National Park Service
Cultural Landscapes Inventory

2014

Revised: 9/2025



Zane Grey House

Upper Delaware Scenic And Recreational River

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: Zane Grey House

Resource Classification: Cultural Landscape

CLI Identification Number: 300090

Parent Landscape: 300090

Inventory Status: Complete

Park Information

Park Name: Upper Delaware Scenic And Recreational River

Alpha Code: UPDE

Park Organization Code: 4870

Park District: UPDE

Region: Northeast

Restricted: Yes

Landscape Description:

The Zane Grey House property is located in northeastern Pennsylvania in the township of Lackawaxen, a rural community situated at the confluence of the Delaware and Lackawaxen Rivers. The site preserves the home and grounds of American writer Zane Grey (1872-1939), author of Riders of the Purple Sage (1912) and other popular adventure novels and stories that were a basis for the Western genre in literature and the arts. The site is part of the Upper Delaware Scenic and Recreational River, a unit of the National Park Service established in 1978 to conserve, protect, and interpret 73.4 miles of the river and its outstanding natural and cultural resources.

The Zane Grey House property was originally a small farmstead in the late nineteenth century, and beginning in 1904 was expanded and improved into a private retreat by Zane Grey and his extended family. The site retains four acres of the former six-acre residential compound, including the Zane Grey house, which is now used as a museum and park offices. The two-story dwelling was constructed on a small rise above Scenic Drive by Grey's brother, Romer, in 1906 and purchased by Zane in 1914. The house and its broad covered front porch overlooks the Delaware River, but views of the Lackawaxen River to the north are mostly obscured by vegetative growth on the site and along the river bank. Smaller houses and outbuildings are scattered to the west of the house amongst orchard trees, stands of sugar maples and white pines, and ornamental shrubs. There are also large areas of mowed lawn that once supported vegetable gardens, a pasture for horses and a cow, and clay tennis courts. The property is bounded by a line of mature trees and smaller shrubs on the north, by Scenic Drive and the Delaware River on the east, the remnants of a wooden-post-and-wire fence on the south, and a steep railroad embankment on the west. The former Grey lands to the north and northeast are owned by the Pennsylvania Fish and Boat Commission and include well-used parking areas and a boat launch.

HISTORICAL OVERVIEW

The Zane Grey House property is situated along the deep and narrow Delaware River valley that cuts across the Small Lakes section of the glaciated portion of the Appalachian Plateau. The land along the Delaware was first settled 12,000-10,000 years ago by Paleo-Indians, who were mainly hunter-gatherers during a time when the climate featured much longer winters. During the Archaic Period 10,000-4,000 years ago, the climate began to resemble what it is

today, and between 4,000-450 years ago, the Lenape Indians began farming beans and corn along the rich valley soils of the Delaware, which enabled a more settled lifestyle. Contact and trade with Europeans in the 1500s resulted in drastic changes in Indian lifestyle, with the introduction of kettles, iron axe heads, and cloth for animal pelts. In the 1600s, European-introduced diseases devastated Indian communities and increasing conflict over land rights that forced most of the Lenape Indians out of the valley by the mid-1700s.

Like the Lenape, European settlers cultivated the alluvial terraces along the Delaware River, which was characterized by deep, sandy, droughty soils that were easy to plough. By the 1800s, the extraction and shipment of anthracite coal dominated the Upper Delaware economy. To facilitate the movement of coal to coastal ports, the Delaware & Hudson Canal was constructed in 1825-28 to connect the Delaware and Hudson Rivers between Honesdale, Pennsylvania and Kingston, New York. At the confluence of the Delaware and Lackawaxen rivers, and the future site of the Zane Grey House property, the canal ran along the north bank of the Lackawaxen River and dropped through three locks to the level of the Delaware River. Barges crossed the Delaware via a rope ferry, and then headed south in the canal along the east bank of the Delaware. In time the rope ferry became a bottleneck for barge traffic, so the D&H Canal Company bypassed it with two suspension aqueducts designed by John Roebling, a civil engineer who would later design the Brooklyn Bridge. The canal and aqueducts carried freight barges over the rivers for fifty years, but finally succumbed to the New York & Erie Railroad, which built their rail line across the canal. The railroad had the advantage of running in the winter when the canal froze over, and by 1898 the canal was abandoned.

The railroad stimulated residential and commercial growth in Lackawaxen in the last half of the nineteenth century, including “boarding house” tourism at places such as the Delaware House at the river confluence. Just to the south of the confluence, the D&H Canal Company leased a three-acre property with a farmhouse and barn to Frederick and Mary Holbert from 1892 to 1898. The relatively flat parcel, hemmed in between the two rivers and the railroad embankment, was ideal for agricultural uses but occasionally prone to flooding. When the canal closed, the Holberts bought the land and purchased an adjacent two acres to the south. The Holberts farmed until 1904 when they sold the northern three acres of their farm to Zane Grey and the southern two acres to his brother Romer Grey in 1906.

Born on January 31, 1872, Pearl Zane Grey was always interested in fishing, baseball, and writing. He played amateur baseball for several seasons before opening a dental practice in New York in 1889. To escape the city, Zane and Romer often traveled to Lackawaxen to fish and enjoy the scenery. On one such trip in 1900, Zane met Lina Elise Roth (Dolly), who became his wife in 1905 and supported his writing career for the next four decades. Grey published his first article in Recreation magazine in May 1902, “A Day on the Delaware,” and in 1903 published his first novel Betty Zane. He left his dentistry practice and settled in Lackawaxen to pursue writing full-time. Grey’s trips to Arizona and California with the Western conservationist, Colonel J. C. “Buffalo” Jones inspired his 1908 account of his travel adventure, “The Last of the Plainsmen.” In 1910, Harper & Brothers published, The Heritage of the Desert, which was both Grey’s first western novel and his first real successful publication. In 1912, Grey’s most notable work, Riders of the Purple Sage, was published, and by 1915 he had fifteen books in print along with many fishing and outdoor adventure articles and stories.

As part of the 1904 purchase from the Holberts, Zane Grey acquired the farmhouse, or “Cottage.” Zane, and later his wife and children, resided in this home seasonally until 1914, when the family moved into the “Big House,” which Romer had built in 1906 atop a higher natural terrace on his adjacent two-acre lot, along with the nearby Ida and Josephine Grey house in 1907. The Lackawaxen property became the hub for Grey’s early writing career. During the time that Zane and Dolly Grey owned property in Lackawaxen, and from 1904 to 1945 their immediate and extended family, friends, and employees resided on the property, raised fruits and vegetables, entertained guests, played tennis and croquet, raised children along the riverfront, and enjoyed swimming, boating, fishing, hunting, horseback riding, and beelining.

Zane, Dolly, and their three children moved to California in 1918, but retained their Lackawaxen property for occasional visits. In California, Grey worked closely with the developing motion picture industry as they adapted his novels into films, and he continued to visit the Western locations used in his writing. His success continued through the height of the Great Depression, as he published one or more western novels every year and a fishing/outdoor adventure book every few years. On one of his last visits to Lackawaxen in the late 1920s, Grey described the Big House and its environs, which by this time featured many mature trees and shrubs that he had planted on the former farmstead decades earlier: “The place has grown up most wonderfully. It is a forest. It is a jungle. The trees are splendid. Oh, that is the way I wanted it then...”

Zane Grey died in California in October 1939 at the age of 67, and by 1945 Dolly had sold the Lackawaxen property,

thus ending her ownership of the lands and association with the region. The southernmost parcel was sold to the Moran family in 1939, who built a house just south of the Ida and Josephine Grey house in c.1942, and the Big House and remaining lands were sold to Helen James Davis, the daughter of one of Greys long-time friends (the Charles Smith family owned the Ida and Josephine Grey house). Davis operated the Big House as the Zane Grey Inn until 1973 when she transitioned the house to the Zane Grey Museum. During this period, the northern half of property was purchased by the Pennsylvania Fish and Boat Commission, which constructed a large parking lot and boat ramp for river recreationists.

In 1978, Congress designated the Delaware River as a National Wild and Scenic River and established the Upper Delaware Scenic and Recreational River to be managed as a unit of the NPS. In 1989, the NPS acquired the Zane Grey Museum to preserve and interpret the significance of Zane Grey's association with the Delaware River and its influence on his writing. In 1998 the NPS purchased the Ida and Josephine Grey house parcel from Charles Smith's granddaughter, Cecelia Powell, who occupied it as a tenant until 2003. Finally, in 2000 the NPS acquired the southern part of the Grey property that includes the Moran house, Cottage kitchen, and old orchard trees.

SIGNIFICANCE SUMMARY

The Zane Grey House property is nationally significant under Criterion B in the area of literature for its association with the early career of author Zane Grey (1872-1939), whose immensely popular novels established the "Western" as a major genre in American literature and film. The period of significance for the site begins in 1906, the year the Zane Grey house was constructed, and ends in 1929, the last year that Grey visited the property. The property remained in the Grey family's possession until 1945, but Zane Grey had no direct association with the property after 1929 and he died in 1939.

The Lackawaxen property was the base from which Grey launched his travels to the American West that inspired the setting and characters of his novels and was the primary location where his early works were written. During this period, Grey, with the vital support of his wife Dolly, perfected a formula that transformed the Western into one of the most popular forms of American pulp fiction. Featuring powerful, detailed descriptions of the wild Western landscape he encountered and flawed main characters from the East who found redemption in the simple virtues of the frontier, Grey's work struck a chord with an audience that was adapting to increasing urbanization. His books created the basis upon which popular film and literature to the current day interpreted the American West of the late nineteenth century. Grey's early work brought him considerable fame and fortune and ultimately prompted his relocation to California, where he oversaw the adaptation of his books to Hollywood films. His home in Altadena, California, is also listed in the National Register as the Zane Grey Estate and is associated with that final chapter of his career (National Register 2011, Sec.8: 12).

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The physical integrity of the Zane Grey landscape is evaluated by comparing landscape characteristics and features present during the historic period of significance, 1906-1929, with current conditions in 2014. Overall, the existing character of the Zane Grey site reflects the layers of historic development for the period of significance. The property retains its location, design, setting, materials, workmanship, feeling, and association, although setting is diminished by the boat parking lot and ramp and feeling is diminished due to the loss of recreational features and agricultural uses of the property. The spatial relationship between the river, Scenic Drive, the Zane Grey house, Ida and Josephine Grey house, driveway, barn, and coal shed is intact, though the uses have changed from private residential to a public park. The Zane Grey house is in good condition and now accommodates a museum and park offices. The driveway is extant and leads to the barn, though a portion of it next to Scenic Drive has been widened for parking. Some of the bluestone walks remain intact, connecting the family complex of homes and outbuildings, but other segments have been lost or removed. Shade trees, ornamental shrubs, and an orchard still grow on the site, though many of the trees are in decline or have been replaced in kind. The former tennis court sites, garden, and pasture areas are maintained as open lawn areas and interpreted through displays with historic photographs. The site continues to provide views to the Delaware River, but views to the Lackawaxen River are diminished due the growth of vegetation to the north.

Changes to the landscape since 1929 have diminished the site's setting and feeling. The water level of the river has dropped since the historic period due to the deterioration of the dam to the southeast and downstream of the site. Thus, there is now more land between the Zane Grey house and the river bank, which has been developed for parking or has grown up in shrubs and trees. The northern portion of the original family compound was impacted by floods and fire that damaged and destroyed all of its key buildings. This area, as well as the waterfront in front of the Zane

Grey house, were subdivided and now serve as a parking area and boat launch operated by the Pennsylvania Fish and Boating Commission (PFBC). Two buildings were added in the southern portion of the property in the 1940s, while the Ida and Josephine Grey house was considerably altered in the 1950s and many new trees were planted near it. Small-scale features like fences, gates, and posts associated with the tennis court, corrals, pastures, and property lines are gone, as are lawn furnishings and children's play equipment. Additions to the property include regulatory and interpretive signs, picnic tables, and a generator unit, but these are generally inconspicuous in the landscape.

Overall, the Zane Grey landscape is in "fair" condition. The park conducts preventative and cyclic maintenance. Outstanding issues include numerous dead trees that stand on the property, and mature trees that are in need of pruning and stabilization measures. The historic coal shed and barn, as well as the non-historic Moran house and Cottage kitchen, are in poor condition, while repeated flooding has eroded portions of the driveway. Overgrown trees and invasive vegetation dominate the NPS-owned area east of Scenic Drive and constrict the historic river views from the Zane Grey house.

Landscape Hierarchy Description:

The Upper Delaware Scenic and Recreation River contains three landscapes: Zane Grey House, Roebling Bridge, and Corwin Farm.

Landscape Type:

Historic Site

Historic Vernacular Landscape

Other Names:

Other Name:	Zane Grey Museum	**Other Name Type:**	Both Current And Historic
Other Name:	Big House	**Other Name Type:**	Historic
Other Name:	Zane Grey Inn	**Other Name Type:**	Historic

Site Plan



Site plan for the Zane Grey House property. (Olmsted Center for Landscape Preservation--hereafter OCLP--2014)

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 09/29/2014

Completion Status Explanatory Narrative:

Information for this final draft of the CLI has been extracted from previous draft inventories for the property; the Cultural Landscape Treatment Plan prepared in 1999 by the LANDSCAPES firm; two Historic Structures Reports completed in 1992 and 2012; a Historic Furnishings Report completed in 2003; and National Register Documentation for the Zane Grey House, updated in 2011; and several additional sources noted in the bibliography.

To complete this CLI, site visits were accomplished in December 2013 and June 2014. Conservation Associate/Landscape Architect Jaime Young prepared the site map, and Conservation Associate/Landscape Architect Ashley Braquet prepared narrative sections of the inventory. Senior Project Managers/Historical Landscape Architects Margie Coffin Brown and Eliot Foulds, and Cultural Landscapes Inventory Coordinator Jeff Killion, provided project oversight. The park contact for cultural resources is Carla Hauser Hahn, Management Assistant. She can be reached at 570-729-8251 or at carla_hahn@nps.gov.

Concurrence Graphic Information:

Attachment File Path

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Zane Grey House
Upper Delaware Scenic and Recreational River

Upper Delaware Scenic and Recreational River concurs with the findings of the Cultural Landscape Inventory (CLI) for the Zane Grey House including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Fair

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for the Zane Grey House is hereby approved and accepted.

Kristin M. Heisler 9/29/14

Superintendent, Upper Delaware Scenic and Recreational River Date

Park concurrence form, September 29, 2014.

Cultural Landscapes Inventory
CLI Updates Certification Form
2025

Upper Delaware Scenic and Recreational River

Cowen Farm, Roebling's Delaware Aqueduct Site, Zane Grey House

Upper Delaware Scenic and Recreational River concurs with the updates for the following CLIs, including:

CONDITION ASSESSMENT:
Fair – Cowen Farm
Fair – Roebling's Delaware Aqueduct Site
Fair – Zane Grey House

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The CLI Updates at Upper Delaware Scenic and Recreational River are hereby approved and accepted.

JESSICA WEINMAN Digitally signed by JESSICA WEINMAN Date: 2025.09.29 07:52:46 -04'00' 9/29/2025

Acting Superintendent, Upper Delaware Scenic and Recreational River Date

Park concurrence form, September 29, 2025.

Revision:

Revised By	Type of Revision	Revision Date	Revision Narrative
Jeff Killion	CLI Update	09/29/2025	Three levels of effort have been developed for CLI Updates: A, B, and C. Level C is limited to a condition reassessment of the landscape; Level B includes C and is a targeted update of select data fields; Level A includes C and is a comprehensive update of all data fields. This 2025 update to the Zane Grey House CLI has been conducted at a Level C effort. See Landscape Documents in CRIS-CL for correspondences with park.

Geographic Information

State and County:

State	County
Pennsylvania	Pike County
Pennsylvania	Potter County

Size (Acres): 4.14

Land Tract Number(s)

101-04 (0.93 acres)
101-08 (1.00 acres)
101-09 (2.21 acres)

The Zane Grey House property consists of three tracts acquired by the National Park Service in 1989, 1998, and 2000, approximately 4.14 acres. Together, they represent two of the three parcels owned by Zane Grey during the historic period. The Zane Grey house (Big House) is situated at the center of Tract 101-04 (Deed Book 40, page 14) acquired in 1989, while the Ida and Josephine Grey (Smith/Nelson) house, shed, and Zane Grey barn are located on Tract 101-08 (Deed Book 1903, Page 521) acquired in 1998. These two tracts are referred to as Parcel B. The Moran house is situated on Tract 101-09 (Deed Book 1846, page 196) acquired in 2000 and is referred to as Parcel C. The portion of this 2.21-acre tract that extends east across of Scenic Drive to the riverbank covers 0.39 acres. The parcel once owned by Grey and now owned by the Pennsylvania Fish and Boat Commission (PFBC) is referred to as Parcel A.

Boundary Description:

The boundaries of this CLI are coterminous with the National Park Service boundary line, for an approximate acreage of 4.14 acres. The northern boundary abuts Parcel A, historically owned by Zane Grey and now a parking area owned by the Pennsylvania Fish and Boat Commission. The irregular eastern boundary follows Scenic Drive and then extends eastward from the road to the Delaware River. The southern boundary abuts private property that includes a home owned by descendants of the same people who owned it during the Zane Grey period. The western boundary abuts the railroad embankment formerly owned by the New York & Erie Railroad, today by Conrail.

The boundaries of the Zane Grey House property include the entirety of the 3.77-acre area identified in the 2011 National Register documentation for the Zane Grey House, which encompasses the extant historic resources and associated landscape features that contribute to the site's setting and associative significance. As such, the National Register documentation does not include the 0.39-acre area east of Scenic Drive that extends to the river bank. However, this area is included in the CLI boundary because it is within the viewshed that extends from the Zane Grey house to the Delaware River.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
	Area	41.48575	-74.988826	
	Area	41.485941	-74.987111	
	Area	41.485584	-74.987017	
	Area	41.485786	-74.986481	
	Area	41.485448	-74.986404	
	Area	41.485204	-74.986955	
	Area	41.484718	-74.988556	

Location Map:



Map of the Upper Delaware Scenic and Recreational River. A red arrow indicates the Zane Grey House property. (NPS Park Map)

Regional Landscape Contexts:

Type of Context: Cultural

Description:

The Delaware and Lackawaxen river corridors have a long history of human use, with agriculture, industry and tourism flourishing along the shorelines. Though the Lackawaxen township contained productive farmland, by the mid-1800s the land became more valuable for industrial uses, and later, tourism. The Lackawaxen township, and especially the Lackawaxen hamlet at the confluence of the rivers, grew in the early 1800s in association with the Delaware & Hudson Canal development, then flourished in the mid-1800s when the New York & Erie Railroad extended into the hamlet and eventually outcompeted the canal company. During their most active residency in Lackawaxen hamlet from 1904-1918, the Grey's relied on the train line to access their property from New York City. In 1950, a train crash destroyed the Lackawaxen train station, and in 1966 the railroad discontinued passenger train service to the region. The rail line is now actively used by Norfolk Southern for freight shipping. Auto-tourism and the establishment of the Upper Delaware Scenic and Recreational River park unit have allowed the community to continue as a popular tourist and recreational destination.

Type of Context: Physiographic

Description:

The Upper Delaware River lies between the Appalachian Plateau and the Catskill physiographic province. Much of the river valley was formed by glacial meltwater that eroded through a ridgeline between the east and west branches of the Delaware River. The overall landscape is a stream-cut landscape modified by stream derangements from glacial deposits burying portions of pre-glacial valleys. The area's rolling hills vary in elevation from 800 to 2,000 feet and are characterized as a series of indistinct and irregular escarpments. Relief is generally between 300 and 500 feet, although it rises to 700 feet in a few locations. At the confluence of the Delaware and Lackawaxen River, floodplain deposition caused sediment accumulation, resulting in a series of alluvial river terraces. The fast moving river and its tributaries provided ideal habitat for many fish species, and deposited fertile soils well suited for agriculture. Some species still present today include the American shad, striped bass, American eel, walleye, Muskellunge or 'Musky', and large and smallmouth black bass (see Regional Landscape Context graphic). (Jackson 1989: 2-6; UPDE website, 17 June 2014)

Type of Context: Political

Description:

The Zane Grey site is located within federally-owned land in the township of Lackawaxen, which had a population of 4,994 in 2010, and within Pike County, which had a population of 57,369 in 2010. A high rate of population growth in Pike County in the past decade is due to relatively low state and county taxes, affordable housing, and the proximity of Interstate 80 and Interstate 84, which provide rapid commutes to New York City's northern suburbs. The township lies in the northeast corner of the county and on the New York-Pennsylvania border formed by the Delaware River to the east, and is twenty-two miles north of the county seat in Milford. In 1978, Congress designated the Upper Delaware Scenic and Recreational River, a unit of the National Wild and Scenic Rivers system, with "special provisions" providing for working partnerships of private individuals and local, state and federal government whose mandate is to preserve the river, its environment, and the communities in its valley. The Upper Delaware Scenic and Recreational River is administered by the National Park Service, and the Zane Grey site is located within its boundaries.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 09/29/2014

Management Category Explanatory Narrative:

The Zane Grey House property meets the criteria for the “Must be Preserved and Maintained” management category because the site is related to the park’s legislated significance. The purpose of the Upper Delaware Scenic and Recreational River park unit is to conserve, protect, and interpret the river, its surrounding landscape and other values that qualified the Upper Delaware River for inclusion in the National System of Wild and Scenic Rivers.

In 1983, the 0.9-acre Zane Grey house was listed in the National Register of Historic Places as a nationally significant site for its association with author Zane Grey. The park’s November 1986 “Final River Management Plan” gave the National Park Service the authority to acquire the Zane Grey house, which was accomplished in 1989. Adjacent land tracts formerly owned by the extended Grey family were acquired in 1998 and 2000.

Management Agreements:

Legal Interests:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: Unknown

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are those lands outside of the boundaries of the site that contribute to its significance and retain integrity. Land to the north of the site, known as Parcel A, was the first purchase made by Zane Grey and was the site of a cottage, lodge, and a garden. However, none of these features are extant and the parcel is now managed as a parking lot owned by the Pennsylvania Fish and Boat Commission.

The property to the south is contiguous with the cultural landscape of the Zane Grey House and contributes in its appearance to the Zane Grey property. It also connects the story of the Zane Grey site with the church-owned cemetery where both Zane and Dolly are buried. The park intends to acquire this parcel in the future.

National Register Information

National Register of Historic Places

Documentation Status: Entered Documented

Documentation Narrative Description:

Upper Delaware Scenic and Recreational River was authorized on November 10, 1978, as part of the National Wild and Scenic Rivers System and as a unit of the national park system. The Zane Grey house and its immediate environs (0.9 acres) were acquired by the federal government in 1989, and adjacent parcels were acquired in 1998 and 2000.

Prior to these acquisitions, National Register documentation for the 0.9-acre Zane Grey House property was completed on May 6, 1983. The documentation identified the Zane Grey house as significant in the area of literature for its association with Zane Grey, America's most popular novelist of the Old West. The period of significance was identified as "1900-x", with a specific date of 1905, the year Grey's brother Romer constructed the house (the actual date is 1906). The documentation described Grey's writing career during the years he lived at the house, and additions he made to the building. Except for the presence of a large wood museum sign and a small unpaved parking lot, no other landscape features were described for the property. However, the documentation included general description of the area by Zane Grey, from later in his life when he was living in California: "Just to get your letter made me see the old familiar places as vividly as if I had been there. I could see the October colors of the hills and the old Delaware winding down from the mountains, and the purple asters blooming along the trails, the smoky Indian colors, and the smell of the pine…"

Updated National Register documentation for the Zane Grey House property was approved on April 28, 2011. The documentation identified significance at the national level under Criterion B in the area of literature for its association with the early career of Zane Grey. The National Register boundary of the property was increased to 3.7 acres to include extant historic resources and landscape features that contribute to the setting and associative significance of the Zane Grey house (the acreage indicated on the documentation form is incorrectly noted as 3.2 acres). Specific contributing resources listed in the documentation included the Zane Grey House, Zane Grey Barn, Grey Coal Shed, and the Zane Grey Grounds (including the driveway, bluestone paths, orchard, pasture, and garden). Non-contributing resource included the Ida and Josephine Grey House, Moran House, Cottage Kitchen, and Reconstructed Outhouse. The period of significance was listed as 1906-1929, beginning with the year the Zane Grey house was constructed and ending with the year Zane Grey last visited the property. The documentation notes that the Grey family owned the property until 1945 but Zane Grey had no further direct association with it after 1929.

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the area and period of significance for the Zane Grey House property is adequately documented in existing National Register documentation. The existing documentation adequately describes the site's historic resources that contribute to its significance. Therefore, for purposes of the CLI, the Zane Grey House property is considered "Entered-Documented."

Eligibility: Eligible - Keeper

Concurrence Eligibility Date: 04/28/2011

Concurrence Narrative:

Significance Level: National

Contributing: Individual

Classification: Site

Statement of Significance for National Register of Historic Places:

As stated in National Register documentation for the site, the Zane Grey House property is nationally significant under Criterion B in the area of literature for its association with the early career of author Zane Grey (1872-1939), whose immensely popular novels established the "Western" as a major genre in American literature and film. The period of significance for the site begins in 1906, the year the Zane Grey house was constructed, and ends in 1929, the last year that Grey visited the property. The property remained in the Grey family's possession until 1945, but Zane Grey had no direct association with the property after 1929 and he died in 1939.

The Lackawaxen property was the base from which Grey launched his travels to the American West that inspired the setting and characters of his novels and was the primary location where his early works were written. During this period, Grey, with the vital support of his wife Dolly, perfected a formula that transformed the Western into one of the most popular forms of American pulp fiction. Featuring powerful, detailed descriptions of the wild Western landscape he encountered and flawed main characters from the East who found redemption in the simple virtues of the frontier, Grey's work struck a chord with an audience that was adapting to increasing urbanization. His books created the basis upon which popular film and literature to the current day interpreted the American West of the late nineteenth century. Grey's early work brought him considerable fame and fortune and ultimately prompted his relocation to California, where he oversaw the adaptation of his books to Hollywood films. His home in Altadena, California, is also listed in the National Register as the Zane Grey Estate and is associated with that final chapter of his career (National Register 2011, Sec.8: 12).

CRITERION B

Association with Zane Grey:
Zane Grey first visited the Lackawaxen area in 1899 on a weekend fishing and camping trip with his brother Romer and continued to vacation in the area while earning a living as a dentist in New York City. Grey's writing career began in May 1902 when he published his first article about one of his fishing expeditions entitled, "A Day on the Delaware" in Recreation magazine. He wrote his first novel, Betty Zane, the same year, which was published the following year.

The country lifestyle, scenic qualities, undeveloped wilderness, and recreational opportunities offered by the Lackawaxen region attracted the Grey brothers to the riverside property, where they intended to develop a family retreat from urban life. In 1904, Zane and his wife Lina Elise Roth ("Dolly") purchased a three-acre farmstead owned by the Holbert family, which included a house (Cottage), a barn, and cultivated land. In 1906 he built the Lodge southeast of the Cottage as a warm-weather writing studio, while Romer and his wife Rebecca ("Reba") constructed a house, referred to by the Greys as the "Big House." The brothers also built the Ida and Josephine Grey House behind the Big House for their mother Josephine and sister Ida in 1907. In the years that followed, Grey set out gardens and orchards, installed new trees and shrubs, and set out a tennis court and other recreational features for family and friends to use throughout the two parcels.

Zane Grey found Lackawaxen a peaceful and quiet location to pursue his interest in writing adventure novels. He wrote two sequels to Betty Zane; The Spirit of the Border published in 1906 and The Last Trail published in 1909. Grey also traveled extensively to the West for inspiration. His 1909 novel, The Heritage of the Desert, was picked up by a major publisher, and his next novel, Riders of the Purple Sage became a "Best-Seller" in 1912 and established Zane's commercial success as an author of Western

fiction.

Romer Grey deeded the Big House to Zane in 1914, at which time he and Dolly expanded the house with a first-floor study, second-floor bedroom, and a sleeping porch for Zane in 1915, and enlarged the house again in 1916 with a filing room, pantry, bedroom, and a second sleeping porch. Around the same time, Grey rebuilt the Cottage for use by his many secretaries that typed his manuscripts, and bought additional land to the south for gardens, pastures, and orchards. In subsequent years Grey continued to publish one to two novels a year from his Lackawaxen property, and began selling film rights his early novels to the growing motion picture industry. In 1918 the Greys moved to Altadena, California, just outside of Los Angeles, so that Zane could be more involved in the production of movie adaptions. By the 1920s the Western novel was a distinct class of novel and film, in large part due to the success of Grey's novels.

Zane Grey used the Lackawaxen property sporadically through 1929, visiting there during the summers and occasionally residing there for longer periods. Other members of the extended Grey family vacationed on the property, and the Charles Smith family resided on the property and served as caretakers. During the 1920s the landscape remained relatively unaltered, but earlier plantings installed by Zane and others gradually matured. Grey did not visit the Lackawaxen property after 1929. In his final years he continued to write prolifically and travel and pursue his interest in saltwater fishing. Grey suffered a stroke in August 1937 while on a fishing trip in Oregon. He eventually recovered his ability to walk and write, but died two years later, on October 23, of a heart attack (National Register 2011, Sec.8: 12-18).

National Register Significance Criteria:

Significance Criteria B - Associated with lives of persons significant in our past

Area of Significance:

Area of Significance Category: Literature

Area of Significance Subcategory:

Explanatory Narrative:

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1906 - CE 1929

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Literature	Novel	

NRIS Information:

NRIS Name:	Grey, Zane, House
NRIS ID:	83002283
Primary Certification Date:	05/06/1983
NRIS ID:	11000231
Primary Certification Date:	04/28/2011
Other Certifications and Date:	MM/dd/yyyy

State Register Documentation:

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
CE 1694	Inhabited	The first Europeans visited what is present-day Pike County and encounter the Lenape, which would later be known as the Delaware Indians.
CE 1737 - 1837	Inhabited	As more settlers come to the area, land disputes arise with the Lenape, and the relationship between the two sides deteriorates.
CE 1820 - 1830	Built	Settlers begin building canals as transportation routes, and for water supply, irrigation, power, flood control, and drainage. In eastern Pennsylvania, anthracite coal deposits are the main impetus for creating a canal system that can transport goods to New York and Philadelphia. Between 1820 and 1830, over 800 miles of canals are opened.
CE 1823	Established	The Delaware & Hudson Canal Company is formed to ship timber and anthracite coal to the eastern seaboard via a connection to the Delaware and Hudson Rivers between Honesdale, Pennsylvania and Kingston, New York.
CE 1825 - 1828	Built	The D& H Canal is constructed. It extends along the north bank of the Lackawaxen River and through three locks to drop to the level of the Delaware River. At the confluence of the two rivers just north of the future Zane Grey House property, a rope ferry assists boats across the Delaware to its east bank, and from there the canal continues down the eastern side of the river.
CE 1846	Purchased/Sold	Russell Lord, Chief Engineer of the D& H Canal Company, purchases 126 acres of land south of the confluence of the Delaware and Lackawaxen Rivers from Charles Lacoste.
CE 1848	Built	The New York & Erie Railroad reaches Lackawaxen just west of the future Zane Grey House property.
CE 1848	Built	To eliminate what had become a bottleneck at the rope ferry, the canal route in this area is rerouted. Two suspension aqueducts, one spanning the Lackawaxen River and the other the Delaware River just downstream from an existing slackwater dam are designed by John Roebling, who later designs the Brooklyn Bridge. The new route crosses the Lackawaxen River upstream from the confluence, heads southeast and under the railroad tracks, crosses the Delaware, and then joins the original route along the east bank of the Delaware via a new lock and section of canal.
CE 1851	Purchased/Sold	Lord deeds the Lacoste lands to the D& H Canal Company.
CE 1852	Built	Delaware House boarding hotel is built on north bank of Lackawaxen River in response to tourism growth due to rail access.

Year	Event	Major Event Narrative
CE 1892	Built	By this time, the D& H Canal Company has built a farmhouse (later known as the Cottage), and barn along the south bank of the Lackawaxen River, and a narrow road paralleling both river banks (later named Scenic Drive) that connects to a seasonal wooden pontoon bridge crossing the Lackawaxen River at the confluence. Frederick J. and Mary A. Holbert lease the farmhouse, bam, and a three-acre parcel of land from the Company.
CE 1898	Abandoned	The D& H Canal is closed for business due to competition from the railroad.
CE 1898 - 1899	Purchased/Sold	The Holberts acquire the previously leased three -acres from D& H Canal Company (Parcel A) and an adjacent two-acre lot to the south (Parcel B). The Holberts farm the land and add fence lines.
CE 1904	Purchased/Sold	Zane Grey purchases the three-acre lot (Parcel A) and the Cottage from the Holberts.
CE 1905	Planted	Zane Grey begins planting trees and shrubs on the former Holbert farm.
CE 1906	Purchased/Sold	The Holberts sell the remaining two acres of the farm (Parcel B) to Romer Carl Grey.
CE 1906	Built	Romer Carl Grey builds the two-story “Big House.”
CE 1906	Built	Zane Grey builds a small “Lodge,” southeast of the Cottage, which he uses for writing, an ice house to the southwest of the cottage, and cat house near the old barn.
CE 1906 - 1916	Built	Bluestone paths are constructed throughout the compound during this period.
CE 1907	Built	A summer house for Zane Grey’s mother and sister, named the Ida and Josephine Grey house, is built west of the Big House.
CE 1910 - 1919	Planted	In the 1910s, Charles Smith plants a screening of white pines along Scenic Drive and possible sugar maples between the Big House and Ida and Josephine Grey house.
CE 1911	Purchased/Sold	Zane and Dolly Grey purchase 446 acres of land opposite (NY) side of the Delaware River in the Town of Highland, including a bluestone quarry.
CE 1913	Purchased/Sold	Romer and Reba Grey subdivide Parcel B and sell the western third, which includes the Ida and Josephine Grey house, to friends Charles and Mary Smith.
CE 1914	Built	A coal shed is built west of the Josephine and Ida Grey house.
CE 1914	Purchased/Sold	In June 1914, Romer deeds the Big House and the middle and eastern thirds of Parcel B to Zane for $1.00.
CE 1914 - 1915	Built	Zane and Dolly expand the Big House to the northeast, completing a first-floor study and second-floor bedroom and sleeping porch for Grey.
CE 1914	Built	Zane and Dolly demolish the Cottage, replacing it with another building on the same foundation (also called the Cottage) to serve as a summer residence for Zane’s secretaries.

Year	Event	Major Event Narrative
CE 1915	Built	Zane Grey builds a barn to the north of the Ida and Josephine Grey house, which is accessed from Scenic Drive by a driveway.
CE 1916	Built	The Greys again expand the Big House, this time transforming the ell-shaped plan into a single large rectangular plan. The northwest addition contains a filing room and pantry on the first floor and a new bedroom, bath, and sleeping porch for Zane on the second floor.
CE 1916	Built	A corral is set out near the barn, at the site of the tennis court.
CE 1916	Built	A new red clay tennis court replacing the old tennis court is built between the Big House and the Ida and Josephine Grey House. Two equipment sheds are built next to the court.
CE 1916	Built	A children's playhouse is installed in the lawn south of the Big House.
CE 1916	Purchased/Sold	The Greys purchase open land (Parcel C) from Charles Shannon, their adjacent neighbor to the south. They plant the parcel with an orchard of apples and pears at the west end and a vegetable garden with corn, asparagus, and other vegetables at the east end, separated by a pasture in the middle that was set aside for the cow that lived on the property. The purchase increases the size of the compound to around six acres.
CE 1918 - 1929	Inhabited	Zane Grey and his family move to California, after which they return occasionally during the summer months.
CE 1926	Altered	Electrical supply and water brought to the site. Probable abandonment of ice house.
CE 1933 - 1946	Inhabited	The Alvah and Allie (possibly Alice) James family lives in the Cottage and then move into the Big House for winter in 1933. They remain as caretakers until 1946.
CE 1939	Purchased/Sold	After Zane Grey's death, Dolly Grey begins selling off the property. The southernmost parcel (Parcel C) is sold to the Moran family, cousins of the Charles Smith family.
CE 1942	Built	The Moran family builds a house just south of the Ida and Josephine Grey house in c.1942.
CE 1942	Damaged	A flood causes extensive damage to the entire site, including the Cottage, and results in the loss of the Lodge and many landscape elements. The Morans salvaged the Cottage kitchen and move it adjacent to their house as a free-standing structure.
CE 1945	Purchased/Sold	Dolly sells the remainder of the property (Parcels A and eastern third of Parcel B), including the Big House, Cottage, and surrounding land to Alvah and Allie (possibly Alice) James' daughter, Helen James Davis.
CE 1940 - 1949	Demolished	Children's playhouse and ice house are removed.
CE 1945 - 1948	Built	A parking lot is built northeast of the Big House, presumably for guest parking.

Year	Event	Major Event Narrative
CE 1948 - 1973	Altered	The Big House is converted into the Zane Grey Inn by Helen James Davis. The exterior of the previously dark green house is painted entirely white. The inn operates until 1973.
CE 1950 - 1953	Altered	In the early 1950s, Mary Smith Nelson constructs an addition on the south side of the Ida and Josephine Grey house, in the location of the bluestone path that once led to the path along the railroad embankment.
CE 1950 - 1953	Planted	Mary Smith Nelson plants trees along her property's boundaries and a garden plot to north of her house.
CE 1955 - 1959	Destroyed	The barn built by the D& H Canal Company burns in the late 1950s.
CE 1971 - 1972	Purchased/Sold	Helen James Davis sells much of her property (Parcel A and the far eastern part of Parcel B) to the Pennsylvania Fish & Boat Commission. They build a parking lot and eventually a boat ramp the following year.
CE 1973	Established	Helen James Davis ceases operation of the Zane Grey Inn and establishes the Zane Grey Museum.
CE 1978	Established	Congress designates 73.4 miles of the Upper Delaware River as part of the National Wild and Scenic Rivers System and as a unit of the national park system.
CE 1983	Established	The Zane Grey house is listed in the National Register of Historic Places.
CE 1989	Purchased/Sold	The National Park Service (NPS) acquires the 0.93-acre Zane Grey house/museum parcel (middle third of Parcel B) from Helen James Davis.
CE 1991 - 1992	Altered	The porch at the Zane Grey house is reconstructed and stone steps are realigned in the front yard.
CE 1995	Damaged	Severe windstorm causes significant tree damage.
CE 1998	Purchased/Sold	After the death of Mary Smith Nelson in 1997, the NPS acquires the Ida and Josephine Grey house (western third of Parcel B) from Nelson's daughter Cecelia Powell, who continues to live in the house until 2003 through a five year right of occupancy.
CE 2000	Purchased/Sold	The NPS acquires the parcel to the south of the Zane Grey house (Parcel C), including Moran house and Cottage kitchen. The parcel extends to the river front.
CE 2003	Purchased/Sold	Right of occupancy expires on Ida and Josephine Grey house and NPS obtains full ownership.
CE 2005 - 2007	Preserved	A new roof and vented plywood window coverings are installed at the Cottage kitchen.
CE 2007	Built	The NPS builds an outhouse between the Zane Grey and Ida and Josephine Grey houses for storage of propane tanks.
CE 2008	Planned	A detailed archeological overview and assessment report is prepared for the park.

Physical History:

The following section documents the physical development and evolution of the three parcels that historically comprised the Zane Grey House property. The information is extracted from several secondary sources, including: “Cultural Landscapes Inventory” by Jeremy Foster (1994), “Cultural Landscape Treatment Plan for the Zane Grey Property” by LANDSCAPES (1999); “Preliminary Cultural Landscape Assessment of the Zane Grey Family Property” (1991); the “Zane Grey House Historic Structures Report” (1992); the “Alice Josephine Grey House, Barn, & Accessory Buildings Historic Structures Report (2012); a Historic American Buildings Survey (1989); the Historic Furnishings Report: Zane Grey House (2003); a preliminary archaeological assessment (1990) by Hunter Research, Inc.; the National Park Service Upper Delaware website; and several historic photographs and postcards.

The physical history is organized into six time periods: (1) Early use and settlement prior to 1823, (2) Canals and railroads, (3) Holbert family ownership, (4) Grey family ownership including the Smith and Nelson families, (5) Davis, Smith, Moran, and Pennsylvania Fish and Boat Commission ownership, and (6) National Park Service ownership.

EARLY USE AND SETTLEMENT, PRIOR TO 1823

The first time period includes the geological processes that formed the hills and river valleys, inhabitation of the area by Native Americans, and their displacement by European settlers. The period extends through the colonial period, when the English issued land grants along the Delaware River and ends in 1823 with the authorization for construction of the Delaware & Hudson Canal.

Pre-Contact History:
It is believed that the land along the Delaware River was first settled between 10,000 and 12,000 years ago by the Paleo-Indians. The confluence of the Lackawaxen and Delaware Rivers is notable for a high concentration of prehistoric objects, which suggests that this area was intensely occupied. Physical evidence found on the north side of the Lackawaxen River including lithics, ceramics, shell fragments, a dugout canoe, and burials confirm occupation during the Late Archaic through Late Woodland Age, about 450 to 10,000 years before present. With the arrival of European settlers, it was inevitable that this area would become an important nexus for transportation and contested land (UPDE website, 17 June 2014; Hunter Research 1990: 3-2).

Lenape Displacement and European Settlement:
In 1694, the first Europeans visited what is present-day Pike County where they encountered the Lenape, which would later be known as the Delaware Indians. Captain Arent Schuyler was sent by the governor of the colony of New York, Benjamin Fletcher, to determine whether the French were Aliced with the Lenape to rebel against the English. Schuyler found no evidence of a rebellion, but observed the wide variety of crops the Lenape were growing on the fertile river side soils. Two years later, Governor Fletcher authorized citizens to purchase lands from the Indians near New York, and the descendants of those settlers were the first Europeans to settle Pike County, including Nicholas Depui in 1725, Thomas Quick in 1733, and Andrew Dingman in 1735. As more settlers came to the area, land disputes arose with the Lenape and the relationship between the two groups deteriorated. Perhaps the most notable of these disputes was the Walking Purchase of 1737, a treaty for 1,200,000 acres of Lenape land, which included more than half of the present-day Pike County, and which displaced many of the Lenapes (Discover Pike website: 7 July 2014).

At this time, transportation in the colony was difficult and often dangerous; by horse, for example, it took a month to travel from Buffalo to New York City. To improve the shipment of goods from the ‘Western wilderness’ to coastal cities such as New York City, the early settlers envisioned canal routes, much like those already in existence in Europe, for multiple purposes such as transportation, water supply, irrigation, power, flood control, and drainage. In eastern Pennsylvania, anthracite coal deposits were the main impetus for creating a canal system that could transport goods to New York and Philadelphia. Between 1820 and 1830, over 800 miles of canals were opened for navigation in New York, Pennsylvania, Delaware, and Maryland, and by 1830, 1,300 more miles of canal were nearly completed (Bracken 1997: 7-9,16) .

CANALS AND RAILROADS, 1823–1898

This time period includes the construction of the Delaware & Hudson Canal and the New York & Erie Railroad, and the establishment of the Holbert farm in the 1890s as precursors to Zane Grey's residency. These developments introduced landscape features that continued into the Grey era. The period ends with the abandonment of the canal caused by the increasing economic viability of the railroad, at a time when the township of Lackawaxen reflected the larger patterns of cultural change in the Upper Delaware valley.

Delaware & Hudson Canal and the New York & Erie Railroad:
The Delaware & Hudson Canal Company was formed in 1823 to ship timber and anthracite coal to the eastern seaboard by connecting to the Delaware and Hudson Rivers between Honesdale, Pennsylvania and Kingston, New York. Land for the canal was surveyed from May through September of that year, and the canal was built from 1825 to 1828. In this area of the Delaware River, the canal extended along the north bank of the Lackawaxen River and through three locks to drop to the level of the Delaware River. At the confluence of the two rivers just north of the future Zane Grey House property, a rope ferry assisted boats across the Delaware to its east bank, and from there the canal continued down the east bank of the river (Figure 1) (CLTP 1999: 3).

The original canal prism was four feet deep with a waterline width of twenty-eight feet and a bottom width of twenty feet. In an effort to compete with the advancing progress of the New York & Erie Railroad, the Company deepened the canal prism to five feet in 1842, to six feet in 1846, and enlarged all of the locks. Options to eliminate what had become a bottleneck at the rope ferry were also considered. The solution was to reroute the canal in the Lackawaxen area via two suspension aqueducts, one spanning the Lackawaxen River upstream from the confluence and the other across the Delaware River downstream from an existing slackwater dam (that made possible the rope ferry crossing). John Roebling, a civil engineer from Saxonburg, Pennsylvania (who later designed the Brooklyn Bridge), proposed a four-span, wire-cable suspension aqueduct. Using fewer and longer spans meant a higher clearance, fewer piers, and less chance of destruction from floodwater and ice jams.

With the expansion of the canal in mind, Russell Lord, Chief Engineer of the D&H Company, purchased 126 acres of land south of the confluence of the Delaware and Lackawaxen Rivers from Charles Lacoste for $7,000 [$55 per acre] in 1846. Although a more logical crossing was considered at a location upstream on the Delaware from the confluence, the Company did not have imminent domain and the property owner's fee for this land was higher than the cost of building the aqueducts. As such, the two aqueducts were constructed simultaneously beginning in 1848, the same year the New York & Erie Railroad reached Lackawaxen just west of the future Zane Grey House property, and were completed in time for the 1849 season (Figure 2). The new canal route crossed the Lackawaxen River upstream from the confluence, headed southeast and under the railroad tracks, crossed the Delaware, and then joined the original route along the east bank of the Delaware via a new lock and section of canal (see Figure 1). Lord allowed the company to use and occupy his land until 1851 when he deeded the land to the Company (Vogel 1971: 2-9; HFR 2003: 25).

In addition to rerouting the canal, the D&H Company also began to build a variety of structures on the former Lacoste lands. Development of the future Zane Grey House property may have taken place as early as the 1870s, and by at least 1892 the Company had built a two-story farmhouse (later known as the Cottage), and barn along the south bank of the Lackawaxen River. That same year, Frederick J. and Mary A. Holbert leased the farmhouse, bam, and a three-acre parcel of land from the Company. The Company also built a narrow road that paralleled both river banks (later named Scenic Drive) that connected to a seasonal wooden pontoon bridge that crossed the Lackawaxen River at the confluence (Figure 3). Historic photographs from this time show that mature trees were present around the farmhouse and the Delaware Aqueduct, and trees had become established on the railroad embankment. For the most part, however, much of this area was open (HFR 2003: 25-27).

From Industry to Tourism:
The D&H Canal contributed in the settlement and development of the region, but it was the New York

& Erie Railroad that had a greater impact by stimulating residential and commercial growth, including "boarding house" tourism. The trains, originally built for extraction industries, passed through towns that offered recreational opportunities, such as fishing, hunting, boating, and swimming. As more and more city residents were drawn to the Delaware River valley and the rural atmosphere and fresh air that Lackawaxen offered, the economy gradually shifted from industry to tourism. One such tourism business was the three-story Delaware House, a 200-bed boarding hotel built by William Holbert on the north bank of the Lackawaxen River (Figure 4). Hundreds of other hotels sprang up throughout the Upper Delaware valley as New Yorkers were able to conveniently reach destinations well beyond the city that provided cooler summer climates (HFR 2003: 24-26).

The canal and its aqueducts carried coal barges across the Delaware and Lackawaxen Rivers for forty-nine years. However, the New York & Erie Railroad ultimately proved to be a more inexpensive method of transportation and had the advantage of running in times of drought and when the canal froze over. By 1898 the canal was abandoned, but remnants of the original and new canal prisms, tow paths, and locks remained. Roebling's Delaware Aqueduct was converted to accommodate wheeled traffic, and remains today as possibly the oldest existing wire suspension aqueduct bridge in the world (Vogel 1971: 1).

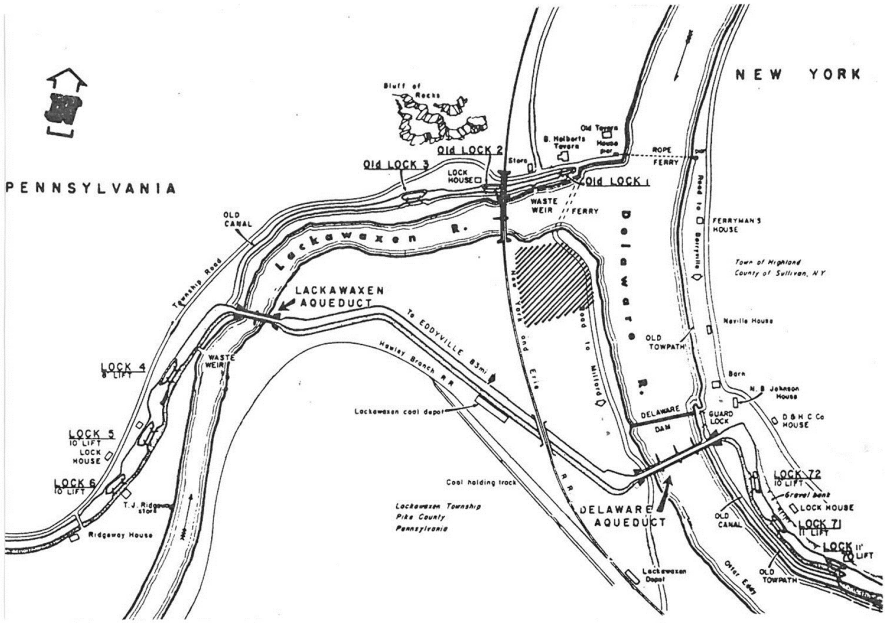


Figure 1. Map of the original route of the D&H Canal (on the north side of the Lackawaxen River) and the realignment via the two aqueducts. Zane Grey's family compound is between the railroad embankment and the confluence of the rivers. (Vogel 1971:7)

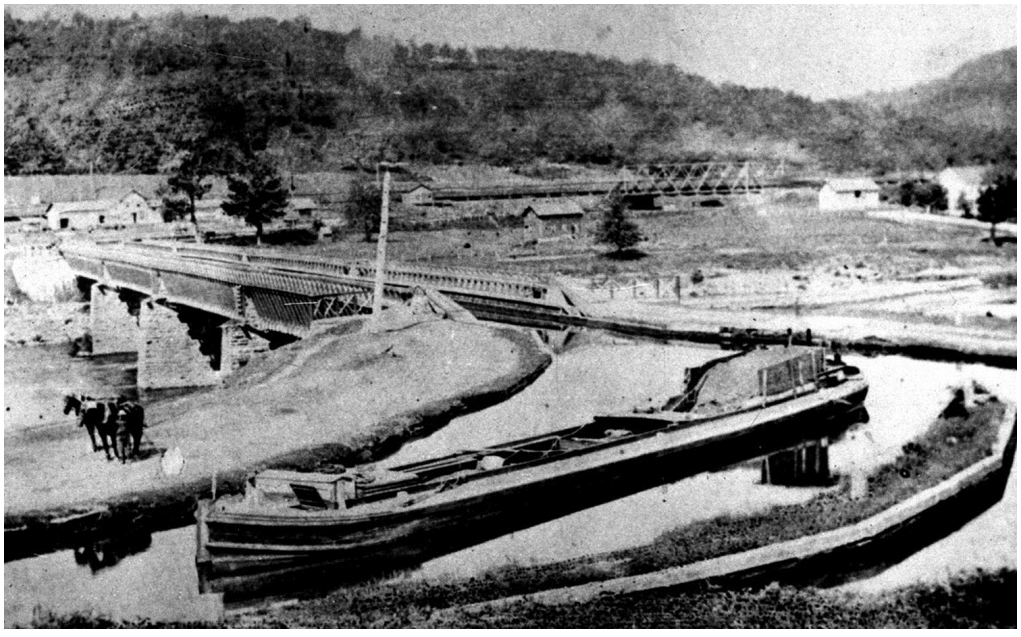


Figure 2. View looking northwest at the Delaware (Roebling) Aqueduct in the late 1800s. In the distance is a steel bridge that carried the railroad over the canal. (UPDE Archives_Delaware Aqueduct-30DHSS DEL AQUE)

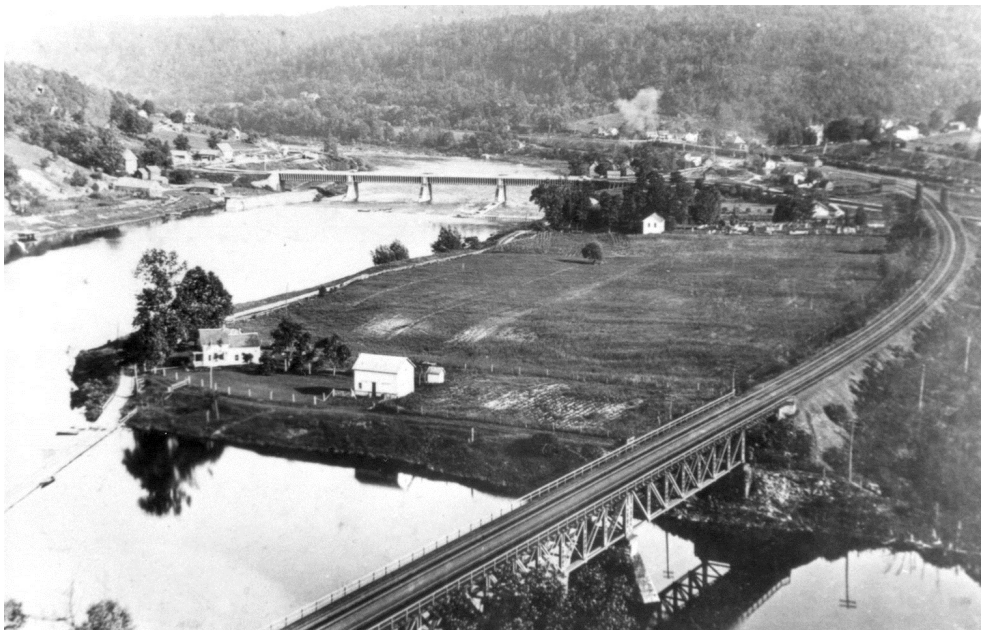


Figure 3. View looking southeast at the Cottage, barn, shed, and cultivated fields at the Holbert farmstead, from Prospect Rock, c.1900. (UPDE Archives_Historic Lackawaxen-Scan 230)

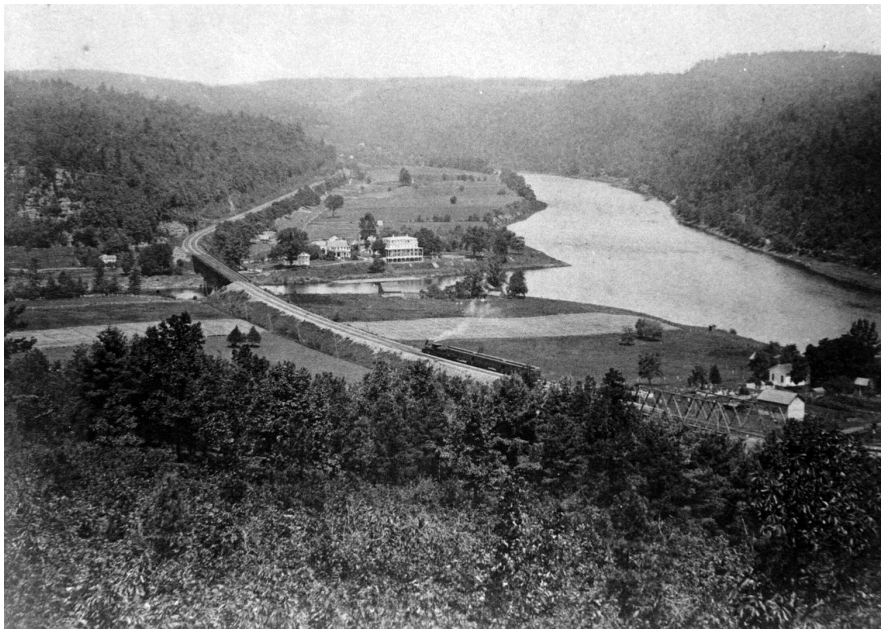


Figure 4. View looking north from Indian Head, c.1890s, at the Holbert farmhouse, barn, fields, and individual deciduous trees. The Delaware House is on the north side of the Lackawaxen River. (UPDE Archives Historic Lackawaxen-Scan674-MVHS-P98-8-5)

HOLBERT FARMSTEAD, 1898–1904

This time period covers a relatively brief span when the future Zane Grey House property was owned by the Holbert Family. After the abandonment of the canal in 1898, Mary Holbert purchased the three-acre parcel and buildings they were leasing from the D&H Canal Company and in 1899 Frank Holbert acquired an adjacent two-acre lot to the south. The parcels came to be known as Parcels A and B (Figure 5). From this time until around 1902, the Holberts renovated the existing farmhouse and barn and added a shed southwest of the barn. Fence locations were also changed under the Holberts tenure. A north-south post-and-rail fence ran along the west side of Scenic Drive and continued towards properties further south. A post-and-wire fence extended along the south boundary of Parcel B, and another post-and-wire fence ran along the west side, which separated the agricultural fields and pastures from a path that ran between the fields and railroad embankment. The open character of the landscape and the fence posts indicate the continued agricultural use of the land (CLTP 1999: 6-8).

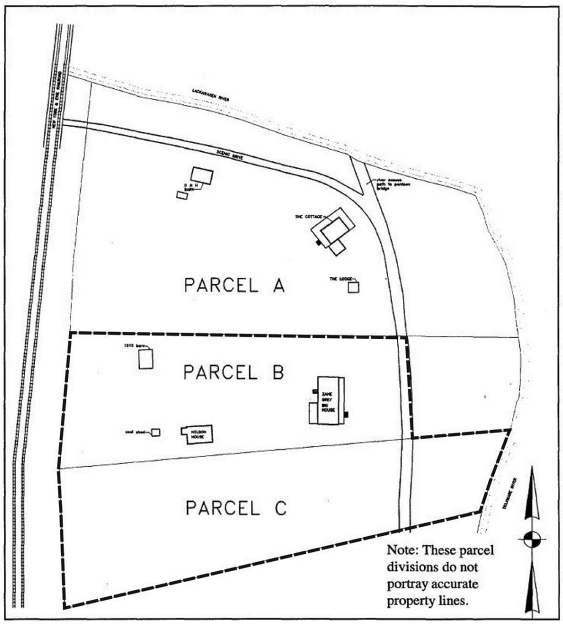


Figure 5. Parcel "A" was purchased by Zane Grey in 1904, "B" by Romer Gray in 1906, and "C" by Zane Grey in 1916. Dashed line shows the boundary of current NPS landholdings and the CLI boundary. (Cultural Landscape Treatment Plan--hereafter CLPT--1999: 2)

ZANE GREY HOUSE PROPERTY OWNERSHIP, 1904–1945

During this time period, many changes were implemented by the Zane Grey family that altered the character of the property. The buildings that existed during the Holberts ownership were integrated into the Grey compound, although none are extant today. From 1904-1918, additional buildings were constructed, including residences, a barn, outhouses and sheds, tennis courts, and garden plots. During this time, Zane's brother, Romer Carl Grey, settled there with his wife, Rebecca (Reba) Grey, as did Josephine and Ida Grey, Zane's mother and sister. Charles and Mary Smith, friends of the Grey's, also resided on the property and served as caretakers. Zane Grey and his family moved to California In 1918, but the family returned to the property for brief periods until 1929, the year of Zane Grey's last visit. The condition of the property began to deteriorate in subsequent years, especially after a major flood in 1942. Zane Grey died in California on October 23, 1939 at the age of 67, and by 1945 Dolly Grey had subdivided and sold portions of the six-acre property, but continued to visit the site with her children for brief periods until her death in 1957 (CLTP 1999: 8; HFR 2003: 54).

Zane Grey Family Residence, 1904-1918:
Pearl Zane Grey was born in Zanesville, Ohio on January 31, 1872, and from an early age was interested in fishing, baseball, and writing. These pursuits all played a role in his career and life interests, first landing him a baseball scholarship from the University of Pennsylvania's Dental Department. Zane graduated in 1896 with a degree in dentistry and established his own dental practice in New York City in 1896, but chose to play amateur baseball for several seasons, practicing dentistry intermittently. Grey first visited the Lackawaxen area in 1899 on a weekend fishing and camping retreat with his brother Romer and continued to vacation there while earning his living as a dentist in New York City. On one of these trips in 1900, he met Lina Elise Roth ("Dolly") while canoeing near the Delaware House. Dolly would later become his wife and support him in his attempts to become a successful writer. Grey first published an article in Recreation in May 1902 called, "A Day on the Delaware," and in 1903 published his first novel Betty Zane. In November 1905, Dolly and Zane married and he left his dentistry practice to settle in Lackawaxen in the spring of 1906 where he pursued writing full-time. (UPDE website, 17 June 2014; National Register 2011,

Sec.8: 16).

In the year before his marriage, in September 1904, Zane Grey had purchased the northern three acres of the Holbert farm for $1,425 (Parcel A). The parcel included the two-story farmhouse, which was called the “Cottage,” and the barn. The area’s scenic qualities, undeveloped wilderness, and numerous recreational opportunities also attracted Romer and his wife Reba Smith to this riverside site, and in 1905 they acquired the southern two acres of the Holbert farm adjacent to Zane’s property (Parcel B) for $325.39. Together, the brothers aimed to develop a “family retreat from urban life” (HFR 2003: 27; National Register 2011, Sec.8: 17, citing Landscapes 1999: 10; Short and Ford 1992: B3).

In 1906, with Zane and Dolly living in the Cottage, Romer and Reba constructed what would later be known as the Zane Grey house on Parcel B. The two and one-half-story building was sited on the edge of a terrace and faced the Delaware River, and although its foursquare design was typical for the time period, it dominated the Grey family lands, earning its nickname, “Big House” (Figure 6). Around this time, Zane built a small unheated cabin called the “Lodge” southeast of the Cottage where he wrote during the summer months, an ice house southwest of the Cottage along his property line, and a cat house for the family’s many Persians somewhere near the old D&H Canal Company barn. In 1907 Zane and Romer built the Ida and Josephine Grey house west of the Big House for their mother Josephine and sister Ida (Figure 7) (National Register 2011, Sec.8: 17: HFC 2003: 47).

The proceeds from his books enabled Zane to improve and expand his Lackawaxen home to accommodate his growing family. In 1911, following the positive commercial response to The Heritage of the Desert, Zane and Dolly purchased 446 acres of land on the New York side of the Delaware River, opposite the family compound, that included open land for fishing and hunting and a one-half interest in a bluestone quarry. Zane’s influence on the family property also increased with the gradual separation of his brother from Lackawaxen. As early as 1911, Romer and Reba owned a second house in Middletown, New York, near the eldest Grey brother, Ellsworth, and around 1913 they sold the Ida and Josephine Grey house and the western third of Parcel B to friends Charles and Mary Smith and their two daughters. Smith served as a caretaker for the property, particularly when the Greys were away in New York, and his improvements included the construction of a coal house just to the west of his home in 1914. Zane and Dolly also purchased a house in Middletown in early 1913 where they wintered, but they remained at Lackawaxen for the majority of the year. In June 1914, shortly before the birth of Zane’s third child, Romer deeded the Big House and the middle and eastern thirds of Parcel B to his brother for $1.00 (National Register 2011, Sec.8: 17).

Views of the Grey family compound taken around 1913 show the three main residences and some of the new features added in the landscape (Figure 8). By this time there was a large garden and small garden shed on the west side of Parcel A, a tennis court and coal shed on the west side of Parcel B, a smaller garden north of the Ida and Josephine Grey house, a collection of small outbuildings and the ice house northeast of the Ida and Josephine Grey house and northwest of the Big House, and an outhouse between the Ida and Josephine Grey house and the Big House. Photographs indicate several paths surrounded the Big House, including a bluestone walk from the front door eastward to Scenic Drive and from the rear of the house northward to the Cottage. Another bluestone walk ran from the south side of the Big House to the outhouse and the Ida and Josephine Grey house, roughly following the property line between Parcels B and C. This walk continued west to a footpath paralleling the railroad embankment, which led south to the railroad depot and north to the floating bridge and Delaware House. The bluestone paths were likely built over time between 1906 and 1916, and some may have been constructed with bluestone from the quarry (National Register 2011, Sec.8: 17; HFR 2003: 110; CLTP 1999: 39).

The current appearance of the Lackawaxen property primarily dates to the period following Zane Grey’s acquisition of the Big House in 1914. Zane and Dolly expanded the house to the northeast, completing a first-floor study and second-floor bedroom and sleeping porch in 1915, by which time Zane and Dolly’s family had grown to three children (Romer b. 1909, Betty b. 1912, and Loren b. 1915). They also demolished the Cottage, replacing it with another building and a kitchen ell on the same foundation (also called the Cottage) in 1914 to serve as a summer residence for Zane’s many secretaries who typed his draft manuscripts. In 1916, the Greys again expanded the Big House, this

time transforming what had become an ell-shaped house plan into a single large rectangular plan. The northwest addition contained a filing room and pantry on the first floor and a new bedroom, bath, and sleeping porch on the second floor (Dolly occupied the 1914 bedroom, which connected to the children's rooms) (Figure 9) (National Register 2011, Sec.8: 17).

The additions to the Big House undertaken by Zane Grey provided him with a spacious heated study for his writing. Although he kept a small office on the first floor of the rebuilt Cottage, he primarily wrote in his new office/study located conveniently in the main house. Grey's influence on the design of the space is evident in the built-in bookshelves and floor-to-ceiling cabinets and drawers in the adjacent filing room. He also incorporated decorative elements inspired by his success as an author of Westerns. Dolly's cousin Lillian Wilhelm created friezes for the walls of his study that reference his primary subject matter, the American West (National Register 2011, Sec.8: 17-18).

Outside, the Greys built a barn to the north of the Ida and Josephine Grey house in 1915, which was accessed from Scenic Drive by a driveway, an early form of which may have existed earlier. The following year, a corral was set out southwest of barn, around the site of the tennis court. A new red clay tennis court and two small equipment sheds were then built between the Big House and the Ida and Josephine Grey House. To the south of the Big House a children's playhouse was installed in the lawn, which likely coincided with the purchase of a one to two-acre parcel of open land (Parcel C) from Charles Shannon, their adjacent neighbor to the south, in September 1916 (see Figure 5). The Greys planted the parcel with apples and pears at the west end and a vegetable garden with corn, asparagus, and other vegetables at the east end, separated by a pasture in the middle that was set aside for the cow that lived on the property (see Figure 9). The land purchase increased the size of the Grey family compound to around six acres (National Register 2011, Sec.8: 17; HFC 2003: 29).

The orchard and vegetable garden on Parcel C were one of several such features located on the grounds of the compound. Apple and pear trees also grew in the northwest portion of Parcel A, and there were two older cultivated gardens: a plot north of the Ida and Josephine Grey House that grew cabbage and other vegetables, and an even larger plot on the west side of Parcel A that contained grape arbors, vegetables, and a berry patch (HFC 2003: 29).

Ever since he purchased the property, Zane also made efforts to transform the open character of the former Holbert farm into a landscape filled with trees and gardens. In a circa 1905 letter to Dolly, Grey described planting four young pine trees and trimming the lower branches off one of the ash trees on the property (Figure 10). According to Mary Smith Nelson, her father Charles Smith planted trees for Grey in the 1910s, including white pines along Scenic Drive and perhaps the sugar maples lined up along both sides of the second tennis court, to which Grey's secretaries complained that the trees were planted in a linear fashion rather than laid out more naturally. Besides shade trees, the Greys' property also supported several kinds of decorative flowers. Hydrangea and spiraea were planted around the front of the Big House and walk, climbing vines were growing on front and back porches, and Mary Smith Nelson remembered daffodils and narcissus around the tennis court (see Figure 9). Grey noted some of the plantings around the house in the fall of 1917, "Increase of foliage, a com-field with huge tall shocks, great nodding sunflowers and brilliant cosmos, those lent some change to the grounds around my home. And it was a favorable change…" Other areas around the compound may have served as pasture or were mown for hay, while lawns were limited to areas near the dwellings or under trees for relaxation (HFC 2003: 29, citing Zane Grey Diary, 5 October 1917, Farley Collection: 151).

Zane Grey Family Summer Retreat, 1919–1933:
The burgeoning American entertainment industry of the early twentieth century quickly discovered the value of best-sellers like Zane Grey and the potential for the translation of Grey's success to the nascent motion picture industry. By October 1916, Grey had already sold film rights to all his previous novels, except The Border Legion. In 1918 movie versions of The Border Legion, Riders of the Purple Sage, and The Rainbow Trail appeared in theaters. By this time, Zane Grey found himself traveling West more frequently for expeditions or for movie productions. Eventually, it became clear that if he was to spend any time with his family, they would have to move near him, and in 1918 the Grey family moved to Altadena, California, just outside Los Angeles (National Register 2011, Sec.8: 18; CLTP 1999: 20).

For the next decade, the Greys used their Lackawaxen property periodically for extended visits, typically in the summer months and occasionally residing there for longer periods. Relatives also enjoyed summer vacations on the property, and the Smith family continued to live in the Ida and Josephine Grey house and serve as caretakers. Electricity and water mains were supplied to the Big House in 1926, and the roof was reshingled with fireproof asbestos shingles. While few additions were made to the landscape during this period, it had nonetheless changed in appearance from its earlier 1910s aspect, causing Zane to remark to Dolly on a visit in 1928, "The place has grown up most wonderfully. It is a forest. It is a jungle. The trees are splendid. Oh, that is the way I wanted it then…" (Figure 11) (National Register 2011, Sec.8: 18; HABS 1989: 8; HFC 2003: 28-29, citing Zane Grey to Dolly Grey, 1928, Farley Collection: 343).

In May 1929, in what would be his last visit to Lackawaxen, Zane traveled by train from New York City to the Big House and recorded his observations in a letter to Dolly:
"I was overcome with the beauty, the sadness, the loneliness, the desertedness of it…They are a first and great part of our lives. Love, struggle, work, children – all came to us there…. Going back after all these years…drew me in a circle back to the days of struggle, of agony, of growth" (National Register 2011, Sec.8: 18, citing Pauly 2005: 276).

Alvah James Family and Dolly Grey Stewardship, 1933–1945:
From 1929 until his death ten years later, Zane Grey and his wife continued to own the Lackawaxen property and allowed friends to stay there, but Grey himself did not visit it. Beginning in 1933, longtime friends of the Greys, the Alvah and Allie (possibly Alice) James family, lived in the Big House and served as caretakers. Very little documentation remains from this period, during which the property as a whole gradually declined in condition from lack of use. Landscape features such as the clay tennis court and garden plots deteriorated, as they were no longer used. Trees planted as seedlings and saplings during the Grey residency also continued to grow and fill the former open spaces of the property (CLTP 1999: 25).

Zane Grey suffered a stroke in August 1937 while on a fishing trip in Oregon that left him paralyzed. He regained his ability to walk and write by the end of the summer of 1939, but died on October 23 of a heart attack at his estate in Altadena, California. He was interred at the Lackawaxen & Union Cemetery. Dolly proceeded to sell portions of the Lackawaxen property, and gradually ended her ownership of the lands and association with the region. The southernmost two-acre parcel (Parcel C) was sold to the Moran family, cousins of the Charles and Mary Smith in 1939, who built a house just south of the Ida and Josephine Grey house in c.1942. A flood that same year caused extensive damage to the entire site, including the Cottage, and resulted in the loss of the Lodge and many landscape elements. The Morans salvaged the Cottage kitchen and moved it adjacent to their house as a free-standing structure. They also incorporated interior elements salvaged from the Cottage into their new house. In 1945, Dolly sold the remainder of the property (Parcels A and the middle and eastern thirds of Parcel B), including the Big House, Cottage, and surrounding land to Alvah and Allie (possibly Alice) James' daughter, Helen James Davis (National Register 2011, Sec.8: 18-19; HFC 2003: 38).

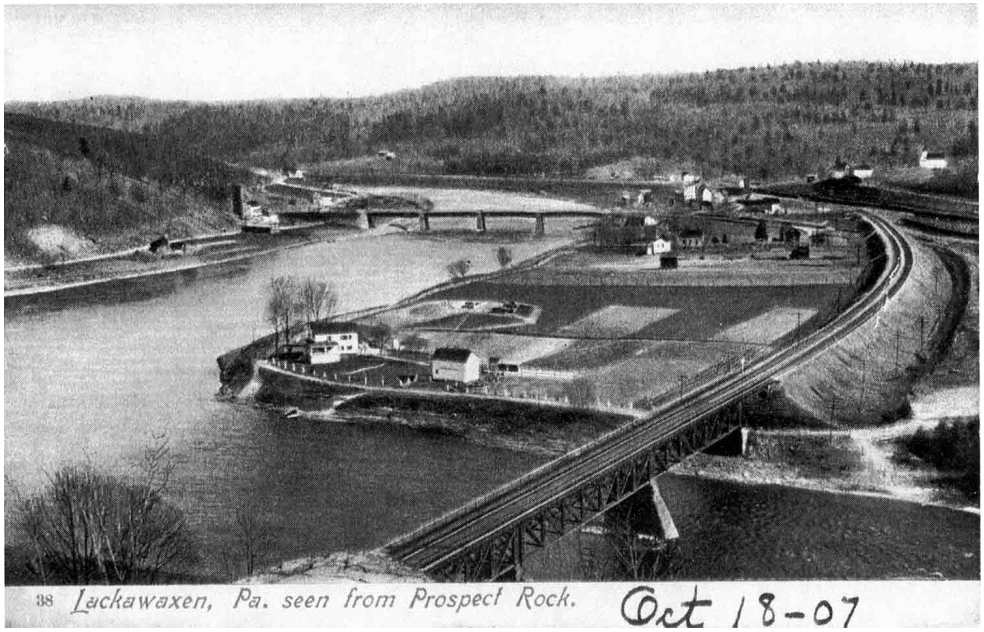


Figure 6. View looking southeast in c.1906 at Romer Grey's new house, or the "Big House," under construction. Scenic Drive wraps around the north and east sides of the Grey family property. (UPDE Archives_Lackawaxen 1907 View)



Figure 7. Zane, Dolly, two of their three children, and many cats. Rooflines of the home in the background suggest the view is looking southeast at the rebuilt Cottage, in c.1914. (UPDE Archives_Zane Grey-Big House 1906)

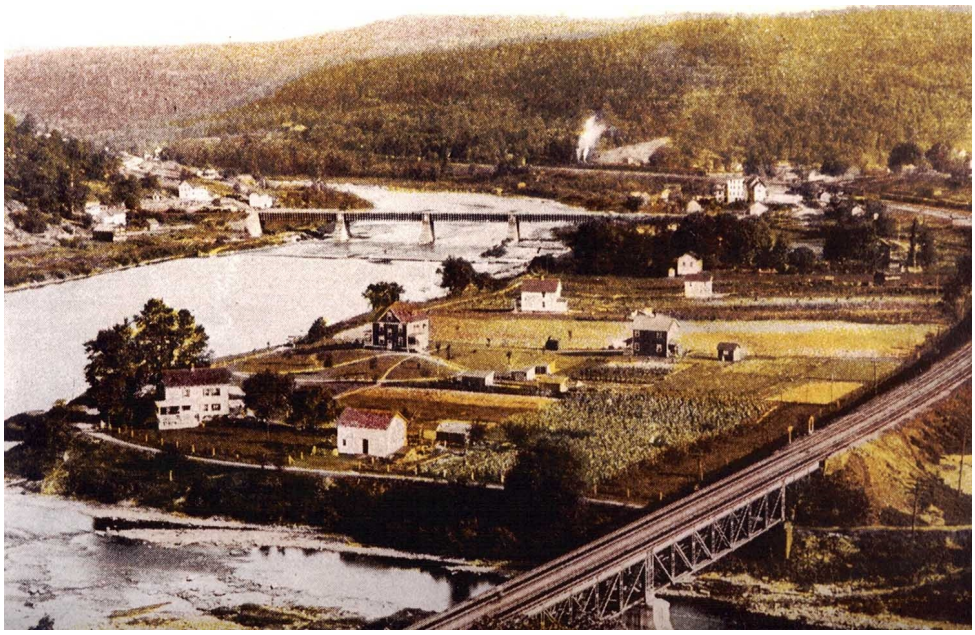


Figure 8. View looking southeast from Prospect Rock, c.1913. Note "Big House," Ida and Josephine Grey house, various outhouses, paths, individual trees, garden plots. (UPDE Archives_ Zane Grey, Lack view)



Figure 9. View looking northwest at the "Big House," c.1916-18, after north additions were built. Note the garden plot in foreground, front walk shrubs, and vines on the porch. (Courtesy Ohio Historical Society, from CLPT 1999: 21)



Figure 10. View looking south at Charles Smith canoeing during a flood in 1906-1915. The "Big House" is a right, prior to its expansion. Note the two white pine trees and the fence. (UPDE Archives_Zane Grey-house in flood with Charles Smith)



Figure 11. View looking northwest at the Big House and its well vegetated surroundings, c.1920s. (UPDE Archives_ZG house exterior)

DAVIS, SMITH, MORAN, AND PENNSYLVANIA FISH AND BOAT COMMISSION OWNERSHIP, 1945–1989

During this time period, Helen James Davis operated the Big House as a lodge named the Zane Grey Inn until 1973, and then as the Zane Grey Museum until 1989. Davis sold Parcel A and the eastern third of Parcel B (from Scenic Drive to the river) to the Pennsylvania Fish and Boat Commission in 1971, which developed the site as parking for river access the following year. Beginning in 1947, the Ida and Josephine Grey house, Zane Grey barn, and the coal shed on the western third of Parcel B was owned by Mary Smith Nelson, the daughter of Charles and Mary Smith. The period ends in 1989 when the Zane Grey house is acquired by the National Park Service (NPS).

The Zane Grey Inn and Museum:
While Helen James Davis operated the Big House as an inn, her parents Alvah and Allie (possibly Alice) lived there until their deaths in 1958. To accommodate its new hospitality use, a wall was removed to enlarge the kitchen; electrical, plumbing, and heating systems were repaired; bathrooms were added; and the exterior was repainted from dark green and white trim to all white. In 1948, Davis asked Dolly Grey if she could name the inn after Zane Grey, and Dolly agreed (she would visit the inn occasionally until her death in 1957). It is likely that the parking area off of the driveway northeast of the Big House was built around this time for guest parking (HFR 2003: 113).

The inn could accommodate ten to twelve people comfortably and twenty at capacity. Notable influxes of boarders came as the result of a large train wreck in 1948, which brought numerous railroad officials to the area, and again in 1964 when the shad resumed “running” in the area. Historic photographs of the front of the inn show lawns and shade trees, and a line of spiraea along the front porch (Figure 12). During this time, the playhouse and the ice house were removed (in the 1940s), and the post and wire fence along Scenic Drive and between Parcels B and C may have been removed. The barn built by the D&H Canal Company (on Parcel A) burned in the late 1950s (HFR 2003: 88,114; CLTP 1999: 27).

Davis operated the Zane Grey Inn until 1973 when, amidst growing financial concerns she converted the house into the Zane Grey Museum. A few years previous, in 1971, she sold Parcel A and the far eastern third of Parcel B to the Pennsylvania Fish and Boat Commission, who constructed two parking lots and a boat ramp on it the following year. By 1983, Davis began to seek a buyer that would purchase and care for the house and its museum contents together. She initially contacted Whitney Seymour North Jr., a New York attorney with an interest in American authors. North in turn contacted the NPS, who sent a representative to visit the site in 1983. That same year, the Zane Grey house was recognized for its national significance and placed on the National Register of Historic Places. Finally, after numerous studies, Davis sold the house and 0.93-acre property (middle third of Parcel B) to the NPS in 1989 for incorporation into the Upper Delaware Scenic and Recreational River, a unit of the national park system. The park had been established in 1978 to conserve, protect, and interpret the river and its surrounding landscapes (CLTP 1999: 27; HFC 2003: 115).

Ida and Josephine Grey House:
In the early 1950s, Mary Smith Nelson constructed an addition on the south side of the Ida and Josephine Grey house. The addition severed the bluestone path that lead west to the railroad embankment. Around the same time, Nelson planted trees along her property’s boundaries and in a garden plot north of her house.



Figure 12. The Big House as the Zane Grey Inn, c.1950s-60s. The location of the front steps has shifted north and there is a walk leading down to the parking area. The original front walk has been removed. (Courtesy C. Chernick, from CLPT 1999: 26)

NATIONAL PARK SERVICE ERA, 1989 TO PRESENT

In the beginning of this final period, the middle third of Parcel B was part of the Upper Delaware Scenic and Recreational River, but the western third of Parcel B was still owned by Charles Smith's daughter, Mary Smith Nelson, who lived in the Ida and Josephine Grey house until her death in 1997. In 1998 the NPS purchased the parcel from Nelson's daughter, Celea Powell, who occupied it as a tenant until 2003. In 2000 the NPS acquired the remainder of the property to the south, Parcel C, that included the Moran house, Cottage kitchen, and old fruit trees (National Register 2011, Sec.8: 19).

Zane Grey Museum:
In March 1989, the National Park Service assumed operation of the Zane Grey museum and grounds. Three rooms on the first floor of the house were opened as a museum depicting Zane Grey's life at Lackawaxen, the second floor was given over to offices and storage for NPS purposes, and Helen James Davis retained a life tenant's apartment at the rear of the main house until her death in 1995. In October of that year, the State of Pennsylvania dedicated a historical marker to the house.

At the Big House, the NPS undertook several repair and restoration projects, including reconstruction of the front porch, upgrades to the electrical and plumbing systems, replacement of a third floor window, and the reintroduction of wooden shake shingles that were original to the house. The building's original dark green with white trim exterior color scheme was also reintroduced. The projects were made based on the Historic Structure Report developed for the NPS by Short and Ford Architects (Draft Administrative History 2002: 76).

Another challenge for park staff was maintenance of the grounds, especially the many large, aged, and unhealthy trees that were a hazard to visitors. The park removed the first tree in 1989, followed by two large white pines in 1991, another nine trees in 1992, and a dead sugar maple in 1995. In October 1995, a violent wind storm blew through Lackawaxen, and a large sugar maple fell onto the southwest corner of the house, but the staff was able to make repairs before the winter. In 2000 the NPS acquired the remainder of the family compound to the south (Parcel C) that includes the Moran house and Cottage kitchen. In 2007, the park built an outhouse near the location of the historic outhouse between the Zane Grey house and the Ida and Josephine Grey house, approximately halfway between the two buildings. It stores the propane tanks that fuel the property's electric generator (National Register 2011, Sec.8: 8,19; Draft Administrative History 2002: 76).

Since then, attention given to the landscape has been focused on general maintenance and facilitation of visitor safety and access. Except for the Zane Grey house, Ida and Josephine Grey house, barn, and coal shed, all other historic structures have been lost to fire, flood, or decay, though traces of some of them remain in the form of depressions or mounds in the topography, or as building fragments used elsewhere on the property. Several other landscape elements, such as topography, driveway, canopy trees, and walks still remain, as does some historic plant material.

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Agriculture/Subsistence	Farm (Plantation)	Farm (Plantation)	Yes	No	No
Recreation/Culture	Museum (Exhibition Hall)	Historic Furnished Interior	No	Yes	No
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	No
Recreation/Culture	Museum (Exhibition Hall)	Museum (Curatorial) Storage	No	Yes	No
Recreation/Culture	Outdoor Recreation	Outdoor Recreation	No	Yes	Yes
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	Yes
Landscape	Scenic Landscape	View	Yes	Yes	No

Public Access:

Public Access: Other Restrictions

Public Access Narrative:

The grounds of the Zane Grey House property are open year round. The house museum is open for self-guided tours from Memorial Day to Labor Day, daily, from 10am to 5pm. After Labor Day, the museum is open Wednesday through Sunday from 10am to 5pm. In October, the museum is open the first three weekends from 10am to 5pm, and then is closed until Memorial Day. The site hosts special events such as Zane Grey Day in April and Zane Grey Festival in July, when vintage baseball and other early twentieth century activities take place in the landscape. The site also offers special programs in conjunction with Delaware River events.

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Landscape characteristics identified for the Zane Grey House property include natural systems and topography, spatial organization and land use, vegetation, circulation, buildings and structures, views and vistas, and small-scale features. Many of these characteristics have associated features that contribute to the site's overall historic significance and character. The features that contribute were either present during the period of significance or are in-kind replacements of historic features.

The physical integrity of the Zane Grey House property is evaluated by comparing landscape characteristics and features present during the period of significance—1906 to 1929—with the existing conditions as assessed in 2014. Many of the historic characteristics and features remain today. The spatial relationship between the river, Scenic Drive, the Zane Grey house, Ida and Josephine Grey house, driveway, barn, and coal shed is intact, though the uses have changed from private residential to a public park. The Zane Grey house is in good condition and now accommodates a museum and park offices. The driveway is extant and leads to the barn, though a portion of it next to Scenic Drive has been widened for parking. Some of the bluestone walks remain intact, connecting the family complex of homes and outbuildings, but other segments have been lost or removed. Shade trees, ornamental shrubs, and an orchard still grow on the site, though many of the trees are in decline or have been replaced in kind. The former tennis court sites, garden, and pasture areas are maintained as open lawn areas and interpreted through displays with historic photographs. The site continues to provide views to the Delaware River, but views to the Lackawaxen River are diminished due the growth of vegetation to the north.

Changes to the landscape since 1929 have diminished the site's setting and feeling. The water level of the river has dropped since the historic period due to the deterioration of the dam to the southeast and downstream of the site. Thus, there is now more land between the Zane Grey house and the river bank, which has been developed for parking or has grown up in shrubs and trees. The northern portion of the original family compound was impacted by floods and fire that damaged and destroyed all of its key buildings. This area, as well as the waterfront in front of the Zane Grey house, were subdivided and now serve as a parking area and boat launch operated by the Pennsylvania Fish and Boating Commission (PFBC). Two buildings were added in the southern portion of the property in the 1940s, while the Ida and Josephine Grey house was considerably altered in the 1950s and many new trees were planted near it. Small-scale features like fences, gates, and posts associated with the tennis court, corrals, pastures, and property lines are gone, as are lawn furnishings and children's play equipment. Additions to the property include regulatory and interpretive signs, picnic tables, and a generator unit, but these are generally inconspicuous in the landscape.

INTEGRITY

According to the National Register of Historic Places, integrity is the ability of a property to convey its significance through physical resources. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is necessary for a property to convey its significance; however, not all seven aspects must be present for a property to retain integrity. A basic test of integrity is to judge whether a participant in the historic period would recognize the property and its features as they exist today. That is to say, if Zane Grey were to return today, would he easily recognize the property as his home?

Location:
Location is defined by the National Register as the place where the historic property was constructed or the place where the historic event occurred. Situated on Scenic Drive in Lackawaxen township, Pike County, Pennsylvania, the Zane Grey residence and outbuildings remain in their original locations when constructed in the early 1900s. The river terrace site, with fertile soils, a viable well, and location not far from Lackawaxen train depot, offered an ideal recreational and literary home site for Zane Grey, his extended family, friends, and employees. After Grey's death in 1939, the home was retained by his wife until 1945, it was sold to Helen James Davis in 1945, who converted the house to the Zane Grey Inn in 1948 and then the Zane Grey Museum in 1973. The National Park Service purchased the home and 0.93 acres of land from Davis in 1989. The park acquired the adjacent Ida and Josephine Grey house and 1.01-acre parcel in 1998, and the adjacent Moran

house and 2.22-acre parcel in 2000, expanding the Zane Grey site to 4.14 acres. Several outbuildings, a driveway, and a system bluestone walks remain in their same locations from the end of the historic period of 1929, when Zane Grey last visited the property. Additional land formerly held by the Greys in the Upper Delaware River area are within park boundaries but not owned by the NPS.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Zane Grey landscape continues to represent its character as a vernacular domestic landscape as it evolved through the historic period with orchard, pasture, garden, and recreational areas. The site retains its open character with views toward the river. The foursquare home constructed by Zane Grey's brother, Romer, and expanded by Zane and his wife Dolly, retains its early 1900s elements. The appearances of the historic coal house and barn are essentially intact, but additions to the Ida and Josephine Grey house in the 1950s considerably changed that building's design. Ornamental and shade tree plantings remain throughout the property, as well as some buffer plantings along the property lines. Much of the non-historic vegetation installed along the property lines at the Ida and Josephine Grey house has failed.

Setting:
Setting is the physical environment of a property and the general character of the place. The setting of the property, including the circulation, vegetation, and outward views, has changed relatively little since the end of the historic period in 1929. During the Grey's ownership, the rural property was generally open with views up and down the Delaware River, although this gradually changed as new plantings installed by Zane and others matured over time. Alterations to the setting include the non-historic buildings on Parcel C dating to the 1940s and the PFBC parking lots and boat ramp constructed in the 1970s, which attracts many recreational boaters to the site. For the most part, the physical environment of the river valley, the remaining historic buildings, circulation features, lawn, trees, and ornamental shrubs remain from the period of significance.

Materials:
Materials are the physical features that were combined or deposited during the period of significance in a particular pattern or configuration to give form to the property. Most of the historic materials used in construction of the Zane Grey home and outbuildings are intact. The majority of the trees and shrubs within the site date from the historic period, or are replacements in-kind. Most of the bluestone paths that comprise the pedestrian circulation date to historic period, and originate from the Grey owned quarry across the river. Enough material from the historic period remains for the property to retain integrity to the period of significance.

Workmanship:
Workmanship is the physical evidence of the crafts and methods of construction used during the specified historic period of significance. Within the Zane Grey landscape, workmanship remains evident in the buildings and structures, circulation features, and maintenance of vegetation. Much of the vegetation remains or has been replaced in-kind. Most of the materials and construction techniques of the Zane Grey house and outbuildings remain intact. However, several outbuildings, fence lines, the clay tennis court, and features once located on Parcel A to the north, no longer remain. Enough workmanship from the historic period remains for the property to retain integrity to the period of significance.

Feeling:
Feeling is the expression of the aesthetic or historic sense of a particular time resulting from the presence of physical features that, taken together, convey a property's historic character. During the historic period, the Zane Grey rural residence stood at the river bend and adjacent to the homes of relatives and employees. The domestic area around the homes contained gardens, orchards, and pastures defined by fences, and there were views up and down the river. The site also featured many recreational features to entertain the extended family, including a tennis court, children's playground equipment, and a variety of lawn furnishings. Physical remnants of this history are evident in the remaining homes, outbuildings, circulation features, vegetation, and proximate to the river. Though the Zane Grey house is no longer used as a private residence, the landscape retains many of the historic features designed to meet the family's needs such as the barn, reconstructed outhouse, orchard, and bluestone paths. Only the asparagus plants remain from the garden, but many of the trees and shrubs remain or have been replaced in-kind. After the period of significance, additional residential uses were introduced in the southern portion of the compound in the 1940s, while the Zane Grey house was converted into an inn and later a museum. Several buildings, outbuildings, and recreational features were lost during this time, and portions of the family compound were sold, but the site still possessed its rural feeling until the early 1970s

when the PFBC constructed parking lots and a boat ramp, which are very popular in the summer months but collectively detract from the historic feeling.

Association:
Association is the direct link between an important event or person and the property. The Zane Grey site retains its physical appearance and association as the home of an early twentieth century author. Although the home is no longer a residence, its connection to Zane Grey and his family is still evident.

Landscape Characteristic: Buildings and Structures

Buildings are elements constructed primarily for sheltering any form of human activity in the landscape, such as the Zane Grey house. Structures are elements constructed for functional purposes other than sheltering human activity, such as the coal shed. The historic complex of buildings and structures during the historic period is summarized above under "Spatial Organization." Extant contributing and non-contributing buildings and structures are described below.

Historic Condition (to 1929):
Zane Grey House.
The Zane Grey house stands 300 feet south of the confluence of the Lackawaxen and Delaware rivers and faces east toward the Delaware River. Romer Grey constructed the original two-story foursquare house in 1906 with Queen Anne and Neoclassical influences. Zane Grey purchased the house from his brother in 1914 for one dollar, and subsequently enlarged the building, expanded it to the northeast in 1915 with a first-floor study and a second-floor bedroom and sleeping porch, and to the northwest in 1916 with a new bedroom, bath, and sleeping porch. The additions during the historic period resulted in the overall 30 by 65-foot footprint that exists today. With an elevation of forty feet from grade to roof ridge, the house was prominent in the landscape and visible from across the river. Though Zane Grey kept a small office in the rebuilt Cottage on Parcel A, after 1915 he primarily wrote in his new office/study in the Big House (HABS: 12-13; Zane Grey HSR 1992: IV-8).

Zane Grey Barn.
Zane Grey constructed the two-story, wood-frame, 18 by 24-foot barn on a stone foundation in 1915. The structure and its adjoining corral housed at least one Jersey cow. The barn was later converted to a garage for the Ida and Josephine Grey house, possibly in the 1920s.

Grey Coal Shed.
The Greys built the single-story 12 by 12-foot coal shed, also known as the utility shed or coal house, in c.1913 just west of the Ida and Josephine Grey house. Historically, the structure has been called the coal house, and may have been used to store coal before a coal bin and shoot were installed in the Big House basement. It was also likely used for garden tools, canning, washing, or general storage (Josephine Alice Grey HSR 2012: 107).

Ida and Josephine Grey House (Smith-Nelson House).
Zane and Romer Grey constructed the two-story wood-frame 26 by 23-foot house in 1907 for their mother Josephine and sister Ida. In 1913 Romer and his wife Rebecca sold the house and one acre of land to friends Charles and Mary Smith and their two daughters, Caroline and Mary. Charles Smith served as a caretaker for the Grey property, particularly when the Grey family was not in Lackawaxen. He also built the barn, described above. Initially called the "summer house" because it was not winterized, the Smiths winterized the building and lived there year-round (HFR 2003: 40-45).

Post-Historic and Existing Conditions:
Zane Grey House.
After the last visit by Zane Grey in 1929, the Alvah James family lived in it from 1933 to 1945, acting as caretakers. In 1945, Dolly Grey sold the Big House to Alvah James's daughter, Helen. After purchasing the house, Helen and her husband, Albert Davis, altered the house interior to accommodate its use as an inn, which opened for business in 1948. Between 1950 and 1988, the bathrooms, kitchen, and heating system were modernized. In 1973, the Davises closed the inn and converted a portion of the first floor to a museum displaying Zane Grey's household furnishings and memorabilia. The NPS acquired the house and museum collection from Helen James Davis on March 16, 1989 and administered the Zane Grey Museum. The park repaired the front porch and stairs, which had been damaged in a 1955 flood, and removed large trees in poor condition that were close to the house. Helen James Davis, then divorced, retained a life estate apartment in a portion of the house until her death in 1995. The park rebuilt the front porch and steps after 1992 and repaired the roof, gable window, and interior walls of the southwest corner of the house after

structural damage caused by a toppled sugar maple in October 1995. The house is currently used as a museum and park offices. A plan was developed in the late 2000s to improve accessibility into the house, but it has not yet been implemented (see Figures 14 and 16) (Draft Administrative History 2002: 76; HABS: 1).

Zane Grey Barn.
The barn was used as a two-car car garage after the historic period, and then was unused for a period of time. In 1998 the National Park Service acquired the barn as part of the western third of Parcel B, and placed garage doors in the large barn-door openings and installed floodlights. In 2009, the park removed the two east-facing garage doors and replaced them with painted plywood panels with vents. The barn retains the majority of its original materials today, but according to the List of Classified Structures is in poor condition (Figure 21) (Josephine Alice Grey HSR 2012: 11,92).

Grey Coal Shed.
The shed was used for storage and never had any electrical service or plumbing. The National Park Service gained full ownership of the shed in 2003 and stabilized the structure (Figure 22). According to the List of Classified Structures, it is in poor condition (Josephine Alice Grey HSR 2012: 115).

Ida and Josephine Grey House (Smith-Nelson House).
Mary Smith died in 1929 and Charles lived in the house until his death in 1947. The Smith's youngest daughter, Mary Smith Nelson, grew up playing with the Grey children. Mary married Peter Nelson in 1949 and in the late 1950s and early 1960s, the building's historical integrity was diminished when they altered and enlarged the structure, and added a large picture window on the east facade (Figure 23). Mary and Peter's daughter, Cecelia Powell, inherited the house at the time of her mother's death in 1995. Powell deeded the property to the National Park Service in 1998, but retained occupancy until 2003, at which time the National Park Service gained full ownership of the house (HFR 2003: 40-45; Josephine Alice Grey HSR 2012: 11-13).

Moran House.
Dolly Grey sold the two-acre Parcel C lot to John and Theresa Moran, cousins of the Charles Smith family, soon after Zane Grey's death in 1939. The Morans built a two-story wood-frame Cape Cod-style house in c.1942, using salvaged portions of the Cottage which was severely damaged during the major flood that year. In 1945, the Morans obtained permission from Helen James Johnson (later Helen James Davis), who purchased the Cottage property in 1945, to dismantle portions of the Cottage to use on their property. The Moran's salvaged furnishings from Zane Grey's office in the Cottage and the building's kitchen wing (see below). The park currently plans to remove the non-historic Moran house from the property (Figure 24) (HABS: 11; HFR 2003: 39; Josephine Alice Grey HSR 2012: 9).

Cottage Kitchen.
The Cottage kitchen is a single-story, wood-framed, 16 by 15-foot building with an east-west gable roof and is set on cinder-block piers. The Morans salvaged the one-story kitchen ell and porch from the Cottage on Parcel A after the 1942 flood, and placed on Parcel C south of their house as a free-standing structure. The small cottage served as their guest house. Helen Davis recalled in an interview, "I remember just as I came home they were starting to drag that (Cottage kitchen) over here…" The National Park Service gained full ownership of the building in 2003 and uses it for storage (see Figure 24) (Josephine Alice Grey HSR 2012: 10, citing Interview by Mary Curtis, 9 August 1989; HABS: 11).

Reconstructed Outhouse.
The Greys constructed an outhouse sometime around 1906 to the southwest of the Big House, which was accessed by a bluestone path. Zane and Dolly's daughter, Betty Zane Grosso, recalled using the outhouse, but then installing rudimentary plumbing. Helen James Davis recalled using the outhouse in the 1930s and remembers lilacs surrounding the structure. The outhouse remained on the site until about the 1940s or 1950s (HFR 2003: 46).

The park reconstructed the outhouse in 2007 to function as a storage structure for propane tanks that fuel the property's generator. The structure faces east, has a front-gabled roof with cedar shake shingles, clapboard siding, wood trim, and is raised slightly off of the ground on concrete blocks (see Figure 15).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Zane Grey House	99605	Contributing	080018		Location	45555	Yes
Zane Grey Barn	99606	Contributing	083046		Location	46509	Yes
Grey Coal Shed	99607	Contributing	083043		Location	46510	Yes
Ida and Josephine Grey House	170318	Noncontributing – Compatible					No
Moran House	170320	Noncontributing – Incompatible					No
Cottage Kitchen	170322	Noncontributing – Incompatible					No
Reconstructed Outhouse	170324	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 21. View looking northwest at the 1915 barn. (OCLP, #189, June 2014)



Figure 22. View looking southeast at the back of the coal shed located just west of the Ida and Josephine Grey house. The Moran house and Cottage kitchen are in the background. (OCLP, #203, June 2014)



Figure 23. View looking west at the Ida and Josephine Grey house. Alterations and additions made in the late 1950s and early 1960s have diminished its historical integrity. (OCLP, #226, June 2014)



Figure 24. View looking northwest at the Cottage kitchen (left) and the Moran house (right). This space was historically a pasture. The orchard is visible behind the kitchen. (OCLP, #257, June 2014)

Landscape Characteristic: Circulation

Circulation is comprised of the spaces, features, and materials that make up the network of pedestrian and vehicular movement. For the Zane Grey House property, the driveway and bluestone paths were historically related to the river, train line, and Scenic Drive. The importance of the river corridor for transportation in the early 1800s and the development of the canal system contributed to the growth of Lackawaxen and eventually the construction of the earliest buildings on the future Grey property. The introduction of the rail line, which passed along the west edge of the Grey property, eventually eclipsed the efficiency of the canals for shipping by the late 1800s. During the historic period, the Greys relied on the train line for travel to and from New York City, and used a distinct earthen path that paralleled the foot of the railroad embankment to reach the Lackawaxen train station. In 1950 a train crash destroyed the depot, and in 1966 the New York & Erie Railroad discontinued passenger train service to the region. The rail line is now actively used by Norfolk Southern for freight shipping. An early form of Scenic Drive was constructed in the late 1800s, and it was improved in the early 1900s. The drive continues to serve as the primary access route to the site as well as the PFBC parking lots on the northern and eastern portions of the former Grey property. The parking areas accommodate large numbers of recreational boaters in the summer (HFR 2003: 25).

Driveway.
The driveway was constructed in c.1915 to access the new barn that was built at that time. The driveway ran east-west from Scenic Drive to the barn, along the far north edge of Parcel B. An earlier version of the driveway may have existed as early as 1906 to provide access to Romer Grey's new residence (Big House), and may have extended into the interior of the property by 1907 to access to the Ida and Josephine Grey house. A southern loop extension at the west end of the driveway was likely added after 1918 to improve access to the Ida and Josephine Grey house.

Bluestone Paths.
The Greys constructed bluestone walks throughout the family compound between 1906 and 1916.

Some of the bluestone likely came from a quarry across the river, which Dolly purchased in 1911. A letter from Charles Smith to Zane Grey describes hauling bluestone over ice to bring it across the Delaware River, most likely for the foundation of an addition to the Big House, but also possibly for the paths. Bluestone paths included a north-south route between the Cottage and the Big House, crossing the driveway. Another route ran east-west from the Big House to the earthen trail paralleling the railroad embankment, via an outhouse and the Ida and Josephine Grey house. An east-west bluestone path lined with shrubs also ran from the front porch steps of the Big House to Scenic Drive (HABS: 6; CLTP 1999: 34).

Post-Historic and Existing Conditions:
Driveway.
Today, the eastern portion of the driveway adjacent to the parking lot (see below) is surfaced in gravel, after which it transitions to an earthen and gravel two-track road in the western portion and the southern loop (Figure 19, see also Figure 14). The driveway still connects to the barn and the Ida and Josephine Grey house.

Parking Areas.
No information has been found regarding parking areas at the Zane Grey House property during the historic period. The crushed gravel parking lot northeast of the Big House, on the south side of the driveway, likely dates to the late 1940s when Helen James Davis converted the Big House to the Zane Grey Inn, which opened in 1948 and operated until 1973. The parking lot served as guest parking, and was expanded in the 1990s by the NPS. A row of orthogonally shaped rocks separates the parking area from the adjacent lawns. Today it can accommodate around eight vehicles for museum visitors and park staff (see Figure 19). The trace of a smaller gravel parking area for one to two vehicles is situated near the northwest corner of the Zane Grey house, and was originally built for Davis, who sold the property to the National Park Service in 1989 and retained a life tenancy apartment in the Big House until 1995. It is no longer used and is being allowed to grow over with grass (Zane Grey HSR 1992: IV-29; HFR 2003: 119).

Bluestone Paths.
A portion of the original narrow bluestone pedestrian path system remains intact, although some segments have been lost or buried, and others have been reconstructed or extended. Only the southern half of the historic north-south route between the Cottage and the Big House remains, from the driveway to the Big House (Figure 20). It includes a short east-west section presumably added to access Helen James Davis's parking area. The northern section of this route is no longer present as the Cottage is gone and the area is now part of the PFBC-owned parking lot.

The historic east-west route between the Big House and the railroad embankment is extant from the Big House to the outhouse. This walk has been expanded easterly along the south side of the Big House and then northerly to the front porch steps, where it meets a series of bluestone and brick steps that head northeast down to the grade of the parking lot and Scenic Drive (see Figure 19). The steps, which include a wood hand railing, presumably replaced the original east-west walk to Scenic Drive when the Big House operated as an inn. The portion of the historic east-west route from the outhouse to the railroad is essentially gone or buried. Some random stones remain visible in places, and part of the path was removed when an addition was built on the south side of the Ida and Josephine Grey house. The trail paralleling the embankment is also gone. Additionally, the areas at the rear of the Zane Grey and the Ida and Josephine Grey/Nelson houses are paved with bluestone (CLTP 1999: 54-57; National Register 2011, Sec.7: 6).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Driveway	99608	Contributing					No
Gravel Parking Areas	99610	Noncontributing – Incompatible					No
Bluestone Paths	99609	Contributing					No

Landscape Characteristic Graphics:



Figure 19. View looking southwest at the Zane Grey house, parking lot, and driveway. A smaller second parking lot is just northwest of the house (see the parked pickup). The historical marker and museum sign are not historic. (OCLP, #130, June 2014)



Figure 20. View looking northwest at the historic bluestone steps behind the Big House. The walk on the right once continued north beyond the driveway to the Cottage. The path on the left was likely added after 1945. (OCLP, #673, June 2014)

Landscape Characteristic: Spatial Organization

Spatial organization refers to the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. Land use describes the principal activities in a landscape that form, shape, and organize the landscape as a result of human interaction. Set within the larger Upper Delaware River valley landscape at the confluence of two rivers, the spatial organization of the original Zane Grey House property was a loosely organized complex of buildings and landscape elements historically arranged for ease of comfort, access, and utility.

Historic Condition (to 1929):
Riverfront Residential Complex.
Zane Grey and his brother Romer were drawn to the Lackawaxen and Delaware riverfronts, where they collectively intended to develop a "family retreat from urban life." During the historic period, the Greys modified existing buildings and constructed additional buildings to create a complex of residences, barns, sheds, outhouses, and associated domestic areas on the riverside terraces, bounded by Scenic Drive and the flowing rivers to the north and east and the railroad embankment to the west. The landscape was characterized as a rural place for writing, a recreational retreat, a small farm, and a family gathering place. New construction was ad hoc to meet the needs of Zane Grey and his extended family as his writing career flourished. By the end of the historic period, the six-acre property featured numerous spaces connected by a system of paths and a driveway. Uses included corrals and pasture, a clay tennis court, orchards, garden plots, and berry patches (CLTP 1999: 10; Short and Ford 1992: B3).

Zane Grey purchased a three-acre parcel (Parcel A) from the Holbert family in 1904, which included a farmhouse and barn. Zane and his wife Dolly lived in the former Holbert farmhouse until 1914, which they called "the Cottage." Zane's brother Romer and his wife Reba acquired two acres (Parcel B) adjacent to Zane's property in 1906. That same year, Romer and Reba constructed the home referred to by the Greys as the "Big House" on Parcel B, on the edge of a terrace overlooking the Delaware. Zane also built a one-room cabin, 14 by 14 feet in dimension, known as the "Lodge" on Parcel A to the southeast of the Cottage where he wrote during summer months. In 1907 the brothers built the Ida and Josephine Grey house behind the Big House for their mother Josephine and sister Ida. Beginning in 1914, the Big House became the centerpiece of the family compound when Zane and his family moved in and enlarged it several times. Although the Ida and Josephine Grey house had been sold to family friends by this time, it was developed as part of the Grey family compound (Short and Ford 1992: B3; CLTP 1999: 12; National Register 2011, Sec.8: 17; HABS: 4).

The Grey property also included several outbuildings that were added over the years. On Parcel A, a barn stood to the west of the Cottage, an outhouse to the southwest of the cottage and southeast of the barn, and a cat house was located somewhere near the barn. On Parcel B, various sheds and an ice house were concentrated in an area northeast of the Ida and Josephine Grey house and northwest of the Big House, accessed by a driveway that led to a barn and corral northwest of the Ida and Josephine Grey house. A coal shed and outhouse were west of the Ida and Josephine Grey house, while another outhouse was located between the Ida and Josephine Grey house and the Big House, just south of the (second) tennis court. Lastly, a children's playhouse stood to the south of Big House. During the historic period there were no structures on Parcel C; rather, the space featured a garden, pasture, and orchard (CLTP 1999: 31).

Also contributing to the site's spatial organization were runs of fencing and tree lines. Fencing lined the south and west edges of Scenic Drive and between Parcels B and C, creating a visually permeable edge for the complex. In the interior of the property, edges of corrals, pastures, gardens, lawns, and tennis courts were defined by fences or vegetation. While a few larger deciduous trees are seen in the historic photographs, many small, young white pine trees were growing in the vicinity of the fences, intended to function as both a screen and windbreak (CLTP 1999: 34).

Post-Historic and Existing Conditions:
Riverfront Residential Complex.
Following Zane Grey's final visit to the site in 1929, the overall spatial organization remained unchanged for several years but the use of many features in the landscape declined. After Zane's death in 1939, Dolly Grey sold the two-acre Parcel C to the Morans, who in 1942 built a new house south of the Ida and Josephine Grey house, on the west portion of the pasture. Floods in 1942 and 1943 impacted several of structures located in the lower elevations of the Grey property, damaging the Cottage and destroying the Lodge. The Moran's collection of structures increased when they salvaged the portions of the Cottage and relocated its kitchen wing as a free-standing building south of their house. After Helen James Davis purchased the middle and eastern thirds of Parcel B (Big House) and all of Parcel A in 1945, she converted the home to the Zane Grey Inn, which opened in 1948 and operated until 1973. During this time a parking lot was built northeast of the house off of the driveway and the front walk was reconfigured to meet the lot. The children's playhouse was removed, and in the 1950s the barn on Parcel A built by the D&H Canal Company burned. The use and layout of the space between the Big House and the Ida and Josephine Grey house was transformed to open lawns with the removal of the tennis court and surrounding outbuildings. In 1971 Davis sold Parcel A and the eastern third of Parcel B to the PFBC. Thereafter the spatial organization of the family complex diminished further as the PFBC built parking lots and a boat ramp. In 1973 Davis converted the inn to the Zane Grey Museum, which was preserved when the house lot was acquired by the National Park Service in 1989.

The loss of all Parcel A buildings, four Parcel B outbuildings, and the addition of two buildings on Parcel C has collectively altered the spatial organization of the Grey family complex since the historic period. However, the change in land use from a private residence to an inn, a museum, and finally a park site has allowed some of the domestic features to be retained, most notably the vegetation and circulation features. Today, the 4.14-acre site managed by the National Park Service—the western and middle thirds of Parcel B and all of Parcel C—includes the homes, some of the outbuildings, and landscape features as well as shade trees and the orchard (Figures 13-15). The ever present flowing river, the railroad embankment, Scenic Drive, and the growth of trees along the former property lines all contribute to the spatial organization of the three adjoining lots once owned by the Greys. The relationship of the Big House to the river and broader landscape setting remains evident, but the patchwork of land uses—including areas of actively cultivated landscape and the tennis court—is no longer present.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Riverfront Residential Complex	99808	Contributing					No

Landscape Characteristic Graphics:



Figure 13. View from Scenic Drive looking northwest across the lawn south of the Zane Grey house. Some white pines that screened the house are now stumps. This part of the lawn was once one of the family's vegetable gardens. (OCLP, #264, June 2014)



Figure 14. View from the driveway looking east at the sugar maples and lawn between the Zane Grey house and the Ida and Josephine Grey house, historically a tennis court. Trees at left separate the site from parking lot (Parcel A). (OCLP, #187, June 2014)



Figure 15. View looking southwest across the former tennis court space. Left to right are the reconstructed outhouse (green), Moran house, port-o-johns, Ida and Josephine Grey house and coal shed (mostly hidden by trees), and barn. (OCLP, #674, June 2014)

Landscape Characteristic: **Natural Systems and Features**

Natural systems are the natural aspects that influence the development and physical form of the landscape including geology, hydrology, climate, and native vegetation. Topography is the three-dimensional configuration of the landscape surface characterized by slope and orientation. The Zane Grey House property is situated on glacial and alluvial deposits within the Delaware River valley, overlooking the confluence of the Lackawaxen and Delaware rivers. The Zane Grey complex of six acres and three parcels lay across three distinct alluvial terraces. The first and lowest terrace along the river contains much of Parcel A—the former Holbert property and Cottage site and now owned by Pennsylvania Fish and Boating Commission (PFBC)—and the eastern third of Parcel B. The second terrace gradually rises fifteen to twenty feet and encompasses the middle third of Parcel B—including the Big House—and much of Parcel C. The third and least discernable terrace generally fills the western third of Parcel B—including the Ida and Josephine Grey house—and extends to the railroad embankment that was built in the 1840s and rises around twenty-five feet above the site (CLTP 1999: 36; Zane Grey HSR 1992: 2-6, citing Archeological Assessment 1990).

The climate of Pike County has remained similar to conditions during the historic period. The average annual precipitation is about thirty-six inches. Moderated by the river valley, Lackawaxen is in USDA plant hardiness zone 6a, in which the temperature lows can reach negative five to ten degrees in the winter. Describing the climate in 1905, Zane Grey wrote, “This is a glorious country, if one views it with the right spirit, but I must say that it is a cold, barren, rugged, and uncultivated one.” The Grey family generally used the property during the summer months and their activities included entertaining, gardening, fishing, tennis, croquet, horseback riding, hunting, beelining, swimming, and boating (HFR 2003: 24-25,108-112).

Historic Condition (to 1929):
River Bend Site.
Zane Grey and his brother Romer purchased property at the bend in the Delaware River and its confluence with the Lackawaxen River because of the scenic views up and down the river valleys and the recreational opportunities afforded by the area. Zane Grey acquired the “Cottage” in 1904, a structure built by the Delaware & Hudson Canal Company and then acquired by the Holbert family. Zane, and later his wife and children, resided in this home seasonally until 1914, when the family moved into the “Big House,” which his brother Romer had built in 1906 on the adjacent lot, on the edge of the second terrace. The Greys referred to the low area between the Cottage and Big House as “the Drop,” which they used as a garden area. Collectively, the buildings, gardens, and corrals were laid out along the terraces overlooking the rivers, while the drainage features, roads, paths and steps traversed the sloped riverbank terrain. The natural systems and topographical conditions of the Grey property remained constant during the historic period. Though severely cut over in the 1800s, some of the wooded valley slopes beyond the Grey property were regenerating in the early 1900s to become a mixed-deciduous-conifer forest.

Post-Historic and Existing Conditions:
River Bend Site.
The location of the property at the bend in the river is still evident and allows for views up and down the Delaware River corridor. The confluence of the Lackawaxen and views up the river are less evident due to the density of vegetation along the Lackawaxen riverbank. The construction of the parking lot just northeast of the Big House in the late 1940s altered part of the second terrace landform. Construction of the PFBC parking area and boat ramp in the 1970s altered the first terrace landform, “the Drop,” and extensively regraded the Delaware River bank. Despite these changes, the topographical relationship between the different terraces remains intact, as still seen in the locations of the Big House and the Ida and Josephine Grey house on their respective terraces (see Cover photo). The Big House also reflects the original relationship with the Delaware, despite the fact that the water’s edge has receded by about 120 feet due to the gradual decay of the downstream slackwater dam.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
River Bend Site	100052	Contributing					No

Landscape Characteristic: Vegetation

Vegetation includes managed individual specimens and masses of deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous material, both indigenous and introduced. Vegetation at the Zane Grey House property includes deciduous and coniferous trees, orchard trees, shrubs, and perennials. While many of the trees and one orchard area remain, or have been replaced in-kind, only a few asparagus plants remain from the garden. Most plantings on the site were introduced by the Greys between 1905 and 1918 as the site was in agricultural use prior to this time. Zane Grey worked with a team of gardeners and laborers, namely Charles Smith, planting and arranging the landscape until he was satisfied that the grounds looked natural rather than designed (HABS 1989: 18).

Historic Condition (to 1929):
Deciduous and Coniferous Trees.
Photographs from the late 1800s show that prior to the construction of the Zane Grey house, Parcels A, B, and C were fenced and Parcels B and C were used as crop and pastureland. There were minimal trees on the land at this time, mostly confined to areas around the Holbert farmhouse, the railroad embankment, and scattered along the riverbank. During the historic period, when the Greys developed and actively used the three parcels—Parcel A beginning in 1904, Parcel B in 1906, and Parcel C in 1916—they added numerous shade trees such as white pine, sugar maple, black locust, Norway spruce, white ash, and willow, as well as ornamental shrubs and fruit trees. The Grey's caretaker, Charles Smith, likely planted most of the trees, including a double row of sugar maples and two black locust intended to shade the (second) tennis court just west of the Big House. The Greys also planted two sugar maples east of the Big House and two additional sugar maples to the south of the house. Pines lined Scenic Drive to the east of the house and the base of the railroad embankment to the west, while two Norway spruce were planted west of the Ida and Josephine Grey house. Photographs from the 1910s show ash, black locust, and white pine growing along the river bank of Parcel A and a willow along the riverbank in Parcel C.

After the Greys departed in 1918, the trees they planted continued to mature, providing screenings, windbreaks, and shade. When Zane Grey visited the property in 1929, in what turned out to be his final visit, he observed, "The place has grown up most wonderfully. It is a forest. It is a jungle. The trees are splendid. Oh, that is the way I wanted it then . . . ." (HFC 2003: 28-29, citing Zane Grey to Dolly Grey, 1928, Farley Collection: 343).

Orchard.
The Greys planted small orchards on the western end of each of the three parcels. The orchard within the western portion of Parcel C consisted of apple and pear trees, initially arranged in a four by four grid but later expanded to a five by five grid. The orchards on Parcel A and B were smaller, with Parcel A containing five or six trees and the Parcel B orchard consisting of two apple trees to the west of the corral.

Pasture.
Prior to acquisition by the Greys in 1916, Gottleib Kuhn owned Parcel C and used the land for pasture and crops (the parcel is also known as the Charles Shannon property). Upon acquiring the property, Dolly wrote,

"The lot business has finally been settled. . . I am going to have the weeds cleared off and the back part plowed up and planted for a pasture. The middle I shall use for berry patches, garden, etc. And the front, [to] extend our lawn. Then we can put croquet grounds there or anything we please, possibly the bungalow for the folks if the other thing doesn't materialize." (CLTP 1999: 20, citing Letter from Dolly Grey to Zane Grey, 16 September 1917).

The other "thing" referred to the purchase of the Kuhn house, which did not materialize. Ultimately, the Greys installed an orchard in the western part of the parcel, a pasture in the middle, and a large garden in the eastern portion, south of the Big House. The pasture area was fenced along the parcel boundary and offered a grazing area for the Grey's three horses and a cow. In addition to the pasture on Parcel C, the Greys constructed a small barn and corral area west of the Big House on Parcel B, which was used for a Jersey cow. The horses were stabled in the former D&H Canal Company barn and corral on Parcel A.

Garden.
Photographs from the late 1800s and early 1900s show the future Grey property as open and tended for crops, hay, and or pasture. During the historic period, the Grey's maintained extensive garden plots on parcels A, B, and C. The Parcel A garden lay between the Cottage and Big House and contained a giant strawberry patch, vegetable garden, and grape arbors. The Parcel B garden was located between the Ida and Josephine Grey house and the driveway, and contained cabbage and other vegetables. The Parcel C garden was south of the Big House and contained rose bushes, corn, assorted vegetables, and an asparagus patch. Zane Grey described the gardens in 1917, but did not attribute the plants to a particular plot. He noted the "increase of foliage, a corn-field with huge tall stocks, great nodding sunflowers and brilliant cosmos, those lent some change to the grounds around my home. And it was a favorable change." (HABS 1989: 18; HFR 2003: 30).

Ornamental Shrubs.
There is little documentation regarding shrubs at the Zane Grey House property. During the historic period, the Greys planted spiraea in front of the Big House; clematis, wisteria vines, and roses around the house; and lilacs by the outhouse. By the late 1910s, there were also spiraea shrubs along the front walk. There were also daffodils and narcissus around the perimeter of the tennis court (CLTP 1999: 34-36).

Post-Historic and Existing Conditions:
Deciduous and Coniferous Trees.
Trees at the Grey family compound continued to mature after 1929. In the 1950s Mary Smith Nelson, who owned the western third of Parcel B, planted many additional trees around the Ida and Josephine Grey house, including in the former garden space and corral area north of the house. Trees included Japanese maples, arborvitaes, hemlocks, Norway spruces, and Colorado blue spruces. The blue spruce trees provided screening along her north and west property lines. Also added after the historic period were willows at Parcel C, in the former pasture in front of the Moran house.

After acquiring the Zane Grey house and one-acre middle third of Parcel B in 1989, the park removed two large white pines in 1991 and nine more pines in 1992. In a severe storm in October 1995, a mature sugar maple toppled onto the southwest corner of the Big House, resulting in substantial damage to the building. Within the past decade, the National Park Service has removed several mature sugar maples and replaced the trees in-kind and in the same location. The park has retained the non-historic 1950s plantings surrounding the Ida and Josephine Grey house, but the Colorado blue spruce, which are short-lived and susceptible to stress, died suddenly and are all still standing (Draft Administrative History 2002: 76).

Trees that contribute to the historic character of the Zane Grey landscape include the sugar maples and black locust surrounding the former clay tennis court; sugar maples east and south of the Big House; a row of white pines along the Scenic Drive and along the Parcel A and B property line; two Norway spruce between the Ida and Josephine Grey house and the coal shed; and a willow tree on the east side of Scenic Drive on Parcel C (Figures 16 and 17).

Orchard.
After the Greys left Lackawaxen, the orchard on Parcel C continued to mature and was maintained by Charles Smith. The two apple trees on Parcel B died or were removed at some point, while the fruit trees on Parcel A were removed when the PFBC installed the parking lot, if not earlier. When the National Park Service acquired Parcel C in 2000, the orchard trees were over mature and in decline. In collaboration with the Olmsted Center for Landscape Preservation and the Arnold Arboretum, the park collected cuttings from the original trees and grafted them onto rootstock. The replacement trees are now growing on the west end of Parcel C and when mature enough to produced fruit the cultivars will be identified. Possible cultivars include Granny Smith and Northern Spy (Figure 18).

Pasture.
In the 1940s, the Morans erected their two buildings at the west edge of the former pasture. At some point, they planted two willow trees in the middle of the pasture but retained the remainder of it as an open area. Today, the park mows the pasture area infrequently, allowing the area to retain the character of a pasture and the grasses to produce seeds (see Figure 17). The fences and gates that defined the pasture area are no longer present.

Garden.
After the historic period, the gardens fell into disuse. The Parcel A garden area is now covered by the PFBC parking lot. The Parcel B garden is covered by the driveway loop and a collection of mature deciduous and evergreen trees that post-date the historic period, and is no longer discernable. The site of the Parcel C garden remains open, but is no longer tended as a garden. Asparagus plants, which are notoriously long-lived and persistent, continue to appear in the former Parcel C garden area (Hart 2014). The Parcel C garden site can still be interpreted as a garden area, particularly when the asparagus plants are visible, and contributes to the character of the site (see Figure 13).

Ornamental Shrubs.
After the historic period, some ornamental shrubs persisted on the property and others disappeared. Clematis and wisteria vines are no longer present. Vanhoutte spiraea still grows in front of the porch east of the Big House, and some are present near the former playhouse site south of the house, but there are no longer any along the original front walk since it was removed (see Figure 16). Lilacs no longer grow by the outhouse, but do grow beside the coal shed. Flowering quince grows west of the reconstructed outhouse and along the driveway.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Deciduous and Coniferous Trees	100053	Contributing					No
Orchard	100054	Contributing					No
Pasture	100055	Contributing					No
Garden (Parcel C)	100056	Contributing					No
Ornamental Shrubs	100058	Contributing					No

Landscape Characteristic Graphics:



Figure 16. View looking northwest at the Zane Grey house. One of the white pines along Scenic Drive is at right. Spiraea grows along the porch foundation and in the background sugar maples and white pines tower over the house. (OCLP, #145, June 2014)



Figure 17. View looking northeast across the former pasture showing the historic white pines along Scenic Drive and sugar maples around the Zane Grey house, as well as the non-historic willows (at left. (OCLP, #254, June 2014)



Figure 18. View looking south at the orchard in the western portion of Parcel C, showing a mix of new and mature apple and pear trees. (OCLP, #235, June 2014)

Landscape Characteristic:

This section presents an analysis of landscape characteristics and their associated features and corresponding List of Classified Structures names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register historic period (1906–1929), or if it is noncontributing, undetermined, or managed as a cultural resource. This section has been prepared using the 1999 Cultural Landscape Treatment Plan, Historic Structures Reports, the 2011 National Register documentation, and additional sources as noted.

Landscape Characteristic: Views and Vistas

Views are the panoramic or expansive prospect of a broad range of vision, which may be naturally occurring or deliberately contrived. Vistas are controlled aspects of a discrete, linear range of vision, which is deliberately contrived. Two key views existing during the Zane Grey period of residence, the view northeast up the Delaware River and the view southeast down the river toward the Roebling Bridge. Another view, looking upstream on the Lackawaxen River, was less significant during the historic period because of the orientation of the Big House. As described under the "Natural Systems" landscape characteristic above, the bend in the Delaware River at this location enhanced the river views from the Zane Grey House property.

Historic Condition (to 1929):
Upstream and Downstream River Views.
Zane and Romer Grey acquired the site in Lackawaxen as a family retreat in the early 1900s, purchasing Parcel A in 1904, Parcel B in 1905, and Parcel C in 1916. In the early 1900s the entire property was almost entirely devoid of trees and the Greys occupied the Cottage and Lodge on Parcel A at the confluence of the two rivers. Only a few clusters of trees stood along the riverbank, meaning the site offered open views up and down the Delaware as well as up the Lackawaxen. When Romer Grey built the Big House to the south in 1906, its location atop one of the river terraces and orientation toward the Delaware provided clear views up and down the Delaware River. The Greys subsequently planted several white pines, which eventually partially obscured views to the north and south, narrowing the range of vision from the house. In addition black locusts and pines were planted and/or grew up along the northern edge of the property, obscuring views of the Lackawaxen River. Views of the Delaware River from the Big House also included the forested bluff on the opposite bank, which was part of a 446-acre purchase by Zane and Dolly in 1911. According the 1999 "Cultural Landscape Treatment Plan," the Greys wanted to keep the view of the forested bluff (CLTP 1999: 31,34).

Post-Historic and Existing Conditions:
Upstream and Downstream River Views.
Since Zane Grey left the site in 1929, views upstream and downstream the Delaware River have persisted, though the range of vision looking downstream (south) to the Roebling Bridge has been greatly diminished by riverfront vegetation on Parcel C (Figures 25 and 26). Views upstream to the confluence of the Lackawaxen River are also partially obscured by vegetation, when compared to the historic period. The bluff across the river is still mostly wooded and contributes to the background of the river views. However, recent vista cutting associated with residences along Zane Grey Way threaten this condition.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Upstream and Downstream River Views	170326	Contributing					No

Landscape Characteristic Graphics:



Figure 25. View looking northeasterly from the front porch of the Zane Grey house to the Delaware River. Note the wooded bluff on the opposite shore and the dense trees east of Scenic Drive on the right. (OCLP, #s279-280-281, June 2014)



Figure 26. View looking south from Scenic Drive, opposite the parking area. At left is the PFBC lower parking lot for the boat landing. The wooded area to the south is the park-owned Parcel C. (OCLP, #158, June 2014)

Landscape Characteristic: Small Scale Features

Small-scale features include minor built elements that provide aesthetic detail and function, such as signs, benches, and other outdoor furnishings. The Zane Grey House property contains several non-historic small-scale features. Two concrete pillars mark the entrance to a road trace that tracks into the site, but the history of these features has not been determined. The remains of agricultural equipment at the site may also date to the historic period. Other non-historic features include a historical marker, signs erected by the National Park Service, picnic tables, and benches on the front porch. On occasion, temporary features associated with special events are brought to the site, such as tents, trash receptacles, and portable outhouses.

Fences and gates associated with property lines, gardens, and corrals during the historic period are no longer present. Play areas for the children, a slide, and a family croquet area are gone, as are the family's iron couches, hammocks, and lawn swing. After the Greys moved to California in 1918, and especially after Zane's last visit in 1929, these features were gradually removed (HFR 2003: 2, 108-110).

Historic and Existing Conditions:
Concrete Pillars and Road Trace.
Two square shaped concrete pillars at Scenic Drive mark the entrance to a road trace that tracks west along the southern edge of Parcel C and then turns northerly where it ends near the barn (see Figure 13). The pillars are eighteen-inch square, three-feet tall, and situated about twenty feet apart. The history of the pillars and the road trace is unclear and requires additional research.

Zane Grey Historical Marker.
In October 1995, the State of Pennsylvania dedicated a historical marker to the house. The metal sign is located at the bottom of the brick and bluestone steps in front of the Zane Grey house and faces Scenic Drive (see Figure 19). The marker is a non-contributing feature, but does not detract from the historic character of the landscape.

NPS Signs.
A sign has stood in front of the house since the 1940s when the site was the Zane Grey Inn. When acquired in 1989, the National Park Service installed informational and directional signs throughout the property. A 2 by 4-foot sign depicts a western scene and states "Zane Grey Museum." This sign is located in the lawn southeast of the Big House, and includes a holder for an American flag (see Figure 13). A smaller museum sign announcing the museum's operating hours is located next to the parking area (see Figure 19). Both signs are supported by wood posts. They are non-contributing features, but do not detract from the historic character of the landscape.

Picnic Tables and Benches.
Two picnic tables are located in the open area south of the Zane Grey house, which historically was a vegetable garden. Two benches are set on the front porch of the Zane Grey house. Due to their limited number, location, and size, the picnic tables and benches do not detract from the historic character from the landscape.

South Boundary Fence.
A wooden-post-and-wire fence extends from the southeast corner of the property to the southwestern corner, clearly marking the southern property boundary. The fence is not historic.

Utility Poles.
Utility poles are located along this property line and along the western border. There are also several poles within the property.

NPS Boundary Markers.
Concrete boundary markers are located along the property line, although not all were located during field work in 2013 and 2014. They markers were installed sometime after 1989.

Wells.
There are two wells on the site, but the history of wells is not known. There is a metal well cap painted green near the southeastern corner of the Zane Grey house, and a bluestone slab covering the dry well at the rear of the Ida and Josephine Grey house.

Septic Tank.
A buried septic tank with two protruding vents and a six-foot by six-foot square bluestone set in the ground, are located in the area of the (second) tennis court.

Generator.
A generator is located south of the Big House, near the location of the former playhouse.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Concrete Pillars and Road Trace	170328	Undetermined					No
Zane Grey Historical Marker	170330	Noncontributing – Compatible					No
NPS Signs	170332	Noncontributing – Compatible					No
Picnic Tables and Benches	170334	Noncontributing – Compatible					No
South Boundary Fence	170336	Noncontributing – Compatible					No
Utility Poles	170338	Noncontributing – Compatible					No
NPS Boundary Markers	170340	Noncontributing – Compatible					No
Wells	170342	Undetermined					No
Septic Tank	170344	Undetermined					No
Generator	170346	Noncontributing – Incompatible					No

Condition

Assessment Interval (Years): 1

Next Assessment Due Date: 09/29/2026

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 09/29/2025

Condition Assessment Explanatory Narrative:

The park conducts preventative and cyclic maintenance. The non-historic Moran house and Cottage kitchen have been demolished, and the Ida and Josephine Grey house is planned for demolition. Overgrown trees and invasive vegetation dominate the NPS-owned area east of Scenic Drive and constrict the historic river views from the Zane Grey house. Recurrent flooding has eroded portions of the driveway, but a future accessibility project will address this.

Condition Assessment: Fair

Assessment Date: 09/29/2014

Condition Assessment Explanatory Narrative:

Overall, the Zane Grey landscape is in “fair” condition. The park conducts preventative and cyclic maintenance. Outstanding issues include numerous dead trees that stand on the property, and mature trees that are in need of pruning and stabilization measures. The historic coal shed and barn, as well as the non-historic Moran house and Cottage kitchen, are in poor condition, while repeated flooding has eroded portions of the driveway. Overgrown trees and invasive vegetation dominate the NPS-owned area east of Scenic Drive and constrict the historic river views from the Zane Grey house.

A “fair” condition assessment indicates the property shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the property to degrade to a poor condition.

Impacts

Type of Impact: Adjacent Lands

Other Impact:

External or Internal: External

Impact Narrative: The residential parcel south of the site has changed relatively little since the historic period, and thus is compatible with the property's historic setting. To the north and northeast of the site, the PFBC parking lot and boat ramp detracts from the historic landscape setting but perpetuates recreational use of the area. On the opposite shore of the river, additional tree cutting by private landowners may threaten the historic view of the river from the Zane Grey house.

Date Identified: 09/24/2014

Type of Impact: Agriculture

Other Impact:

External or Internal: Internal

Impact Narrative: Active gardening and pasturing of horses and cows is no longer present.

Date Identified: 09/24/2014

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Internal

Impact Narrative: Mature trees required pruning and cabling or replacement in-kind, young replacement shade and orchard trees require routine care to ensure viability. Historic shrubs and vines require routine care and rejuvenation. Dense vegetation on the NPS-owned area east of Scenic Drive has blocked part of the historic views from the Zane Grey house.

Date Identified: 09/29/2025

Type of Impact: Erosion

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: The Zane Grey driveway is steep north of the Zane Grey house and is susceptible to erosion, especially during floods. The park imports gravel about once a year to mitigate erosion.

Date Identified: 09/24/2014

Type of Impact: Exposure to Elements

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: The Zane Grey site is vulnerable to wind and ice storms and tornados. Large over-mature trees such as the white pines and sugar maples need to be replaced in-kind to preserve the historic character of the site.

Date Identified: 09/24/2014

Type of Impact: Inundation/Flooding

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: The Zane Grey site is vulnerable to flooding. Three successive floods in 2004, 2005, and 2006 affected the site. Markers on the northeast corner of the Zane Grey house record the water rise in 2005 and 2006 floods. During these floods, the driveway material washed away, the front steps were undermined, sediment and debris covered the eastern portion of the property, and the building and foundation were damaged.

Date Identified: 09/24/2014

Type of Impact: Improper Drainage

Other Impact:

External or Internal: Internal

Impact Narrative: The Zane Grey house has no gutters, which reflects the historic condition, but results in water puddling and channels in the lawn near the foundation.

Date Identified: 09/24/2014

Type of Impact: Neglect

Other Impact:

External or Internal: Internal

Impact Narrative: The Ida and Josephine Grey house is planned for removal.

Date Identified: 09/29/2025

Type of Impact: Pests/Diseases

Other Impact:

External or Internal: Internal

Impact Narrative: The Colorado blue spruces on the north and west property lines are almost completely dead. Blue spruces tend to have a shorter lifespan than other spruce species. The trees do not date to the Zane Grey period and should be removed. They should either not be replaced or replaced with white pine if screening is needed.

Date Identified: 09/24/2014

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Internal

Impact Narrative: A 0.39-acre area east of the Scenic Drive (eastern third of Parcel C) is heavily vegetated and contains invasive species including Japanese knotweed, garlic mustard, and mile-a-minute weed. The perimeter of the property, particularly the railroad embankment, river bank, and orchard areas require routine monitoring and removal of invasives.

Date Identified: 09/24/2014

Treatment

Stabilization Measures

Treatment Documents

Treatment Type:	Preservation
Treatment Completed:	No
Document Type:	Other Document
Document Date:	2006-11-01
Title:	
IRMA Link:	

Narrative:

After the establishment of the Upper Delaware Scenic and Recreational River in 1978, the park prepared a "Final River Management Plan" in 1986. The plan recognized the park's cultural resources, noting that the National Scenic Wild and Scenic Rivers Act specifically requires that cultural resource features identified in designated river corridors be protected and enhanced. In the Upper Delaware corridor, such aspects include human history archeological sites, industrial remnants, and architectural features, as well as the people who live in the corridor and their settlements, commerce, and agriculture. The plan identified the Zane Grey house as a cultural resource, and the park's interest in acquiring and preserving it (Final River Management Plan 1986: 77,82).

Prior to park acquisition, the home was listed in the National Register of Historic Places in 1983 for its national significance and association with Zane Grey. The site had been preserved by Helen James Davis as inn and later as a private museum, with space leased to the National Park Service. Upon acquiring the property in 1989, the National Park Service funded a Historic Structures Report for the house, which included a Preliminary Cultural Landscape Assessment by Landscapes, a historic preservation and documentation firm based in Connecticut and Vermont. The assessment articulated the need for a more comprehensive landscape treatment plan, which the same firm completed in 1999. Their Cultural Landscape Treatment Plan documented the site's history and developed treatment recommendations for the original six-acre Zane Grey House property. The plan recommended a preservation treatment for Parcel B, the only parcel owned by the park at that time. Specific recommendations included removing non-historic trees, replanting missing trees, and replacing over-mature trees in-kind and in location. The plan proposed replacing the apple trees in the orchard with crabapples, a proposal rejected by the park as it would diminish the historical integrity of the property. The park instead opted to propagate the existing aged trees and replant the grafted genetically identical species. The plan also proposed the reconstruction of six missing structures including two outhouses, the children's playhouse, the icehouse, the tennis shed, and the chicken shed. To date, one of the outhouses has been reconstructed and is used for propane tank storage (CLPT 1999: 69-70).

Accessibility was not fully addressed in the 1999 plan, hence the Olmsted Center for Landscape Preservation prepared a subsequent "Cultural Landscape Treatment Plan" in 2008. The annotated map included recommendations for installing an accessible path from the PFBC lot to the west side of the Zane Grey house, constructing an accessible ramp at the Zane Grey house back (west) entrance, and relocating the visitor parking to the PFBC lot. The 2008 plan also reiterated some of the 1999 recommendations, such as outlining the former garden plots and tennis courts, reconstructing historic fences, removing non-historic vegetation, installing new evergreen plantings between Parcels A and B, and removing the Moran house. To date, the accessibility project has not been initiated, but an agreement with the PFBC for visitor parking and NPS co-management was finalized in 2014, with the intent of restoring the driveway, providing toilet facilities in the coal barn and walkways from the parking lot, and providing accessible parking, as recommended in the 1999 report (Review comments, C. Hahn).

NPS "Foundation Documents" provide basic guidance for planning and management decisions, and includes a brief description of the NPS unit as well as the unit's purpose, significance, fundamental resources and values, and interpretive themes. In February 2014, a Foundation Document was completed for the Upper Delaware Scenic and Recreational River. Based on a careful analysis of the enabling legislation and legislative history

that influenced its development, the Foundation Document developed the following purpose statement for the park:
The Upper Delaware Scenic and Recreational River protects, conserves, and enhances the free-flowing character, exceptionally high water quality, and the scenic, recreational, ecological, cultural, and geological values of the Upper Delaware River valley through collaborative partnerships and cooperation with state and local government entities. (Foundation Document 2014: 2,6)

For the Zane Grey House property, the Foundation Document noted that the Zane Grey cultural landscape was aging and many trees are at the end of their lives, and that the park plans to identify what to replace/restore to period of 1912–1918. It also stated that the park is working on an agreement with the Commonwealth of Pennsylvania regarding use of the parking lot adjacent to the house, and that a redesign of the parking area would include accessibility compliance and restoration of part of the existing parking lot consistent with the time period (Foundation Document 2014: 26).

Current planning and construction projects related to the Zane Grey House landscape are as follows:

"Construct Handicap Access Ramp at the Historic Zane Grey House" (PMIS 69216): Project involves the construction of a 70-foot handicap access ramp at the rear of the historic Zane Grey house. This is the site's primary resource and contact point. Ramp will be constructed to the specifications outlined in the Americans With Disabilities Act (ADA) of 1990. Ramp will be constructed in such a manner as to make it `free standing` so as not to damage historic bluestone walkways nor will it require any excavation. Handicap handrails will also be installed as required (ADA). $13,000

"Prune Fruit Trees in Historic Orchards" (PMIS 160193): This project involves carrying out much needed restoration and preservation pruning in the historic Zane Grey and Corwin Farm apple orchards, consisting of 28 established trees. The project would be coordinated by the Olmsted Center for Landscape Preservation and implemented by a team of trained NPS maintenance personnel from Northeast Region parks. Knowledgeable NPS personnel will take part in the project and carry out training, demonstrations and help monitor the work. $24,000

"Remove Non-Historic Structure from Historic Landscape Identification" (PMIS 164178): Demolish and remove a 22,609 cubic foot non-historic residential house next to the historic Zane Grey house to restore the historic scene. Project includes the removal of asbestos siding and below grade fuel oil storage tank, which is encapsulated in a concrete front porch. Grade and reseed the demolition area. This structure is known locally as the Moran-Hurley House. $90,000

"Update River Management Plan at Upper Delaware Scenic and Recreational River" (PMIS 210656): Funding will be used to update the park's River Management Plan to meet current planning standards and management policies and to address critical new and emerging issues arising from changing development patterns within and adjacent to the park. For example, natural gas drilling in the Marcellus Shale and expanded quarry operations have emerged as activities that could change the character of the park, affect park resources and visitor experiences. There will be a partial match to NPS funding through in-kind services from the Upper Delaware Council (UDC) and its board members. $205,000

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

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National Park Service	Foundation Document: Upper Delaware Scenic and Recreational River	2014	US Department of the Interior, National Park Service			
National Register	National Register of Historic Places, Nomination Form: Zane Grey House	2010	US Department of the Interior, National Park Service			
National Park Service	Vol 2: Natural & Cultural History Overview, Cultural Resource Survey, Upper Delaware Scenic and Recreational River	1982	US Department of the Interior, National Park Service			
Mills, Michael J.	Historic Structures Report: The Zane Grey House, Lackawaxen, Pennsylvania	1992	US Department of the Interior, National Park Service			

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n/a	Administrative History, Draft	2002	n/a			

Supplemental Information:

Supplemental Information Title: Aerial Photographs, 1983

Supplemental Information Narrative:

Aerial photographs aided in illustrating the layout and design of the property.

Supplemental Information:

Supplemental Information Title: Development Plan: Zane Grey Access Area

Supplemental Information Narrative:

PA Fish Commission Dwg# FC-258A-3C, September 1972

Supplemental Information:

Supplemental Information Title: Topographic Survey, Zane Grey Access Area

Supplemental Information Narrative:

PA Fish Commission Dwg# FC-258A-IT, Dec 1971

Supplemental Information:

Supplemental Information Title: Highway Right-of-Way Map, Lackawaxen Township

Supplemental Information Narrative:

April 1926, Map Book, p. 106, (Pike County PA Courthouse Tax Records Office)

Supplemental Information:

Supplemental Information Title: Historic American Buildings Survey, Site Plan of Zane Grey House c. 1916

Supplemental Information Narrative:

Depiction of site, c. 1916

Supplemental Information:

Supplemental Information Title: Oral Interview, Helen James Davis

Supplemental Information Narrative:

Helen James Davis was the daughter of Zane Grey's friend, Alvah James, who lived in the Zane Grey House from 1933 - 1945; although she spent her early years in New York City, and did not know Zane Grey herself, she ran the Zane Grey Inn in the Main house for 25 years, and subsequently, organized and ran a Zane Grey Museum in the same location until 1988, the contents of which were used to form the core of the NPS display today

Supplemental Information:

Supplemental Information Title: Oral Interview, Dorothy Moon

Supplemental Information Narrative:

NPS Curator, Zane Grey House, Lackawaxen, PA

Supplemental Information:

Supplemental Information Title: Oral Interview, Mary Smith Nelson (1911 -)

Supplemental Information Narrative:

Life long resident at the Zane Grey site, and consequently knew the writer and his family well when she was a child; currently retired but formerly employed as a head teacher at Shohola

Supplemental Information:

Supplemental Information Title: Oral Interview, Sandra Speers Schultz

Supplemental Information Narrative:

Chief of Planning, Upper Delaware Scenic & Recreational River, NPS, Narrowsburg, NY

Supplemental Information:

Supplemental Information Title: Oral Interview, John V. Hart

Supplemental Information Narrative:

Maintenance Mechanic and Preservation Specialist, Upper Delaware Scenic & Recreational River, NPS, June 20, 2014

Supplemental Information:

Supplemental Information Title: Photographs, Panoramic views

Supplemental Information Narrative:

1899, 1900, 1914, 1925

Supplemental Information:

Supplemental Information Title: Upper Delaware Scenic and Recreational River

Supplemental Information Narrative:

Review comments on 8/14/2014 draft, email 19 September 2014.

Supplemental Information:

Supplemental Information Title: n/a

Supplemental Information Narrative:

Website: Upper Delaware Scenic and Recreational River, http://www.nps.gov/upde/parkmgmt/index.htm

Supplemental Information:

Supplemental Information Title: n/a

Supplemental Information Narrative:

Website: Discover Pike PA, History of Delaware Valley and its inhabitants, http://www.discoverpikepa.com

Supplemental Information:

Supplemental Information Title: n/a

Supplemental Information Narrative:

Website: Lackawaxen Township, http://lackawaxentownshippa.gov/about-lackawaxen-township

Landscape Documents:

File Name	Date	Attachment Type
UPDE_Cowen Farm-Roeblings Bridge-Zane Grey_CLI Updates Notes_2025.pdf		

Source