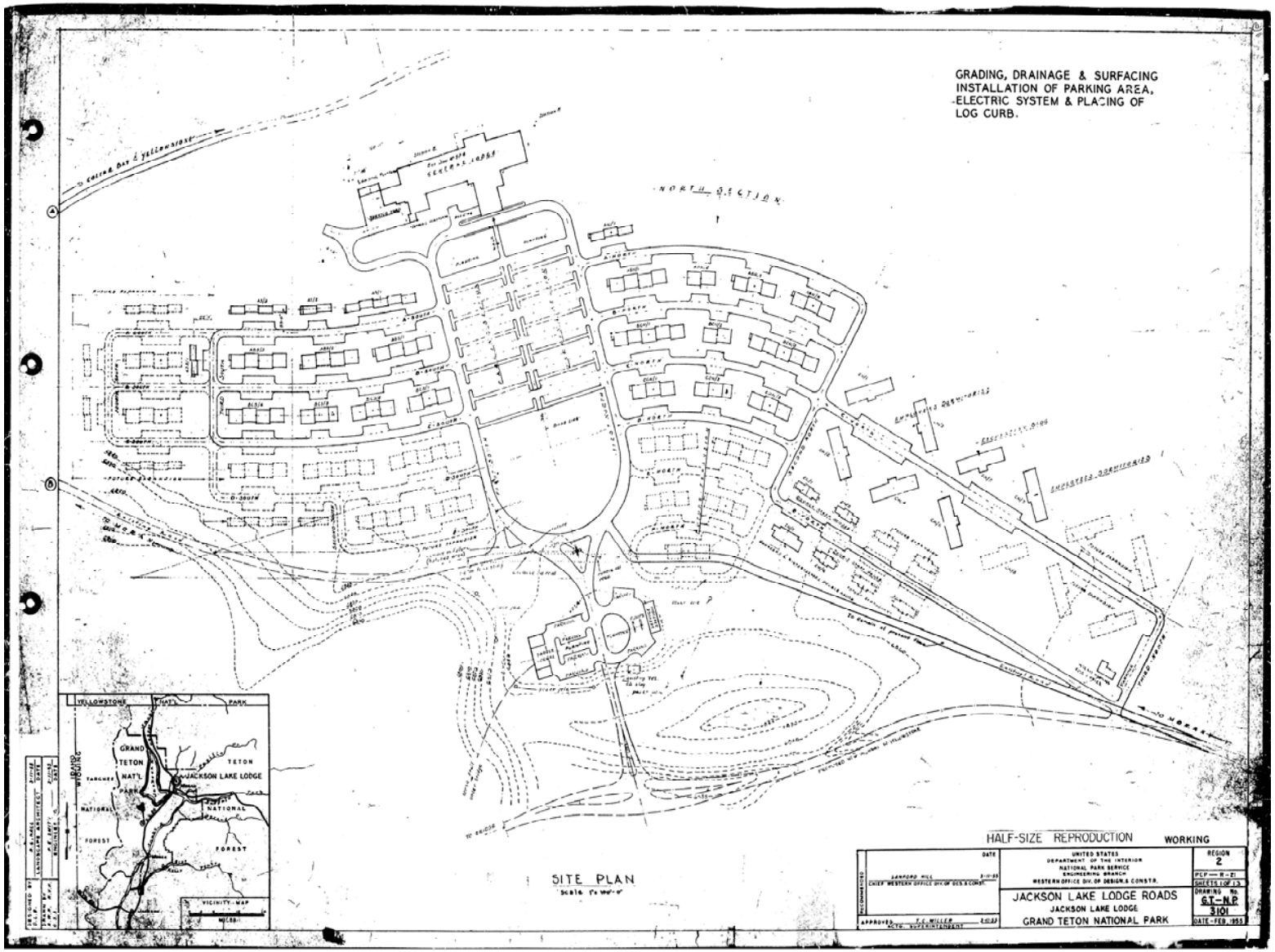


Figure 2.2. Architectural drawing (G.T.-N.P.3101) for the lodge complex dating to February 1955 (Source: NPS Archives, Denver, CO.).

between 1964 and 1966 and included reconfiguration of the two center islands in the rear parking bay to create a central flagpole plaza.

The current alignment of US 89/191 and the lodge's main entrance road were both completed in 1962. Prior to this date, visitors entered the lodge from an existing road located to the south of the southern guest cottages that stretched northeast from Moran. [7] The original alignments of the lodge's main entrance road and old US 287 (identified on the 1955 drawings as the road "to Colter Bay & Yellowstone"), as well as the proposed location for the current highway are shown on Figure 2.2. Due to their ages, the loop road, parking lot, linear drives in the cottage areas, and their associated features (e.g., curbs, islands, and bays) are considered contributing circulation features of the district's cultural landscape. The former entrance road and alignment of Old US 287—both of which are currently used as equestrian trails—are also considered contributing. The CLI does not recognize the current alignment of US 89/191 as a landscape feature; however, for the purposes of the CLR, this roadway is considered to be a non-contributing feature of the district.

In addition to the former entrance road and old alignment of US 287, the CLI identifies the following features as walkways and trails: the central pedestrian walkway in the parking lot, the asphalt walkways paralleling the drives in the north and south cottage areas, the "beaten" paths or "desire lines" leading throughout the lodge landscape created by guests and/or employees, and the Christian Pond and Lunch Tree Hill trails.[8] With the exception of the employee/guest paths which are considered non-contributing, all of these features are identified by Shapins Associates as contributing. Very few changes were observed to these features during the 2014 survey; however, the addition of asphalt ramps and curb cuts along several of the walkways in the guest cottages areas was noted by Logan Simpson (Photograph 2.12). These ramps, which were likely installed for accessibility purposes, are predominantly located along the corners of the drives near accessible parking stalls and provide access toguest cottages.

The "walkways/trails/promenade" category defined in the CLI also includes the promenade that rims the viewing terrace to the west of the lodge as a contributing circulation feature. The CLI indicates that changes, including the addition of pavers between the promenade and trail to Lunch Tree Hill and modification of the existing attached concrete terrace through the construction of two concrete ramps, have occurred to the promenade since its construction in 1958; however, it describes the design of these alterations as "very respectful to the existing architecture."[9] Other changes not discussed in the CLI but noted by Logan Simpson during their 2014 survey include the replacement of several of the rectangular concrete pavers and wooden boards of the promenade with similar modern materials (Photograph 2.13 and Photograph 2.14). Because the ramps are of recent construction and are unstained—a design characteristic that differs from the stained concrete surfaces dating to the historic period, these elements are considered non-contributing features of the district's cultural landscape.



Photograph 2.12.Concrete ramp in the south guest cottage area, facing east, 2014 (Source: Logan Simpson).



Photograph 2.13. Close-up of the promenade showing a replaced paver (at left), facing southwest, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).



Photograph 2.14. Close-up of the promenade showing original wood band replaced with pressure treated lumber, facing south, 2014 (Source: Logan Simpson).

Although additional changes have not been made to the circulation features since 2007, numerous condition issues were observed by Logan Simpson in 2014. These include many potholes and areas of patched asphalt along Dorm and Staff Streets, in the parking lot, and along the drives in the north and south cottage areas (Photograph 2.15); damaged concrete curbing along the drives in the guest cottage areas and in the main parking lot, particularly along the islands (Photograph 2.16) replacement of concrete curb with wooden logs (Photograph 2.17); the addition of curb cuts in the existing concrete curb for ADAAG accessibility (Photograph 2.18); and the poor construction of concrete steps on the viewing terrace to the north of the Blue Heron Lounge (Photograph 2.19).

Logan Simpson also identified two circulation features not included in the CLI. These include the north-south trending road that currently provides access to the lodge's loading dock area and manager's residence, and the employee road that leads northwest from the entrance road to employee housing area. Architectural drawings for the lodge suggest that the driveway to the manager's residence and road to the employee housing area were built sometime between 1955 and 1963. As the exact construction date for these roads is not known, the status of these features is undetermined. However, because the roads follow the same curvilinear pattern as the looped road and drives in the guest cottage areas, they should be treated as contributing features of the district.



Photograph 2.15.Potholes and patched pavement near the northern end of Dorm Street, facing northwest, 2014 (Source: Logan Simpson).



Photograph 2.16.Damaged concrete curb along one of the islands in the parking lot, facing southeast, 2014 (Source: Logan Simpson).



Photograph 2.17.Replacement of concrete at the southern end of the south guest cottage area with wooden logs, southeast, 2014 (Source: Logan Simpson).



Photograph 2.18. Curb cut to create ADA accessible ramp in front of rooms 560–579 in the south guest cottage area, facing southwest, 2014 (Source: Logan Simpson).



Photograph 2.19. Deteriorating concrete stairway outside of the Blue Heron Lounge, facing northeast, 2014 (Source: Logan Simpson).

CONTRIBUTING FEATURES:

Structure Name	**JL-#/LCS No.**
1. Main loop drive	JL-1.H/615458
2. Main parking area and its associated features	JL-1.J/615460
3. Hiking/equestrian trail (formerly Old US 287)	JL-1.A/615441
4. Hiking/equestrian trail (former entrance road)	JL-1.B/615442
5. Cottage drives and parking	JL-1.I/615459
6. Cottage walkways	JL-1.E/615454
7. Central walkway in parking lot	JL-1.F/615455
8. Promenade on terrace	JL-1.G/615457
9. Trail to Lunch Tree Hill	JL-1.C/615452
10. Portion of Christian Pond Trail within the district	JL-1.D/615453

NON-CONTRIBUTING, COMPATIBLE FEATURES:

Structure Name

1. Realigned entrance road
2. Access ramps and other modifications to terraces
3. Employee road to employee housing area
4. Drive and parking associated with the single story, non-contributing compatible guest cottages southeast of lodge building.

NON-CONTRIBUTING FEATURES:

Structure Name

1. Loop drives and parking areas in non-contributing non-historic cottages southeast of lodge building
2. Drive to manager's residence
3. Service roads and parking areas to the north and south of the lodge
4. Social trails created by guests/ employees, especially near Lunch Tree Hill
5. Curb cuts in contributing guest cottages and employee housing parking lots
6. Access ramps in employee housing parking lots that do not meet ADAAG standards.
7. Employee created dirt road and parking stalls lining the western edge of the employee housing area.

CLUSTER ARRANGEMENT

The 2007 CLI identifies seven cluster areas within the district. These include: 1) the lodge itself, 2) the south guest cottages, 3) the north guest cottages, 4) an employee housing cluster, 5) the service station/corral cluster, 6) the pool complex, and 7) Lunch Tree Hill. With the exception of the pool complex, which was designed and constructed by Spencer & Lee in the mid-1960s, all of the cluster areas were part of Underwood's original design for the lodge.

According to the CLI, the arrangement of these cluster areas adheres to early twentieth century NPS planning and design principles for guest accommodations in national parks. Designed to minimize the impact of infrastructure upon the natural landscape, these accommodations generally consisted of a central facility, or lodge, providing dining opportunities and other services, and clusters of dispersed accommodations—typically rustic cabins arranged in a picturesque setting—located nearby. Whereas recreational opportunities, such as hiking and equestrian trails and scenic overlooks were located in the close proximity to or originated from the lodge for convenience, employee housing and maintenance buildings were typically built on the outskirts of the guest accommodations so as not to detract from employees' and visitors' experiences.

Although several of the cluster areas have been expanded through the construction of additional buildings since the lodge's completion in 1955, the areas continue to function as originally planned with guest accommodations and recreational opportunities located in close proximity to lodge and administrative/maintenance buildings and staff housing located on the northern and southern margins of the site.

CONTRIBUTING FEATURES:

1. Organization of district into zones/building clusters based on the historic lodge model, but updated to accommodate the rise in auto tourism occurring in the 1940s–1950s
2. lodge as the center of the district
3. Location of north guest cabin cluster in close proximity to lodge
4. Location of south guest cabin cluster in close proximity to lodge
5. Employee housing area for permanent and temporary/seasonal employees located at edge of district

6. Service station/corral cluster
7. Lunch Tree Hill cluster

NON-CONTRIBUTING FEATURES:
1. Pool complex
2. Significant expansions to building clusters after period of significance – most are compatible but two-story buildings in south guest cottage cluster are incompatible

LAND USE

Land uses within the district are the same as those identified during the 2007 CLI and include guest lodging, employee housing, and tourism/recreation/public education. The rooms and cottages of lodge complex continue to provide overnight accommodations for park visitors, and permanent and temporary GTLC employees continue to reside in the dormitory style housing units and duplexes on Dorm and Staff Street. Additionally, the lodge continues to offer recreational opportunities to tourists including sightseeing, hiking trails, equestrian-related activities, and swimming. Recreational facilities such as basketball and volleyball courts, were also added to the employee housing area for staff use sometime after 1962. As these uses are essentially the same as those practiced during the period of significance, all are considered to be contributing to the district's cultural landscape.

CONTRIBUTING FEATURES:
1. Guest lodging
2. Employee housing
3. Tourism/recreation/public education

NATURAL SYSTEMS AND FEATURES

The Jackson Lake Lodge NHL district is situated at the edge of a level area with a commanding view of Jackson Lake and the Teton Range to the west. The lodge is surrounded by steep slopes with low-lying wetland areas below. Some of these wetland areas are considered contributing natural features of the Jackson Lake Lodge cultural landscape. Christian Creek, which forms the southeastern boundary of the NHL district, drains into Christian Pond before flowing southwest and feeding into Willow Flats, a large wetland comprised of grasses, sedges, and dense tree and shrub growth, especially willows. Typical riparian vegetation, such as sedges, rushes and grasses, lines the stream's course and turn a bright green during spring and summer. The small seasonal pond immediately west of US 89/287 is also considered to be a contributing feature of the district's cultural landscape (Photograph 2.20).

CONTRIBUTING FEATURES:
1. Christian Creek and associated riparian corridor
2. Small seasonal pond immediately west of US 89/191



Photograph 2.20. Seasonal pond to the west of US 89/287, facing southwest, 2014 (Source: Logan Simpson).

SMALL-SCALE FEATURES

Small-scale features identified in the 2007 CLI include buck-and-rail fences, signage, outdoor lighting, benches, fire hydrants, flags and flagpoles, feeding troughs, log hitching rails, and a John D. Rockefeller memorial plaque atop Lunch Tree Hill. Of these features, the buck-and-rail fences are considered the most prominent due to their widespread distribution across the landscape and materials which, according to the CLI, are a "direct reference to the natural setting of the site" and to "historic vernacular building traditions and land uses."[10] The CLI indicates that buck-and-rail fences were present at the following locations within the district in 2007:

- along both sides of the lodge's main entrance road;
- between the northern guest cottages and the employee housing area;
- in the area of the service station; and
- around the perimeter of the corral.[11]

Additional buck-and-rail fences were noted during the 2014 field inventory to the northwest corner of the North Guest Cottage, along the western edge of the JL-101 building in the south guest cottage area, and east of the lodge between the lodge building and service drive. Although these fences are of modern construction, they are considered to be non-contributing compatible elements of the district's cultural landscape because this type of fencing was part of the Spencer & Lee's 1957 design for the lodge complex.[12]

Other fence types, including high log rail fencing and plank fencing, were also noted in the CLI as forming a portion of the corral. High log rail fencing was also identified by Logan Simpson along the promenade to the rear of the lodge building (Photograph 2.21). These features do not appear on any of the1950s era landscape plans, which suggest that they were used to expand the corral and delineate the edge of the lodge's rear promenade sometime after the district's period of significance. Because their materials and design are compatible with the buck-and-rail fencing installed within the lodge complex during the period of significance, these fences types are considered to be non-contributing, compatible features of the district's cultural landscape.

One additional type of fencing is present within the cultural landscape but was not included in the CLI. This fencing, which consists of vertical lodgepole pine logs, encircles the pool complex (Photograph 2.22). A plan drawing for the pool complex drafted by Spencer and Lee Architects indicates that a fence was planned for that location as part of their 1964 design (Figure 2.3). Because the fence is constructed of native materials and blends with the surrounding landscape and other buildings and structures of the district but was built outside the period of significance, it has been added as a non-contributing, compatible small scale feature in this document.

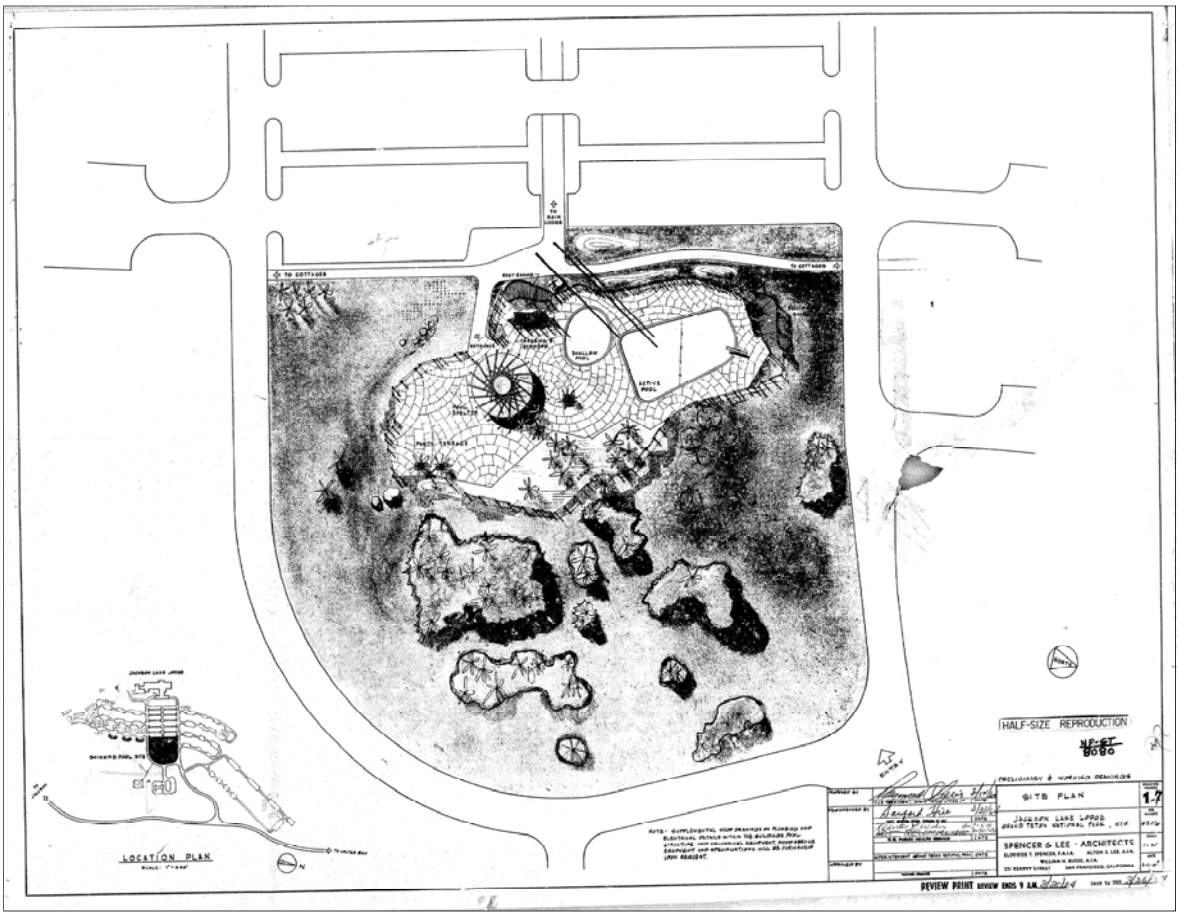


Figure 2.3. Architectural rendering of the proposed pool complex (G.T.-N.P.8080) done by Spencer & Lee Architects in March 1964 (Source: NPS Archives, Denver, CO.).

Signage is also considered a notable feature of the lodge landscape, with three types—large log signs, traditional rustic signs, and aluminum signs—identified in the 2007 CLI. Large log signs include the "Jackson Lake Lodge" sign at the intersection of the lodge's entrance road and U.S. Highway 89 and those along the central walk in the main parking area and near the intersection of the main entrance road with the drives serving the guest cottages. In comparison, the traditional rustic signs—also constructed of wood—are more modest in scale and primarily used to direct visitors along trails and walkways. The signs along the central walk in the main parking area are visible in historic photographs taken in 1955 and 1957, indicating they were part of Mortimore and Wirth's original landscape plan for the lodge. As this group of wooden signs was installed during the period of significance, these signs are considered contributing to the NHL district's cultural landscape. The entrance sign and traditional wood signs are considered non-contributing, compatible as their design and materials are compatible with the historic landscape.

Signs constructed of aluminum include a series of interpretive and informational signs along the trail to Lunch Tree Hill, and a sign on the lodge's west terrace that interprets the view. All three of these sign types were observed during the 2014 field inventory, although many were in poor condition. In particular, some of the signs along the central walkway were missing their original hanging signs, and the lighting fixtures of several of the signs in the guest cottage areas were either absent or damaged. Additionally, many of the aluminum signs located along the trail to Lunch Tree Hill have fallen over or have been damaged by the harsh environmental conditions of the park. These signs are considered non-contributing features of the cultural landscape as they are constructed of modern materials.

Two additional signs not previously described in the CLI were documented during the 2014 field inventory. These include a bronze plaque erected in recognition of the lodge's NHL designation and a steel sign chronicling the NPS Mission 66 program and the significance of the lodge within that era. A standard NHL sign is located along the central walkway of the main parking lot immediately east of the lodge's porte-cochere, and the Mission 66/lodge sign is located to the rear of the lodge on the west terrace. Both of the signs are in good condition and were presumably erected as part of an NPS interpretation effort in 2010. As the signs are constructed of modern materials, rendering them incompatible with the rustic style signs erected during the district's period of significance, they are considered non-contributing features of the cultural landscape.

The CLI also identifies two types of benches within the district's landscape, both of which are located along the edge of the promenade. One type, described in the CLI as "substantial permanent benches" consisting of heavy concrete block bases and simple wooden plank seating are considered contributing, and the second type, consisting of temporary wooden benches, are considered non-contributing, compatible.[13] Additional benches were also documented by the Logan Simpson project team at the entrance of the lodge, on the rooftop terrace, and in the employee housing area. With the exception of two permanent, contributing benches located in the employee housing area to the east of the recreation hall (Photograph 2.23), all of the benches are of temporary construction. Because the temporary benches are constructed of wood, they are considered to be non-contributing, compatible features of the district's cultural landscape.



Photograph 2.21. Split rail fencing along the promenade to the rear of the lodge building, facing southwest, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).



Photograph 2.22. Fence encircling the pool complex, facing south, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).

Although outdoor lighting and garbage receptacles are included in the non-contributing features list in the 2007 CLI, neither of these small-scale features are described in the narrative. Several different styles of light fixtures were identified during the 2014 field inventory. Lamps consisting of steel posts with glass globes and steel shades mounted on concrete bases are present in the islands of the main parking lot. All of these lamps are in poor condition; the concrete bases are deteriorating and the majority no longer work. Low voltage path lights are also present along walkways to the west of the pool and in the south and north guest cottage areas (Photograph 2.24). These lights consist of three different styles and appear to reflect different episodes of replacement.

The last type of lighting consists of streetlights along Dorm Street. These lights are of similar form and color as the parking lot lamps, but are much taller and lack concrete bases. According to the 2007 CLI, the oldest of the outdoor lighting fixtures—presumably those in the parking lot—appear to have been installed in 1965 or 1966.[14] A working drawing for the lodge's lighting completed by the NPS Engineering Department in October 1965 does not depict existing lamps, fixtures, "walk lights", or power poles around the lodge or in the areas of the guest cottages, which suggests that lighting was not previously installed in these areas. It does however, note the presence of "existing power poles" in the employee housing area, indicating that street lights were installed along Dorm and Staff Streets prior to 1965; descriptions of the lights are not provided. Although it is not clear whether the existing poles were installed during the period of significance, the remaining streetlights along Dorm and Staff Street are considered to be non-contributing, compatible to the NHL district's cultural landscape. In comparison, the lighting fixtures in the parking lot and those around the lodge and guest cottages are considered to be non-contributing as their installation post date the cultural landscape's period of significance.

Various types of animal-resistant trash cans are present in numerous locations throughout the lodge landscape. These receptacles are typically brown or green in color and contain either a single can or two cans depending on their location (see Photograph 2.11; Photograph 2.26; and Photograph 2.27). Receptacles for the disposal of cigarettes are also present in several areas around the lodge and in the employee housing area.

The condition of the fire hydrants, flags and flagpoles, feeding troughs, log hitching posts/rails, and John D. Rockefeller Jr. memorial plaque atop Lunch Tree Hill have not changed since the 2007 CLI. Two additional features—the dike and bridge at Christian Creek—are listed in the CLI as undetermined features, but are not described in detail. The CLI notes, "Reviewers of the 95% draft requested the park to take photographs at this location to determine existing conditions and to provide any available historic photographs. However, currently the site is under snow and photographs cannot be taken until May or June 2007."[15] It is not known whether these features were subsequently evaluated as part of the district's cultural landscape. Both of these features were documented by the Logan Simpson project team during their 2014 field inventory. Although the installation dates for these features are not known, both the bridge and the dike are considered to be non-contributing, compatible to the NHL district's cultural landscape as their designs incorporate native materials and they are not visually intrusive to the district's setting.



Photograph 2.23. One of two permanent wooden benches located within the employee housing area to the east of the recreation hall, facing north, 2014 (Source: Logan Simpson).



Photograph 2.24.Example of path light along a walkway in the south guest cottage area, facing southwest, 2014 (Source: Logan Simpson).



Photograph 2.25. Streetlight along Dorm Street, facing southeast, 2014 (Source: Logan Simpson).



Photograph 2.26. Animal-resistant trash cans along the central pedestrian walkway in the main parking lot, facing northeast, 2014 (Source: Logan Simpson).



Photograph 2.27. Animal resistant trash cans to the east of the porte-cochere, facing northwest, 2014 (Source: Paula Reed, Paula S. Reed and Associates, Inc.).

Small-scale features not included in the CLI but identified during the 2014 field inventory include feeding troughs, metal hitching posts, wagon wheel benches, log barriers/barricades, bike racks, utility enclosures, picnic tables, and planters. All of these features are modern installations to the landscape and are considered to be non-contributing.

CONTRIBUTING FEATURES:

1. Buck-and-rail fences in locations specified on historic plans
2. Historic high log rail and plank fences forming the corral
3. Permanent concrete and wood plank benches along the lodge's promenade
4. Rustic style wood and log signs
5. Permanent wooden benches in the vicinity of the recreation hall/employee lounge in the employee housing area
6. John D. Rockefeller, Jr. memorial atop Lunch Tree Hill
7. Fire hydrants installed during the district's period of significance

NON-CONTRIBUTING, COMPATIBLE FEATURES:

1. High log rail and plank fencing at the corral and along the rear promenade of the lodge (constructed outside the period of the significance
2. "Jackson Lake Lodge" sign at the intersection of the entrance road and US89/287
3. Aluminum interpretive signs on the lodge's west terrace
4. Flagpoles at the eastern end of the main parking lot
5. Flags atop the porte-cochere sundeck
6. Temporary wooden benches
7. Buck-and-rail fences installed after the period of significance
8. Garbage receptacles
9. Streetlights along Dorm and Staff Streets
10. Dike and bridge at Christian Creek
11. Cobble mulch lining the northern edge of south guest housing area

NON-CONTRIBUTING FEATURES

1. Feeding troughs in corral area
2. Metal hitching posts in corral area
3. Wagon wheel benches in the pool complex
4. Log barriers and barricades (numerous locations)
5. Bike racks by the lodge and in the employee housing area
6. Utility enclosures in the north and south guest cottage areas
7. Picnic tables (numerous locations)
8. Wooden planting boxes around the lodge
9. Outdoor lighting in parking area and in the vicinity of the lodge and the guest cabins

UNDETERMINED FEATURES:

1. Log hitching posts/rails in the stable/corral area

TOPOGRAPHY

Contributing topographic features identified in the 2007 CLI include the raised, relatively flat terrace on which the lodge is sited and Lunch Tree Hill, where Rockefeller and his family picnicked on their first visit to the area. These features remain unchanged and continue to play a critical role in the visitor experience of the lodge landscape today.

CONTRIBUTING FEATURES:

1. Raised flat terrace on which the lodge complex is sited
2. Lunch Tree Hill

VEGETATION

Vegetation naturally occurring throughout the Grand Teton National Park is diverse and can be divided into four general plant communities: sagebrush flats, riparian corridors and wetlands, forests, and alpine areas. This diversity is attributed to the variety of growing conditions found in the park, such as soil composition, availability of moisture, slope, aspect and elevation. The Jackson Lake Lodge historic district encompasses three plant communities: sagebrush flats, riparian corridors and wetlands, and forests. Prior to construction, the majority of the district could be classified as sagebrush flats, as it largely consisted of sagebrush, low grasses, forbs and loose stands of lodgepole pine (*Pinus contorta*) trees.

The 2007 CLI identifies the native planting scheme of the district and its sensitive relationship with the surrounding native vegetation as defining characteristics. During the design and construction of the lodge landscape, efforts were taken to protect existing lodgepole trees so that the built landscape would harmonize with natural surroundings. Both planting plans called for plant species representative of different plant communities found throughout the park. Aside from native grasses, these plans did not incorporate plants representative of the sagebrush flats community however, through plant placement and selection the appearance of the built landscape visually complements the backdrop of the surrounding sagebrush community. The use of Mission 66 design principles in Spencer & Lee plans, such as screening unsightly development and directing views through plant placement and density, also help blend the built environment. In addition, visually intrusive planting schemes such as ornamental shrub beds and turf lawn, are limited to areas around building exteriors, while the remaining landscape transitions to native grasses and groupings of evergreen trees.

The majority of introduced trees are of three species: Englemann spruce (*Picea Englemanni*), blue spruce (*Picea pungens*), and aspen (*Populus tremuloides*). Those that have survived to this day are now mature specimens, shading the parking area and concealing portions of the lodge and housing areas from view (Photographs 2.28 to 2.32). To the average visitor the tree canopy might feel natural, as the likely intended effect was to suggest that the trees were original to the site. In some places, these trees grow so thick and tall

that the view of the lodge from the main parking area—and vice versa—is almost totally obscured, just as the designers intended. However, the maturation of these trees has come at a cost. Aspen, which spread through rhizomatous rootstock, have colonized throughout parking islands, along sidewalks and near buildings, resulting in pavement buckling and damage to underground utilities. In other areas, evergreen trees have encroached onto buildings, damaging roofs and exterior siding (Photograph 2.33).

The 2007 CLI documented aspens and chokecherries growing on the slope to the west of the terrace and observed the potential for these elements to interfere with highly significant views of the Tetons, if not maintained by the GTLC staff (Photographs 2.33 and 2.34). NHL nomination co-author and member of the Logan Simpson project team Paula Reed noted during the 2014 field inventory that this trimmed hedge of aspens and chokecherries was not present in 2002. The 2014 field inventory and a review of aerial photography also found that the aspen and chokecherries are likely benefitting from nearby irrigation of the lawn and ornamental plantings; the majority of the remaining west-facing slope, where irrigation is not present, is dominated by sagebrush-grass communities.

The Spencer & Lee landscape plans, which were developed in response to public criticism over the urban character of the lodge building, sought to incorporate more extensive landscaping to help create a more natural looking landscape. Interestingly, the plans introduced more irrigated turf lawn and formal plant beds around building exteriors, which deviates from a more natural appearance. The plans also proposed the removal of ornamental shrubs lining the lodge's western facade that were originally proposed in the Mortimore and Wirth landscape plans. The beds were to be replaced with irrigated turf lawn and a concrete apron. Cobble mulch was installed between guest cottage units, as well as along the northern perimeter of the south guest cottages area, and the southern perimeter of the north guest cottages area. The cobble was reintroduced along the northern perimeter of the south guest cottages area, as well as between guest cottage units outside the period of significance. Because these features were a part of the original landscape plans, they are considered contributing to the cultural landscape. Today, trees and shrubs have been planted once again along the lodge's western elevation. No historic documentation exists about the design and installation of these plantings. Based on historic photographs, it is highly probable the plantings were installed after the period of significance, and therefore, their status is being changed from undetermined to non-contributing to the Jackson Lake Lodge NHL district cultural landscape.



Photograph 2.28. View of Dorm Street, taken in 2014 (Source: Logan Simpson). Note the pavement condition and dense aspen colony.



Photograph 2.29. View of main parking area, taken in 2014 (Source: Logan Simpson). Note the combination planting of trees, shrubs, and grasses in parking islands.



Photograph 2.30. View of main parking area from entry road, taken in 2014 (Source: Logan Simpson.). Note the mature vegetation screening the parking lot from view.



Photograph 2.31. View of parking area (right), taken in 2014 (Source: Logan Simpson). Note the mature plantings screening the parking lot from view.



Photograph 2.32. View of mature trees encroaching on the lodge, taken in 2014 (Source: Logan Simpson).



Photograph 2.33. View of mature tree encroaching on employee housing unit, taken in 2014 (Source: Logan Simpson).



Photograph 2.34. View of promenade, taken in 2014 (Source: Logan Simpson).



Photograph 2.35. View of promenade, taken in 2014 (Source: Logan Simpson). Note the visitor standing on a bench to overcome the aspen/chokecherry hedge to photograph the view.

CONTRIBUTING FEATURES:

1. Tradition of using species native to the GTRE park in landscaping
2. Clumps of lodgepole pine trees preserved during construction including stands in cottage areas and between pool and service station/corral
3. Plantings in strips in main parking area, primarily consisting of heavily planted trees such as spruce and aspen, low growing juniper and other shrubs, and groundcovers
4. Ornamental planting scheme of lawn and trees such as spruce and lodgepole pine, and a garden type planting (linear arrangements along building exteriors of flowering shrubs native to the region; generally groupings of the same plant are organized in swaths with some layering of swaths from other plants) of naturalized ornamental shrubs near lodge and in cottage areas
5. Dense plantings of spruces designed to screen utilitarian areas or parking areas
6. Large panels of lawn on viewing terrace
7. Standing trees atop Lunch Tree Hill
8. Cobble mulch lining the northern and southern edges of the main parking lot
9. Cobble mulch in landscape areas between guest cottages

NON-CONTRIBUTING FEATURES:

1. Foundation plantings along the western elevation of the building in viewing terrace area. Early photos (c. 1960s) show lawn extending to the building and reflect the proposed changes illustrated in the Spencer and Lee landscape plans.

VIEWS AND VISTAS

Of all the contributing features identified within the district's landscape, views and vistas are perhaps the most important. Not only did the expansive views and vistas of the Teton Range and the six glacial lakes at the base of the mountains play an important role in the initial establishment of GRTE in 1929 and subsequent expansion of the park in 1950, they also informed dramatic siting and design of the lodge.

As noted in the 2003 NHL documentation, "the [lodge] complex served as a platform for which to view the unspoiled panorama of the Teton Range and willow flats below."[16] The importance of the view to the building's orientation is evident through the construction of the large two-story glass windows facing west from the upper lobby, or lounge. These 30-foot-long by 60-foot-high windows are the first thing visitors see when they ascend the flight of stairs from the lodge's first-floor lobby. Rows of windows are also present along the lower and upper stories of the lodge's western façade so that guests can experience a similar view of the mountain range from their rooms. While windows on the upper and lower stories of the western façade have been replaced, the views from these locations have not changed.

Additional spaces designed for the sole purpose of admiring the view include the raised concrete terrace attached to the western façade of the lodge, the level viewing terrace beneath it, and the sundeck above the porte-cochere on the lodge's eastern elevation. This view, from the central walkway to the porte-cochere and Lobby entrance, is also identified by Shapins Associates (2007) to be a contributing element of the district's

landscape. It should be noted however, that the visual effect in both of these areas has been substantially diminished by shrubs and trees that have been introduced in the parking lot island, in the curbed areas at the western end of the parking lot, and immediately east of the looped drive.

The viewing platforms to the rear of the lodge were purposefully designed by Underwood so that visitors on the level terrace were shielded from the view of those on the raised terrace. Although both of these features were altered substantially by the addition of the Blue Heron Lounge in 1989, the views from these locations remain the same as they did during the district's period of significance.

The view from the top of Lunch Tree Hill is also considered a contributing feature of the district's cultural landscape. It was on top of this hill that John D. Rockefeller, Jr. picnicked with his family and made his decision to purchase acreage for the purpose of expanding GRTE so the view from that location could be preserved for perpetuity. Today, visitors electing to hike the short trail to its summit experience a nearly 360-degree-view of the Teton Range, Willow Flats, and Jackson Lake to the west and the surrounding rolling wooded hills to the east. As the highest point within the district, Lunch Tree Hill also provides an overview of the lodge complex to the south and east. The view of the lodge from the top of the hill is somewhat diminished by the maturation of natural vegetation and native shade and ornamental trees planted along the northern edge of the promenade (Photograph 2.36). The diminished view is particularly evident at the base of the trail where the lodge is completely shielded from view. The diminishment over time is particularly evident when historic and modern photographs taken from the same vantage point along the trail are compared (Photograph 2.37 and Photograph 2.38).

CONTRIBUTING FEATURES:

1. Panoramic view from the lodge and its associated terraces
2. 360-degree-view from of Lunch Tree Hill including the view to the Teton Range, Jackson Lake, Willow Flats, surrounding hills, and the lodge
3. Axial view along the central walkway through the parking area to the lodge's main entrance
4. View from the sundeck above porte-cochere on axis with the central walkway
5. Pattern of axial views above terminating at grouping of three flags



Photograph 2.36. View of the lodge from the top of Lunch Tree Hill, facing south, 2014 (Source: Logan Simpson).



Photograph 2.37. View of the lodge from the bottom of Lunch Tree Hill, ca. 1960s (Source: GRTE Archives, Jackson Lake Lodge).



Photograph 2.38. Modern view of the lodge from the bottom of Lunch Tree Hill, facing south, 2014 (Source: Logan Simpson).

UPDATED ANALYSIS AND EVALUATION OF INTEGRITY

The following updated analysis and evaluation of integrity was prepared to determine if aspects of the district's integrity have changed since completion of the CLI (Part I CLR) by Shapins Associates in 2007. For a property to qualify for listing in the NRHP or as an NHL, it must be deemed to not only have historical significance under one or more of the four criteria, but also retain a high degree of historic integrity in order to convey its significance. The *National Register Bulletin 16A: How to Complete the National Register Registration Form* identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of each of these aspects of integrity should be evaluated during NRHP eligibility assessment, although certain aspects of integrity may be considered more critical than others, depending on the property and its significance.

The 2007 CLI states that the "Jackson Lake Lodge retains integrity of association and design" highlighting its association with the "origins of the Mission 66 initiative and with the adoption of modern architectural principles and forms by the NPS."[17] The CLI also argues that the property retains integrity of materials and workmanship through its retention of historic "modern" materials, such as concrete and asphalt, as well as through materials which reflected historic workmanship principles such as buck-and-rail fencing. The setting was regarded as having a high level of integrity due to the intact surrounding natural area. The CLI noted that the property also retained integrity of location as well as of feeling because "it continues to be used in the capacity for which it was designed."[18]

A 2014 site visit to the Jackson Lake Lodge property confirmed that the district's integrity of association, workmanship, feeling, and location has not substantially changed subsequent to the 2007 CLI. Although there have been modest changes to materials and setting of the cultural landscape, which are elaborated on below, these changes are not significant enough to have resulted in a loss of these aspects of integrity and a high degree of integrity has been retained.

Materials. Integrity of materials is considered largely the same, with concrete, wood, and asphalt remaining the prevalent materials of the district. Some replacement of historic materials due to weathering and deterioration has occurred. Notable examples include the recent and ongoing replacement of the lodgepole pine screening panels of the guest cottages with screening panels constructed of modern wooden boards; window replacement in the employee housing area; and replacement of asbestos shingle siding on the dormitories and multi-housing units along Dorm Street. The NPS and GTLC are currently considering several modern products that resemble the original historic materials but are environmentally safe, more durable, or cost effective. At the time of the 2014 field inventory, for instance, several of the houses on Staff Street were undergoing or had recently undergone window replacement using modern windows that had been specially manufactured to resemble the appearance of the original wood frame windows (see Photograph 2.8 and Photograph 2.9).

Setting. Integrity of setting has been subject to the greatest degree of change, predominantly due to the natural maturation and deferred management of vegetation, particularly aspen trees in the employee housing area, and the aspen and chokecherries along the viewing terraces western embankment. The trees have grown around the lodge complex, enclosing the once-open view. There is very limited visibility of the porte-cochere from the main parking area due to the thick vegetation. The reconfiguration of the main entrance road in 1962 has also resulted in a change to the setting in that visitors no longer are provided direct views of the lodge upon their approach. The setting and views from the rear terrace of the lodge are largely the same. The expansive views of Willow Flats, Teton Range, and Jackson Lake to the west are present, although the increased growth of vegetation has restricted views.

CULTURAL LANDSCAPE CHARACTER AREAS

Treatment guidelines and tasks in the following chapters are organized by five character areas based on function and their shared design characteristics—guest accommodations, recreation/utilitarian, employee housing, Lunch Tree Hill, and outlying/undeveloped (Figure 2.4). These character areas are adapted from those developed in the 2007 CLI for the district (CLR Part 1), which identified seven clusters (e.g., lodge, north guest cottages, south guest cottages, Lunch Tree Hill, employee housing, service station/corral, and pool complex) within the landscape (Figure 2.5). For the purposes of this document, the north and south guest cottage and lodge clusters have been combined into a single area—the guest accommodations character area—due to their similar function. The pool complex and service station/corral clusters have also been consolidated into the recreation/utilitarian character area for the same reason. The Lunch Tree Hill character area has remained the same. Descriptions of the six character areas are included below.

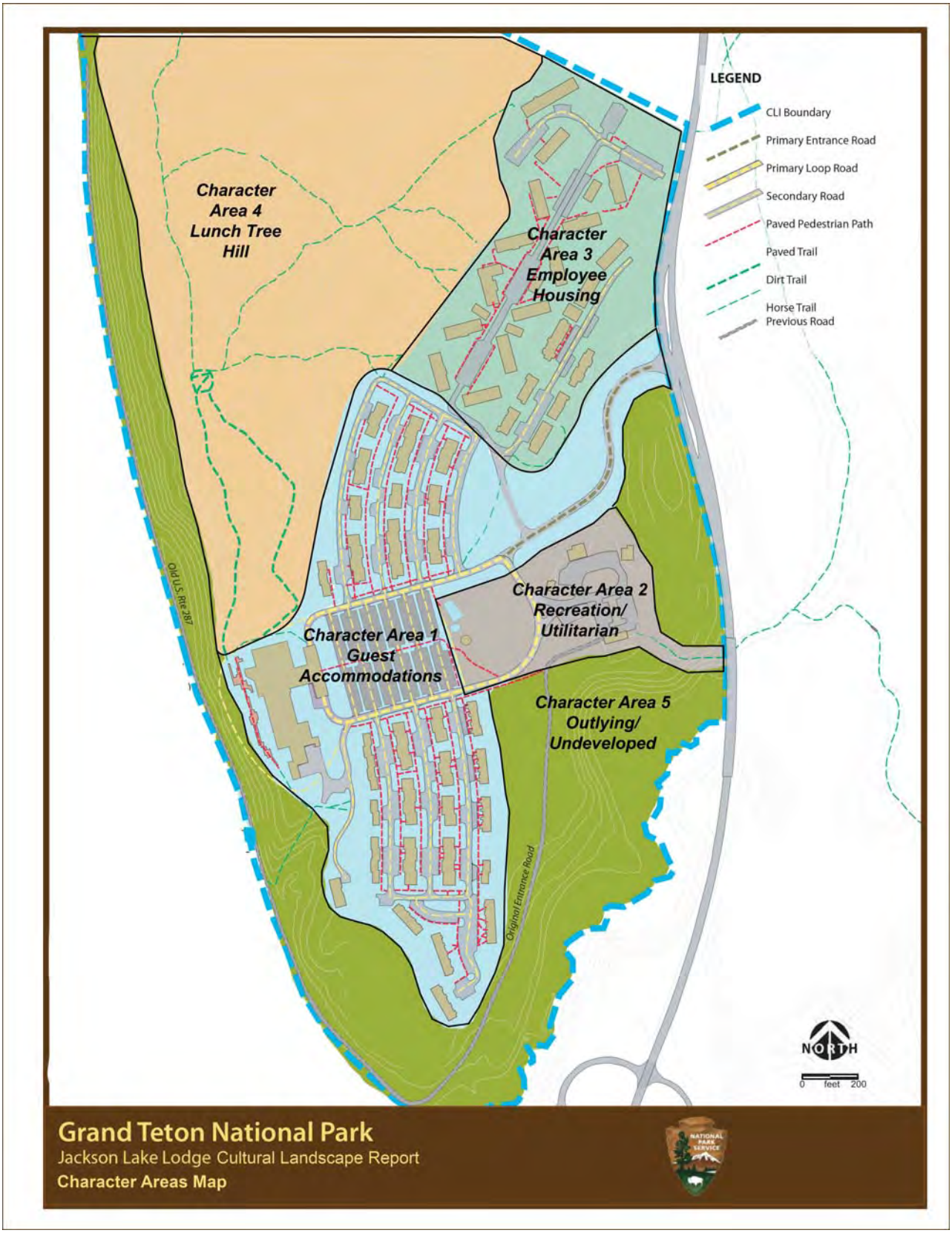


Figure 2.4. Character areas developed by Logan Simpson for the district's cultural landscape.

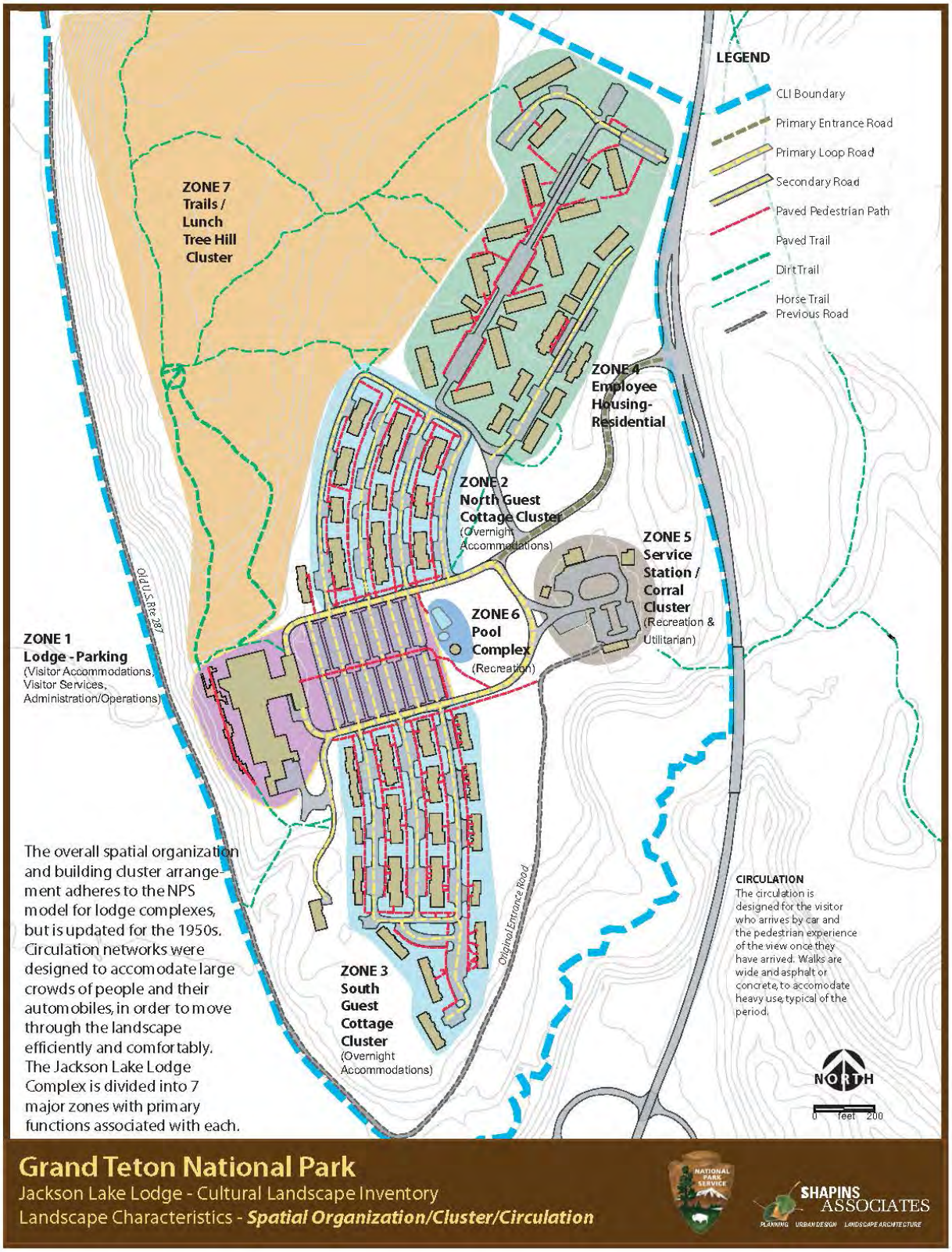


Figure 2.5. Clusters identified by Shapins Associates for the 2007 CLI (CLR Part I) (Image reprinted from Shapins Associates 2007).

GUEST ACCOMMODATIONS CHARACTER AREA

The guest accommodations character area encompasses buildings and structures within the NHL district that provide modern services and amenities to guests. The character area includes the lodge and its associated exterior spaces (e.g., rear viewing terraces, promenade, and porte-cochere); the parking lot which retains its original historic configuration of 12 parking bays with a central pedestrian walkway and concrete-curbed islands heavily planted in native vegetation; the north and south guest cottages; four non-historic, two-story dormitory buildings south of the south guest cottages; and the non-historic manager's residence. A two-lane paved entrance road that originates at US 89/191 provides access to the area, and continues west-southwest before looping beneath the lodge's porte-cochere. A series of driveways extend to the north and south of the main entrance road and provide access to the guest cottages.

RECREATION/UTILITARIAN CHARACTER AREA

The recreation/utilitarian character area includes the pool complex (e.g., rectangular-shaped swimming pool, pool house, and storage shed); small flagpole plaza directly west of the pool complex; service station; corral; telephone building; and a medical clinic. Of these buildings only the corral and service station were built during the period of significance and are considered contributing. Also included in this area is the Christian Pond Trail—a contributing feature within the district—which originates at the southeastern corner of the corral.

EMPLOYEE HOUSING CHARACTER AREA

The employee housing character area is comprised of dormitory style units and duplexes for both permanent and seasonal GTLC employees, a recreation center, a basketball court, a volleyball court, and a laundry/office building. It is comprised of a mixture of historic and non-historic structures and landscape features. Many of the buildings are sited on a diagonal to the service road, forming courtyard areas between buildings. These buildings can be accessed off the main entry loop by two roads running northeast-southwest (commonly referred to as Dorm and Staff Streets).

LUNCH TREE HILL CHARACTER AREA

The Lunch Tree Hill character area is comprised of the site's only paved interpretive trail that originates at the northern end of the viewing terrace and continues to the top of Lunch Tree Hill, one of Rockefeller's favorite picnic spots and a major interpretive area of the property. The site provides spectacular views of the Teton Range which ultimately helped convince Rockefeller to protect the valley below the Teton Range from future development. This area is also crossed by a network of informal trails, or "desire lines," created by visitors and employees.

OUTLYING/UNDEVELOPED CHARACTER AREA

The outlying/ undeveloped character area consists of undeveloped areas within the district, as well as old U.S. Route 287, the original entrance to the lodge that has since become an equestrian trail. In addition, it includes Christian Creek and its riparian corridor, and the small seasonal pond west of Highway 89.

[1] Shapins Associates, *Jackson Lake Lodge Cultural Landscape Inventory* (Boulder, Colorado: Shapins Associates, 2007), 31.

[2] Shapins Associates, 31.

[3] Reed and Wallace, 12.

[4] Reed and Wallace, 4.

[5] Reed and Wallace, 10; Shapins Associates, 30.

[6] Reed and Wallace, 7.

[7] Shapins Associates, 40.

[8] Shapins Associates, 42.

[9] Shapins Associates, 41.

[10] Shapins Associates, 51.

[11] Shapins Associates, 51.

[12] Shapins Associates, 52.

[13] Shapins Associates, 53.

[14] Shapins Associates, 53.

[15] Shapins Associates, 54.

[16] Reed and Wallace, 12.

[17] Shapins Associates, 29.

[18] Shapins Associates, 30.

CHAPTER 3

TREATMENT ALTERNATIVES AND APPROACH

Cultural landscape management involves identifying the type and level of change that can occur while maintaining the historic character of the landscape. Identification of the most appropriate degree of prescribed change within inherently dynamic natural systems is paramount to the development of an effective cultural landscape treatment plan. This chapter describes the framework within which the landscape treatment guidelines and tasks for the Jackson Lake Lodge NHL district cultural landscape have been developed and ties the Secretary of the Interior's Standards for preservation to the district's site-specific issues to better illustrate how these guidelines will direct future change. It establishes the goals and objectives for managing the ongoing changes inherent in the landscape and defines the intent of the primary treatment. The overall treatment approach is based on the NPS's mission, policies, and planning objectives for Grand Teton National Park and calls for preserving and enhancing the character of the lodge complex and its designed landscape as it appeared at the end of 1960.

MISSION AND POLICIES

The foundation for the landscape treatment approach is based on the larger mission of the NPS which seeks to "conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."[1] Whereas the application of this mission statement to cultural resources is described in the 2006 NPS Management Policies, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Standards) (1996) articulates the application of this mission to the treatment of cultural landscapes. In addition to providing guidance to stewards, managers, and project reviewers in the implementation of treatment projects, these guidelines illustrate how to apply the four treatments of preservation, rehabilitation, restoration and reconstruction to cultural landscapes in a way that meets the Standards.[2] As a cultural resource, management of the district's landscape is defined by 36 CFR Part 2: Resource Protection, Public Use, and Recreation (Preservation of Natural, Cultural, and Archeological Resources). The application of these regulations to cultural landscapes is contained within NPS Management Policies (2006), Director's Order #28 (Cultural Resource Management), and NPS Resource Management Guidelines (NPS-28).

NPS-28 serves as a resource guide in the application of regulations to cultural landscapes, wherein management policies are synthesized into one comprehensive document while taking into consideration the inevitable growth and development of specialized and technical information over time. In so doing, it directs users to an evolving appendix with the most current resource documents available, such as technical manuals and handbooks, when more specialized information is available and/or necessary. The document also outlines general research, planning, and stewardship guidelines that collectively create a broad philosophical foundation for the treatment of cultural landscapes. NPS-28 cultural resource guidelines relevant to the district's cultural landscape include:

1. *Identification of Biotic Cultural Systems*, or plant and animal communities associated with human settlement and use;
2. *The Inventory and Condition Assessment Program*, which assists in the maintenance planning and treatment of historic landscapes;
3. *Partnerships*, which outline the standards in land acquisition and control of properties containing or contributing to a cultural landscape;
4. *The Destruction or Neglect of Cultural Landscapes*, which provides guidance on when landscapes eligible for the National Register can be destroyed or allowed to deteriorate; and
5. *Special Issues*, which covers landscapes or component landscapes that typically require special treatment approaches.

Of specific relevance to the district's cultural landscape are guidelines related to specimen vegetation, a biotic cultural system which NPS-28 defines as individual and/or aggregations of plants (e.g., trees, shrubs, ornamental plantings, perennial borders, gardens, and orchards) considered significant to the historic landscape. Although the guidelines state that extant plant materials which contribute to the historic character of a cultural landscape should be maintained and perpetuated as appropriate, they also call for the controlled management and/or removal of specimen vegetation when it is damaging other historic resources or is posing a health or safety risk. The guidelines further state that the replacement material must match the original type and location, and substitutions are only considered in response to changes in growing conditions, the plant's unavailability and/or susceptibility to disease and pests, or if the historic plant is classified as "invasive."

Also relevant to the district's cultural landscape is the historic circulation system, which is defined in NPS-28 as all roads, parkways and trails that contribute to a site's historic character. The guidelines state that historic circulation systems and their associated features (i.e., topography, bridges, headwalls, retaining walls, culverts, and views) not be adversely impacted to accommodate contemporary uses. The guidelines also specify that rehabilitated systems should accommodate health and safety codes in ways that minimize impact on character-defining features, and that treatment plans for structural features that are part of a historic circulation system be developed in close consultation with a historical architect.

According to NPS-28 *Special Issues*, monuments and memorials that are significant components of the cultural landscape should be managed in concert with siting and orientation of features, plantings, paving materials, roads, and pathways. Therefore, a monument or memorial should be considered part of the feature and managed as a whole. [3]

MANAGEMENT ISSUES

The 1976 Grand Teton National Park Master Plan serves as the primary planning document for the district; however, it broadly identifies the site as a high-density recreation area and provides no guidance on its management or treatment. While visitation to the property has remained steady since 1971, the buildings and grounds are in a state of gradual decline despite on-going maintenance efforts. As facilities and infrastructure continue to age, the NPS and the lodge's concessionaire continuously grapple with implementation of

multiple improvement projects within a short seasonal maintenance window, while keeping visitor facilities open for public use and in good condition.

The following landscape management issues are based on information presented in the 2007 CLI, as well as on resource issues identified through research, site documentation, and discussions with NPS and concessionaire staff during preparation of this CLR. These efforts identified general guidelines and specific recommendations that could be undertaken to strengthen interpretive messages, improve visitor experience, and reinforce the historic character and scenic quality of the landscape. In general, most management issues have resulted from a lack of an overarching plan that provides clear direction on the priority and implementation of improvement projects appropriate for this landscape. This CLR addresses the management issues by providing the necessary framework and best management practices for historic landscape stewardship of the lodge district. It prioritizes projects from a practical and budgetary standpoint within the context of historic preservation goals. Management issues include:

1. Uncertainty over what can and cannot be changed within the context of established historic preservation goals; in some cases materials have been removed or replaced with incompatible ones, diminishing the historic integrity of the lodge complex and its associated landscape.
2. The integration of non-compatible features with historic features such as ornamental shrub beds, incompatible furnishings and pavement finishes, construction of the south dormitory buildings, which are not cohesive and detract from the historic landscape character.
3. Inconsistent interpretive and directional signage, particularly at Lunch Tree Hill.
4. Difficulty in effectively synchronizing projects with infrastructure improvements within a short maintenance season, while maintaining a vibrant visitor use area.
5. Uncontrolled management of vegetation, which has resulted in:
    - a confusing arrival experience as internal views to the lodge building and guest cottages are limited;
    - restricted views of the Teton Range and Willow Flats;
    - damage to paved surfaces, buildings, and underground utilities; and
    - hazardous conditions from a wildfire and safety perspective.
6. Lack of housing for current staffing levels.
7. The development of social trails throughout the district, particularly at Lunch Tree Hill.

RECOMMENDED LANDSCAPE TREATMENT APPROACH

NPS currently recognizes four standard preservation treatment approaches for historic landscapes: preservation, rehabilitation, restoration, and reconstruction. These are defined and discussed in both the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and NPS-28. NPS-28 provides the following definitions of the four treatment alternatives for cultural landscapes:

Preservation maintains the existing integrity and character of a cultural landscape by arresting or retarding deterioration caused by natural forces and normal use. It includes both maintenance and stabilization. Maintenance is a systematic activity mitigating wear and deterioration of a cultural landscape by protecting its conditions. In light of the dynamic qualities of a landscape, maintenance is essential for the long-term preservation of individual features and integrity of the entire landscape. Stabilization involves re-establishing the stability of an unsafe, damaged, or deteriorated cultural landscape while maintaining its existing character.

Rehabilitation improves the utility or function of a cultural landscape, through repair or alteration, to make possible an efficient compatible use while preserving those portions or features that are important in defining significance.

Restoration accurately depicts the form, features, and character of a cultural landscape as it appeared at a specific period or as intended by its original constructed design. It may involve the reconstruction of missing historic features, and selective removal of later features, some having cultural value in themselves.

Reconstruction entails depicting the form, features, and details of a non-surviving cultural landscape, or any part thereof, as it appeared at a specific period or as intended by its original constructed design. Reconstruction of an entire landscape is always a last resort measure for addressing a management objective and will be undertaken only after a policy review in the regional and Washington offices.[4]

TREATMENT APPROACH

The process for creating recommendations for treatment begins with selecting one or more of the four standard preservation alternatives as the primary treatment approach. This overarching treatment approach defines the goal of enhancing the historic character while perpetuating those characteristics and features that convey historic significance. Individual treatments may differ from the primary treatment, but they must remain consistent with and supportive of the overall treatment approach for the district.

In accordance with applicable legislation and the NPS' mission, policies, and planning objectives for Grand Teton National Park, the primary treatment approach for the Jackson Lake Lodge NHL district cultural landscape calls for preserving and enhancing the character of the landscape as it appeared at the end of 1960—immediately following the installation of the lodge's designed landscape—while allowing natural systems and dynamic resources to shape the broader landscape, as was the intent of the original designers. The district's cultural landscape has a distinctive character based not only on its blend of modern and rustic design, but also on its historic association with John D. Rockefeller, Jr. and prominent architect Gilbert

Stanley Underwood. For John D. Rockefeller, the site symbolized the beginning of a 25-year mission of wilderness conservation that ultimately resulted in the expansion of the Grand Teton National Park. As his last major work, the Jackson Lake Lodge represents the culmination of Underwood's distinguished career, as well as his role in the transition of NPS architectural vernacular from rustic to modern design.

Because the district retains a high level of integrity as stated in the NHL nomination, **Preservation** is the most appropriate primary treatment approach for the district's cultural landscape with selected **Rehabilitation** and **Restoration** used, when needed, within particular management areas. Most of the current landscape management issues have been caused by natural forces and normal use and can be alleviated by establishing a program of routine maintenance that emphasizes the preservation of historic features. Several elements of the district's cultural landscape define its historic character and should be considered in both short and long-term management of the property. Application of a **Preservation** treatment approach for the lodge complex and its associated designed landscape will serve to maintain the landscape as a historic district that is the living legacy of John D. Rockefeller, Jr., and the embodiment of master architect Gilbert Stanley Underwood's design, while allowing for future programming and contemporary operations at the site.

The Secretary of the Interior identifies the following eight standards under **Preservation**:

1. A property will be used as it was historically, or be given a new uses that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.[5]

Because the needs of visitors and staff are constantly evolving, selected **Rehabilitation** is also an appropriate treatment approach to accommodate continued use, ensure human accessibility, and improve ecological health

and sustainability. This approach will assist in making the property compatible for use through repair, alterations, and additions while preserving features and characteristics that convey historical value. The Secretary of the Interior identifies the following ten standards under **Rehabilitation**:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[6]

As several non-historic alterations and additions have been made to the Jackson Lake Lodge NHL district cultural landscape, selected **Restoration** is also appropriate to help depict the form, features, and character of the district as it appeared at the end of 1960. Either removal of features that date to other periods and replacement of missing features once present during the period of significance are appropriate treatment strategies. The Secretary of the Interior identifies the following ten standards under **Restoration**:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.[7]

Implementation of this treatment approach will provide visitors the opportunity to "read" the landscape as Rockefeller experienced it, and explore an environment reflective of the Mission 66 era of park improvement. Treatment is based on the notion of character management through preservation and selected **Restoration** and **Rehabilitation** in which character-defining features are preserved to reflect their historic appearance and changes inherent in natural systems are allowed to progress. Selected **Rehabilitation** may include the introduction of contemporary features or modification of historic features where necessary to accommodate other resources or operations, provided the changes are secondary to the established character-defining elements of the landscape, and follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and other planning documents (such as this CLR) established to manage change of the property.

TREATMENT REFERENCE DATE

The period of significance for the Jackson Lake Lodge NHL district cultural landscape is consistent with the period of significance proposed in the 2007 CLI, which expanded the end date of the original period of significance as proposed in the NHL nomination (1953–1955) to continue through the end of 1960.

The treatment reference date provides a benchmark for managing change and enhancing the historic character in a landscape. The treatment reference date at the end of 1960 corresponds to the completion of the lodge's designed landscape, when the landscape reflected the full extent of its historic development and best illustrates the property's significance and interpretive themes. This treatment reference date provides guidance on how buildings and vistas were intended to be framed within the natural setting, and reflects Underwood's progressive architectural style which blended modern and rustic design features and reflects the original landscape design.

The treatment reference date is intended to reflect the history of the landscape as it developed through 1960, but not return the landscape or features to a condition pre-dating 1953. Managing the landscape to an earlier period would result in a very different landscape character that would conflict with other contributing features of the district added after construction of the lodge, such as the dormitories and residences in the employee housing area constructed in 1957, and the landscape improvements around the lodge and cottages designed in 1958 by Spencer and Lee Architects and installed by Olson Construction Management in 1960. Implications of managing toward a 1960 treatment date would also include preservation of other character-defining elements of the district's cultural landscape, such as the irrigated turf areas at the viewing terrace, and irrigated shrub and tree plantings near the cottage areas. While the 1960 treatment date emphasizes the character of the landscape during that time, it does not preclude interpretation of earlier or later history. Lost features can still be interpreted through surviving traces or site interpretation.

TREATMENT GOALS AND OBJECTIVES

As expressed in the Treatment Approach section, the overall goal of landscape treatment for the district is to preserve the landscape to enhance the historic character as embodied in the years spanning 1953–1960. Specific treatment objectives for the district include:

- Preserve natural, visual and historic resources that contribute to the significance of the Jackson Lake Lodge NHL district through carefully chosen interventions while allowing for changes inherent in natural systems and processes
- Accommodate ongoing visitor use and lodge management within the framework of appropriate preservation guidance through low-impact sustainable practices

The treatment tasks and guidelines presented here are organized into five different character areas based on physical qualities, land use patterns, and degree of integrity (see Figure 2.3 in Chapter 2). Treatments for individual management zones may differ from the primary treatment, but they must remain consistent with and supportive of the overall preservation approach for the NHL district.

Guest Accommodations Character Area:

Landscape treatment in the Guest Accommodations character area will preserve and enhance the designed landscape as a vibrant visitor use facility with modern amenities. Treatment objectives include maintaining the designed landscape to enhance the historic character; retaining and enhancing the views of the Teton Range; enhancing views of the lodge from the entrance road and central pedestrian walkway; maintaining the manager's residence and other non-historic buildings as self-

contained areas that are screened from the surrounding historic landscape; minimizing visual impacts of conflicting uses and non-historic features; allowing for universal access; improving parking lot drainage; retaining buck-and-rail fencing and the natural landscape along the entry road; maintaining the pond west of North Park Road; and promoting interpretation of the landscape. Specific treatments include replacing asbestos tiling and parking lot curbs with visually comparable materials, and restoring the parking lot configuration in the eastern most parking bay. In addition, the CLR supports limited rehabilitation for the lodge and associated exterior spaces to provide flexibility in accommodating contemporary alterations or additions that do not impact the historic character of the district.

Recreation/Utilitarian Character Area:

Landscape treatment in the Recreation/Utilitarian character area will preserve and enhance the historic character while screening utilitarian uses from guest accommodations. The primary treatment objectives will be to maintain current operations of utilitarian uses; enhance the historic character of the corral and associated trails while allowing for public recreational use; screen the area from North Park Road and the guest accommodations areas; and retain the pool complex as an extension of the lodge that provides guests with a valued recreational amenity.

Employee Housing Character Area:

Landscape treatment in the Employee Housing character area will preserve and enhance the historic character while allowing for employee use. Treatment objectives include maintaining a well-tended informal and natural landscape character; allowing for universal access; maintaining non-historic dormitory buildings at the north of the employee housing area as a self-contained area screened from the surrounding historic landscape; maintaining a landscape appearance similar to historic dormitory buildings for non-historic buildings; implementing parameters for landscape improvements to preserve and enhance historic landscape; screen housing area from adjacent North Park Road for privacy; and replacing asbestos tiling with a visually compatible material.

Lunch Tree Hill Character Area:

Landscape treatment in the Lunch Tree Hill character area will preserve the expansive 360-degree panorama of the Teton Mountains to the west and the rolling wooded country to the east. The primary treatment objectives are to preserve and maintain the existing views; enhance the interpretive program with consistent signage and messaging; create a more naturalized trail loop experience to enhance interpretive message; and restore natural vegetation along social trails.

Outlying/Undeveloped Character Area:

Landscape treatment in the Outlying/Undeveloped character area will seek to preserve the natural systems and features of undeveloped portions of the district. Treatment objectives include restoring native vegetation along social trails, protecting Christian Creek and its riparian corridor from future development, and preserving the natural cycles of the seasonal pond west Highway 89.

[1] National Park Service Organic Act of 1916.
[2] Birnbaum, Charles A. and Christine C. Peters (editors), *The Secretary of the Interior Standards with Guidelines for the Treatment of Cultural Landscapes* (Washington, D.C.: NPS Historic Landscape Initiative, 1996).
[3] National Park Service, *Cultural Resource Management Guideline (NPS-28)* (1998).
[4] NPS-28.
[5]Charles A. Birnbaum and Christine C. Peters, 19.
[6]Charles A. Birnbaum and Christine C. Peters, 19.
[7]Charles A. Birnbaum and Christine C. Peters, 19.

CHAPTER 4

TREATMENT AND DESIGN RECOMMENDATIONS

INTRODUCTION

The purpose of this CLR is to provide guidelines and recommendations for the sustainable management of the cultural landscape of the Jackson Lake Lodge NHL district. The goal of the treatment plan is to preserve the district's character as it appeared at the end of its period of significance – mitigating and preventing undesirable change and decay – while allowing change inherent in dynamic natural systems and features to continue as it did historically. Because Jackson Lake Lodge is listed on the National Register and is a National Historic Landmark, the primary goal of treatment is to preserve character-defining historic features to the degree practicable while perpetuating a healthy ecosystem through the use of vegetation native to GRTE. However, National Register and National Historic Landmark status does not preclude limited and minor changes to accommodate, for example, contemporary health and safety standards. New development needs to be avoided. Preserving historic character does not mean freezing the landscape to a particular point in time, but allows selected and limited change, and continuation of natural processes, within certain parameters while maintaining the landscape's contributing patterns and features. As an NPS commercial visitor services facility, financial, maintenance and visitor use concerns are considered with the historic integrity of the landscape to ensure long-term success of this process. Because Jackson Lake Lodge was sited near ecologically sensitive areas to take advantage of views of the Teton Range, protection efforts should examine the landscape as a whole while addressing each landscape feature.

Chapter 4 presents overall treatment guidelines that strive to maintain and preserve the district's historic integrity, followed by more specific treatment recommendations that address particular issues identified within each character area. Guidelines and recommendations are based on information developed in the 2007 Cultural Landscape Inventory, Chapters 1-3 of this CLR, and management issues collected during site visits and discussions with NPS and concessionaire employees. The phasing and implementation of recommendations described in Chapter 5 may depend on budgetary opportunities and other constraints. All future planning and projects should include formal preservation goals consistent with these guidelines and recommendations. Implementation of these recommendations would be a joint effort between the NPS and concessionaire, and would not alter the existing concessions contract. All implementation projects based on the following recommendations will need to undergo the Section 106 compliance process and adhere to NPS Vegetation Management Guidelines.

TREATMENT CONCEPT

The guidance presented in this chapter is intended to provide a viable approach for future management of the property, preserve character-defining features, and incorporate maintenance requirements without compromising the character or integrity of the historic landscape. They include:

- Preserve all contributing landscape patterns, features, and relationships on the property identified in this report.

- Retain the character of Jackson Lake Lodge, dominated by broad views of the Willow Flats and Teton Range.
- Avoid changes that create a false sense of history or imitate the design style of contributing historic features. The blend of rustic style with international can be interpreted in scale, form and materials. If historic features drive the design of new features, it should be made clear that they are contemporary additions.
- Treat the landscape from a systems-wide perspective, not the sum of individual parts.
- Remove or screen non-contributing incompatible features.
- Document alterations, additions or removal of features within the district to catalogue historic and non-historic improvements for future studies or inquiries.
- Use a limited palette of compatible materials and forms for site furnishings (e.g. blend of rustic and modern elements).
- Construction of new facilities within the NHL district should be avoided at all cost.
- Identify and protect key viewsheds of the Teton Range.
- Preserve features with an undetermined status provided they are non-intrusive and compatible with the historic landscape.

OVERALL TREATMENT GUIDELINES

Overall treatment guidelines establish a consistent framework for stewardship and describe how to accomplish needed changes without compromising historic character. Guidelines are intended to complement the treatment approach and establish general procedures and best practices to apply for planning, design, new construction and treatments. The overall treatment guidelines have been organized into the same categories as those presented in the CLI: Buildings and Structures, Circulation, Cluster Arrangement/ Spatial Organization, Land Use, Natural Systems and Features, Small-Scale Features, Vegetation, and Views and Vistas. Initial treatments should be maintained over the long-term. It is recommended that the concessionaire consider employing a historic preservation team to integrate preservation in planning, design, and maintenance practices.

HISTORIC BUILDINGS AND STRUCTURES

The choice of treatment for historic buildings and structures depends on a variety of factors, such as the property's historical significance, physical condition, proposed use and intended interpretation. As expressed in the NHL nomination, the Jackson Lake Lodge historic district retains a high level of integrity. As such, the preservation of historic buildings and structures is paramount to the preservation of the district's historic character. Extensive best practices and regulatory guidance on the preservation of historic buildings and structures, as well as material conservation, are available from the National Park Service.[i]

- Preserve and maintain historic buildings and structures that contribute to the significance of the Jackson Lake Lodge landscape as identified in this report.
- Upon its completion, refer to the Jackson Lake Lodge Historic Structures Report to address necessary building renovations, such as replacing asbestos tile exteriors, roof maintenance, and demand for additional employee housing. Ensure materials are replaced with a compatible, comparable material during routine maintenance.
- If repairs are needed, replace materials in-kind, using similar methods of construction.

- Undertake all preservation maintenance in consultation with an appropriate preservation specialist to ensure compliance with preservation standards and techniques.
- Limit new construction features to those necessary to improve visitor access and visitor safety. Ensure the new features are non-intrusive to the landscape.
- Follow best practices for environmental sustainability to reduce impact to the landscape. Consider the use of sustainable materials for repair or replacement of historic features when replacement yields a compatible and significant long-term benefit for reducing maintenance requirements. For example, whenever possible use locally sourced materials for repair and construction to limit the amount of energy expended on shipping and transport; and materials that are manufactured with minimal use of toxic or non-renewable ingredients.
- Identify specific colors and textures for new materials that are compatible with the historic district.
- Hold a preconstruction meeting to discuss historic landscape preservation goals with contractors.
- Provide a high level of accessibility to historic structures without compromising significant features or the overall character of the property.
- New projects should attempt to maintain the existing topography and vegetation to the extent possible without compromising historic integrity.
- Select a limited color group of paints or stains for all non-historic buildings. Paint or stain groups of non-historic buildings the same color. Select paint colors using the following methodology:
    - Conduct a site study for color and texture selection.
    - Identify appropriate colors and textures for facility exteriors, including roofs, walls, and trim. The choice of colors should be based on the historic color palette, colors to match adjacent buildings, or the landscape colors visible during peak visitor season (May-September) at typical viewing distances.
    - The visual contrast of existing buildings, fences, benches, and small-scale features can be substantially and cost-effectively reduced in many cases by choosing appropriate colors for any structures or features that can be painted, stained, or otherwise coated to reduce their visibility.
    - Typically, appropriate colors will be darker than the background colors to account for natural shadows, normal fading, and weathering.
    - Paint grouped structures the same color to reduce visual complexity.
    - Consider primary seasons of use but never paint white to match snow.
    - Use semi-gloss paint because it resists weathering and staining.

CIRCULATION

Circulation features of the Jackson Lake Lodge historic district reflect the Post-WWII era need to accommodate large numbers of people traveling by private automobile. The resultant circulation network provides efficient and convenient access to the lodge and associated buildings, through looped roads, "motel fashion" parking lots, and wide pedestrian paths.

- Maintain the alignment and footprint of all contributing circulation features.
- When repairing existing pavement, follow best management practices that reduce water runoff and improve water quality.

- Routine maintenance should be performed to ensure materials are replaced or repaired with compatible, comparable materials. Repairs to surfaces, such as asphalt, concrete and wood, should be treated to match the existing material as closely as possible.
- Ensure that future design and rehabilitation work associated with the historic landscape provides universal accessibility whenever possible.
- New interventions and construction should be avoided. If changes are absolutely needed, design to both fulfill accessibility needs and to be compatible with the historic character of the landscape. New walks and paths should match the color and scale of existing circulation features, unless some contrast in texture is needed to differentiate from historic features.
-
- Maintain historic recreational hiking, horseback riding, and tour routes.

CLUSTER ARRANGEMENT/ SPATIAL ORGANIZATION

- Preserve surviving building clusters based on the historic lodge model, where the lodge is the center of the district with guest accommodations nearby, and the employee housing area and utilitarian features located afar.
- Retain open land surrounding the district, as it provides a characteristic setting for the period of significance; avoid the addition of new buildings, structures, parking areas, and clusters of features such as campgrounds or additional employee housing that may diminish the historic landscape character.

LAND USE

Guidelines for land use at Jackson Lake Lodge NHL district include:

- Preserve and maintain historic land use patterns, including visitor lodging, scenic/ wildlife viewpoints, hiking and horseback riding areas, employee housing, administrative support, and commercial/ dining.
- Avoid expanding land uses to include uses not already supported within the district.
- Continue to cluster visitor, staff housing and utilitarian uses.
- Protect areas that provide buffers or shield conflicting uses from one another to maintain scenic quality.
- Avoid incompatible uses, such as expanding those that encourage heavy visitor traffic in and around fragile resources, or that require visible changes to historic resources.
- In storage and maintenance areas, employ best management practices to minimize and contain hazardous materials or store materials safely in order to protect natural and cultural resources as well as improve visitor/ staff safety.
- Identify opportunities for future interpretation of cultural and natural resources that require no or minimal physical additions to the historic landscape.

NATURAL SYSTEMS AND FEATURES

- Natural systems and features at Jackson Lake Lodge include Christian Creek and riparian corridor, the small seasonal pond located immediately west of Hwy 89, Willow Flats, soils, water sources,

naturally growing and introduced vegetation, and their associated wildlife habitat.Retain historical open space and protect the character-defining natural systems of Christian Creek, Willow Flats, and the historic pattern of wetlands, meadows and forests.

- Manage on-site water use to minimize runoff and erosion.
- Efforts should be made to prevent new visitor-created social trails and control non-native or invasive plant species. Coordinate invasive plant species control with GRTE vegetation management staff.
- Maintain appropriate vegetation cover in areas susceptible to erosion.
- Revegetation should occur as quickly as possible post-disturbance to prevent the establishment of non-native/ exotic species. Coordinate all revegetation activities with GRTE vegetation management staff . GRTE will provide appropriate native seed and plant materials. Consider implementing a multi-tiered approach that minimizes the development of social trails by helping direct users throughout the site.
    - Provide pathway surfacing/ edge treatments to help delineate trails for pedestrian use.
    - Define boundaries and deter foot traffic through the continued use of buck and rail fencing.
    - In more confined locations, such as the promenade, consider implementing temporary, non-intrusive low fencing to deter foot traffic (Photograph 4.1).



Photograph 4.1. Example of temporary low fencing to deter foot traffic, 2014 (Source: Logan Simpson).

SMALL SCALE FEATURES

- Minimize the introduction of new site furnishings and other small scale features, including signs, to only what is needed for visitors and staff.
- Maintain the minimum number of non-historic site furnishings and signs necessary to sustain operations and visitor needs.
- Use a uniform style of rustic design that is compatible with the historic landscape for all small scale features, such as signs, fences, trash receptacles and benches. Evaluate existing small scale features for consistency and compatibility with the historic character. See Small Scale Features in Guest Accommodations Character Area for specific recommendations.
- Ensure the design, material selection and placement of new small-scale features do not compete with or detract from the historic landscape.

- The introduction of new materials must be done in conjunction with design consultation and accomplish the overarching design intent that the built environment be subordinate to the natural environment.
- Ensure that new design and rehabilitation projects incorporate sustainable practices for long-term maintenance.
- Site improvements that involve addition of lighting should include a lighting plan documenting first the justification for adding more lighting, and secondly how lighting will be properly placed and shielded to minimize night-sky impacts. The lighting plan should also explore fixture style and standard height which do not distract from the district's historical context.

VEGETATION

A lack of detailed information related to landscape efforts during the period of significance has limited the ability to make specific detailed recommendations about vegetation. Based on historic photographs, the 1955 Mortimore and Wirth planting plan was installed when the buildings were constructed, or soon afterwards; the 1957 Spencer and Lee plan was installed sometime in 1960. Although these landscape plans provide invaluable information on the intent of the designed landscape during the period of significance, they lack formal documentation critical to defining preservation recommendations. Specifically, the 1955 Mortimore and Wirth landscape plan provides species lists and quantities for trees and shrubs, but it does not differentiate groundcover, or areas to be seeded in turf or native grass (see Appendix 1A for full plans and bid documents). The 1957 Spencer and Lee plan, a modification to and expansion of the Mortimore and Wirth plan, is much more vague. Species lists and quantity information are not provided for all introduced plants, and proposed changes are generically represented. One symbol, drawn in a uniform scale, represents all proposed trees and shrubs whereas another symbol, drawn in a uniform scale, represents existing vegetation (see Figure 4.1 for example; see Appendix 1B for full plans). Similarly, one hatch pattern represents foundation plantings along cottage exteriors. Neither the 1955 Mortimore and Wirth or 1957 Spencer and Lee plan identifies grass/ forb seed mixes.

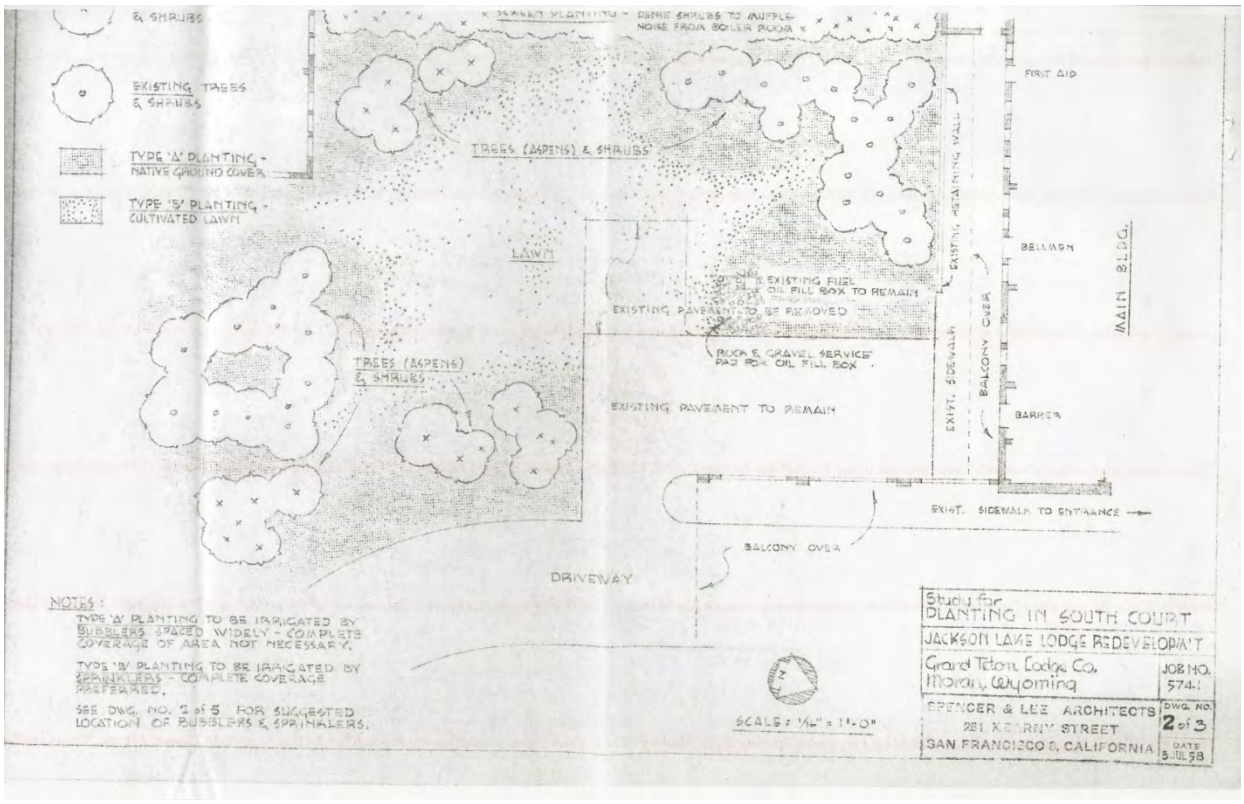


Figure 4.1. Scan of the South Court of the Jackson Lake Lodge in the 1957 Spencer and Lee landscape plans. Note no species list and quantity information are provided and the singular plant symbol drawn in a uniform scale to delineate proposed trees and shrubs (Image provided by NPS). Complete plans can be found in Appendix 1B.

Although the philosophy for treatment is to preserve the landscape character as it appeared at the end of the period of significance, the lack of information presented in historic planting plans results in an approach that utilizes aspects of each planting plan, in conjunction with comparative photography for supplementary purposes (See Figure 4.3 for character area planting plans). The 1957 Spencer and Lee plan will be followed to the extent possible since it represents the intended landscape at the end of the period of significance, however the 1955 Mortimore and Wirth plant palette and tree arrangement will be followed where no information is provided in the 1957 Spencer and Lee plan. The historic plant palette has been slightly modified to exclude species deemed invasive to the park, with new species replaced in-kind that are similar in mature form and height. Native grass/ forb/ turf grass seed mixes identified as most appropriate for the ecological health of the district will be used. Coordinate seed mix selection with GRTE vegetation management staff (Figure 4.3).

Other general guidelines related to vegetation include:

- Given the lack of historic documentation in the landscape plans, combined with unknown human influences that have taken place over time, we recommend that a vegetation reconnaissance survey be conducted by a landscape ecologist with the expertise to properly evaluate the health and management of the district's ecosystem. Field reconnaissance could offer information related to the plant species introduced to the site, as well as effects of visitor traffic (i.e. equestrian and social trails).

- Treatment of managed plant material in the Guest Accommodations, Employee Housing, and Recreation/Utilitarian character areas should be limited to perpetuating the palette used historically in the Mortimore and Wirth landscape plans unless a particular species has been identified as invasive. In which case it can be replaced with a less invasive species of similar mature form and height. See Figure 4.3 for plant lists by area.
- Minimize disturbance, salvage topsoil and reseed as needed with park-provided seed.
- Treatment of plant material in the Lunch Tree Hill and Outlying/Undeveloped character areas will be determined by largely natural succession and hazardous fuel guidelines. See Treatment Recommendations by character area.
- Where the species of historic plantings were not documented on the original landscape plans, replace with a compatible plant that is similar in mature height and form from the plant list.
- Where a historic planting is causing maintenance issues, underperforming or considered invasive, replace with a compatible plant that is similar in mature height and form from the plant list.
- Mature trees clusters that were protected as documented in Mortimore and Wirth landscape plans should be replaced in-kind, taking into consideration the time required for greenhouses to grow species from seed. Salvage/ spading of trees should be considered and coordinated with GRTE vegetation management staff.
- Historic plants should be maintained for as long as possible. Remove and replace plants only when they are in advanced decline, unable to be maintained with their historic form, pose a safety hazard, or threaten historic features.
- Plants installed after the period of significance may be retained provided they do not detract from the historic character of the landscape, or pose safety/ maintenance issues to visitors or the property. Non-contributing plants should not be replaced in-kind after removal.
- In less developed areas, revegetate with plants native to the district such as grasses, forbs, sagebrush and lodgepole pine trees to maintain appropriate historic character. Consult with GRTE vegetation management staff (see Appendix 1C for Park policy and contact information).
- Replacement plantings should be made soon after the removal of a historic plant in the same location, or in a location that does not compromise historic features.
- Post-disturbance revegetation should be conducted as soon as possible to prevent non-native invasive species from establishing on site. Use a variety of plant sizes and ages to encourage a healthy ecosystem and to minimize visitor perception of disturbance.
- Vegetation management should work in concert with historic goals and park policy, to protect ecological health and visitor safety and preserve historic and natural resources.
- All landscaping/ revegetation projects should be accompanied by detailed landscape plans, a proposed species list, planting dates and irrigation requirements. As-built drawings should be recorded and filed at the park for future reference.
- Grind stumps after trees are removed. Replace with new trees in-kind only where consistent with tree massings on original landscape plans (see Appendix 1A or Appendix 1B for original landscape plans).
- Irrigation should be limited to lawn (turf) areas and Englemann spruce to conserve water. New plantings should be sited in areas appropriate to their natural water requirements (i.e., sun/shade, aspect, wind protection) to reduce long-term irrigation commitments. Water non-irrigated new shrubs and trees by hand as necessary for two growing seasons until established.

- Prevent further degradation of natural areas, including the prevention of visitor-created social trails, control of invasive plant species, and maintenance of recommended vegetation.
- Guidelines for planting new trees:
    - Plant trees during dormant season when weather conditions are cool such as in the fall after leaves have dropped or in early spring before budbreak.
    - Identify all underground utilities prior to digging.
    - Excavate planting pits with sides sloping inward at a 45-degree angle; pits should measure approximately 2-3 times wider than the ball diameter but only as deep as the root ball (measured from the trunk flare to the bottom of the root ball).
    - If area under the plant was initially dug too deep, add soil and thoroughly tamp to prevent settling.
    - Remove stem girdling, injured and kinked roots by cutting cleanly; do not break.
    - When placing tree in ground, ensure the trunk flare (where the trunk broadens to form roots at the base of the plant) is partially visible. If trunk flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. In poorly drained or heavily clayed soils, trees can be planted with the base of the trunk two to three inches above grade.
    - Before backfilling, confirm the tree is situated straight in the tree pit.
    - When backfilling, pack soil around the base of the root ball to stabilize. If the root ball is wrapped, carefully cut and remove any fabric, plastic, string and/or wire from around the trunk. Fill the remainder of the pit with soil. Subsoil and topsoil removed from excavations combined with compost may be used as backfill at a ratio of one part compost per four parts soil. Firmly pack the soil and periodically water while backfilling to reduce air pockets.
    - Avoid fertilization at the time of planting.
    - Staking may be required when planting bare root stock or on windy sites. Use one or two wood stakes used in conjunction with a flexible tie material on the lower half of the tree similar to those used historically on the site. Remove the support staking and ties after the first year of growth.
    - Apply a two to four inch deep ring of mulch around the trunk (leaf litter, pine straw, shredded bark, peat moss, or composted wood chips). Do not place mulch within three inches of trunks to prevent decay of living bark.
    - Endeavor to avoid a crisply edged, perfectly round ring of mulch, which is non-historic in appearance. If plants are mulched, feather a thinning layer of mulch in a slightly irregular pattern around the edge of the planting area to blend visually into the surrounding ground cover, for a natural appearance.
    - Water trees when the soil is dry below the mulch surface, at least once a week, barring rain, and more frequently during hot, windy weather until they are established (one to two growing seasons). Continue mid-fall and taper off in colder temperatures.
    - When removing vegetation close to historic resources or in areas of potential archaeological sensitivity, minimize ground disturbance.
    - Protect existing trees and other plants designated to remain during rehabilitation activities.
- Learn the mature size and crown characteristics of trees prior to planting to ensure trees are planted far enough away from sidewalks, roads and buildings.

    - Full-crowned trees such as spruce that naturally keep their branches to the ground should be planted at least one-half of their mature crown width from any obstruction.
    - Never plant trees within ten feet of the foundation of a building to protect the building and allow the root system to properly grow.
- Manage vegetation according to the GTRE Fire Management Plan (NPS 2004) and best practices to protect historic buildings, structures and landscape features in the event of wildfire. The following guidelines will help mitigate fire and fuel hazards to historic resources:
    - Protect and preserve all historic landscape elements from fire.
    - Do not clear contributing vegetation, for example adjacent to structures, as part of fire breaks. Historic vegetation needs to be protected from fire as do historic structures.
    - Mechanical treatments to reduce hazardous fuel loads would be guided by Wildland Urban Interface Desired Future Conditions and planned on an annual basis to achieve structural protection and safety objectives (NPS 2004).
    - Proactively reduce heavy fuel accumulations through mechanical removal according to established maintenance schedules. Clearing standards would follow recommended treatments described in the Hazard Fuel Management Plan.
    - Planned mechanical treatments should focus on vegetation and not physically alter the features of historic structures.
    - Pre-planning for hazardous fuel treatment should include consultation with cultural resources and/or historic landscape specialist to allow advance identification, avoidance, and preservation of contributing features.
    - Remove and destroy tree suckers, insect-infested, diseased shrubs and dead shrubs and trees that could potentially create fuels for fires.
    - Remove ladder fuels by pruning the lower third of trees and shrubs up to a maximum of 10 feet. Maintain tree separation to a minimum of 10 feet between tree stems.

The following is the approved and recommended plant list for plant replacement and revegetation derived from Mortimore and Wirth and Spencer and Lee landscape plans. The historic plant palette has been slightly modified to exclude species deemed invasive to the park, with new species replaced in-kind that are similar in mature form and height to plant species as illustrated in the vegetation treatment plans. Native grass/ forb/ turf grass seed mixes identified as most appropriate for the ecological health of the district will be used.
Coordinate seed mix selection with GRTE vegetation management staff.

TREES	SHRUBS
Lodge/ Guest Cottages Plant List	
Limber Pine *(Pinus flexilis)*	
Lodgepole Pine *(Pinus contorta latifolia)*	Russet Buffaloberry *(Shepherdia canadensis)*
Douglas Fir (*Pseudotsuga menziesii)*	Redosier Dogwood *(Cornus sericea)*
Subalpine Fir *(Abies lasiocarpa)*	Thimbleberry (*Rubus parviflorus)*
Engelmann Spruce (*Picea englemanii)*	Oregon Grape Mahonia *(Mahonia repens)*
Quaking Aspen *(Populus tremuloides)*	Bush Cinquefoil *(Dasiphora floribunda)*
Rocky Mountain Maple *(Acer glabrum)*	Woods Rose *(Rosa woodsii)*
Chokecherry *(Prunus virginiana)*	Common Mountain Juniper *(Juniperus communis)*
Recreation/ Utilitarian Area Plant List	
Limber Pine *(Pinus flexilis)*	Saskatoon Serviceberry (*Amelanchier alnifolia)*
Lodgepole Pine *(Pinus contorta latifolia)*	Woods Rose *(Rosa woodsii)*
Douglas Fir (*Pseudotsuga menziesii)*	Common Mountain Juniper *(Juniperus communis)*
Subalpine Fir *(Abies lasiocarpa)*	
Quaking Aspen *(Populus tremuloides)*	
Rocky Mountain Maple *(Acer glabrum)*	
Employee Housing Area Plant List	
Limber Pine *(Pinus flexilis)*	Saskatoon Serviceberry (*Amelanchier alnifolia)*
Lodgepole Pine *(Pinus contorta latifolia)*	Russet Buffaloberry *(Shepherdia canadensis)*
Douglas Fir (*Pseudotsuga menziesii)*	Oregon Grape Mahonia *(Mahonia repens)*
Subalpine Fir *(Abies lasiocarpa)*	Bush Cinquefoil *(Dasiphora floribunda)*
Engelmann Spruce (*Picea englemanii)*	Woods Rose *(Rosa woodsii)*
Quaking Aspen *(Populus tremuloides)*	Common Mountain Juniper *(Juniperus communis)*
Rocky Mountain Maple *(Acer glabrum)*	
Native Grass Seed Mix	
Blue Wildrye *(Elymus glaucus)*	
Mountain Brome *(Bromus marginatus)*	Mountain Brome *(Bromus marginatus)*
Columbia Needlegrass *(Achnatherum nelsonii)*	Columbia Needlegrass *(Achnatherum nelsonii)*
Forbs Seed Mix	
Small flowered Penstemon *(Penstemon procerus)*	Wasatch Penstemon *(Penstemon cyananthus)*
Meadow Lupine *(Lupinus polyphyllus)*	Gland cinquefoil *(Potentilla glandulosa)*
Yarrow *(Achillea millefolium)*	One-flowered Helianthella *(Helianthella uniflora)*
Turf Grass Seed Mix	
Sheep Fescue (*Festuca ovina*). Native, though purchased by the park rather than hand collected. Consult with GRTE vegetation management staff regarding seed mix to achieve existing turf-like appearance..	

Figure 4.2. Plant list by character area.

VIEWS AND VISTAS

- Screen views of non-historic facilities, taking advantage of existing vegetation.
- Maintain contributing views through pruning and plant placement.

ACCESSIBILITY

Accessibility in sensitive historic landscapes must strike a balance between providing the necessary access and minimizing impacts to irreplaceable resources. This must often be considered on a case-by-case basis in design. However, best practices guidance is provided by the National Park Service.[ii] Primary guidelines include:

- In historic landscape areas, assess the condition and degree to which current visitor access is compliant with Americans with Disabilities Act Accessibility Guidelines (ADAAG).[iii]
- Ensure that future design and rehabilitation work associated with the historic landscape provides universal accessibility whenever possible.
- Design new interventions that both fulfill accessibility needs and are compatible with the historic character of buildings and the landscape.
- Pedestrian curb ramps must be provided at crosswalks and near accessible parking stalls site wide. All pedestrian curb ramps must meet federal accessibility requirements.
- As the colored exposed aggregate curb is considered a contributing circulation feature, refrain from cutting the curb for access.
- Design new elements, such as ramps for accessibility, to be in keeping with the historic character but distinguishable as modern additions.
- New additions shall be undertaken in such a manner that if removed, the essential form and integrity of the historic landscape would be unimpaired.

PARTNERSHIPS

- Increase coordination and prioritization between the groups responsible for management decisions to develop a unified management strategy for the Jackson Lake Lodge landscape.

TREATMENT RECOMMENDATIONS BY CHARACTER AREA

GUEST ACCOMMODATIONS CHARACTER AREA

Buildings and Structures

- Planning efforts should consider the eventual removal of the four two-story non-historic buildings in the south guest cottage area. The scale, style and orientation of these structures prohibit their compatible integration into the historic landscape. After demolition, the vegetation and topography should be restored to its natural undisturbed state to the extent possible (Figure 4.3).
    - The demolition can occur over several phases. The first phase should establish a stronger visual barrier between the historic cabins and two-story buildings through the installation of evergreen trees in the large irrigated median north of the non-historic buildings. Consider lead time for growing trees from seed provided by GRTE and salvage opportunities. Consult with NPS vegetation management. Renovate exterior facades to be more visually compatible

in material, color, mass, scale and texture to the extent possible, to make them less visually intrusive but allow them to remain modern in appearance.

- The second phase should consist of removing the northwest building and its associated circulation features (entry drive, parking lot, sidewalk, landscape median). A new guest cottage building could be built in its place and oriented according to historic site plans.
    - An architect specializing in historic structures should be retained to design the new building to be compatible with the historic landscape in terms of orientation, scale, material and design. The new structures should not however look historic, as it would create a false sense of history.
    - Care should be taken to minimize the new building's impact on the land, such as the building footprint and area disturbed by construction. Guidance on new construction can be found in the Overall Treatment Recommendations of this chapter.
    - Integrate trees in revegetation efforts to screen the three remaining two-story buildings.
- The final phase would include the demolition of the remaining structures and the revegetation of the disturbed landscape.

- Although the guest cottages added in approximately 1964 do not contribute to the site historically, they are not intrusive in the cultural landscape. Maintain and continue use.
- If existing non-historic buildings and structures are disused, such as the firewood storage units, consider removing them. If they are in need of repair, ensure reparations are compatible with the historic landscape (Photograph 4.2).
- There are currently four different types of patio screening. Rehabilitate the pine screening panels outside guest cottage areas. Replace non-historic board panels with rehabilitated, vertical pine panels for historical accuracy.

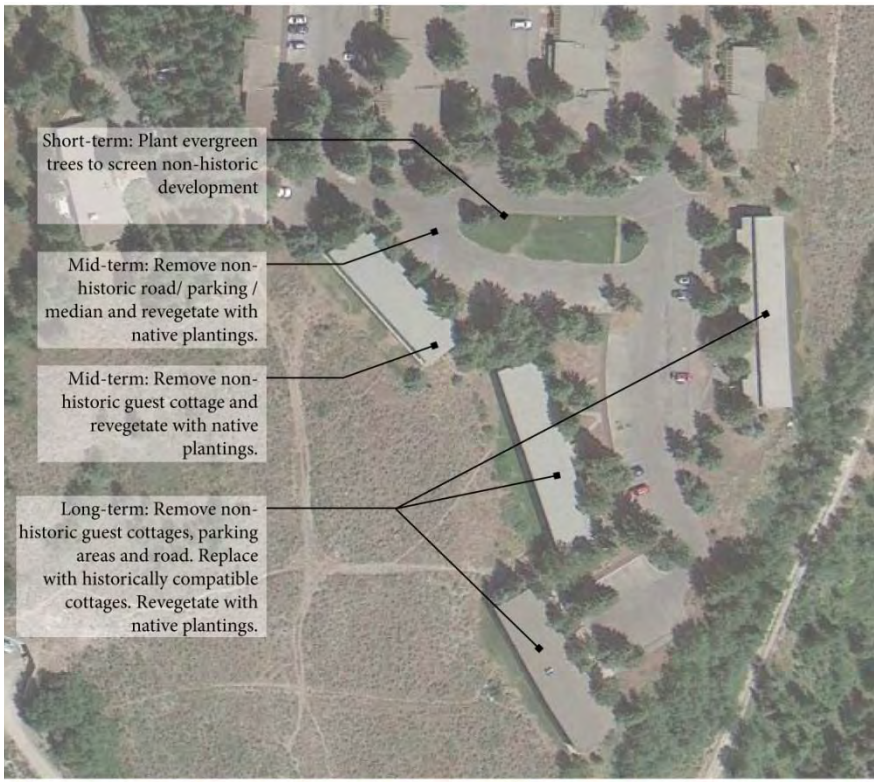


Figure 4.3. Treatment recommendations for south guest cottage area. See Figure 4.2 for recommended plant list. (Source: Logan Simpson).



Photograph 4.2. Non-historic firewood storage units no longer in use, facing west-southwest, 2014 (Source: Logan Simpson).

Circulation

- Use speed control devices, such as speed bumps, along the entrance road. Refrain from installing speed limit signs as they are more visually intrusive.
- Re-stripe parking lot crosswalks and RV parking spaces in lieu of adding additional traffic signs. Regrade and repave main visitor parking lot to improve drainage, overall condition and aesthetic. Resurfacing can include porous materials, such as porous asphalt, as long as it is keeping with the historic character of the district.
    - Replace all damaged curb and gutter in-kind with exposed aggregate concrete stained to match historic curb and gutter.
    - Curved corners in parking lot can be roll over as long as it maintains the historic footprint.
    - Curb cuts can occur along parking islands every 25 feet to allow drainage to permeate While the layout of the parking lot, vegetated islands and central walkway are considered character-defining features, the integration of sustainable design practices, such as curb cuts and swales, is encouraged as long as the footprint and character of these features remain intact.
- Remove curb and flagpole that prohibit thru-traffic in eastern parking lane in visitor parking area. Consider relocating or reconfiguring the flagpole plaza to accommodate this change. Consult with a historic landscape architect if reconfiguring the plaza.
- Retain and protect existing trees in parking medians during construction unless deemed unhealthy or pose visitor safety issues. Salvage healthy trees for placement elsewhere.
- Replace all damaged or bucked asphalt walkways. All paving surfaces should comply with ADAAG accessibility standards and have continuity site-wide. Preferred material for walks includes asphalt for all contributing parking lots, paved walks, the promenade, and paved paths, including the trail to Lunch Tree Hill.
- Repour concrete stairs leading to the Blue Heron Lounge to meet local building code requirements. Ensure the handrail along the stairway is ADAAG compliant. Stain new concrete surfaces at the lodge to match those dating to the historic period.
- Retain exposed aggregate concrete porches at guest cottages and replace in-kind when needed.

Vegetation

- Tree and shrub plantings around the lodge should follow to the extent possible, the landscape plan in species, density and placement shown in (Figure 4.4). The plan reflects landscaping efforts proposed in the 1957 Spencer and Lee landscape plans.
- Maintain screening of Manager's Residence with vegetation.
- Remove foundation plantings along the lodge's western elevation and replace the shrub beds with irrigated turf grass. Salvage healthy plants for placement elsewhere.
- Remove planting boxes along promenade when trees require removal due to poor health or old age. (Photograph 4.4). Seed area in native grass as illustrated in landscape treatment plan (Figure 4.4).
- Trim guest cottage foundation plantings to not exceed the height of the window base.

- Manage the chokecherry/ aspen hedges by continued pruning to preserve contributing views of the Teton Range. Consult with NPS vegetation management staffto determine if removal of trees is acceptable and opportunity for salvaging/ reuse of trees.
- From a review of historic aerial photographs, the chokecherry/aspen hedge along the promenade has expanded, likely as a result of irrigation runoff from the lawn area. Re-evaluate irrigation requirements and reduce where feasible to discourage chokecherry/aspen growth.
- Refrain from erecting structures that would compromise the historic character and landscape of the promenade, and the views of the Teton Range on the viewing terrace.
- Thin the density of aspen stands along roadways in cottage clusters, parking lot and dormitory clusters to improve the district's infrastructure and historic resources, such as paved walks. Where feasible, transplant to more desirable locations in consultation with the NPS vegetation management staff.
- Areas of irrigated turf lawn and non-irrigated native grass should follow the 1957 Spencer and Lee landscape plans to the extent possible (Figures 4.4, 4.6).



Photograph 4.3. Non-historic landscaping along the lodge's western foundation (Source: Logan Simpson).



Photograph 4.4. Non-historic landscape planters at viewing terrace (Source: Logan Simpson).

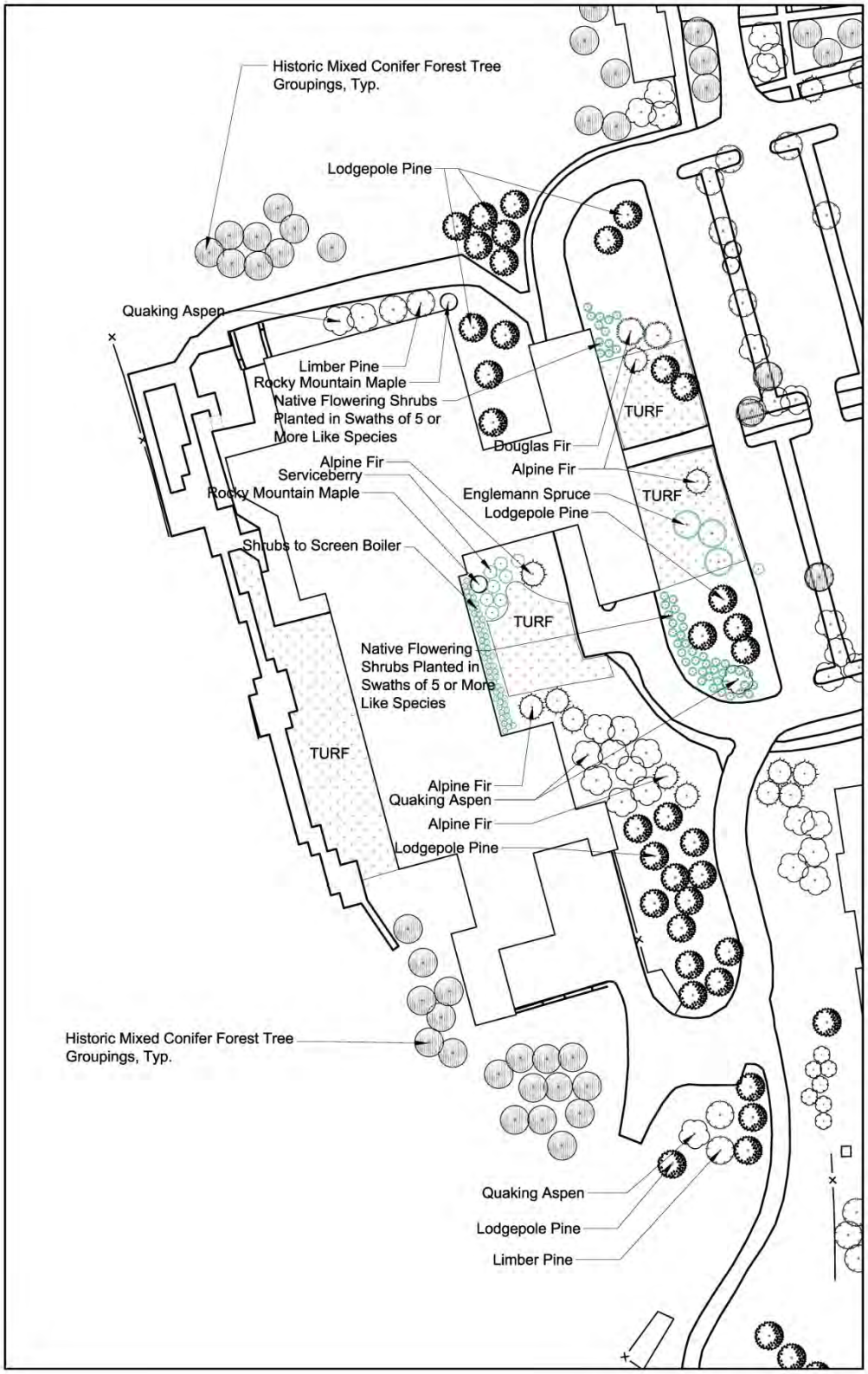


Figure 4.4. Recommended vegetation treatment for the lodge, based on 1957 Spencer and Lee historic landscape plans and historic photography, with turf areas called out. See Figure 4.2 for the recommended plant list (Source: Logan Simpson).

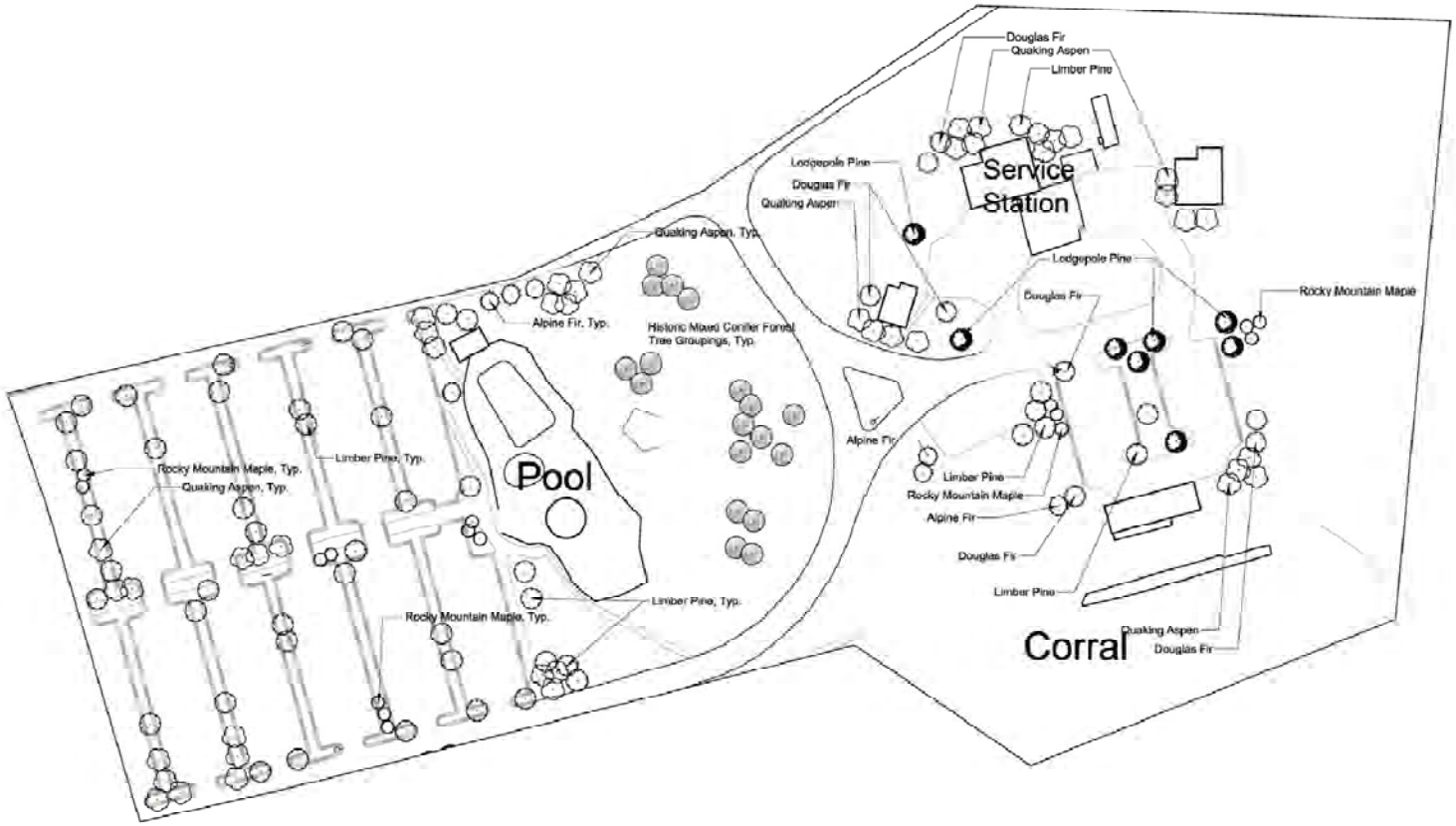


Figure 4.5. Recommended vegetation treatment for the parking lot which is based on 1955 Mortimore and Wirth historic landscape plans and historic photography, as no information was provided in Spencer and Lee landscape plans. All groundcover should be native seed. Additional trees/ shrubs can be used for screening purposes. Refer to Figure 4.9 for recommended areas to be screened and Figure 4.2 for plant list (Source: Logan Simpson).

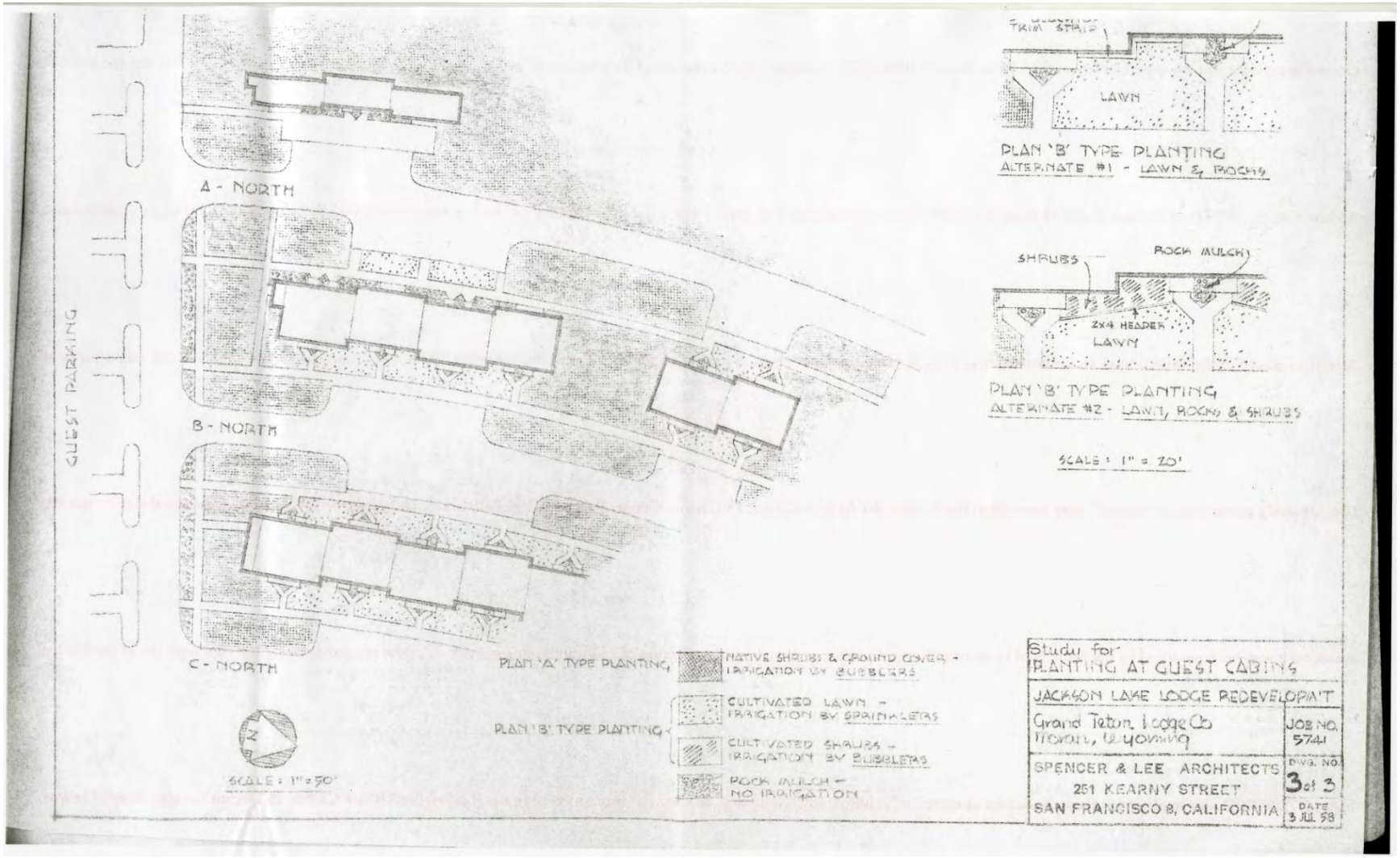


Figure 4.6. Recommended groundcover and two shrub planting schemes for Guest Cottage areas which is based on 1957 Spencer and Lee historic landscape plans and historic photography. Note turf areas denoted on plan. See Figure 4.3 for recommended species list. (Source: NPS).

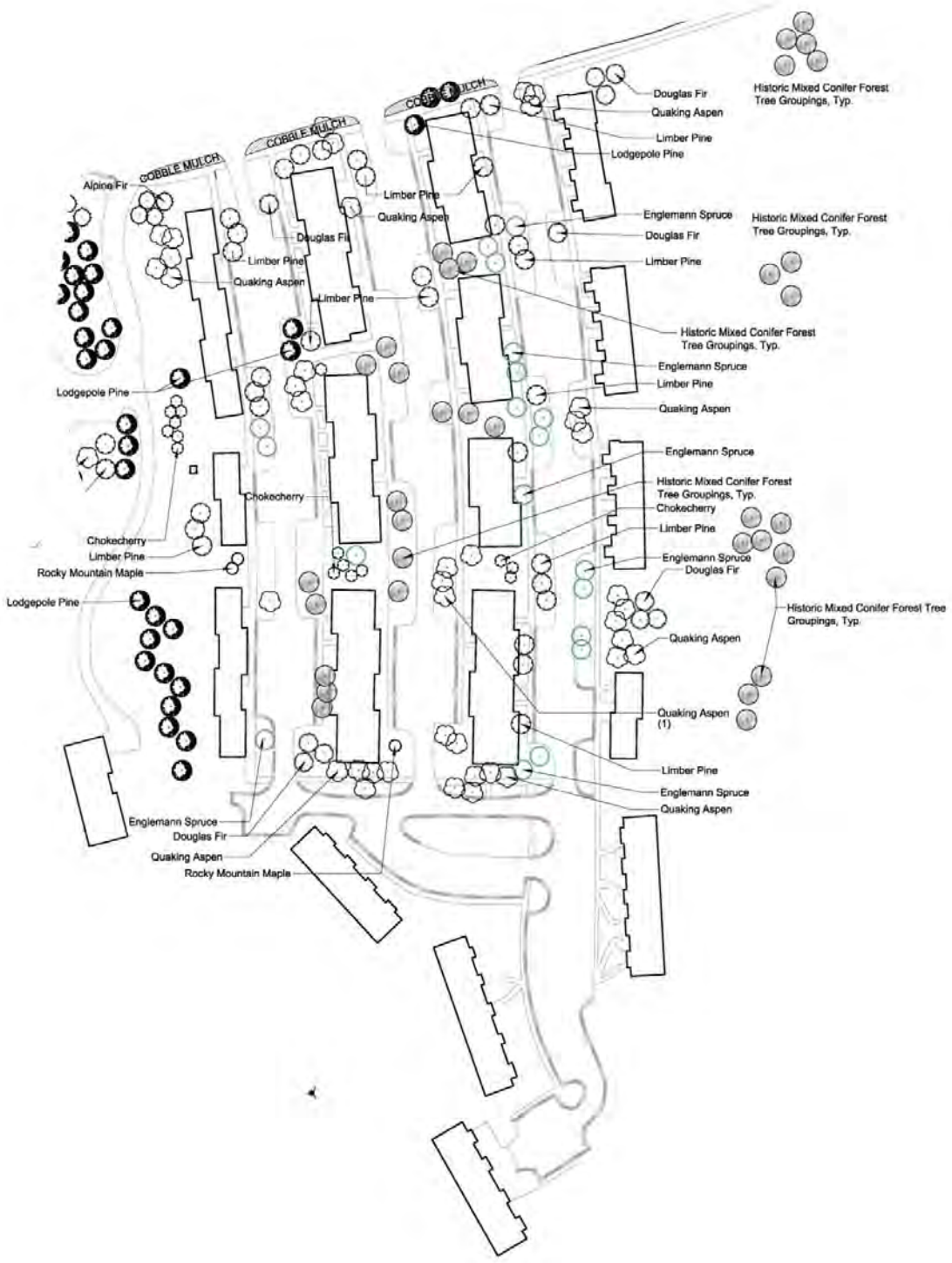


Figure 4.7. Recommended tree landscape treatment for the South Guest Cottages which is based on historic photography and the 1955 Mortimore and Wirth landscape plan, as no information related to trees or shrubs was provided in Spencer and Lee landscape plans. Refer to Figure 4.3 for recommended areas to be screened and Figure 4.2 for recommended plant list. Refer to Figure 4.6 for historic groundcover and shrub plantings. (Source: Logan Simpson).

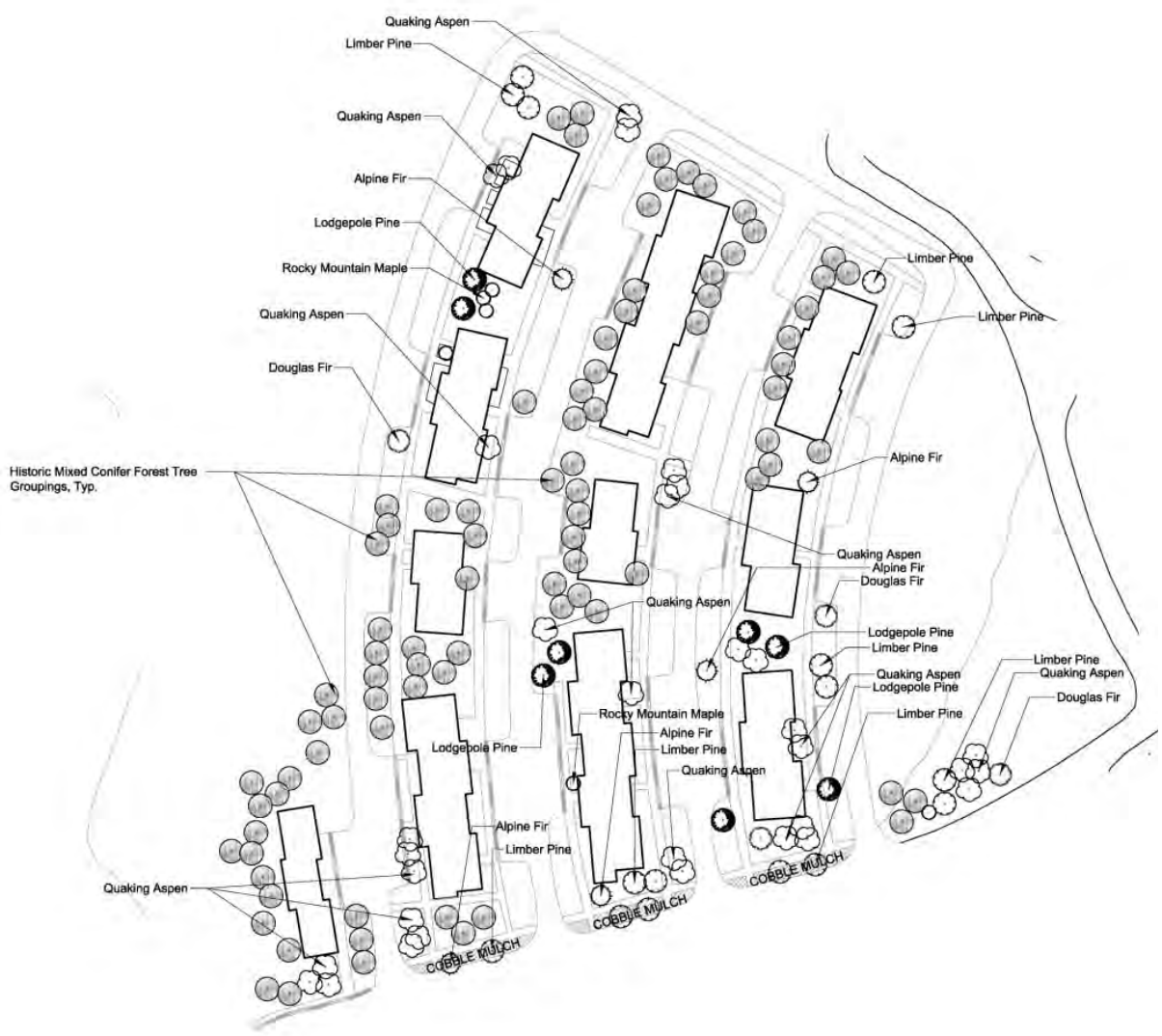


Figure 4.8. Recommended tree landscape treatment for the North Guest Cottages which is based on historic photography and the 1955 Mortimore and Wirth landscape plan, as no information related to trees was provided in Spencer and Lee landscape plans. Refer to Figure 4.6 for historic groundcover and shrub plantings (Source: Logan Simpson).

Small-Scale Features

- Avoid night-sky impacts from excessive outdoor lighting, which is incompatible with the historic scene, current visitor uses, and an unsustainable use of energy. Remove all unused pedestrian light fixtures throughout the district.
    - Avoid lighting buildings, parking lots, and spaces that are unoccupied between sunset and sunrise; consider using motion sensors to reduce lighting while addressing safety concerns.
    - Use full cutoff luminaries for all lighting.
- There is a mix of different styles of wayfinding signage, regulatory signage, identification of site ownership, and interpretive signage which creates confusion. Follow a single NPS standard to unify non-historic signage site-wide.

- Use natural-colored wood for benches. Remove temporary, non-historic benches along the viewing terrace as they detract from the historic character.
- Construct fencing of natural-colored wood posts and logs, and retain scale and open character compatible with historic buck-and-rail fencing throughout the property.
- Wayfinding signage along Lunch Tree Hill should be small, low-profile and consist of wood.
- Consider translating interpretive messages digitally rather than through signage to reduce the need for, and quantity of non-historic small scale features.
- Trash receptacles should be uniform in style throughout the site in a single, unobtrusive style. See Figure 4.9 for examples of of styles.
- Replace wood curbs with exposed aggregate concrete curb and gutter stained to match historic curb and gutter throughout the district, such as the one at the southern end of the south guest cottage area.
- Consider removal of all non-contributing small scale features, such as picnic tables, bike racks, metal hitching posts, metal cigarette dispensers, and metal signs as they detract from the historic character of the landscape.
- Maintain rustic edging materials such as wood and stone; refrain from using metal or plastic edging.



Figure 4.9. Above are some examples of possible trash receptacle styles. (Source: Chicagomutual.org; FairWeather Site Furnishings; globalindustrial).

Views and Vistas

- Preserve the axial view along the central walkway through the parking area to the lodge's main entrance.
- During future rehabilitation efforts, preserve the view from the sundeck above porte-cochere to ensure it remains on axis with the central walkway and grouping of three flags.
- Maintain views of Willow Flats and the Teton Range at the lodge's terrace through vegetation management (see vegetation recommendations above).

EMPLOYEE HOUSING CHARACTER AREA

Development of the Employee Housing Character Area has occurred incrementally over the years to fulfill housing, utility and vehicular/ pedestrian circulation needs as they arose. Many of these changes were performed shortly after the lodge was built, well before the district was determined and nominated as a National Historic Landmark. Consequently, many of the non-historic features that are evident in the landscape today detract from the historic landscape. Such development includes multiple off-street

parking areas, multiple dormitories that are not compatible with the historic character, an earthen road and ad hoc parking areas lining the western edge, and a large clearing for storage and parking in the northeast corner of the year-round employee housing area. In addition, a number of social trails have developed that have resulted in vegetation loss and erosion.

The most appropriate treatment recommendation for the Employee Housing Character Area is to develop a master plan that evaluates current and forecasted needs, such as housing, circulation, parking, and storage, and applies this evaluation to make site-specific recommendations within the context of historic preservation goals. The master plan should asses needs holistically, particularly those that relate to seasonal versus year-round employees, and be a coordinated effort between Park administration, the concessionaire and a landscape architect specializing in historic landscapes. The master plan should consider the following recommendations and identify phasing opportunities that meet various budgetary and other constraints.

- Short term planning efforts should include screening the four northernmost non-contributing dormitories of the character area with evergreen trees, as the scale, style and orientation of these structures prohibit their compatible integration into the historic landscape.
- In the short term, remove and revegetate the earthen road and ad hoc parking areas lining the western edge of the character area with species native to GRTE. Consult with NPS vegetation management stafffor guidance on plant material and appropriate seeding technique for establishment.
- Analyze social trail connections and provide formal pedestrian walks where needed; discourage pedestrian access and revegetate undesired social trails with species native to GRTE. Consult with NPS vegetation management staff for guidance on plant material and appropriate seeding technique for establishment.
- The concessionaire has expressed interest in adding a patio or deck to the recreation center / employee lounge on Dorm Street. Because the building is contributing to the cultural landscape, adding a patio or deck is not recommended.
- Although the Laundry Building does not contribute to the site historically, it is not intrusive in the cultural landscape. Maintain and continue use.
- Long term planning efforts should consider the eventual removal and replacement of the four northernmost non-contributing employee dormitory buildings in a more appropriately sited area with dorms more compatible in scale and design.
    - Should GRTE consider new employee dormitories in place of the incompatible buildings, appropriate scale and design would be critical. Consult with an architect specializing in historic structures and landscape architect specializing in cultural landscapes for the site planning and design of the new development.
    - If demolition of the four buildings should occur in phases, or it is decided only a portion of the development should be removed, prioritize the removal of the northwest building and its associated circulation features (entry drive, parking lot) (Figure 4.10).

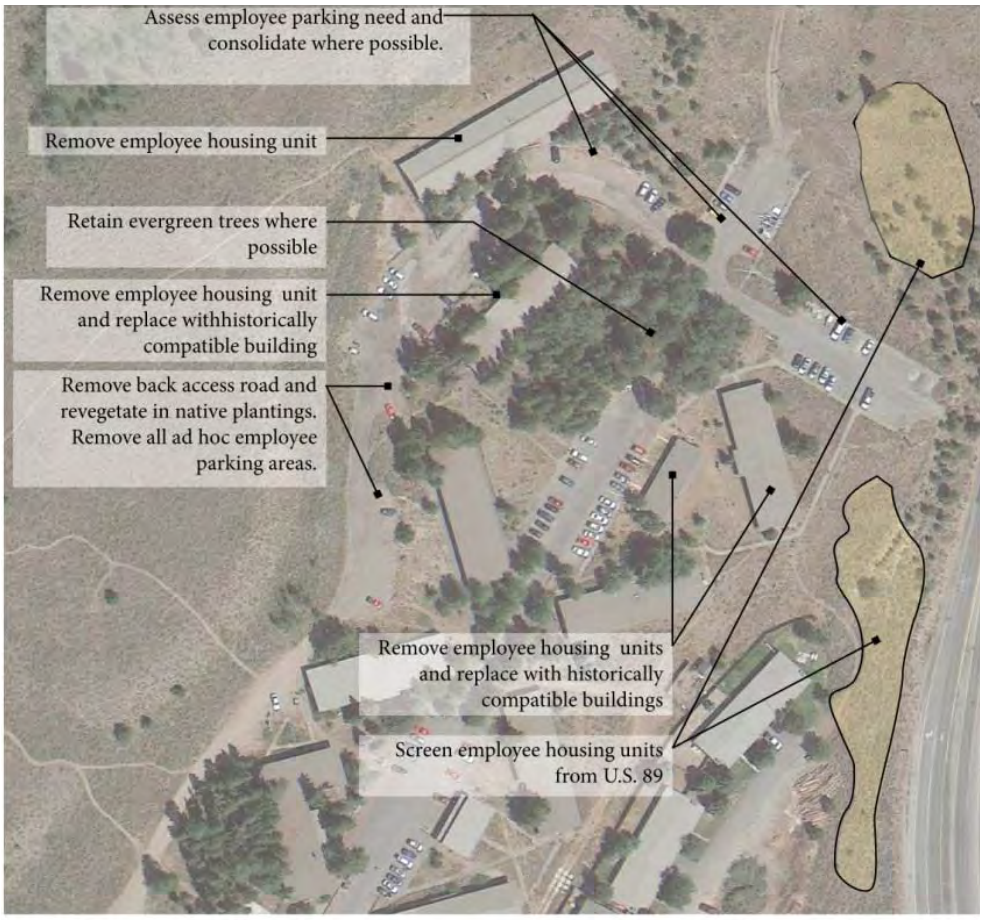


Figure 4.10. Treatment recommendations for the employee housing area. (Source: Logan Simpson).

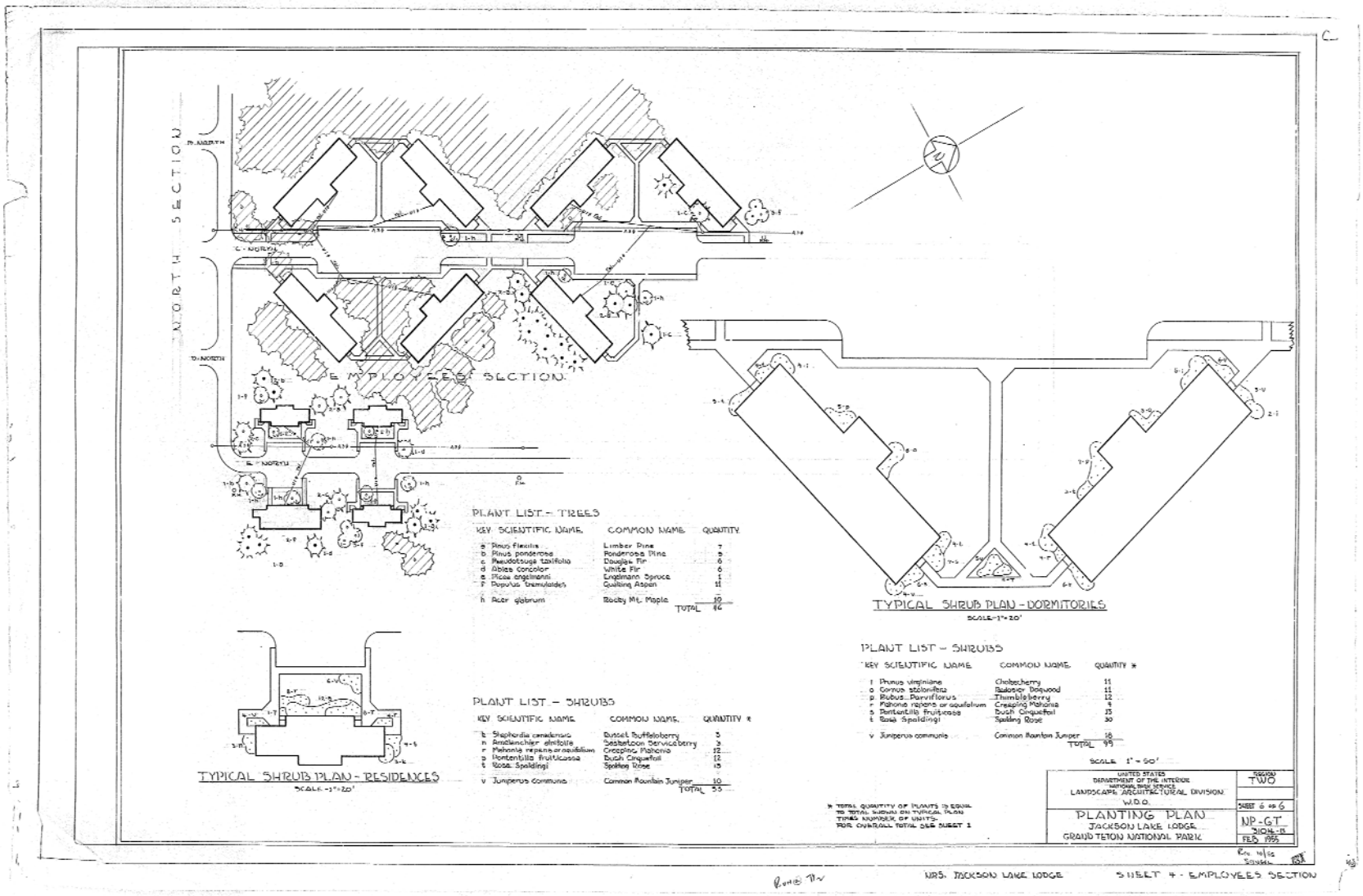


Figure 4.11. Recommended landscape treatment for the employee housing area which follows the 1955 Mortimore and Wirth landscape plan, as no information is provided in the 1957 Spencer and Lee plan. See Figure 4.3 for species selection and Figure 4.10 for recommended areas to screen. Note hatch pattern delineates historic lodgepole pine trees preserved during construction (Source: NPS).

RECREATION/ UTILITARIAN CHARACTER AREA

The Recreation/ Utilitarian Character Area consists of a variety of non-contributing and contributing features of the NHL district. Over the years, a number of changes have occurred that focused on fulfilling service needs rather than preserving architectural features, protecting the health of the ecosystem, and improving visitor experience. The complex nature of this character area to provide unsightly yet necessary amenities, combined with the amalgamation of non-historic development has resulted in the need for a master plan. This primary treatment recommendation should be a coordinated effort between Park administration, the concessionaire, GRTE vegetation management staff, and a landscape architect specializing in cultural and historic landscapes to ensure the approach is flexible to meet changing visitor and service needs within the context of historic preservation goals. The master plan should consider the following recommendations and identify phasing opportunities that meet various budgetary and other constraints (see Figure 4.12).

- Remove the ad hoc earthen parking area used for concessionaire service vehicles northwest of the corral. Revegetate with species native to GRTE that are comparable in appearance and form to species used historically (see Figure 4.2). Integrate evergreen trees within the reclaimed area to help screen non-contributing features from view along the Jackson Lake Loop Road. Work with a landscape architect with expertise in cultural landscapes to design a low impact parking area in a less visually intrusive location for concessionaire shuttle vehicles, such as designating the eastern-most bay of the existing corral parking lot, or the eastern-most bay of the main parking lot.
- Although the Medical Clinic building and pool house do not contribute to the site historically, they are not intrusive in the cultural landscape. Maintain and continue use.
- Resurface the pea gravel entry path to the Medical Clinic building to meet federal standards for accessibility.
- Considerable impact to native vegetation has occurred from service vehicles parking around the perimeter of the telephone building. Revegetate and combine parking with shuttle parking. Use species native to GRTE for revegetation efforts and coordinate with GRTE vegetation management stafffor appropriate seed material.
- Discontinue storing equipment west of the Service Station as it detracts from the historic landscape. Alternatively, develop an enclosure for storage that is less visually intrusive in the landscape.
- Consider reorienting or relocating the concrete pad for trash receptacles to reduce the footprint and make it less visually intrusive.
- Consider adding interpretive signage that explains the significance and transformation of the telephone building.

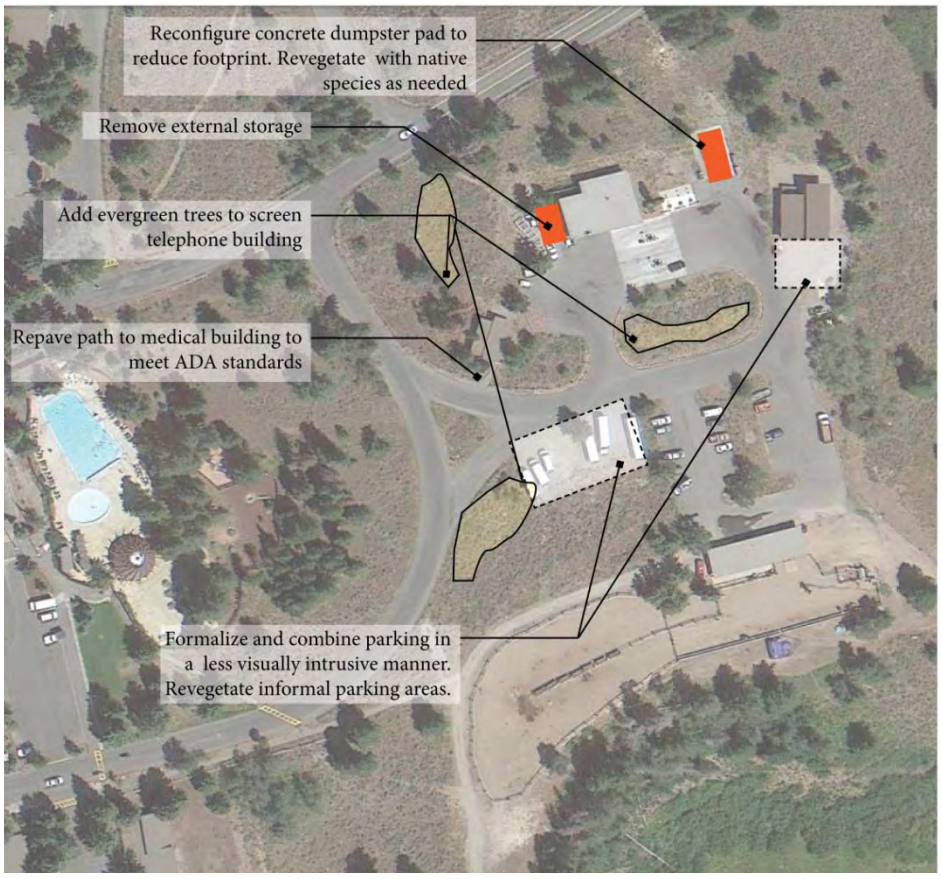


Figure 4.12. Treatment recommendations for the recreation/ utilitarian character area (Source: Logan Simpson).

LUNCH TREE HILL CHARACTER AREA

- Repair and maintain asphalt main hiking loop.
- Protect and preserve standing trees, wildflowers, native shrubs atop Lunch Tree Hill by minimizing the development of social trails. Continued impact from existing social trails is negatively affecting the ecology and aesthetics of the historic landscape.
- Investigate interpretive opportunities along the trail and implement a formal interpretation plan to ensure consistent sign design and messaging. Consider developing self-guided brochures and digital media for interpretive messaging rather than installing signage, especially for seasonal resources such as wildflowers, rather than installing additional signage.
- Routinely check the condition of interpretive signs to ensure they are upright and visible.
- Routinely monitor surrounding vegetation for impacts.
- Remove existing benches along Lunch Tree Hill. Install 18” to 24” tall natural-appearing boulders at landings along the Lunch Tree Hill Trail and at the top as resting places instead of benches.
- Avoid adding new features on open land, or in areas that would visually intrusive to the 360-degree-view at Lunch Tree Hill, including the view to the Teton Range, Jackson Lake, Willow Flats, surrounding hills, and the lodge.

- At the Lunch Tree Hill monument, preserve contributing views of the Teton Range, Jackson Lake, and Willow Flats through routine pruning. Consult with GRTE vegetation management staff to determine if tree removal is appropriate, or for salvage/ transplant opportunities.

OUTLYING/ UNDEVELOPED CHARACTER AREA

- Avoid adding new features on open land where they will be highly visible.
- Revegetation efforts in this character area should exclusively incorporate plants native to GRTE park to:
    - Insure the long-term vitality and protection of the Grand Teton landscape.
    - Integrate the property into the wider landscape both visually and genetically.
    - Prevent unwanted plant introductions that may be costly to treat and remove.
- Consider adding interpretive signage along the old road that explain its significance as the original entrance to the NHL district.
- Preserve hiking and equestrian trails for continued recreational use.

[i] http://www.nps.gov/tps/

[ii] http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

[iii] http://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/background/adaag

CHAPTER 5

TREATMENT PHASING PLAN

PRIORITY TREATMENTS

The following priority items should be implemented in the near term in order to preserve the District's historic character, and improve visitor safety, experience and access.

Complete the following recommended joint planning efforts to ensure continued coordination between NPS and the Concessionaire and that improvements are conducted within the context of preservation goals.

- Perform a District-wide audit to assess ADAAG compliance and prioritize improvements.
- Prepare master plan of the south guest cottage area, employee housing area, and recreation/ utilitarian character area that evaluates current and forecasted needs such as housing, circulation, parking and storage.
- Perform small scale vegetation monitoring study to evaluate the impacts of non-native plantings within the District and the potential introduction of invasive species through foot traffic, particularly in undeveloped areas within the District.
- Using recommendations of this CLR, update and implement the Jackson Lake Lodge Interpretive Master Plan, including guides for concessionaire employees and visitor brochures.

Implement the following recommendations:

- Improve accessibility, safety and wayfinding District-wide through:
    - Installing traffic calming and speed control devices, such as speed bumps, along the entrance road to reduce vehicular speeds.
    - Clearly defining pedestrian and vehicular circulation by restriping RV parking spaces and circulation; restriping and/or texturizing parking lot crosswalks in lieu of adding additional vertical traffic signs.
    - Installing cohesive signage that defines pedestrian and vehicular circulation
    - Replacing all damaged sidewalks and roads.
    - Removing or thinning trees or ladder fuels that pose fire hazards or present maintenance issues for paved surfaces and building foundations.
    - Implementing priority ADAAG accessibility projects throughout the District, particularly at the Lodge and guest cottages areas.
    - Replacing concrete stairs leading to the Blue Heron Lounge to match historic features, and meet local building code requirements and ADAAG accessibility standards.
- In the guest accommodations character area:
    - Regrade and repave main visitor parking lot to improve drainage, overall condition and aesthetics. This improvement should be made in conjunction with below-ground infrastructure (fiber optic, french drains, stormwater, and water mains).
    - Reconfigure the flagpole plaza to allow for the rehabilitation the easternmost parking bay's footprint. This would provide vehicular traffic full access through the bay.

- Remove underperforming/ invasive/ diseased plant material and unused light fixtures in parking lot islands.
- Replace damaged curb and gutter with in-kind materials (exposed aggregate concrete stained to match historic curb and gutter).
- Replant voids in parking lot islands following the proposed plant list, density and height requirements for sight distance clearances.
- Establish stronger visual barriers/ screening between historic cabins and non-historic two-story buildings through the installation of evergreen trees native to GRTE in the large irrigated median north of the non-historic buildings.
- Manage the chokecherry/ aspen hedge along the western edge of the promenade through continued hedge-cutting to preserve contributing views of the Teton Range. Consult with GRTE vegetation management staff to discuss opportunities for selective removal/salvage. Evaluate terrace lawn irrigation requirements and reduce where feasible to discourage chokecherry/aspen growth. Restore areas of damaged/ compressed terrace lawn, and redirect foot traffic until lawn is reestablished.
- Maintain foundation shrub plantings along the guest cabins to not exceed the height of the window base.

- In the employee housing character area:
  - Screen employee dormitories from view of U.S. 89.
- In the Lunch Tree Hill character area:
  - Improve interpretive messaging and signage along Lunch Tree Hill.
  - Remove benches and install 18” to 24” boulders along trails for seating.
- In the recreation/ utilitarian character area:
  - Consolidate gravel parking areas to be less intrusive to the historic landscape. Revegetate abandoned earthen parking areas in species native to the District.
  - Plant additional evergreen trees in the parking island south of the service station for screening purposes from the loop road.
  - Remove storage of service equipment west of the service station.
  - Reconfigure dumpster concrete pad east of the service station to reduce footprint.

MID-TERM PRIORITY TREATMENTS

Mid-term priority treatments are larger scale improvements that seek to improve ecosystem health, visitor experience and quality of life for staff in a manner compatible with the historic landscape. Improvements in the guest accommodations character area are the highest priority.

- In the guest accommodations character area:
  - Remove foundation plantings along Lodge's western elevation and plant with turf.
  - Install irrigated turf lawn and non-irrigated native seed in areas based on the 1958 Spencer and Lee plans.
  - Replace board screening panels with pine screening panels; rehabilitate existing pine screening panels.
  - Remove wood planting boxes along the promenade.

- Look for opportunities to enhance the landscape by utilizing the same family of site furnishings, and incorporating other general treatment recommendations made in this CLR for plantings, surface treatments, signage, and other small scale features.

- In the employee housing character area:
  - Remove the northwestern employee dormitory, parking lots and westernmost unpaved road. Revegetate with species native to GRTE.
  - Construct new compatible employee housing if determined necessary (see near term priorities of preparing Master Plan for the employee housing area).

LONG-TERM PRIORITY TREATMENTS

Long-term priority treatments intend to enhance the historic integrity of the District, but are not necessary for safety or accessibility of employees or visitors.

- In the guest accommodations area:
  - Remove the three remaining non-historic guest cottages and related circulation features in the south guest cottages area. Revegetate in species native to the District. Implement the south guest cottages Master Plan (see near term priorities).
  - Remove northwest non-historic two-story guest cottage and related circulation features (road, median, parking and walks) and revegetate with native plantings. Replace guest cottage with one that is compatible with the historic landscape in size, orientation, scale, material and design (see near term priorities of preparing Master Plan for the guest cabin area).
- In the employee housing area:
  - Remove the three remaining northernmost non-contributing employee dormitories and replace with two that complement the historic character of the District. Implement the employee housing Master Plan (see near term priorities).

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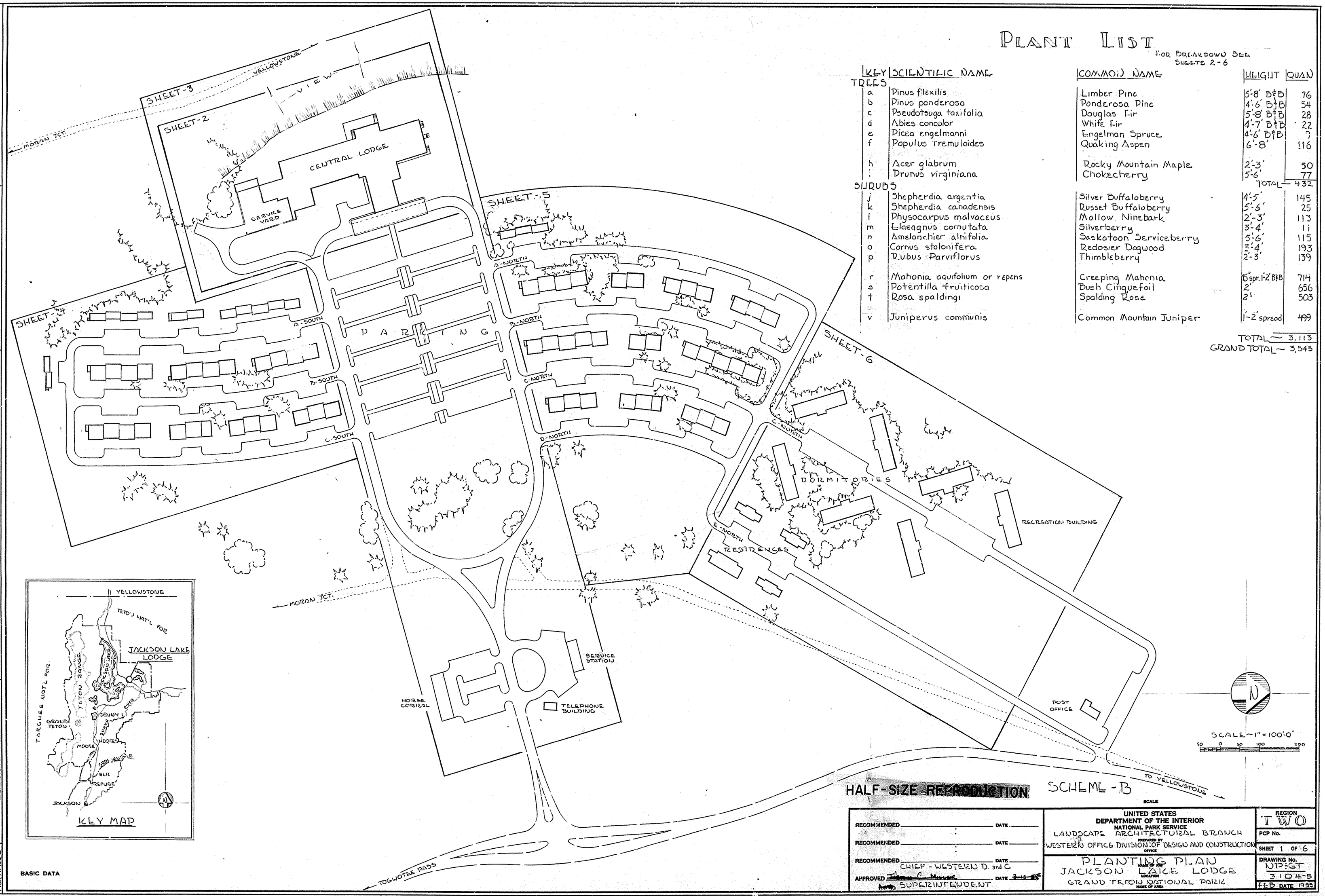
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Appendix 1A

Mortimore and Wirth, 1955

Jackson Lake Lodge Planting Plan

TRIM LINE



BASIC DATA

PLANT LIST

FOR BREAKDOWN SEE SHEETS 2-6

KEY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	QUAN
TREES				
a	Pinus flexilis	Limber Pine	5'-8' B&B	76
b	Pinus ponderosa	Ponderosa Pine	4'-6' B&B	54
c	Pseudotsuga taxifolia	Douglas Fir	5'-8' B&B	28
d	Abies concolor	White Fir	4'-7' B&B	22
e	Picea engelmanni	Engelman Spruce	4'-6' B&B	9
f	Populus tremuloides	Quaking Aspen	6'-8'	116
h	Acer glabrum	Rocky Mountain Maple	2'-3'	50
i	Prunus virginiana	Chokecherry	5'-6'	77
			TOTAL	432
SHRUBS				
j	Shepherdia argentia	Silver Buffaloberry	4'-5'	145
k	Shepherdia canadensis	Russet Buffaloberry	5'-6'	25
l	Physocarpus malvaceus	Mallow Ninebark	2'-3'	113
m	Elaeagnus cornutata	Silverberry	3'-4'	11
n	Amelanchier alnifolia	Saskatoon Serviceberry	5'-6'	115
o	Cornus stolonifera	Redosier Dogwood	3'-4'	193
p	Rubus Parviflorus	Thimbleberry	2'-3'	139
r	Mahonia aquifolium or repens	Creeping Mahonia	6" spr. 1'-2' B&B	714
s	Potentilla fruiticosa	Bush Cinquefoil	2'	656
t	Rosa spaldingi	Spalding Rose	2'	503
v	Juniperus communis	Common Mountain Juniper	1'-2' spread	499
			TOTAL	3,113
			GRAND TOTAL	3,545

HALF-SIZE REPRODUCTION

SCHEME-B

SCALE

RECOMMENDED _____ DATE _____

RECOMMENDED _____ DATE _____

RECOMMENDED _____ DATE _____

CHIEF - WESTERN D. and C.

APPROVED _____ DATE 3-15-55

SUPERINTENDENT

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
ARCHITECTURAL BRANCH
PREPARED BY
WESTERN OFFICE DIVISION OF DESIGN AND CONSTRUCTION
OFFICE

PLANTING PLAN
NAME OF DOC
JACKSON LAKE LODGE
LOCATION
GRAND TETON NATIONAL PARK
NAME OF AREA

REGION TWO
PCP No.
SHEET 1 OF 6
DRAWING No. NPS-GT 3104-B
FED DATE 1955

REVIEWED

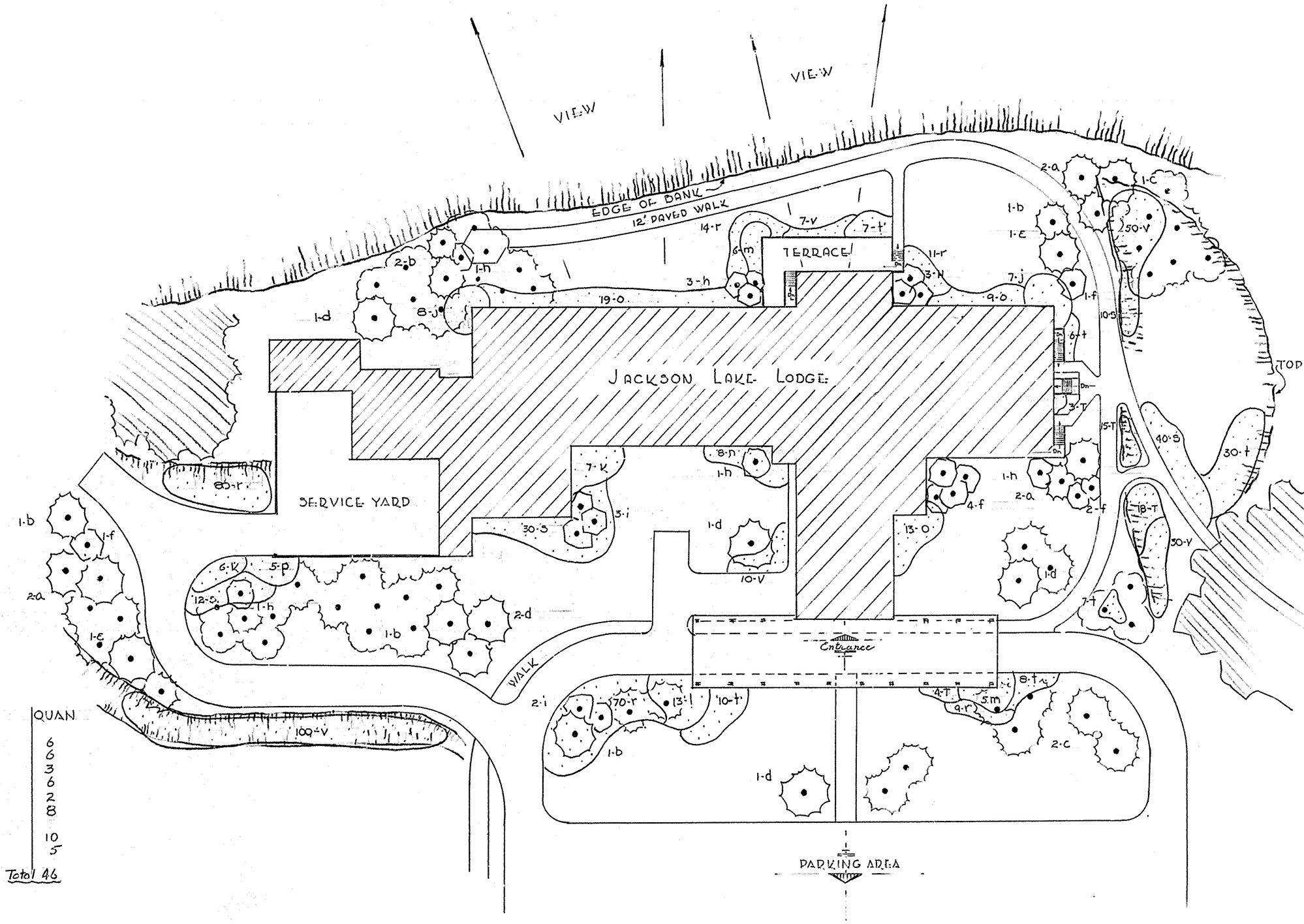
LANDS	REGIONAL OFFICE	FORESTRY	REGIONAL OFFICE
	WASHINGTON OFFICE		WASHINGTON OFFICE
SAFETY	REGIONAL OFFICE	NATURAL HISTORY	REGIONAL OFFICE
	WASHINGTON OFFICE		WASHINGTON OFFICE
U.S. PUBLIC HEALTH SERVICE	REGIONAL OFFICE	CONCESSIONS	REGIONAL OFFICE
	WASHINGTON OFFICE		WASHINGTON OFFICE
ARCHITECT	REGIONAL OFFICE	HISTORY	REGIONAL OFFICE
	WASHINGTON OFFICE		WASHINGTON OFFICE
LANDSCAPE ARCHITECT	REGIONAL OFFICE		
	WASHINGTON OFFICE		
ENGINEER	REGIONAL OFFICE		
	WASHINGTON OFFICE		

DRAWN BY: NORTHROP WIRTH
CHECKED BY: WIRTH NORTHROP

REV. 10/55 SHENGLE

TRIM LINE

TRIM LINE



PLANT LIST - TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN
a	Pinus flexilis	Limber Pine	6
b	Pinus ponderosa	Ponderosa Pine	6
c	Pseudotsuga taxifolia	Douglas fir	3
d	Abies concolor	White Fir	6
e	Picea engelmanni	Engelmann Spruce	2
f	Populus tremuloides	Quaking Aspen	8
h	Acer glabrum	Rocky Mountain Maple	10
i	Prunus virginiana	Chokecherry	5
		Total	46

PLANT LIST - SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN
k	Shepherdia argentia	Silver Buffaloberry	15
l	Shepherdia canadensis	Russet Buffaloberry	13
m	Physocarpus malvaceus	Mallow Nine-bark	13
n	Elaeagnus commutata	Silverberry	11
o	Amelanchier alnifolia	Saskatoon Serviceberry	8
p	Cornus stolonifera	Redosier Dogwood	41
r	Rubus parviflorus	Thimbleberry	5
s	Mahonia aquifolium or repens	Creeping Mahonia	184
t	Potentilla fruticosa	Bush Cinquefoil	92
v	Rosa spaldingi	Spalding Rose	108
	Juniperus communis	Common Mountain Juniper	197
		Total	687

BASIC DATA

SCALE 1 inch = 40 feet

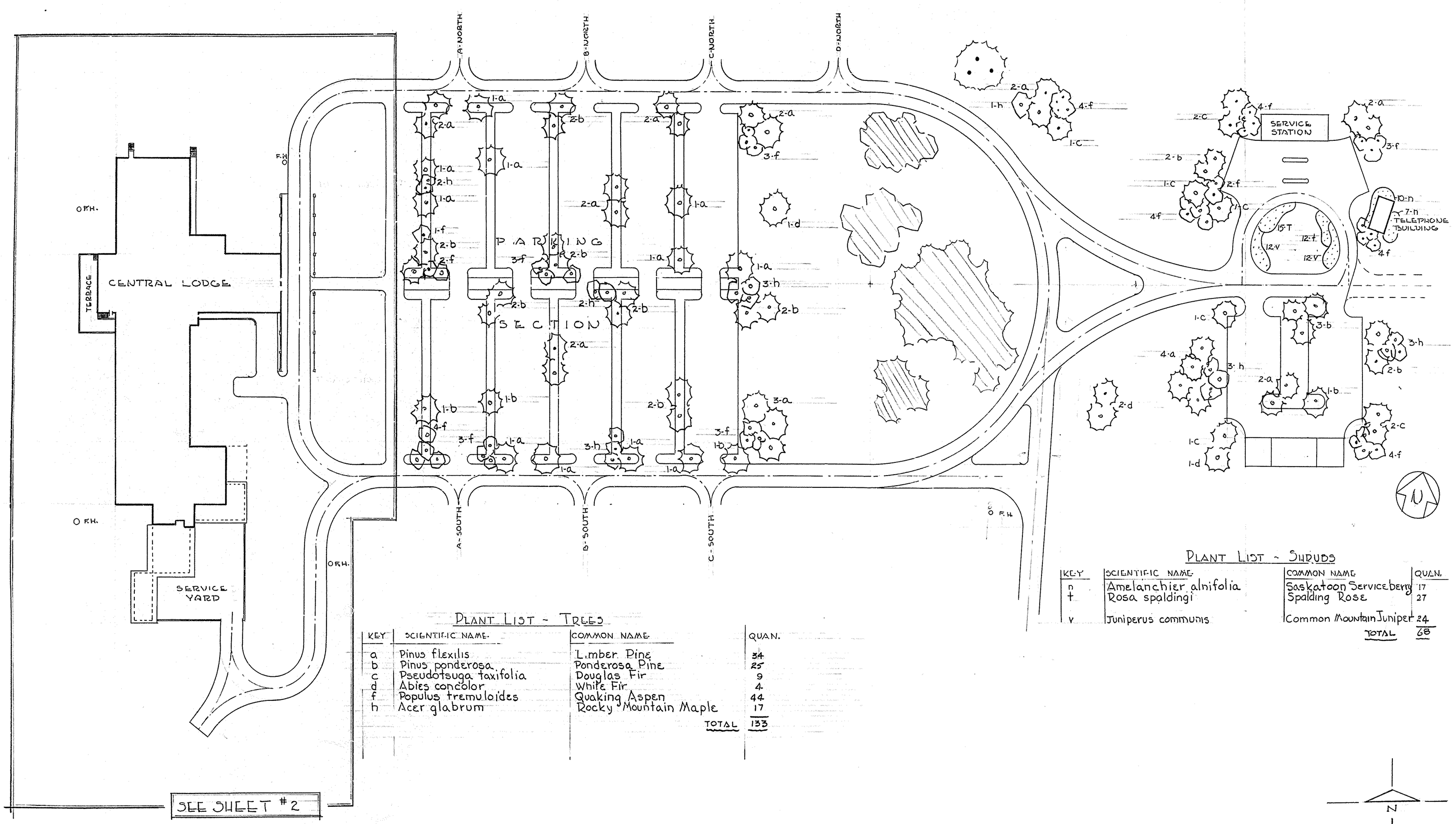
RECOMMENDED	DATE	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE Division of Design & Const. PREPARED BY Western OFFICE	REGION II
RECOMMENDED	DATE		PCP No.
RECOMMENDED	DATE		SHEET 2 OF 6
APPROVED	DATE	PLANTING PLAN NAME OF JOB JACKSON LAKE LODGE LOCATION GRAND TETON NATIONAL PARK NAME OF AREA	DRAWING No. NP-GT 3104-B
			FEB DATE 1955

REVIEWED
LANDS — REGIONAL OFFICE, WASHINGTON OFFICE
SAFETY — REGIONAL OFFICE, WASHINGTON OFFICE
U. S. PUBLIC HEALTH SERVICE
NATURAL HISTORY — REGIONAL OFFICE, WASHINGTON OFFICE
CONCESSIONS — REGIONAL OFFICE, WASHINGTON OFFICE
FORESTRY — REGIONAL OFFICE, WASHINGTON OFFICE
HISTORY — REGIONAL OFFICE, WASHINGTON OFFICE

DRAWN BY
ARCHITECT — REGIONAL OFFICE, WASHINGTON OFFICE
LANDSCAPE ARCHITECT — REGIONAL OFFICE, WASHINGTON OFFICE
CHECKED BY
ENGINEER — REGIONAL OFFICE, WASHINGTON OFFICE

Rev. 10/55
STENCIL

TRIM LINE



PLANT LIST - TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.
a	Pinus flexilis	Limber Pine	34
b	Pinus ponderosa	Ponderosa Pine	25
c	Pseudotsuga taxifolia	Douglas Fir	9
d	Abies concolor	White Fir	4
f	Populus tremuloides	Quaking Aspen	44
h	Acer glabrum	Rocky Mountain Maple	17
		TOTAL	133

PLANT LIST - SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.
n	Amelanchier alnifolia	Saskatoon Serviceberry	17
t	Rosa spaldingi	Spalding Rose	27
v	Juniperus communis	Common Mountain Juniper	24
		TOTAL	68

N

SCALE: 1" = 50'

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
LANDSCAPE ARCHITECTURAL DIVISION
W.D.O.

REGION TWO

SHEET 3 OF 6

PLANTING PLAN
JACKSON LAKE LODGE
GRAND TETON NATIONAL PARK

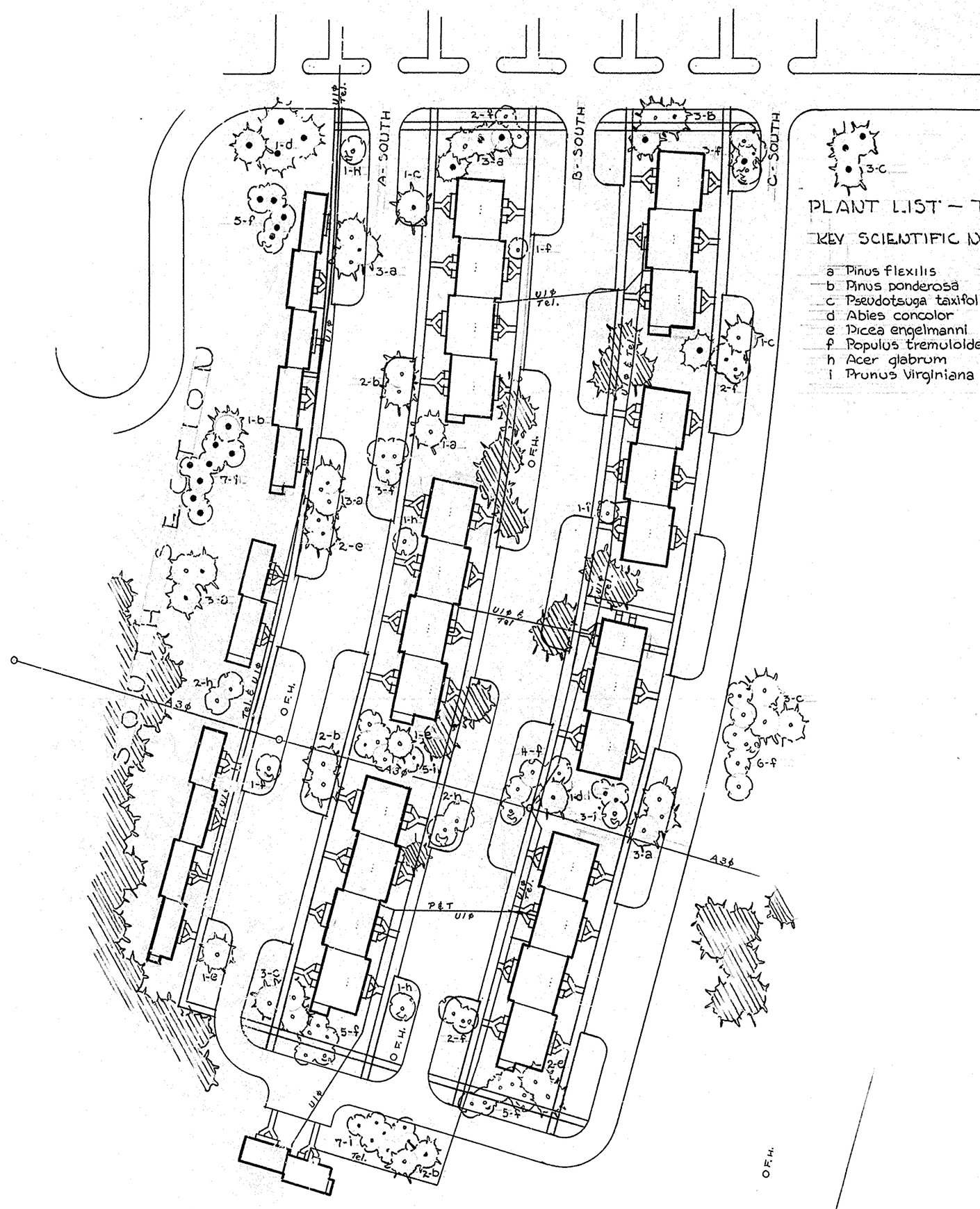
NP-G-T
3104-B
FEB 1955

REV. 10/55
STENGEL

RUN @ 7 1/2"

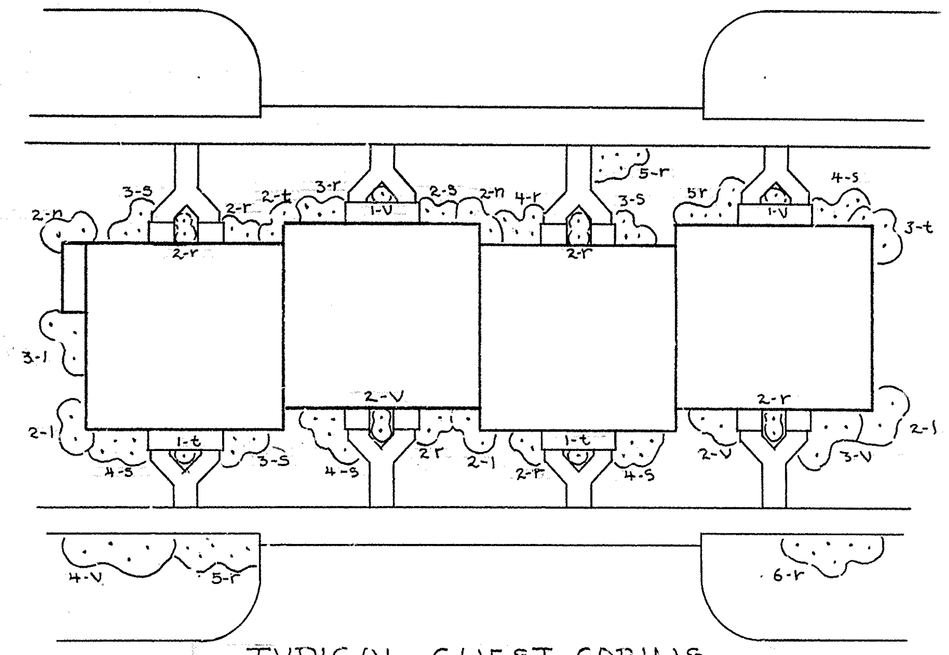
NPS. JACKSON LAKE LODGE SHEET 2 - PARKING SECTION

PARKING SECTION



PLANT LIST — TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY
a	Pinus flexilis	Limber Pine	16
b	Pinus ponderosa	Ponderosa Pine	10
c	Pseudotsuga taxifolia	Douglas Fir	11
d	Abies concolor	White Fir	2
e	Picea engelmanni	Engelmann Spruce	6
f	Populus tremuloides	Quaking Aspen	39
h	Acer glabrum	Rocky Mt. Maple	7
i	Prunus virginiana	Chokecherry	23
		TOTAL	114

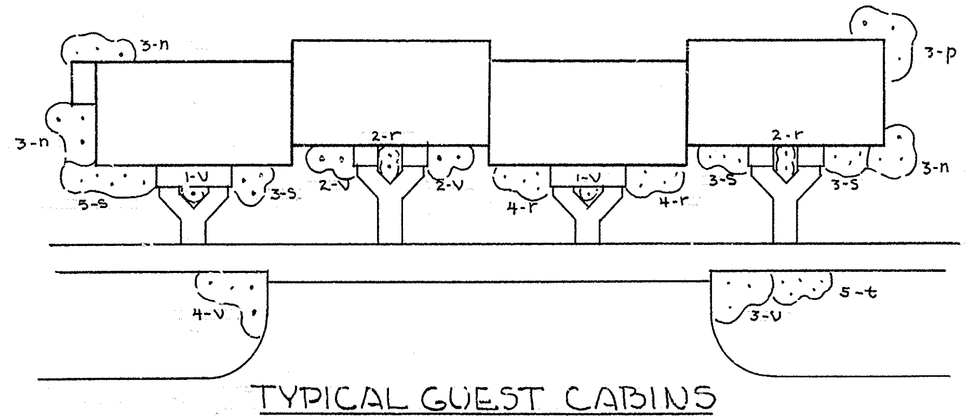


TYPICAL GUEST CABINS

SCALE — 1" = 20'

PLANT LIST SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY *
l	Physocarpus malvaceus	Mallow Ninebark	9
n	Amelanchier alnifolia	Saskatoon Serviceberry	4
r	Mahonia repens or aquifolium	Creeping Mahonia	40
s	Pontentilla fruiticosa	Bush Cinquefoil	27
t	Rosa spaldingi	Spalding Rose	7
v	Juniperus communis	Common Mountain Juniper	13
		TOTAL	100



TYPICAL GUEST CABINS

SCALE — 1" = 20'

PLANT LIST -- SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY *
n	Amelanchier alnifolia	Saskatoon Serviceberry	9
p	Rubus parviflorus	Thimbleberry	3
r	Mahonia repens or aquifolium	Creeping Mahonia	12
s	Pontentilla fruiticosa	Bush Cinquefoil	14
t	Rosa Spaldingi	Spalding Rose	5
v	Juniperus communis	Common Mountain Juniper	13
		TOTAL	56

* TOTAL QUANTITY OF PLANTS IS EQUAL TO TOTAL SHOWN ON TYPICAL PLAN TIMES NUMBER OF UNITS. FOR OVERALL TOTAL SEE SHEET 1

SCALE 1" = 50'

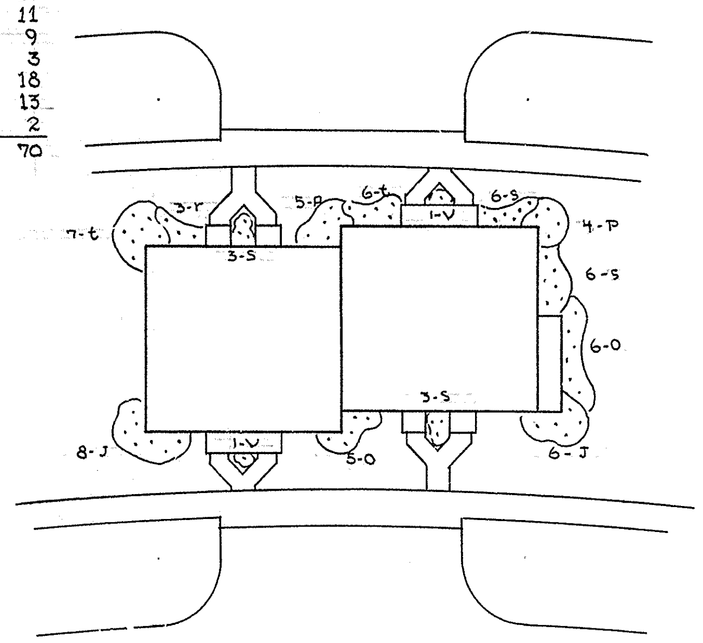
UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE LANDSCAPE ARCHITECTURAL DIVISION W. D. O.	REGION TWO
	SHEET 4 OF 6
PLANTING PLAN JACKSON LAKE LODGE GRAND TETON NATIONAL PARK	NP-GT 3104-B
	FEB 1955

REV. 10/55 SNYDER

N.P.S. JACKSON LAKE LODGE SHEET 1 - SOUTH SECTION

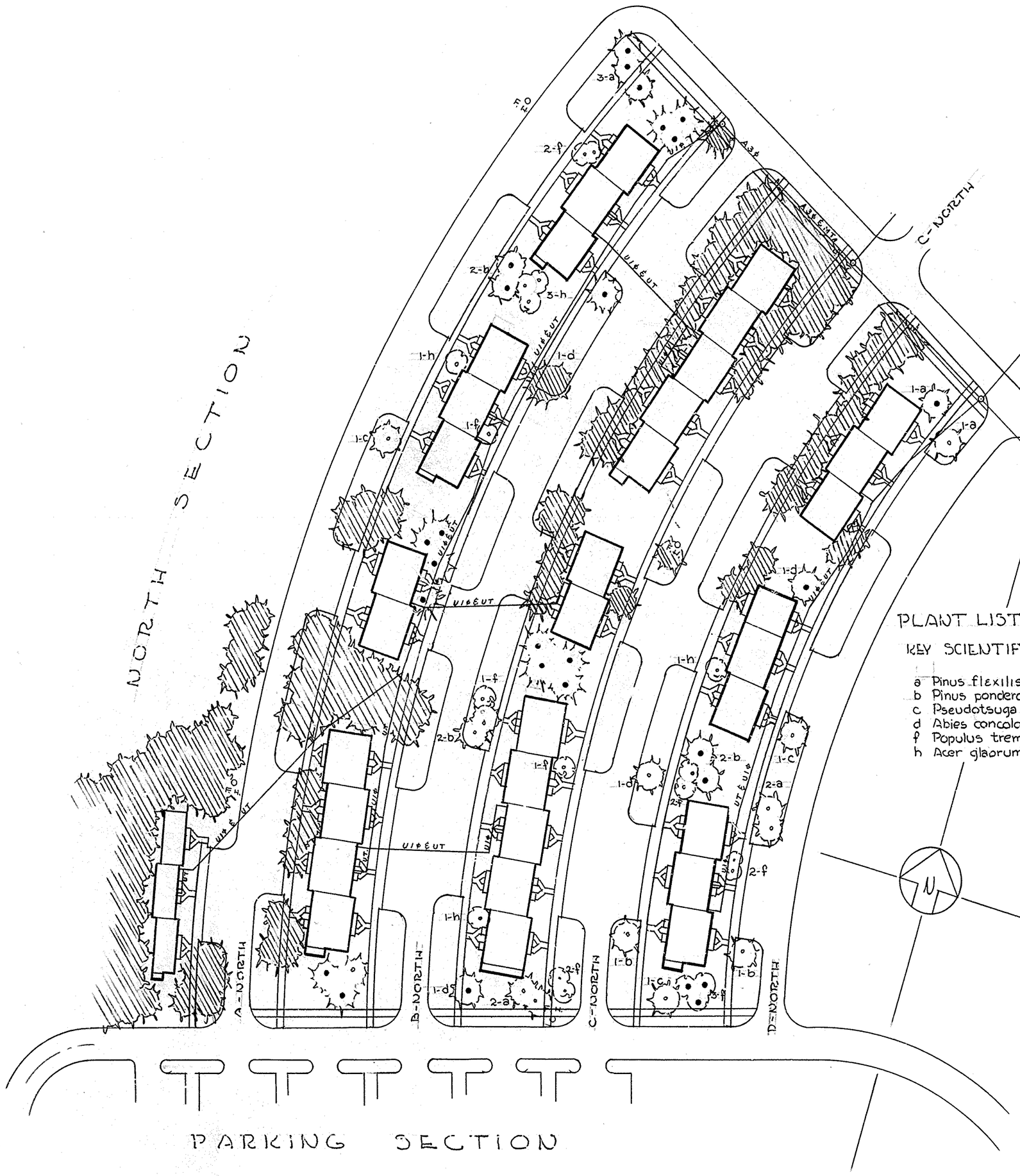
PLANT LIST – SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY *
J	Sheperdia argentia	Silver Buffaloberry	14
o	Cornus stolonifera	Redosier Dogwood	11
p	Rubus parviflorus	Thimbleberry	9
r	Mahonia repens	Creeping Mahonia	3
s	Potentilla fruiticosa	Bush Cinquefoil	18
t	Rosa Spaldingi	Spalding Rose	13
v	Juniperus communis	Common Mountain Juniper	2
		TOTAL	70



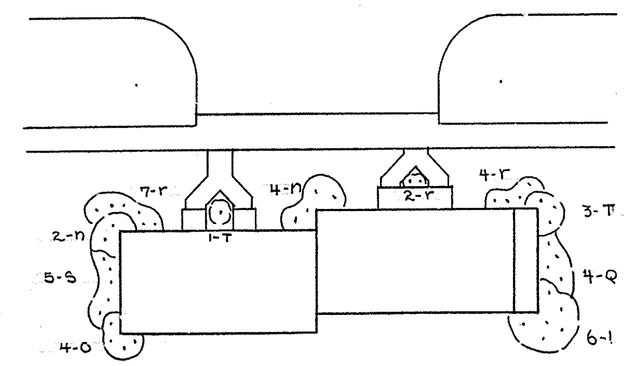
TYPICAL GUEST CABINS

SCALE – 1"= 20'



PLANT LIST – TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY
a	Pinus flexilis	Limber Pine	9
b	Pinus ponderosa	Ponderosa Pine	8
c	Pseudotsuga taxifolia	Douglas Fir	3
d	Abies concolor	White Fir	4
f	Populus tremuloides	Quaking Aspen	14
h	Acer glaorum	Rocky Mt. Maple	6
		TOTAL ~	44



TYPICAL GUEST CABINS

SCALE ~ 1"=20'

PLANT LIST – SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY *
l	Physocarpus malvaceus	Mallow Ninebark	6
n	Amelanchier alnifolia	Saskatoon Serviceberry	6
o	Cornus stolonifera	Redosier Dogwood	4
r	Mahonia repens or aquifolium	Creeping Mahonia	13
s	Pontentilla fruticosa	Bush Cinquefoil	5
t	Rosa spaldingi	Spalding Rose	4
		TOTAL ~	38

*TOTAL QUANTITY OF PLANTS IS EQUAL TO TOTAL SHOWN ON TYPICAL PLAN TIMES NUMBER OF UNITS. FOR OVERALL TOTAL SEE SHEET 1

SCALE – 1" = 50'

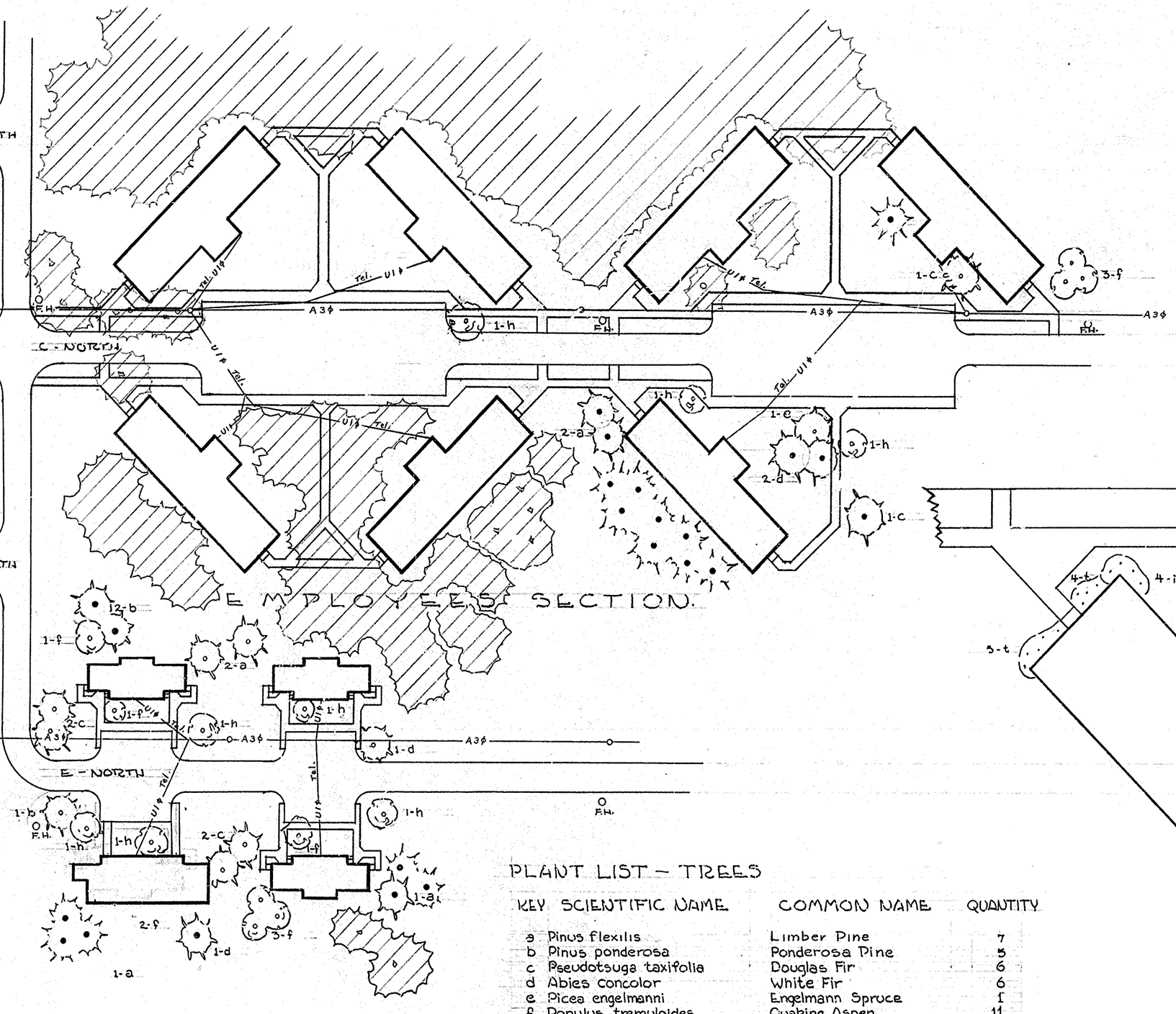
UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE LANDSCAPE ARCHITECTURAL DIVISION W. D. O.	REGION TWO
	SHEET 5 OF 6
PLANTING PLAN JACKSON LAKE LODGE GRAND TETON NATIONAL PARK	NP-GT 3104-B
	FEB 1955

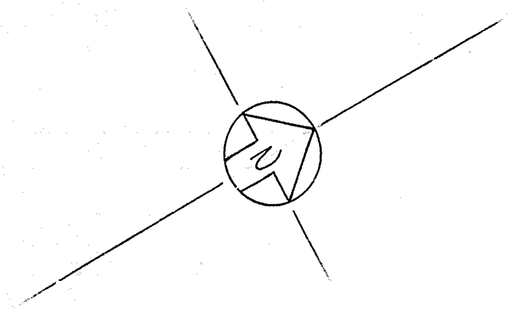
Rev. 10/56 STINGLE

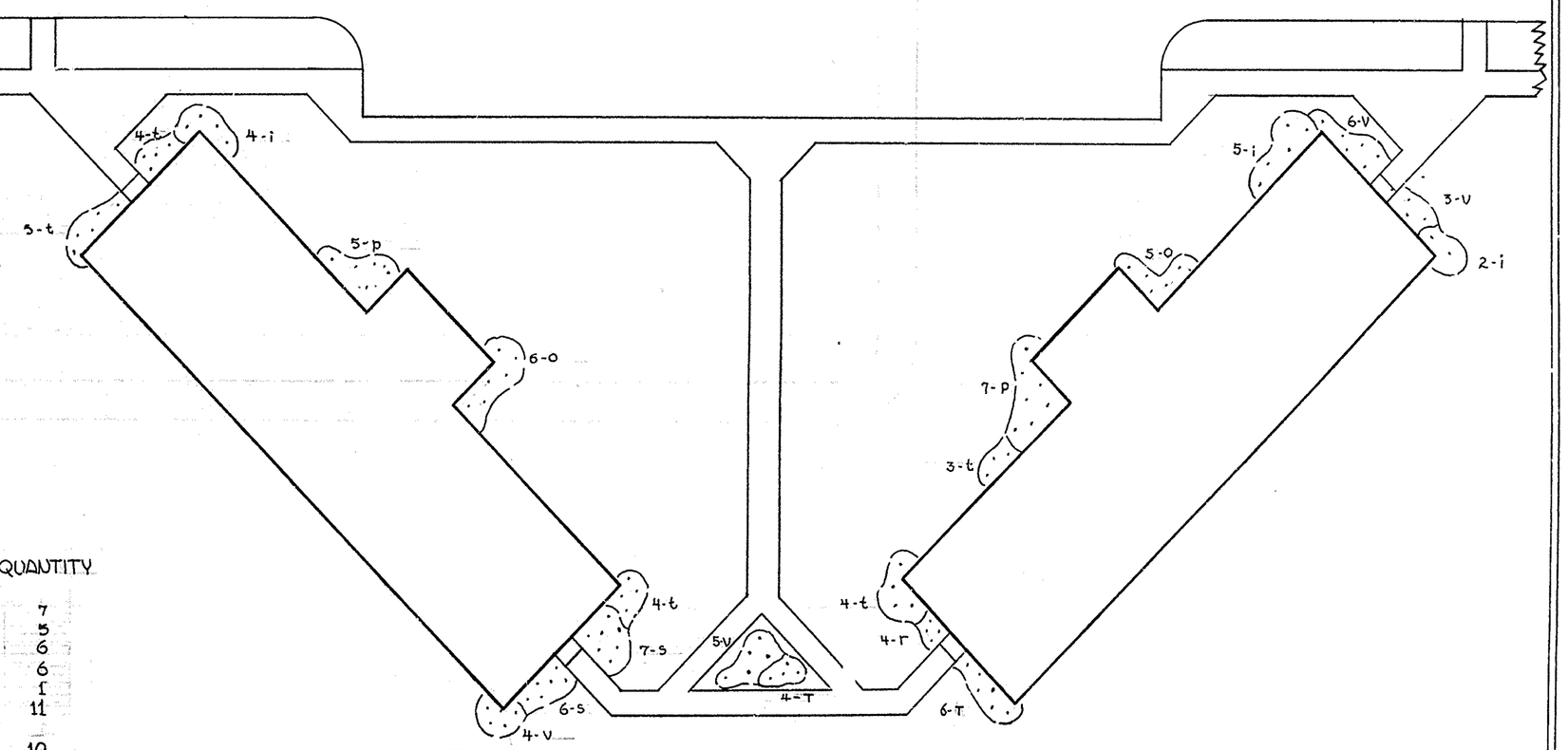
RUN @ 7½

NPS JACKSON LAKE LODGE SHEET 3 – NORTH SECTION

NORTH SECTION





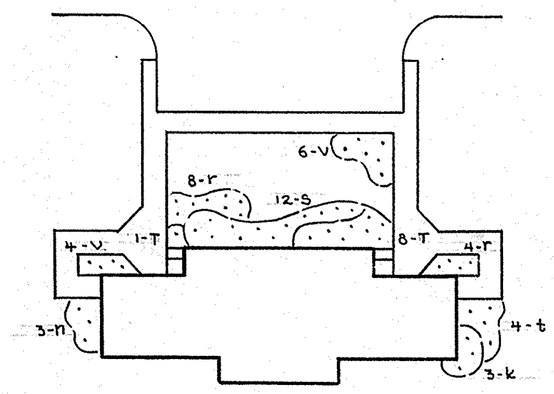


TYPICAL SHRUB PLAN - DORMITORIES

SCALE-1"=20'

PLANT LIST - TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY
a	Pinus flexilis	Limber Pine	7
b	Pinus ponderosa	Ponderosa Pine	5
c	Pseudotsuga taxifolia	Douglas Fir	6
d	Abies concolor	White Fir	6
e	Picea engelmanni	Engelmann Spruce	1
f	Populus tremuloides	Quaking Aspen	11
h	Acer glabrum	Rocky Mt. Maple	10
		TOTAL	46



TYPICAL SHRUB PLAN - RESIDENCES

SCALE -1"=20'

PLANT LIST - SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY *
k	Shepherdia canadensis	Russet Buffaloberry	3
n	Amelanchier alnifolia	Saskatoon Serviceberry	3
r	Mahonia repens or aquifolium	Creeping Mahonia	12
s	Pontentilla fruticossa	Bush Cinquefoil	12
t	Rosa Spaldingi	Spalding Rose	13
v	Juniperus communis	Common Mountain Juniper	10
		TOTAL	53

PLANT LIST - SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY *
i	Prunus virginiana	Chokecherry	11
o	Cornus stolonifera	Redosier Dogwood	11
p	Rubus Parviflorus	Thimbleberry	12
r	Mahonia repens or aquifolium	Creeping Mahonia	4
s	Pontentilla fruticossa	Bush Cinquefoil	13
t	Rosa Spaldingi	Spalding Rose	30
v	Juniperus communis	Common Mountain Juniper	18
		TOTAL	99

SCALE 1" = 50'

* TOTAL QUANTITY OF PLANTS IS EQUAL TO TOTAL SHOWN ON TYPICAL PLAN TIMES NUMBER OF UNITS. FOR OVERALL TOTAL SEE SHEET 1

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
LANDSCAPE ARCHITECTURAL DIVISION
W.D.O.

REGION TWO

SHEET 6 OF 6

PLANTING PLAN
JACKSON LAKE LODGE
GRAND TETON NATIONAL PARK

NP-GT
3104-B

FEB 1955

REV. 10/55
STINGEL

RUN @ 7½

N.P.S. JACKSON LAKE LODGE SHEET 4 - EMPLOYEES SECTION

Appendix 2A

National Park Service, 1955

Bid Form and Specifications for Landscape Planting

at the Jackson Lake Lodge, Grand Teton National Park

Kuehls
Copy.
Library
Shrubs

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
GRAND TETON NATIONAL PARK
MOOSE, WYOMING

136/D-53

NATIONAL PARK SERVICE
LIBRARY
Denver, Colorado

INVITATION FOR BIDS

BID FORM

AND

SPECIFICATIONS

FOR

LANDSCAPE PLANTING

AT

JACKSON LAKE LODGE

GRAND TETON NATIONAL PARK

WYOMING

FURNISHING AND PLANTING SHRUBS AT JACKSON LAKE LODGE, GRAND TETON NATIONAL PARK, WYOMING

I N D E X

INSTRUCTIONS TO BIDDERS

INVITATION TO BID

STANDARD BID FORM

SECTION I - GENERAL PROVISIONS

Article		Page
1.	Bids and Bid Bonds	1
2.	Contract and Bonds	1
3.	Definition of Terms	1
4.	Bidders to Visit Site	1
5.	Reputation of Bidders	2
6.	Sub-contractors	2
7.	Supervision & Inspection	3
8.	Spirit & Intent of Specifications	3
9.	Minor Modifications	3
10.	Errors & Omissions	3
11.	Extra Work	3
12.	Ownership	4
13.	Responsibility for Employees and Plant	4
14.	Contractor to be Present	5
15.	Legal Restrictions and Permits	5
16.	Eight-Hour Laws, Convict Labor, Sunday, Holidays, and Night Work	5
17.	Limitation of Operations	5
18.	Compensation Insurance	5
19.	Protests	6
20.	Park Service Rules and Regulations	6
21.	Accident Prevention	6
22.	Federal Tax	6
23.	Patents	6
24.	Approval	6
25.	Guaranty	7
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8.	Selection of Labor	11

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3.	Payments	12
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10.	Termination of Contractor's Responsibility	14
11.	Storage of Materials and Equipment	14
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FURNISHING AND PLANTING SHRUBS AT JACKSON LAKE LODGE, GRAND TETON NATIONAL PARK, WYOMING

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6.	Final Inspection and Acceptance of Work	20
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STANDARD FORM 22
REVISED MARCH 1953
GENERAL SERVICES ADMINISTRATION
GENERAL REGULATION NO. 13

INSTRUCTIONS TO BIDDERS

(CONSTRUCTION CONTRACTS)

(*These instructions are not to be incorporated in the contract*)

1. *Explanation to Bidders.* Any explanation desired by bidders regarding the meaning or interpretation of the drawings and specifications must be requested in writing and with sufficient time allowed for a reply to reach them before the submission of their bids. Oral explanations or instructions given before the award of the contract will not be binding. Any interpretation made will be in the form of an addendum to the specifications or drawings and will be furnished to all bidders and its receipt by the bidder shall be acknowledged.

2. *Conditions at Site of Work.* Bidders should visit the site to ascertain pertinent local conditions readily determined by inspection and inquiry, such as the location, accessibility and general character of the site, labor conditions, the character and extent of existing work within or adjacent thereto, and any other work being performed thereon.

3. *Bidder's Qualifications.* Before a bid is considered for award, the bidder may be requested by the Government to submit a statement of facts in detail as to his previous experience in performing similar or comparable work, and of his business and technical organization and financial resources and plant available and to be used in performing the contemplated work.

4. *Bid Guaranty.* Where security is required, failure to submit the same with the bid may be cause for rejection. The bidder, at his option, may furnish a bid bond, postal money order, certified check, or cashier's check, or may deposit, in accordance with Treasury Department regulations, bonds or notes of the United States (at par value) as security in the amount required: *Provided,* That where the total amount of the bid is $2,000 or less, the contracting agency may declare a bid bond unacceptable by so stating in the specifications or Invitation for Bids.

In case security is in the form of postal money order, certified check, cashier's check, or bonds or notes of the United States, the Government may make such disposition of the same as will accomplish the purpose for which submitted. Checks may be held uncollected at the bidder's risk. Checks, or the amounts thereof, and bonds or notes of the United States deposited by unsuccessful bidders will be returned as soon as practicable after the opening.

5. *Preparation of Bids.* (*a*) Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, each such erasure or change must be initialed by the person signing the bid.

(*b*) The form of bid will provide for quotation of a price, or prices, for one or more items which may be lump sum bids, alternate prices, scheduled items resulting in a bid on a unit of construction or a combination thereof, etc. Where required on the bid form, bidders must quote on all items and *they are warned* that failure to do so may disqualify the bid. When quotations on all items are not required, bidders should insert the words "no bid" in the space provided for any item on which no quotation is made.

(c) Alternative bids will not be considered unless called for.

(*d*) Unless specifically called for, telegraphic bids will not be considered. Modification by telegraph of bids already submitted will be considered if received prior to the time fixed in the Invitation for Bids. Telegraphic modifications shall not reveal the amount of the original or revised bid.

6. *Submission of Bids.* Bids must be submitted as directed on the bid form.

7. *Receipt and Opening of Bids.* (*a*) Bids will be submitted prior to the time fixed in the Invitation for Bids. Bids received after the time so fixed are late bids; and the exact date and hour of mailing such bids, as shown by the cancellation stamp or by the stamp of an approved metering device will be recorded. Such late bids will be considered, *Provided,* They are received before the award has been made, *And provided further,* The failure to arrive on time was due solely to a delay in the mails for which the bidder was not responsible; otherwise late bids will not be con-

sidered but will be held unopened until the time of award and then returned to the bidder, unless other disposition is requested or agreed to by the bidder.

(*b*) Subject to the provisions of paragraph 5(*d*) of these instructions, bids or bid modifications which were deposited for transmission by telegraph in time for receipt, by normal transmission procedure, prior to the time fixed in the Invitation for Bids and subsequently delayed by the telegraph company through no fault or neglect on the part of the bidder, will be considered if received prior to the award of the contract. The burden of proof of such abnormal delay will be upon the bidder and the decision as to whether or not the delay was so caused will rest with the officer awarding the contract.

(*c*) No responsibility will attach to any officer for the premature opening of, or the failure to open, a bid not properly addressed and identified.

8. *Withdrawals of Bids.* Bids may be withdrawn on written or telegraphic request received from bidders prior to the time fixed for opening. Negligence on the part of the bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.

9. *Bidders Present.* At the time fixed for the opening of bids, their contents will be made public for the information of bidders and others properly interested, who may be present either in person or by representative.

10. *Bidders Interested in More than One Bid.* If more than one bid be offered by any one party, by or in the name of his or their clerk, partner, or other person, all such bids will be rejected. A party who has quoted prices to a bidder is not thereby disqualified from quoting prices to other bidders or from submitting a bid directly for the work.

11. *Award of Contract.* (*a*) The contract will be awarded as soon as practicable to the lowest responsible bidder, price and other factors considered, provided his bid is reasonable and it is to the interest of the Government to accept it.

(*b*) The Government reserves the right to waive any informality in bids received when such waiver is in the interest of the Government. In case of error in the extension of prices, the unit price will govern.

(*c*) The Government further reserves the right to accept or reject any or all items of any bid, unless the bidder qualifies such bid by specific limitation; also to make an award to the bidder whose aggregate bid on any combination of bid items is low.

12. *Rejection of Bids.* The Government reserves the right to reject any and all bids when such rejection is in the interest of the Government; to reject the bid of a bidder who has previously failed to perform properly or complete on time contracts of a similar nature; and to reject the bid of a bidder who is not, in the opinion of the Contracting Officer, in a position to perform the contract.

13. *Contract and Bonds.* The bidder to whom award is made shall, within the time established in the bid and when required, enter into a written contract with the Government and furnish performance and payment bonds on Government Standard Forms. The bonds shall be in the amounts indicated in the specifications or the Invitation for Bids.

U. S. GOVERNMENT PRINTING OFFICE 16—8630-1

STANDARD FORM 20
REVISED MARCH 1953
GENERAL SERVICES ADMINISTRATION
GENERAL REGULATION NO. 13

INVITATION FOR BIDS
(CONSTRUCTION CONTRACT)

REFERENCE

DATE

NAME AND LOCATION OF PROJECT

Landscape Planting,
Jackson Lake Lodge
Grand Teton National Park,
Wyoming

DEPARTMENT OR AGENCY

U. S. Department of the Interior
National Park Service
Grand Teton National Park

BY (*Issuing office*)

Frank R. Oberhansley, Superintendent
Grand Teton National Park,
Moose, Wyoming

Sealed bids in for furnishing all labor, equipment, and materials and performing all work for the project described herein will be received until

in the office of the Superintendent, Grand Teton National Park, Wyoming,

and then publicly opened.

Information regarding bidding material, bid guarantee, and bonds

Prints of Drawing No. NP-GT-3104-B (Sheets 1 to 6) will be furnished to bidders.
A guarantee of 10% of the amount will be required with each bid (see paragraph 4 of the Instructions to Bidders).
Performance Bond of 50% of the contract price will be required.
Payment Bond of 50% of the contract price will be required.
Liquidated damages will be assessed as per Article 2, Section III of the specifications.
Partial payments will be made (See Article 7 of the General Provisions of Construction Contract, U. S. Standard Form 23A.)
Article on patents will be made a part of the contract. (See Article 13 of General Provisions of Construction Contract, U. S. Standard Form 23A.)

Description of work

Furnishing all plant, labor, appliances, and materials, and performing all operations in connection with the Landscape Planting for Jackson Lake Lodge, Grand Teton National Park.

Information regarding liquidated damages (if any), payments, etc., is attached or made a part of the specifications. Bids shall be submitted on the forms furnished or copies thereof.

U. S. GOVERNMENT PRINTING OFFICE 16—58475-2

STANDARD FORM 21
REVISED MARCH 1953
GENERAL SERVICES ADMINISTRATION
GENERAL REGULATION NO. 13

BID FORM
(CONSTRUCTION CONTRACT)

REFERENCE

Read the Instructions to Bidders (Standard Form 22)
This form to be submitted in

DATE OF INVITATION

NAME AND LOCATION OF PROJECT

Landscape Planting for Jackson Lake Lodge,
Grand Teton National Park

(Date)

TO: Frank R. Oberhansley, Superintendent
Grand Teton National Park
Moose, Wyoming

In compliance with your invitation for bids of the above date, the undersigned hereby proposes to furnish all labor, equipment, and materials and perform all work for the Landscape Planting for Jackson Lake Lodge,

at Grand Teton National Park,

in strict accordance with the specifications, schedules, drawings, and conditions for the consideration of the following amount(s)
SEE ATTACHED CONTRACT BID SCHEDULE

and agrees that, upon written acceptance of this bid, mailed, or otherwise furnished, within 30 calendar days (30 calendar days unless a shorter period be inserted by the bidder) after the date of opening of bids, he will within 15 calendar days (unless a longer period is allowed) after receipt of the prescribed forms, execute Standard Form 23, Construction Contract, and give performance bond and payment bond on Government standard forms, if these forms are required, with good and sufficient surety or sureties.

16—68440-1

(Continue on other side)

The undersigned agrees that if awarded the contract, he will commence the work within fifteen (15) days after the date of receipt of notice to proceed, and that he will complete the work within 60 calendar days after the date of receipt of notice to proceed.

The undersigned acknowledges receipt of the following addenda to the drawings and/or specifications (*Give number and date of each*):

The undersigned represents (*Check appropriate boxes*): (1) that the aggregate number of employees of the bidder and its affiliates is ☐ 500 or more, ☐ less than 500; (2) (a) that he ☐ has ☐ has not, employed or retained any company or person (*other than a full-time bona fide employee working solely for the bidder*) to solicit or secure this contract; and (*b*) that he ☐ has, ☐ has not, paid or agreed to pay to any company or person (*other than a full-time bona fide employee working solely for the bidder*) any fee, commission, percentage or brokerage fee, contingent upon or resulting from the award of this contract, and agrees to furnish information relating thereto as requested by the contracting officer. (*Note: For interpretation of the representation, including the term "bona fide employee," see General Services Administration Regulations, Title 44, secs. 150.7 and 150.5 (d) Fed. Reg., Dec. 31, 1952, Vol. 17, No. 253.*)

Enclosed is bid guarantee, consisting of

in the amount of

NAME OF FIRM OR INDIVIDUAL (*Type or print*)	FULL NAME OF ALL PARTNERS (*Type or print*)
BUSINESS ADDRESS (*Type or print*)	
BY (*Signature in ink. Type or print name under signature*)	
TITLE (*Type or print*)	
STATE OF INCORPORATION (*Type or print*)	

DIRECTIONS FOR SUBMITTING BIDS

Envelopes containing bids, guarantee, etc., must be sealed, marked, and addressed as follows:

Bid for Landscape Planting for Jackson Lake Lodge.

Grand Teton National Park
Moose, Wyoming

(To be opened _____)

CAUTION: Do not include in the envelope any bids for other work.
Bids should not be qualified by exceptions to the bidding conditions.

U. S. GOVERNMENT PRINTING OFFICE 16—68440-1

CONTRACT BID SCHEDULE

Bids will be considered for furnishing and planting shrubs at Jackson Lake Lodge, Grand Teton National Park, Wyoming, as listed on the following schedule, but no bid will be considered for only a part of the schedule.

(BIDDER PLEASE NOTE: Before preparing the proposal, read carefully, "Invitation for Bids," and "Instructions to Bidders.")

The bidder shall insert a bid price in this schedule for each item listed. A bid price is not to be entered for any element except those shown below.

Item No.	Work or Material	Quantity and Price	Amount
1.	Furnishing and planting shrub, Silver Buffaloberry (Shepherdia argentia), 4' to 5' balled and burlapped.	145 shrubs at _____ $_____ per shrub	1057.50
2.	Furnishing and planting shrub, Russet Buffaloberry (Shepherdia canadensis) 5' to 6' balled and burlapped.	25 shrubs at _____ $_____ per shrub	$_____
3.	Furnishing and planting shrub, Mallow Ninebark (Physocarpus malvaceus) 2' to 3' balled and burlapped.	113 shrubs at _____ $_____ per shrub	$1130.00
4.	Furnishing and planting shrub, Silverberry (Elaeagnus comutata) 3' to 4' balled and burlapped.	11 shrubs at _____ $_____ per shrub	$220.00
5.	Furnishing and planting shrub, Saskatoon Serviceberry (Amelanchier alnifolia) 5' to 6' balled and burlapped.	~~115~~ 119 shrubs at _____ $_____ per shrub	$
6.	Furnishing and planting shrub, Redosier Dogwood (Cornus stolonifera) 3' to 4'	193 shrubs at _____ $_____ per shrub	$

Green Lawns Nursery - Landscaping
Rocky Ford
Colorado Littleton Colo.

Item No.	Work or Material	Quantity and Price	Amount
7.	Furnishing and planting shrub, Thimbleberry (Rubus parviflorus) 2' to 3'.	182 shrubs at _____ $_____ per shrub	$_____
8.	Furnishing and planting shrub, Creeping Mahonia (Mahonia aquifolium, or repens) 1' to 2'.	634 shrubs at _____ $_____ per shrub	$_____
9.	Furnishing and planting shrub, Bush Cinquefoil (Potentilla fruiticosa) 2'.	656 shrubs at _____ $_____ per shrub	$_____
10.	Furnishing and planting shrub, Spalding Rose (Rose spaldingi) 2'.	503 shrubs at _____ $_____ per shrub	$_____
11.	Furnishing and planting shrub, Common Mountain Juniper (Juniperus communis) 1' to 2' spread.	399 shrubs at _____ $_____ per shrub	$_____
		Total for Schedule	$_____

The quantities shown above will be used for the purpose of canvassing the bids and awarding the work. However, the Contracting Officer shall have the right to increase or decrease any or all of the quantities stated or to omit any item listed above; provided that the total cost of the work shall not be increased or decreased by more than 25% if, in his judgment, such a change is necessary or expedient. Payment to the Contractor will be made on the basis of actual quantities of work performed.

It is to the interest of the Government that all of the work shown on the Bid Schedule be performed by one Contractor. Therefore, award will not be made on the basis of the low bid for individual items.

CONTRACT BID SCHEDULE

Bids will be considered for furnishing and planting shrubs at Jackson Lake Lodge, Grand Teton National Park, Wyoming, as listed on the following schedule, but no bid will be considered for only a part of the schedule.

(BIDDER PLEASE NOTE: Before preparing the proposal, read carefully, "Invitation for Bids," and "Instructions to Bidders.")

The bidder shall insert a bid price in this schedule for each item listed. A bid price is not to be entered for any element except those shown below.

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2.	Furnishing and planting shrub, Russet Buffaloberry (Shepherdia canadensis) 5' to 6' balled and burlapped.	25 shrubs at _____ $_____ per shrub	$_____
3.	Furnishing and planting shrub, Mallow Ninebark (Physocarpus malvaceus) 2' to 3' balled and burlapped.	113 shrubs at _____ $_____ per shrub	$_____
4.	Furnishing and planting shrub, Silverberry (Elaeagnus comutata) 3' to 4' balled and burlapped.	11 shrubs at _____ $_____ per shrub	$_____
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		Total for Schedule	$_____

The quantities shown above will be used for the purpose of canvassing the bids and awarding the work. However, the Contracting Officer shall have the right to increase or decrease any or all of the quantities stated or to omit any item listed above; provided that the total cost of the work shall not be increased or decreased by more than 25% if, in his judgment, such a change is necessary or expedient. Payment to the Contractor will be made on the basis of actual quantities of work performed.

It is to the interest of the Government that all of the work shown on the Bid Schedule be performed by one Contractor. Therefore, award will not be made on the basis of the low bid for individual items.

SECTION I

GENERAL PROVISIONS

Supplementing U. S. Standard Form No. 23A

1. BIDS AND BID BONDS. All bids and bid bonds shall be submitted in duplicate and all applicable blank spaces provided therefor on the respective forms shall be completed. (See Standard Form 21 and Standard Form 24.)

The amount of the bid bond shall be 10% of the total amount of the bid. The right is reserved to consider as informal any bid on which any alteration of or departure from the Form of Bid has been made. Unless otherwise specifically provided for in these specifications, it is expected that all of the work covered by these specifications will be let as a whole to one bidder.

The Bid form has an entry for all items on which estimates will be given or payments made, and no allowance of any kind will be made unless specifically provided for in these specifications, in the contract or in written orders for extra work.

2. CONTRACT AND BONDS. The bidder to whom award is made will be required to execute written contract with the United States, with good and approved performance bond, and payment bond, each in an amount not less than 50% of the amount of the contract, within 15 days after being notified of the acceptance of his bid.

The contract, performance bond and payment bond, which the bidder and sureties promise to execute shall be the standard Government Form of Contract for Construction, the Standard Government Form of Performance Bond, and the Standard Government Form of Payment Bond.

3. DEFINITION OF TERMS. Whenever the term "Contracting Officer" is used in these specifications, it is understood to refer to the Park Superintendent under whose supervision the work will be done. He will be represented on the work by as many assistants as may be necessary. Whenever the term "Contractor" is used, it is understood to refer to the second party of the contract. Subcontractors, as such, will not be recognized.

Whenever "as directed", "required", "as permitted", "approval", "acceptance", or other words of similar import are used, it shall be understood that the direction, requirements, permission, approval or acceptance of the Contracting Officer is intended unless stated otherwise.

4. BIDDERS TO VISIT SITE. All bidders are expected to visit the site of the work and to inform themselves as to all existing conditions.

Failure to do so will in no way relieve the successful bidder from the necessity of furnishing all equipment and materials and performing all work required for the completion of the contract in conformity with the specifications.

No allowance will be made for the failure of the bidder correctly to estimate the difficulties attending the execution of the work.

5. REPUTATION OF BIDDERS. The reputation of bidders as being skillful and successful in carrying out the work of the type and magnitude required by these specifications, and the adequacy of their resources and facilities for accomplishing the work satisfactorily and within the specified time, will be considered in making the award.

The Contracting Officer shall have the right to submit questionnaires to the bidder concerning the latter's financial resources, experience and equipment, and to reject the bid if the bidder fails to reply to the questionnaires, or if the replies thereto are unsatisfactory. The information contained in the replies of the questionnaires will be considered confidential.

6. SUBCONTRACTORS. Upon request and previous to the award, bidders shall submit lists of all subcontractors to whom they propose to sublet the various parts of the work. The Contracting Officer shall have the right to take such steps as he deems necessary to determine the ability of the subcontractors to handle their respective portions of the work successfully. Furthermore, bidders shall furnish to the Contracting Officer such information as may be required concerning the reputation and experience of the subcontractors and shall otherwise assist the Contracting Officer in ascertaining the fitness of the subcontractors for their respective parts of the work.

The Contracting Officer shall have the right to reject any bid if any of the subcontractors named on the list furnished are found to be inexperienced or if their reputation for doing only first class work is not demonstrated to the satisfaction of the Contracting Officer. However, bidders may, with the prior permission of the Contracting Officer, revise the list by selecting other subcontractors until it becomes satisfactory to the Contracting Officer.

Subsequent to the award, the Contractor shall, if he has not previously done so, submit for approval a complete list of subcontractors who will be engaged by him in the execution of the work. After the list of subcontractors has been approved, no changes shall be made in it without the permission and approval of the Contracting Officer. The Contracting Officer will, however, permit the Contractor to take the work out of the hands of any or all of the subcontractors and complete it himself, if for any reason it becomes necessary or desirable for him to do so.

7. SUPERVISION AND INSPECTION. All work done under this contract will be under the immediate supervision of duly qualified representatives appointed by the Contracting Officer, whose salaries will be paid by the United States.

The Contractor shall remove, reconstruct, replace and make good as directed, all defective materials and workmanship without additional charge and regardless of any previous approval or acceptance of such defective materials and workmanship.

In all questions relating to the interpretation of any part of these specifications, the decision of the Contracting Officer shall be final.

When the completed work is ready for final inspection, the Contractor shall notify the Contracting Officer in writing, and all defects and omissions the Contracting Officer may find during such final inspection shall be made good prior to final acceptance.

8. SPIRIT AND INTENT OF SPECIFICATIONS. It is the spirit and intent of these specifications, and of the drawings forming part of them, to provide that the work and all parts thereof shall be fully completed and suitable in every way for the purposes for which they are designed. The Contractor shall supply all materials and do all work which is described or which may be reasonably implied as being incidental to the work of this contract.

9. MINOR MODIFICATIONS. The Contractor shall make such minor changes in the execution of the work to be done under these specifications as, in the judgment of the Contracting Officer, may be necessary or expedient to carry out the intent of the contract. No increase over the contract price will be paid to the Contractor on account of such minor modifications, provided that at the time the change is to be made the work involved has not already been executed. Work which materially increases the cost to the Contractor will not be ordered under the provisions of this paragraph.

10. ERRORS AND OMISSIONS. The Contractor will not be allowed to take advantage of any errors or omissions in these specifications or in the accompanying contract drawings as full instructions will always be given if such errors or omissions are discovered.

The Contractor shall, immediately upon his discovery of any statement or detail which is discrepant or which otherwise appears to be in error, bring the same to the attention of the Contracting Officer for decision or correction.

11. EXTRA WORK. The Contractor shall perform all extra work not covered by these specifications which, in the judgment of the Contracting Officer, may be necessary or expedient to carry out the intent of the contract or incidental in any way to the work of the contract, and which is ordered in writing by the Contracting Officer within his authority.

The cost of the respective items of extra work carried out under the provision of this paragraph will be paid for by one or the other of the following methods at the election of the Contracting Officer.

(a) On the basis of a stated lump sum price, or other consideration fixed and agreed upon by negotiation between the Contracting Officer and the Contractor in advance, or

(b) On the basis of actual cost of the extra work to the Contractor (including the hire or rental of such plant as may be used exclusively for such extra work and including overhead), plus fifteen per cent (15%) of that cost to cover profit and all indirect charges against such extra work except those specifically mentioned herein to be included.

In either case an appropriate extension of the working time, if such be necessary, will also be fixed and agreed upon, and stated in the written order in which the extra work is requested or otherwise established.

12. OWNERSHIP. All parts and materials paid for shall become thereby the sole property of the United States, but this provision shall not be interpreted as relieving the Contractor from the sole responsibility for the proper care and protection of said parts and materials prior to the completion of the work and its final acceptance by the United States, or from any other of the provisions of this contract; nor shall this provision be interpreted as preventing the Contracting Officer from requiring the Contractor to store and handle the parts and materials so as to preserve them from danger.

If any of the materials or parts of the work be lost, damaged, or destroyed by any cause or means whatsoever, the Contractor shall satisfactorily repair or replace the same at his own cost and shall be responsible for delays or incidental expenses that may result therefrom.

13. RESPONSIBILITY FOR EMPLOYEES AND PLANT. The Contractor shall be responsible for the safety of his employees, plant, and material, and for any injury or damage to or by them from any source or cause. He shall save and hold the United States free from all claims for damages to any and all persons and (or) property arising from the execution of the work covered by these specifications.

The Contractor shall make good at his own expense all damage to any property of the United States, arising from his operations under these specifications, or from the fault or neglect of any of his employees.

14. CONTRACTOR TO BE PRESENT. The Contractor shall be at all times either personally present at the construction site or be represented by a responsible agent, to be designated in writing by the Contractor, who shall be clothed with full authority to act for him in all cases and to carry out any instructions relative to the work which may be given by the Contracting Officer, either personally or through an authorized representative.

15. LEGAL RESTRICTIONS AND PERMITS. The Contractor shall procure at his own expense all necessary licenses and permits, and shall give due and adequate notice of all work which he proposes to start to those in control of properties which may be affected by his operations. The Contractor shall conform to all applicable laws, regulations and ordinances with regard to labor and methods employed on his operations.

16. EIGHT-HOUR LAWS, CONVICT LABOR, SUNDAY, HOLIDAY AND NIGHT WORK. Attention is invited to the Article on Labor Standards attached to and made part of the Standard Government Form of Contracts, revised April 3, 1942, covering the application of the eight-hour laws to the work to be done under this contract.

The Contractor shall employ no person undergoing sentence of imprisonment at hard labor.

No work shall be done on Sunday, on days declared by Congress as holidays for per diem employees of the United States, nor at night unless authorized in writing by the Contracting Officer.

17. LIMITATION OF OPERATIONS. The Contractor shall so conduct his operations as not to interfere with the ordinary use of the roads and other utilities. He shall provide and maintain all temporary roadways which may be authorized, barriers, colored lights, danger signals, and other devices necessary to provide for the traffic and safety. He shall keep his equipment and materials confined to the limits of the park roadways wherever possible. If departure from this rule is necessary, he shall obtain the Contracting Officer's permission before carrying on operations outside the park roadway.

Special attention shall be given the landscape features of the park and especial care taken to protect the natural surroundings. The Contractor shall not deface, injure, or destroy trees or shrubs, or remove or cut them without special authority. Any vegetation or ground surface damaged by departure from the above rules shall be replaced or restored as nearly as possible to original conditions by the Contractor at his expense.

18. COMPENSATION INSURANCE. The Contractor shall furnish compensation insurance for employees engaged in this work, and shall comply with the Workmen's Compensation Laws of the State in which the work is to be performed , and shall give proof of such insurance satisfactory to the Contracting Officer.

19. PROTESTS. If the Contractor considers any work demanded of him to be outside the requirements of the contract, or considers any record or ruling of the Contracting Officer or of the inspector to be unfair, he shall immediately ask for written instructions or decision and, within ten (10) days after the receipt of same, he shall file a written protest with the Contracting Officer, stating clearly the basis of his objection. Unless the Contractor files protest as thus provided, he will be considered to have accepted the record or ruling.

20. PARK SERVICE RULES AND REGULATIONS. The Contractor and his subordinates shall at all times during their presence in the Park Service Area conduct themselves in strict accordance with the Park Service rules and regulations promulgated by the constituted authority - The Secretary of the Interior. Upon written request from the Contracting Officer, the Contractor shall discharge from his employ any official or employee who does not obey said Park Service rules and regulations and such official or employee so discharged shall not be rehired or re-employed by the Contractor for any work to be done on this contract.

21. ACCIDENT PREVENTION. In the preformance of this contract, the Contractor shall comply with all pertinent provisions of the "Federal Requirements for Safety in Excavation, Building, and Construction Work", and will furnish and will cause to be used such additional safeguards, safety devices and protective equipment as the Contracting Officer may determine to be reasonably necessary to protect the life and health of employees. The Contractor will maintain an accurate record of, and will report to the Contracting Officer all accidents arising out of and in the course of employment on work under this contract resulting in death, occupational disease, or injury requiring medical attention or causing loss of time from work on Form 10-403 furnished by the Contracting Officer. Nothing in this article shall be construed to relieve the Contractor from compliance with applicable State and local safety, health and sanitation laws.

22. FEDERAL TAX. If any Federal sales or other Federal tax is imposed or changed after the date set for the opening of this bid and is made applicable to and paid by the Contractor on the articles or supplies herein contracted for, then the prices named in this bid will be increased or decreased accordingly.

23. PATENTS. The Contractor shall hold and save the Government, its officers, agents, servants and employees, harmless from liability of any nature or kind, including costs and expenses, for or on account of any patented or unpatented invention, article or appliance manufactured or used in the performance of this contract, including their use by the Government.

24. APPROVAL. This contract shall be subject (1) to the written approval of the Regional Director,
provided the amount of the contract is in excess of $25,000.00 but less than

$50,000.00 or (2) to the approval of the Director, National Park Service, Washington, D.C., provided the amount of the contract is in excess of $50,000.00, and shall not be binding until so approved.

25. GUARANTY. All work under this contract shall be guaranteed for one year from date of acceptance by the Government, except when a different period is specifically prescribed. All guaranties embraced in or required by this contract are subject to the terms of this paragraph unless otherwise expressly agreed in writing by the parties to the contract. Wherever work is required to be guaranteed, the Contractor, when notified by the Contracting Officer, must immediately (1) place in satisfactory condition in every particular any of the guaranteed work, and (2) make good all damages to the structures and grounds or equipment and contents thereof if such unsatisfactory condition or damage develops within the period stipulated by the guaranty and is due to the use of materials or workmanship which are inferior, defective, or not in accordance with this contract, and must make good any work or materials or the equipment and contents of said structures or grounds which are disturbed in fulfilling the requirements of this contract or of any guaranty embraced in or required hereby.

26. LAYOUT OF WORK. The Contracting Officer will set construction stakes establishing lines, slopes, and grades. These stakes and marks shall constitute the field control by and in accordance with which the Contractor shall govern and execute the work.

The Contractor shall furnish, free of charge, all additional stakes, all templates, batter boards, and other materials and supplies necessary for marking and maintaining points and lines established, and shall furnish the Contracting Officer such labor as he may reasonably require in establishing points and lines necessary to the prosecution of the work to satisfactory completion. The Contractor shall be held responsible for the preservation of all stakes and marks, and if any of the construction stakes or marks have been carelessly or willfully destroyed or disturbed by the Contractor, the cost of replacing them shall be charged against him, and shall be deducted from the payment for the work.

In the case of "changed" or "changed conditions" which involve any changes in stakeout, the Contractor shall cooperate with the Contracting Officer and facilitate the prompt re-establishment of the field control for the altered or adjusted work.

SECTION II

LABOR PROVISIONS

1. REPORTS OF EMPLOYEES. The Contractor shall furnish each week, and shall cause all subcontractors to furnish in like manner, a sworn affidavit with respect to the wages paid each employee during the preceding week. The affidavit shall be in the following form:

State of _____

County of _____

I, _____(Name of party signing affidavit) _____(title), being duly sworn, do depose and say: That I pay or supervise the payment of the persons employed by _____ _____(Contractor or subcontractor) on the _____ _____ _____ (building or work); that during the pay-roll period commencing on the _____day of _____, 19__, and ending on the _____day of _____, 19__, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said _____ (Contractor or subcontractor) from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full weekly wages earned by any person, other than permissible deductions, as defined in the regulations under the "Kickback" Act (48 Stat. 948) and described below:

(Paragraph describing deductions, if any)

_____
(Signature and Title)

Sworn to before me this _____day of _____, 19__.

Said affidavit shall be executed and sworn to by the officer or employee of the Contractor or subcontractor who supervises the payment of its employees.

Said affidavit shall be delivered, within seven days after the payment of the payroll to which it pertains, to the Government representative in charge at the site of the particular project in respect of which it is furnished, who shall forward the same promptly to the Contracting Officer. If no Government representative is in charge at the site, such shall be mailed within such seven-day period to the Contracting Officer.

At the time that the first affidavit with respect to the wages paid to employees is required to be filed by the Contractor pursuant to the requirements of these specifications, there shall also be filed, in the manner required above, a statement under oath by the Contractor, setting forth the name of its officer or employee who supervises the payment of employees, and that such officer or employee is in a position to have full knowledge of the facts set forth in the form of an affidavit required above. A similar affidavit shall be filed immediately in the event of a change in the officer or employee who supervises the payment of employees. In the event the Contractor is a corporation, such affidavit shall be executed by its president or vice-president. In the event the Contractor is a partnership, such affidavit shall be executed by a member of the firm.

Weekly payrolls shall be submitted.

Each Contractor or subcontractor shall preserve his weekly payroll records for a period of three years from date of completion of the contract. The payroll records shall set out accurately and completely the name, occupation and hourly wage rate of each employee, hours worked by him during the payroll period, the full weekly wages earned by him, any deductions made from such weekly wages, and the actual weekly wages paid to him. Such payroll records shall be made available at all times for inspection by the Contracting Officer or his authorized representative.

2. REPORT OF MATERIALS. The Contractor shall, upon request of the Contracting Officer, to do so, furnish to the latter copies of bills of all materials intended for use either in the permanent structure or in the plant or falsework. The Contractor shall also upon request of the Contracting Officer, to do so, make daily reports to the Contracting Officer covering the amounts of materials received or enroute and the number and classification of all men engaged upon the work for the preceding day.

3. NON-DISCRIMINATION. The Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, or national origin, and shall require an identical provision to be included in all subcontracts made in connection with this agreement in accordance with Executive Order No. 9346, dated May 27, 1943.

4. EQUIPMENT RENTAL. No individual shall be employed as a laborer on this contract except on a wage basis, but this shall not be construed to prohibit the rental of teams, trucks or other equipment from individuals. No such rental agreement, or any charges for feed, gasoline, supplies or repairs on account of such agreement, shall cause any deduction from the wages accruing to any employee.

All of the above provisions shall also apply where work is to be performed by piece work, station work, or by subcontract. The minimum wage shall be exclusive of equipment rental or any equipment which the Contractor's employee may furnish for accomplishing his work.

5. CLASSIFICATION OF LABOR. Any class of laborers and mechanics not listed in Article 6 of this section for minimum wage rates, who will be employed on this contract, shall be classified or reclassified conformably to that schedule. In the event the interested parties cannot agree on the proper classification or reclassification of a particular class of laborers and mechanics to be used, the question, accompanied by the recommendations of the Contracting Officer, shall be referred to the Secretary of Labor for final determination.

6. MINIMUM WAGE RATES. (Article 20 of Construction Contract Standard Form No. 23.) In compliance with the Act of August 30, 1935 (49 Stat. 1011, as amended), the Secretary of Labor has made a determination for the minimum prevailing wage rates which may be paid the following classes of labor to be employed on the work, as per attached Sheet.

The wage rates contained in this decision are straight hourly wage rates. In some areas management and labor organizations in the construction industry have collectively bargained for health and welfare fund contributions. Such contributions are not included in wage rates determined by the Secretary of Labor for construction projects.

Apprentices employed pursuant to this determination of wage rates must be registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Federal Committee on Apprenticeship, U. S. Department of Labor; or if no such recognized agency exists in a State, it shall mean a program registered with the Bureau of Apprenticeship, U. S. Department of Labor.

While the wage rates shown are the minimum hourly rates required by the specifications to be paid during the life of the contract, it is the responsibility of bidders to inform themselves as to the local labor conditions, such as the length of workday and workweek, overtime compensation, health and welfare contributions, labor supply, and prospective changes or adjustment of wage rates. No increase in the contract price shall be allowed or authorized on account of the payment of wage rates in excess of those listed herein. (5 USC, 1946 ed. Sec. 22).

7. SUBSISTENCE. Deleted

6. MINIMUM WAGE RATES (Continued from Page 10)

The Secretary of Labor has made a determination as of December 13, 1955, Case No. P-7744, for the minimum prevailing wage rates which may be paid the following classes of labor to be employed on the work:

Craft	Minimum Wage Rates Per Hour
Asbestos workers	$ 3.10
Carpenters	2.40
Electricians	3.05
Laborers	1.80
Truck drivers, to 8½ yards, dump	2.00
Truck drivers, Winch pile, A-frame	2.30
Truck driver, Straight water truck	2.00
Truck driver, Semi water truck	2.10
Power Equipment Operators:	
Air compressor, over 315 cu.ft.	2.15
Air compressor, 2 or more machines or plant	2.45
Bituminous mixer, all operators	2.50
Boring machine	2.10
Conveyor belt (large conveyors)	2.20
Crusher, 50 ton per hour or over	2.50
Dozer	2.50
DW-10, DW-20, and similar type scrapers, all 4-wheel type tractor scraper	2.50
Elevating grader	2.50
Farm type tractor, rubber-tired	1.90
Farm type tractor with backhoe or ditcher attachment	2.50
Fireman	$2.1
Front end loader, up to and including 1 cu.yd.	2.1(
Front end loader, over 1 cu.yd.	2.5(
Grout machine operator	2.3
Hoist	2.4[illegible]
LaTourneau and similar type scraper (single)	2.5(
LaTourneau and similar type scraper (tandem)	2.6(
Power loader operator (bucket type)	2.1(
Mixer, concrete (under 1 yd.)	2.1[illegible]
Mixer, concrete (1 yd. and over)	2.5(
Oiler, utility	2.0[illegible]
Oiler, individual unit 50 cents under operator's rate.	
Oil distributor	2.3(
Patrol	2.5(
Pile driver (same rate as shovel).	
Push tractor	2.5(
Pumpcrete	2.5(
Pumps, well point	2.4(
Repairman or welder on job	2.5(
" helper	2.0(
Roller (steel wheel)	2.3(
" (sheepsfoot)	2.5(
Screening plant, under 50 tons/hr.	2.1[illegible]
Shovel, 3/4 yd. and smaller, all attachments	2.5(
Shovel, over 3/4 yd. to 3½ yds., all attachments	2.6[illegible]
Shovel, over 3½ yds., including all attachments	2.8(
Tournapull, Terra Cobra and similar type machine	2.5[illegible]
Trenching Machine	2.5(
Turnadozer	2.5(
Winch or A frame truck, 5 tons & under	2.4
" " " " Over 5 tons	2.4[illegible]

APPRENTICE SCHEDULE

CRAFT	INTERVAL	PERIOD AND RATE* 1st	2nd	3rd	4th	5th	6th
Asbestos workers	Year	50	60	70	80		

*The apprentice rate is by percentage of the journeymen's rate unless otherwise indicated.

8. SLLECTION OF LABOR. Insofar as possible all unskilled labor to be employed shall be selected from lists furnished the Contractor by the State Employment Service. Labor which has been referred by an office designated by the State Employment Service and accepted for employment on any previous work by the Contractor may be employed on this project. The Contractor shall have on file proper Introduction Cards for all such labor so employed. The Contractor may avail himself of the services of an employment agency for obtaining labor of the intermediate and skilled classes.

SECTION III

PAYMENTS, TIME, ETC.

1. COMMENCEMENT, PROSECUTION, AND COMPLETION. The Contractor shall commence work under this contract within 15 days after the date of receipt of notification to proceed. He shall prosecute the work with faithfulness and energy and in a neat and orderly manner so as to complete the entire work under this contract within 60 calendar days after the date of receipt of notification to proceed.

The above interval of 60 calendar days is hereby agreed upon as the time necessary for the completion of the entire work.

Official notice to proceed will not be given until, in the opinion of the Contracting Officer, weather conditions will permit the expeditious prosecution of the work.

2. LIQUIDATED DAMAGES. The time of completion for the entire work, as stated in the foregoing paragraph, will be made a part of the contract which will provide for liquidated damages in lieu of actual damages in the amount of $50.00 per calendar day for the entire delay in completing the work beyond the time fixed and agreed upon in Article 1, Section III, for its completion or beyond such time as may be established because of justifiable extensions of time granted pursuant to other provisions of the contract.

3. PAYMENTS. Partial payments may be made at the end of each calendar month, or as soon thereafter as practicable, for work done and materials used during the month, with allowance made for materials delivered and not placed, in accordance with Article 7 of General Provisions (Construction Contracts), Form 23A.

Upon completion of the entire work by the Contractor and acceptance thereof by the Contracting Officer, the balance due the Contractor for the entire work will be paid.

4. PAYMENT AND BID PRICES. Payment for all items listed in these specifications, when made at the unit price bid, shall comprise full payment for all materials, tools, labor, incidentals, superintendence and overhead expense necessary to produce a finished job complying with these specifications.

5. METHOD OF MEASUREMENT. The method of measurement for the several classes of work are described in Section IV of these specifications.

6. PROGRAM OF CONSTRUCTION AND PLANT. Except as is otherwise specified, the Contractor's procedure and methods of construction may, in general, be of his own choosing, provided they follow general practice and are calculated to secure results which will satisfy the requirements of these specifications and the supervision of the work.

Before beginning any work, the Contractor shall outline and submit in writing to the Contracting Officer for approval his program of construction. He shall also submit written revisions of the program as modifications may become necessary or as may be required. Such outlines and revisions shall be in sufficient detail to enable the Contracting Officer to judge the adequacy of the Contractor's operations and to anticipate such conditions as may tend to impair or retard the progress and completion of the work. The Contractor shall not proceed with the work until his program and layout have been approved in writing by the Contracting Officer.

The Contractor shall supply all plant, tools and equipment of every kind, ample in quantity and capacity, in good working order, and suitable in character to execute the work of his contract in accordance with the approved program.

7. TEMPORARY SUSPENSION OF WORK. The Contracting Officer shall have the authority to suspend the work, wholly or in part, for such period as he may deem to the best interest of the Government due to conditions which are considered unfavorable to the suitable prosecution of the work, or for failure on the part of the Contractor to carry out orders given or to perform any provisions of the contract. The Contractor shall immediately respect the written order of the Contracting Officer to suspend the work wholly or in part. The Contractor shall not suspend work without such written authority, and shall immediately resume work when conditions are favorable or when methods have been corrected, as approved by the Contracting Officer in writing.

8. PROTECTION AND RESTORATION. The Contractor will be required to repair at his own expense all damage done to Government and to private property by or because of his work under the contract. Upon the completion of each distinct portion of his contract, the Contractor shall remove all apparatus, plant, tools, surplus material, rubbish, etc., and shall leave the premises clean, neat, orderly, and otherwise in as good condition as they were before the beginning of the work.

Particular attention is called to the necessity of protecting trees and shrubs in the vicinity of the work. Where in the opinion of the Contracting Officer, trees may be damaged by being struck by articles, materials, or equipment, they shall be protected by a covering of boards or other satisfactory material wired in such manner that the tree will not be scarred. Tree protection shall be removed when no longer needed.

No additional payment shall be claimed for providing the protection required in the preceding two paragraphs.

The time necessary for the final restoration work is understood to be included in the time named in Article 1, Section III, for the completion of the entire work.

9. FINAL INSPECTION AND ACCEPTANCE OF WORK. When all work provided and contemplated by this contract has been completed and the clean-up performed, the Contracting Officer will make the final inspection. When any errors and omissions disclosed by the final inspection have been corrected, acceptance will be given in writing, but until such acceptance, the Contractor will be responsible for the work covered by this contract.

10. TERMINATION OF CONTRACTOR'S RESPONSIBILITY. This contract shall be considered complete when all work has been completed, the final inspection made, the work accepted by the Contracting Officer, and the final estimate paid. The Contractor will then be released from further obligation except on proof of error and as set forth in the performance bond.

11. STORAGE OF MATERIALS AND EQUIPMENT. No space in existing buildings shall be used for storage of materials, equipment or incidentals except with the approval of the Contracting Officer. The Contractor shall maintain all spaces used for storage in a safe and orderly condition. Inflammables shall be kept in enclosed containers and fire extinguishers of a proper size and type shall be provided in quickly accessible locations.

An area will be provided where the Contractor may store any material and equipment or may erect any shop buildings which he may require. No storage will be allowed elsewhere without written approval of the Contracting Officer.

12. UTILITIES. The Contractor shall provide toilet facilities (pit toilets) in the lodge employees' area, or make arrangements with the concessioner operating Jackson Lake Lodge for the use of existing sanitary facilities.

The Contractor will also have to arrange with the concessioner for the use of power, if needed.

13. CONSTRUCTION CAMP. The Contractor will be permitted to establish a construction camp, if he so elects, in the vicinity of the area as designated by the Contracting Officer. He shall supply all utilities and keep the area in a clean and neat condition during occupancy. He shall not remove any trees without the permission of the Contracting Officer. Upon completion of the work, he shall restore the area to the satisfaction of the Contracting Officer, replacement of trees excepted.

SECTION IV

PLANTING

1. PROPOSED WORK: The Contractor shall perform the shrub planting as shown on the drawings listed in Article 2 and in accordance with these specifications or as directed for the Jackson Lake Lodge, Grand Teton National Park, Wyoming.

   The principal components of the work to be performed are the following: Furnishing, planting, maintenance, protection and guaranty of shrubs required to complete the work indicated on the drawings. The planting shall include the preparation of the ground, the furnishing of specified miscellaneous materials, any necessary storing of plants, heeling grounds, and shall include all watering, pruning, cleanup of planted areas; the planting and related items necessary to complete work shown on the drawings or specified as part of the contract unless specifically excepted.

2. CONTRACT DRAWINGS: The following drawing is made a part of these specifications: PLANTING PLAN, JACKSON LAKE LODGE, GRAND TETON NATIONAL PARK, No. NP-GT-3104-B (6 Sheets).

   In the event that there are differences between details and measurements as shown on the drawings and those existing at the site, the details and measurements existing at the site shall govern. The Contractor shall not take advantage of errors or omissions as full instructions will be furnished by the Contracting Officer should any errors or omissions be discovered. The above drawing and specifications are intended to be mutually explanatory and complete. Such additional copies of the drawing and the specifications as may be required to carry out the work will be furnished by the Contracting Officer.

3. GENERAL. The Contractor shall perform all operations required to complete the planting shown on the drawings and as required by these specifications in a workmanlike manner. Each operation in completion of the planting shall be subject to the approval of the Contracting Officer.

   The time of planting is important due to climatic conditions and the desire to complete the work during the normal planting season. Work other than planting may be performed as best suits the Contractor's schedule: Provided that the Contractor shall be held liable for any damage done to the shrubs, underground installations, or other Government property, when such damage results from the Contractor's carelessness in the prosecution of the work.

   (a) Shrubs. All plants shall be furnished by the Contractor and shall be nursery grown under climatic conditions similar to those in the locality of the project or collected in areas designated within the Park by the Contracting Officer, or his representative. Plants

shall be healthy, vigorous and of normal habit of growth for the species. They shall be free of mechanical injury or injury from sun or frost, disease, insects, insect eggs and larvae, and shall equal or exceed the sizes given in the plant list. The specified sizes shall be before pruning and the plants shall be measured with their branches in their normal positions, but plants shall not be pruned prior to delivery except upon special approval.

The following plant list indicates the names, size, and quantity required:

Plant List

Key	Scientific Name	Common Name	Height	Quantity
j	Shepherdia argentia	Silver Buffaloberry	4' - 5'	145
k	Shepherdia canadensis	Russett Buffaloberry	5' - 6'	25
l	Physocarpus malvaceus	Mallow Ninebark	2' - 3'	113
m	Elaeagnus comutata	Silverberry	3' - 4'	11
n	Amelanchier alnifolia	Saskatoon Service-berry	5' - 6'	115
o	Cornus stolonifera	Redosier Dogwood	3' - 4'	193
p	Rubus parviflorus	Thimbleberry	2' - 3'	182
r	Mahonia aquifolium (or repens)	Creeping Mahonia	1' - 2'	634
s	Potentilla fruiticosa	Bush Cinquefoil	2'	656
t	Rosa spaldingi	Spalding Rose	2'	503
v	Juniperus communis	Common Mountain Juniper	1' - 2' spread	399
		Total		2,976

(b) Plant Names. Plant names used on the drawing and herein shall conform to standaridized plant names prepared for the American Joint Committee on Horticulture Nomenclature, Second Edition, 1942. Names of varieties not included therein shall conform generally to names accepted in the nursery trade.

(c) Substitutions. Substitutions will not be permitted except when proof is submitted that any plant specified is not obtainable.

A proposal will be considered for use of the nearest equivalent with an equitable adjustment of the contract price. Such substitutions can only be authorized by the Contracting Officer or his representative.

(d) Balled and Burlapped (B-B). Plants designated as balled and burlapped plants shall be dug with their roots contained in firm natural balls of soil of sufficient size to encompass the roots necessary for continued growth and development of the plants. No plant moved with a ball shall be planted if the ball is cracked or broken except upon special approval.

Ball shall be firmly wrapped with burlap or similar material and bound with tight cord or wire wrapping.

(e) Container Stock. Any plants in containers shall have grown in such containers for at least one year but not over three years. Plants must be shown to have no root bound condition. No container plants that have cracked or broken balls of earth when taken from the container shall be planted.

(f) Nursery Grown Stock. Nursery grown material shall be transplanted one or more times in accordance with AAN "Horticultural Standards." The last transplanting or root pruning shall have been completed at least one growing season prior to delivery. Budded or grafted stock will not be accepted except when so stipulated. Digging shall precede shipment not more than three days.

(g) Collected Stock. Collected material shall be plants that have not been transplanted or otherwise disturbed prior to digging for delivery. Collected plant material shall be plants of native or naturalized species, grown in loam, sand, or clay soil which will be favorable to digging without injury to root systems. These plants must be dug with the root system sufficient to insure healthy rapid growth after planting. All such plants must be watered or puddled and protected during delivery by root covering or wet straw, burlap, or otherwise as required.

(h) Protection. Plants must be protected at all times from sun and drying winds. Bare root stock must be watered or puddled immediately after digging and protected during delivery by root covering of wet straw, or moss, and wrapped in burlap.

(i) Shipment. All plants shall be packed for shipment in cars or trucks and in a manner to protect them during transit. Dry-rooted or bare-rooted plants shall be packed in moist straw or moss, or other accepted material. Box cars shall be ventilated adequately to prevent "sweating" during transit. All stock shall be legibly tagged with the name and size of material in accordance with AAN standards of practice.

(j) Inspection. Certificates of inspection of plant materials shall be furnished as may be required by Federal, State, or other authorities to accompany shipments. Plants shall be subject to inspection and approval at place of growth and upon delivery for quality, size, and variety. Such approval shall not impair the right of inspection and rejection at the site during progress of work for size and condition of ball or roots, latent defects, or injuries. Rejected plants shall be removed immediately from the site.

(k) Materials Furnished by the Government. The Government will furnish the following materials and equipment.

(1) Top Soil will be supplied by the Government without charge and will be placed in piles at convenient locations near the planting sites.

(2) Water will be supplied by the Government without charge. It is available from fire hydrants spaced at convenient locations. The Contractor shall provide necessary adapters to make his hose connections to the 2-1/2" hydrant outlets.

4. PLANTING METHODS.

(a) Time. Plant materials are to be planted during the normal season for such work as determined by weather conditions and by accepted practice in the locality of the project. This season is generally between May 1 and July 1. At the option of and on the responsibility of the Contractor, plant materials may be planted under unseasonable conditions without additional compensation, but the Contractor shall not proceed with such work until he has received written approval from the Contracting Officer of the changed time of work and methods of operation.

(b) Temporary Storage and Heeling-in. Where temporary storage or heeling-in is required, the Contractor shall provide and prepare a suitable heeling ground or heeling-in nursery conveniently located near the job prior to shipment of plant material from the growing nursery or other source.

Plant material unloaded and accepted shall be immediately heeled-in or transported direct to the planting site and planted. Before being heeled-in, the roots of plants shall be puddled in a mud bath.

(c) Layout. Planting bed locations shall be located where shown on plans, excepting where obstructions below ground or overhead are encountered or where changes have been made in the construction. Necessary adjustments shall be approved by the Contracting Officer's representative. No planting, excepting ground cover and vines, shall be placed closer than two feet to pavements or structures.

(d) Preparation of Site.

(1) Pits. Shrub pits shall be at least two feet greater in diameter than the diameter of the ball, width of the container, or spread of the roots. The depth of pits for shrubs and vines shall be enough to accommodate the ball or roots when the plant is set to finish grade allowing for three inches of compacted soil or prepared soil in the bottom of the pit.

(e) Excavated Pit Material. Material removed from pits shall be disposed of by hauling to the Jackson Lake Lodge dump, located approximately one mile from Jackson Lake Lodge, or areas designated by the Contracting Officer which will be no greater haul than one mile.

(f) Soil. Soil used for planting shall be top soil as furnished without charge by the Government and placed at convenient locations near the planting sites. (See Sec. IV, Article 3, (k)(1).) The Contractor shall add to this soil one part of peat and one part of well rotted manure, or two parts of peat if manure is not obtainable and five pounds of commercial fertilizer per cubic yard. (Contractor should check availability of manure from local sources.)

(g) Planting. The Contractor shall notify the Contracting Officer of planting operations not less than 48 hours prior to removal of plants that have been heeled-in from the heeling beds. Any damaged roots shall be pruned back to the point of damage before plant is placed in the planting hole. Set plants in an upright position in the center of the pits, placing the ball or the roots on a layer of planting soil, adjust the depth as necessary so that the crown of the plant will stand at finished grade. Compact planting soil around the balls or the roots of plants and water thoroughly.

No burlap shall be pulled out from under balls. Platforms and surplus wiring from the top of balls shall be removed.

Form a ridge of soil around the edge of the pit or trench to facilitate watering. This basin shall be maintained in shape during the life of the contract.

Additional backfill as needed to bring the backfill up to grade shall be placed after a settlement period of not less than 24 hours.

The Contractor shall water the plants as directed, until completion and acceptance of all work under the contract.

(h) Pruning. Prune plants in accordance with standard horticultural practice, but all pruning shall be done under the direct supervision of the Contracting Officer's representative.

(i) Mulching. All plant pits and the entire area between them when in groups shall be mulched with a 1-1/2 inch thick layer of well rotted cow manure.

(j) Cleanup. The Contractor shall remove all debris caused by his planting operations from the site upon completion of the work. This material including pit excavation excess shall be hauled to the Jackson Lake Lodge dump located one mile from the site or other areas as may be authorized by the Contracting Officer not over the haul distance given above. The cleanup shall be done in a neat workmanlike manner.

5. MAINTENANCE. Maintenance shall begin immediately after each planting is planted and shall continue in accordance with the following requirements: All plants shall be watered thoroughly at weekly intervals if required. Only a heavy rainfall will be considered as equivalent to thorough watering. Maintenance shall include watering, weeding, cultivating, mulching, removal of dead material, resetting plants to proper grades in an upright position, and restoration of rain basins and other necessary operations. At all times, proper protection of the lawn area shall be provided and any damage shall require immediate repair. Such maintenance shall continue until completion of the work, final inspection and acceptance.

6. FINAL INSPECTION AND ACCEPTANCE OF WORK. Inspection of the work is to determine completion of the contract work exclusive of the possible replacement of plants. It will be made by the Contracting Officer upon completion of the work. The contractor shall notify the Contracting Officer requesting final inspection, at least ten days prior to the anticipated date. After inspection, the Contractor will be notified in writing by the Contracting Officer of the acceptance of all work exclusive of possible replacement of plants subject to the guaranty. The work of planting will be accepted in part by the Contracting Officer upon written application by the Contractor, provided the work offered for acceptance comprises that portion of the work located within a continuous area which is specifically separated from the remainder of the area by roads, walks, fences, or other structural barriers, or readily defined topographic features.

7. GUARANTY AND REPLACEMENT. The Contractor shall guarantee replacement of each shrub for a period of one year from the date of final acceptance of the work under these specifications and any plant that fails to survive this one-year period shall be replaced and planted by and at the expense of the Contractor.

The Contractor shall replace, as soon as weather conditions permit, all dead plants and all plants not in a vigorous thriving condition at the end of the guaranty period.

Plants used for replacement shall be of the same kind and size originally planted and they shall be planted and mulched as specified.

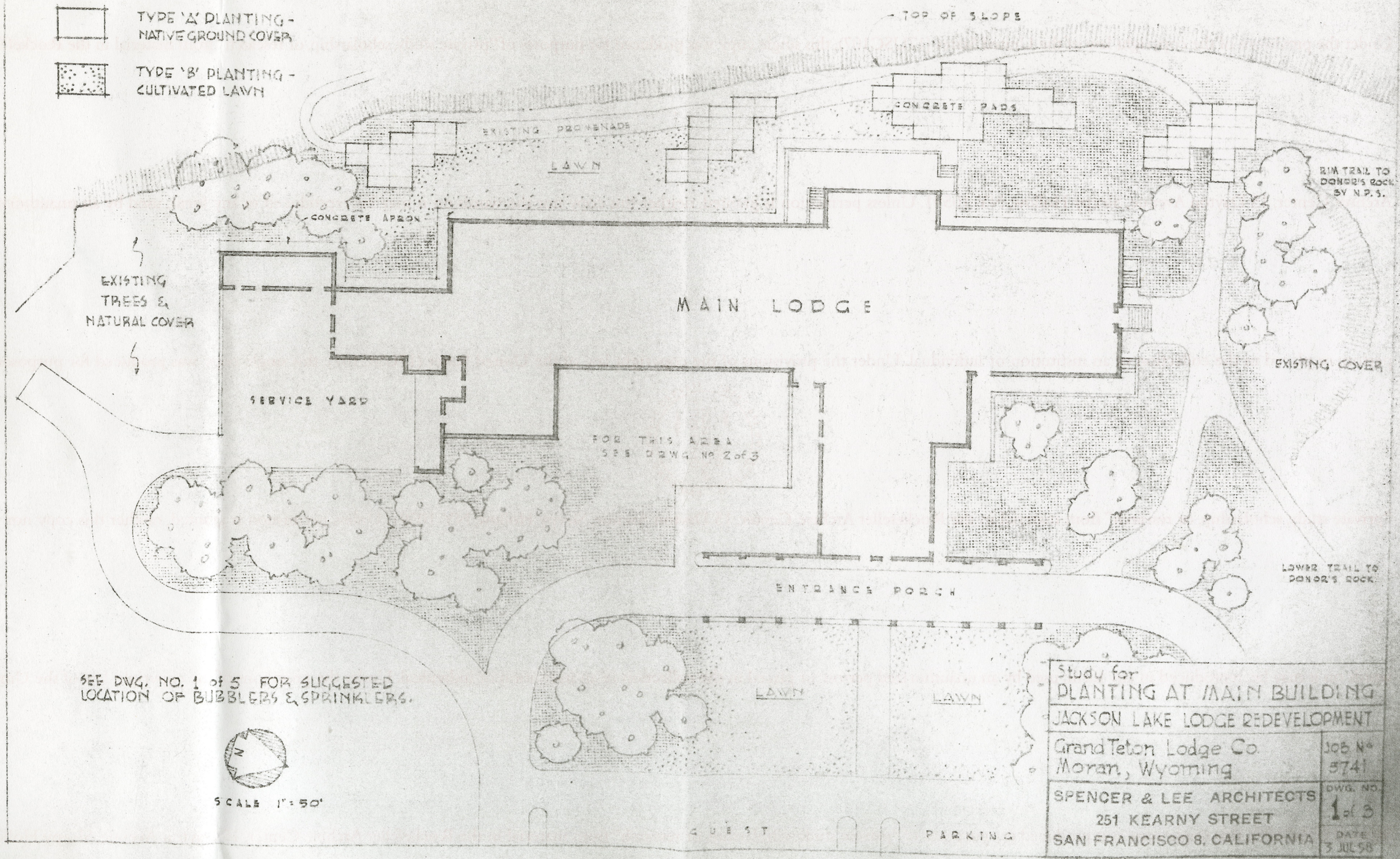
8. MEASUREMENT AND PAYMENT. Measurement for payment of the size of all plants will be in their site-planted condition; in accordance with the specified height and/or spread as indicated in the plant list and on the drawings.

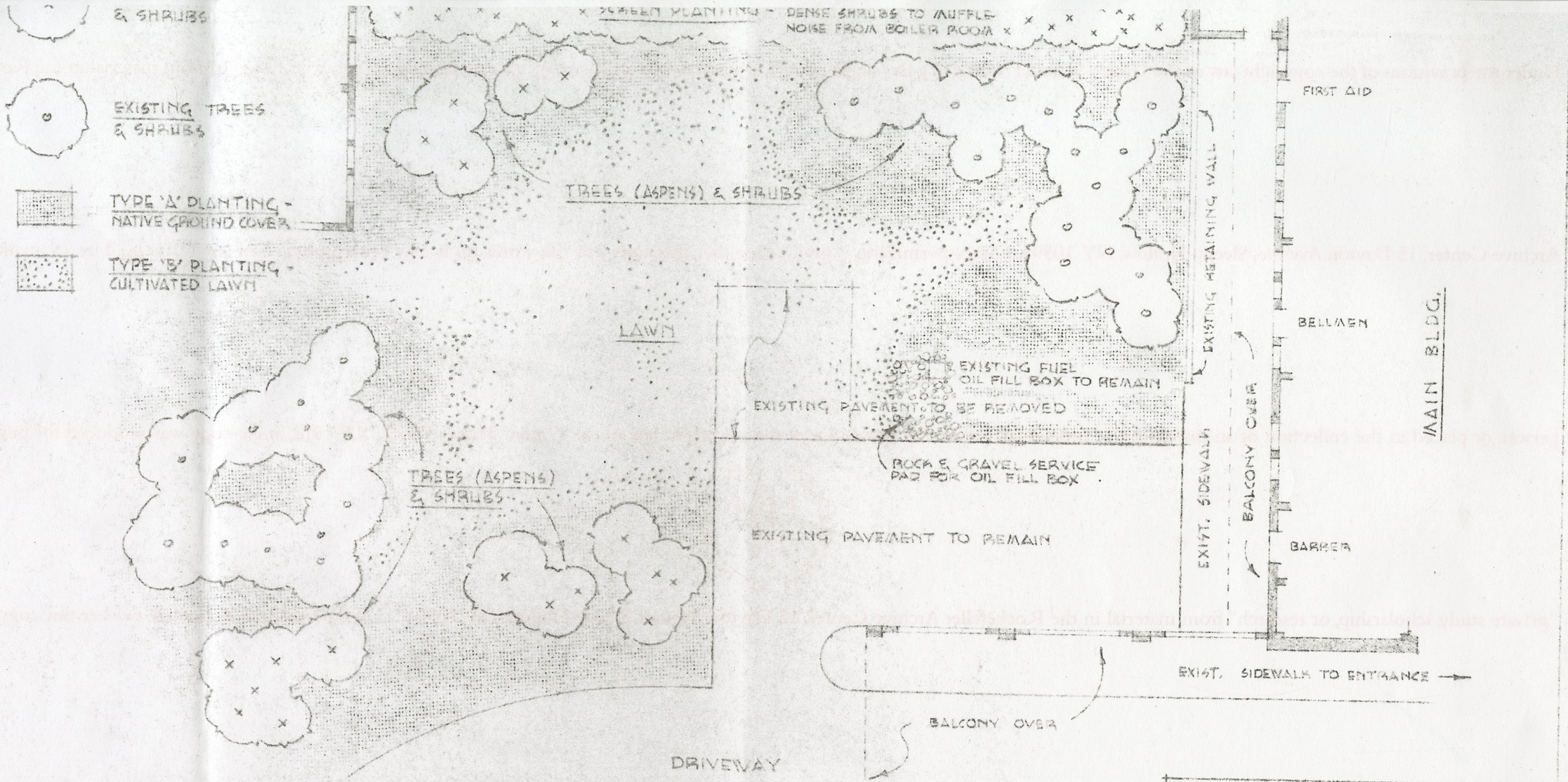
Payment for furnishing and planting shrubs of the various species and sizes will be made at the respective unit prices bid for applicable items in the schedule, which prices and payments shall constitute full compensation for all labor, equipment, tools, materials and incidentals necessary to complete the item.

Appendix 1B

Spencer and Lee Architects, 1958

Jackson Lake Lodge Planting Plan


TYPE 'A' PLANTING - NATIVE GROUND COVER
TYPE 'B' PLANTING - CULTIVATED LAWN
TOP OF SLOPE
CONCRETE PADS
EXISTING PROMENADE
LAWN
RIM TRAIL TO DONOR'S ROCK BY N.P.S.
CONCRETE APRON
EXISTING TREES & NATURAL COVER
MAIN LODGE
EXISTING COVER
SERVICE YARD
FOR THIS AREA SEE DRWG. No 2 of 3
LOWER TRAIL TO DONOR'S ROCK
ENTRANCE PORCH
LAWN
LAWN
GUEST
PARKING
SEE DWG. NO. 1 of 5 FOR SUGGESTED LOCATION OF BUBBLERS & SPRINKLERS.
N
SCALE 1" = 50'
Study for
PLANTING AT MAIN BUILDING
JACKSON LAKE LODGE REDEVELOPMENT
Grand Teton Lodge Co.
Moran, Wyoming
JOB No. 5741
SPENCER & LEE ARCHITECTS
251 KEARNY STREET
SAN FRANCISCO 8, CALIFORNIA
DWG. NO. 1 of 3
DATE 3 JUL 58



NOTES:

TYPE 'A' PLANTING TO BE IRRIGATED BY BUBBLERS SPACED WIDELY - COMPLETE COVERAGE OF AREA NOT NECESSARY.

TYPE 'B' PLANTING TO BE IRRIGATED BY SPRINKLERS - COMPLETE COVERAGE PREFERRED.

SEE DWG. NO. 2 of 5 FOR SUGGESTED LOCATION OF BUBBLERS & SPRINKLERS.

Study for
PLANTING IN SOUTH COURT

JACKSON LAKE LODGE REDEVELOPM'T

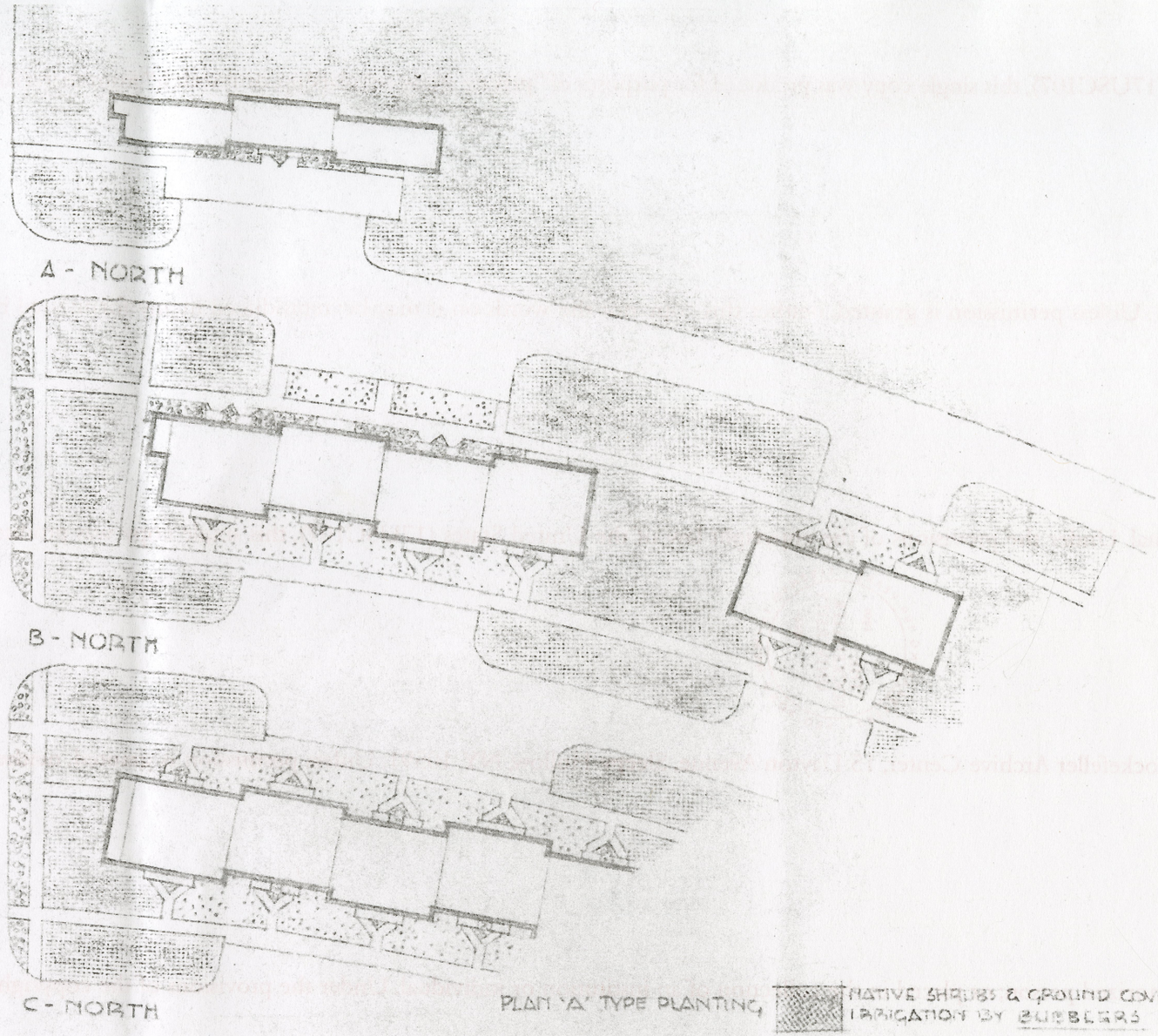
Grand Teton Lodge Co.
Moran, Wyoming

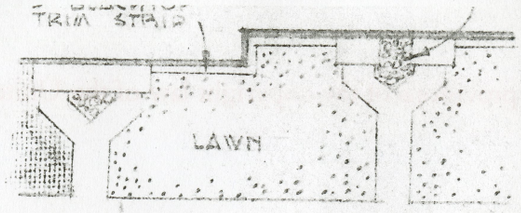
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SPENCER & LEE ARCHITECTS
251 KEARNY STREET
SAN FRANCISCO 8, CALIFORNIA

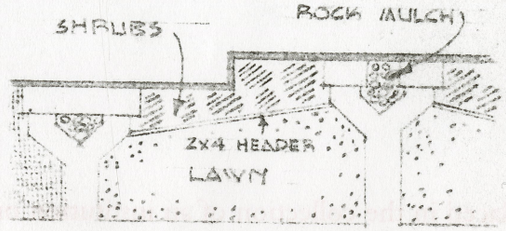
DWG. NO. 2 of 3

DATE 3 JUL 58





PLAN 'B' TYPE PLANTING
ALTERNATE #1 - LAWN & ROCKS



PLAN 'B' TYPE PLANTING
ALTERNATE #2 - LAWN, ROCKS & SHRUBS

SCALE : 1" = 20'

PLAN 'A' TYPE PLANTING — NATIVE SHRUBS & GROUND COVER - IRRIGATION BY BUBBLERS

PLAN 'B' TYPE PLANTING — CULTIVATED LAWN - IRRIGATION BY SPRINKLERS

CULTIVATED SHRUBS - IRRIGATION BY BUBBLERS

ROCK MULCH - NO IRRIGATION



SCALE : 1" = 50'

Study for
PLANTING AT GUEST CABINS

JACKSON LAKE LODGE REDEVELOPM'T

Grand Teton Lodge Co
Moran, Wyoming

JOB NO. 5741

SPENCER & LEE ARCHITECTS
251 KEARNY STREET
SAN FRANCISCO 8, CALIFORNIA

DWG. NO. 3 of 3

DATE 3 JUL 58

Appendix 1C

National Park Service

Grand Teton National Park Vegetation Management Policy and Approved Plant List

Grand Teton National Park uses locally adapted plant stock in all native landscaping and revegetation projects and requests that concessionaires do the same for the following reasons:

- Planting native species derived from local seed sources is the best way to insure the long-term vitality and protection of the Grand Teton landscape.
- It integrates the concession property into the wider landscape both visually and genetically. This creates "harmony" between the planted landscape and the wild landscape beyond.
- It prevents unwanted plant introductions that may be costly to treat and remove.
- **It is required by NPS management policy.**

What this policy means for concession operations:

- Provide NPS with detailed landscape plans that spell out specific species, planting dates, and irrigation requirements
- Concessionaires will contact growers directly to produce plants from hand-collected seed collected within Grand Teton National Park (provided by NPS)
- A longer lead time to collect seed and grow plant materials
- Planting smaller, but more numerous plants
- Salvaging native material from construction areas within the grounds and from NPS projects

The Park recognizes that some areas will require different strategies and approaches. For example, the cultural landscape that surrounds Jackson Lake Lodge will require a different approach than sites that do not have a strictly defined landscape. Park resource staff will work with Concessionaires on these special cases to achieve a landscape that is true to the site, and also ecologically functional within the wider area.

What concessions can expect from the Park:

- Timely review of landscape plans
- Alerting concessions of salvage opportunities
- Training if needed
- Help with selecting and sourcing appropriate plants

Resource staff will always be available to answer questions over the phone or in the field. We want to make this policy as painless as possible. It will take time for everyone to adjust and during the adjustment time the Park can help with providing plants and seed for some species that we currently have on hand. Additionally, we have put together a list of contract growers that are willing to grow plants from hand collected seed. These are growers that have great reputations and provide quality plants. Additionally, we have provided 'typical' species lists for different vegetation types. This is by no means exhaustive. Concessionaires are encouraged to suggest other species in their plans.

Please do not hesitate to contact NPS vegetation management staff with any questions.

Kelly McCloskey (307) 739-3678
Ken Stella (307) 739-3486
Michele Williams (307) 739-3679

List of contract growers:

Plants of the Wild	509-284-2848
Rocky Mountain Native Plants	1-877-423-4835
Great Bear Restoration	406-363-5410 x118

List of appropriate species for which seed is generally available:

Sage community

Grasses	*Forbs*	*Shrubs*
Bluebunch Wheatgrass (Pseudoregneria spicata)	Sulphur Buckwheat (Eriogonum umbellatum)	Big Sage (Artemisia tridentata ssp. vaseyana)
Idaho Fescue (Festuca idahoensis)	Arrowleaf Balsamroot (Balsamorhiza sagittata	Bitterbrush (Purshia tridentata)
Prairie Junegrass (Koelaria macrantha	Yarrow (Achillea millefolium)	Mountain Snowberry (Symphoricarpos oreophilus)
Columbia Needlegrass (Stipa nelsonii)	One-flowered Helianthella (Helianthella uniflora)	Rubber Rabbitbrush (Chrysothamnus nauseosus)
Mountain Brome (Bromus carinatus)	Small flowered Penstemon (Penstemon procerus)	
Slender wheatgrass (Elymus trachycaulus)	Meadow Lupine (Lupinus polyphyllus)	
Needle & Thread Grass (Stipa comata)	Wasatch Penstemon (Penstemon cyananthus) *good for disturbed gravel areas*	

Lodgepole community

Grasses	*Forbs*	*Shrubs*
Blue Wildrye (Elymus glaucus)	Small-flowered Penstemon (Penstemon procerus)	Mountain Snowberry (Symphoricarpos oreophilus)
Columbia Needlegrass (Stipa nelsonii)	Yarrow (Achillea millefolium)	Serviceberry (Amelanchier alnifolia)
Hood Sedge (Carex hoodii)	Long-leaved Aster (Symphyotrichum ascendens)	Buffaloberry (Shepherdia Canadensis)
	Silver Lupine (Lupinus argenteus)	

Aspen community

Grasses	*Forbs*	*Shrubs*
Mountain Brome (Bromus carinatus)	Silky Lupine (Lupinus sericeus)	Buffaloberry (Shepherdia Canadensis)
Hood Sedge (Carex hoodii)	Gland Cinquefoil (Potentilla glandulosa)	Serviceberry (Amelanchier alnifolia)
Columbia Needlegrass (Stipa nelsonii)	Fireweed (Chamerion angustifolium)	Mountain Snowberry (Symphoricarpos oreophilus)
Blue Wildrye (Elymus glaucus)	One Flowered Helianthella (Helianthella uniflora)	Woods Rose (Rosa woodsii)

Mixed Conifer Community

Grasses	*Forbs*	*Shrubs*
Blue Wildrye (Elymus glaucus)	Silver Lupine (Lupinus argenteus)	Buffaloberry (Shepherdia Canadensis)
Hood Sedge (Carex hoodii)	Oregon Grape (Mahonia repens)	Serviceberry (Amelanchier alnifolia)
Columbia Needlegrass (Stipa nelsonii)	One Flowered Helianthella (Helianthella uniflora)	Shinyleaf Spiraea (Spiraea betulifolia)

Screening (depends on what the screening needs are)

Shrubs	*Trees*	
Willow stakes (various species)	Aspen (Populus tremuloides)	
Chokecherry (Prunus virginiana)	Doug Fir (Pseudotsuga menziesii)	
Serviceberry (Amelanchier alnifolia)	Subalpine Fir (Abies lasiocarpa)	
	Rocky Mountain Maple (Acer glabrum) *growth typically shrub-like*	