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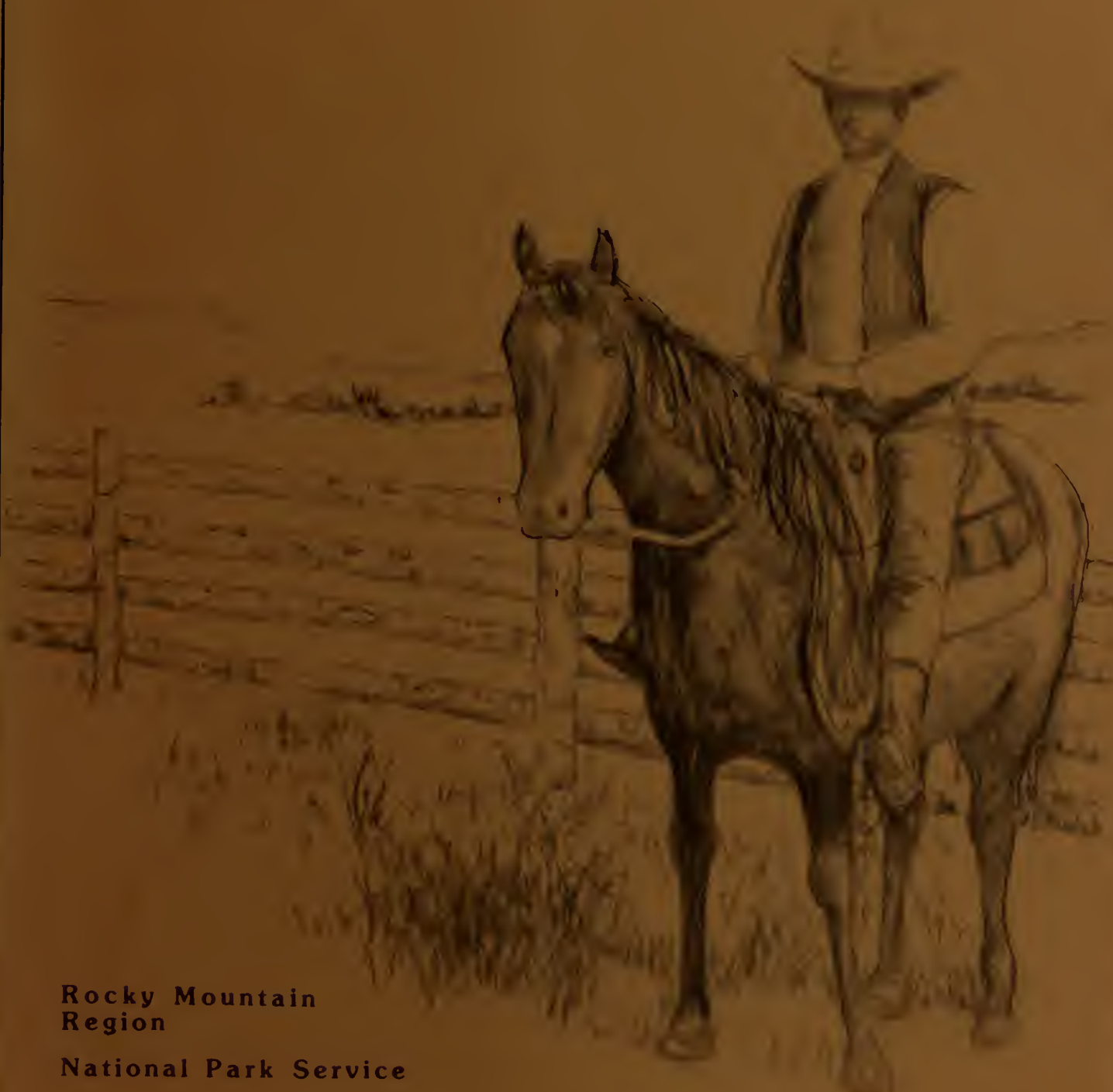
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**Grant-Kohrs Ranch
National Historic Site**

CULTURAL LANDSCAPE ANALYSIS

June 1987



**Rocky Mountain
Region**

National Park Service

CULTURAL LANDSCAPE ANALYSIS

GRANT-KOHR'S RANCH NATIONAL HISTORIC SITE

Recommended by: *J. D. Taylor*
Superintendent, Grant-Kohrs Ranch
National Historic Site

6/10/87
Date

Concurred by: *Lorraine Meitzner*
Regional Director, Rocky Mountain
Region

6/17/87
Date

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Vicinity Map

Grant-Kohrs Ranch National Historic Site

U.S. Dept. of the Interior - National Park Service

I. INTRODUCTION

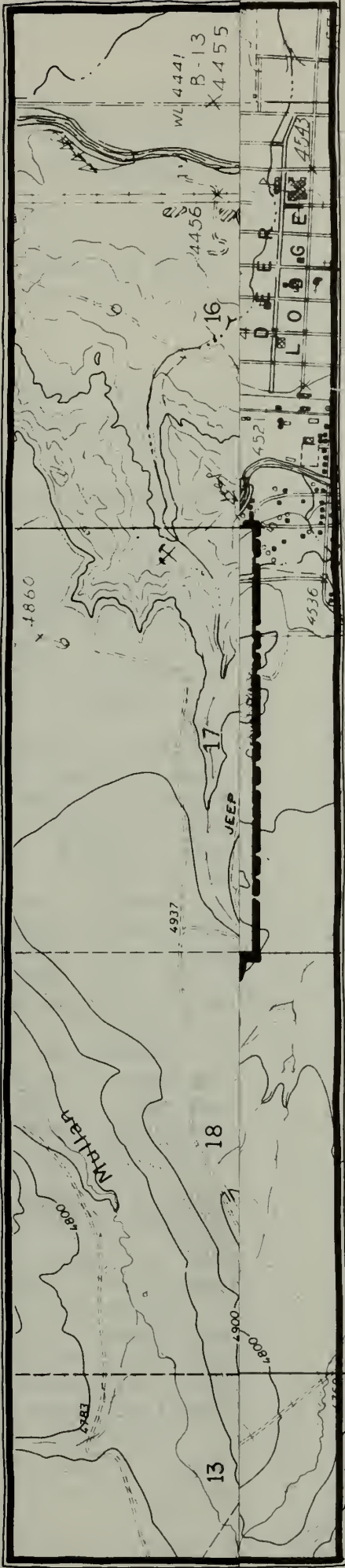
Grant-Kohrs Ranch National Historic Site was established by Congress on August 25, 1972, (Public Law 92-406), "...to provide an understanding of the frontier cattle era of the Nation's history, to preserve the Grant-Kohrs Ranch, and to interpret the nationally significant values thereof for the benefit and inspiration of present and future generations."

An adequate land base is essential and must be protected if the National Park Service is to achieve this congressional mandate.

A. DELINEATION OF THE STUDY AREA

A study area has been identified that incorporates the various land and vegetation types related to the ranch's operations. This area provides the scene necessary to maintain the ranch's historic integrity, while providing a resource base necessary for public understanding and interpretation of the western cattle frontier. The Study Area Map illustrates the boundaries of land which can feasibly be managed to maintain the landscape's historic association with the ranch. The eastern boundary follows existing boundaries of the national historic site. Residential and commercial developments east of this boundary make it impractical to manage this land as part of the ranch setting. Boundaries to the south follow the existing south boundary of the historic site. The western and northern boundaries follow the limits of the middleground "seen area," as viewed from near the ranch house. This boundary is located largely along a ridge line.

The study area includes about 2,628 acres of which 1498.65 acres are presently within the national historic site's boundary.



CULTURAL LANDSCAPE STUDY AREA

CULTURAL LANDSCAPE ANALYSIS




Grant-Kohrs Ranch National Historic Site - Montana

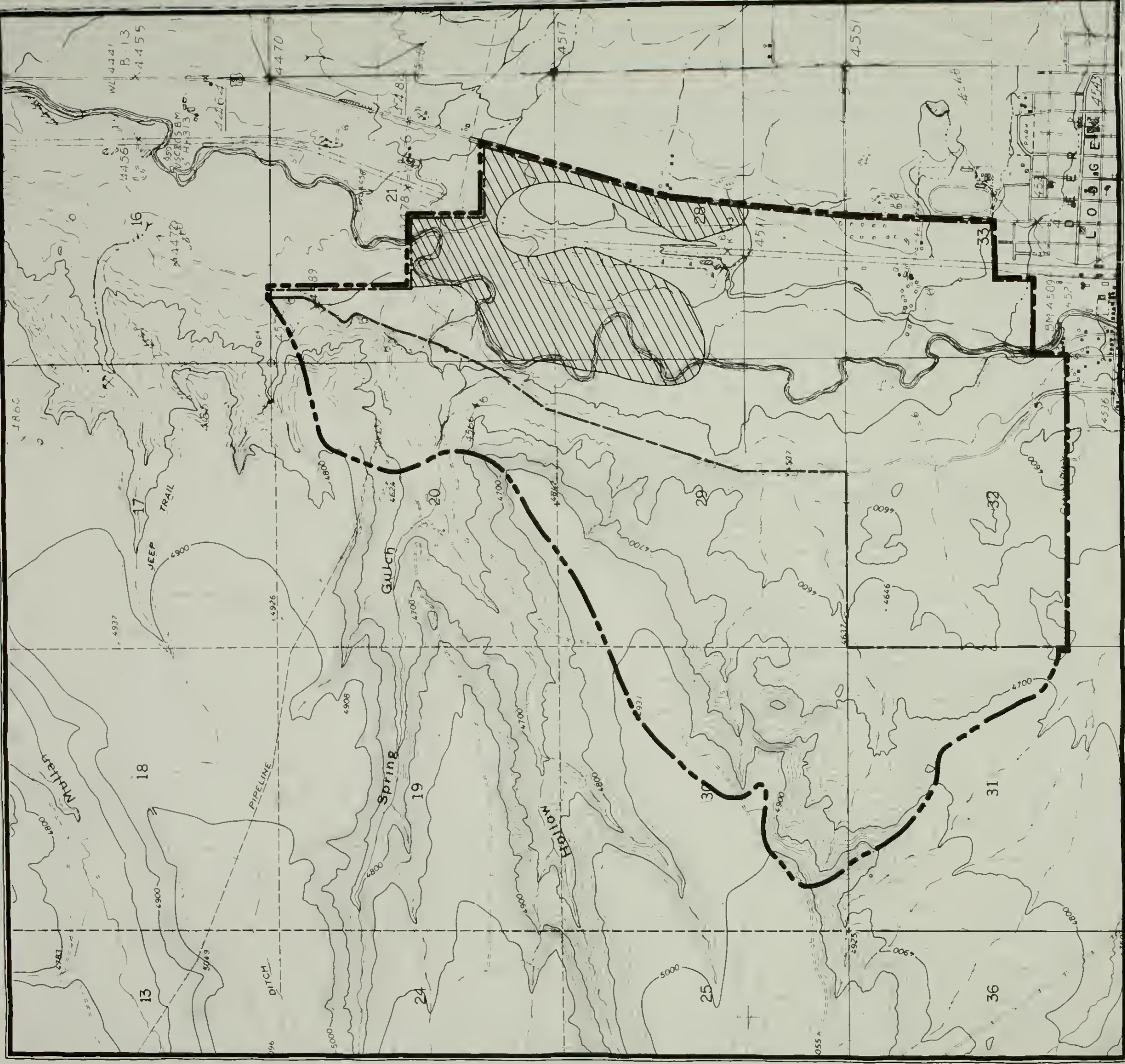
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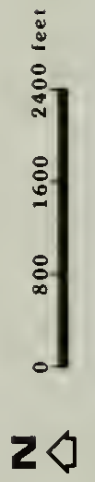
-  existing national historic site boundary (1,498.65 acres)
-  study area boundary (2,628 acres)
-  land unseen from the ranch



CULTURAL LANDSCAPE STUDY AREA

CULTURAL LANDSCAPE ANALYSIS

Grant-Kohrs Ranch National Historic Site - Montana
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- legend**
- existing national historic site boundary (1,498.65 acres)
 - - - study area boundary (2,628 acres)
 - ▨ land unseen from the ranch

II. CULTURAL LANDSCAPE DESCRIPTIONS

A. PHYSIOGRAPHIC CONTEXT

"When I first reached Montana, the Deer Lodge Valley was one of the most beautiful stretches of bunch grass country imaginable. The grass waved like a huge field of grain."

Conrad Kohrs

Deer Lodge Valley, the site of the Grant-Kohrs Ranch, is a basin with a north-south axis near the center of the Northern Rocky Mountains' physiographic province.

B. ECOLOGICAL CONTEXT

In their research report, Floral and Faunal Survey and Toxic Metal Contamination Study of the Grant-Kohrs Ranch National Historic Site, Peter Rice and Gary Ray note that "an eleven hectare grassland just outside the northeast corner boundary of the Grant-Kohrs Ranch property is the only relatively intact piece of native prairie proximal to the Ranch."

Although it has a small component of some of the typical exotic and weedy species, this grassland is dominated by native wheatgrasses and semi-arid land forbs. These included western wheatgrass (*Agropyron smithii* Rydb.), bluebunch wheatgrass (*A. spicatum*, Pursh, Scribn. and Smith), bitterroot (*Lewisia rediviva*, Pursh), Phlox, cactus (*Opuntia*), and *Astragalus* species. These wheatgrasses were major semi-arid, open range forage species that supported the expansion of the cattle industry on the western mixed-grass prairies.

Thick woodlands and semi-wetlands are located throughout riparian areas associated with the river floodplain. The woodlands remained relatively intact until mine tailings from upstream mining activities killed some of the vegetation.

C. HISTORIC CONTEXT

Cattle came to Montana with some of the initial settlers. The Grants acquired a herd of cattle on the Mormon and Oregon Trails. These cattle, acquired on immigrant trails from the midlands of America, from pioneers on their way to Oregon and California, formed the foundation for Montana's cattle industry. The cattle were fattened on the native grasses and raised without shelter, other than that afforded by the willows, alders, and tall rye grass along the streams.

The ranch flourished during the late 1800's and early 1900's. It became one of the best known in the region, with holdings of 30,000 acres in the Deer Lodge Valley and herds of cattle grazing one to five million acres of land in Montana, Idaho, Wyoming, Colorado and southern Canada. During this period, 8,000 to 10,000 head of cattle were shipped to market each year. By the early 1920's, all of the ranch holdings had been sold except for 1,000 acres around the home ranch.

D. SPACIAL ORGANIZATION

As with many old ranch complexes, the main buildings are clustered near water, but on a bench, away from the annual floodplain. As the ranch activities increased or changed, buildings were built or altered to meet the changing needs.

John Grant built two small cabins (ca. 1860) on a bench with a spring. His new house was built 50 to 60 feet away in 1862.

Kohrs added an ice house, draft-horse barn and oxen barn circa 1870. In the 1880's the Bielenberg Barn, Thoroughbred Barn and several stallion barns were built. In 1890, the Kohrs addition to the Grant house had a partially dug-out basement. A coal shed was built near the basement door in 1912.

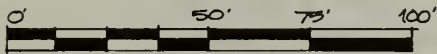
The original Grant log cabins were added onto over the years, forming bunkhouse row.

In the 1930's, a dairy barn, garage/blacksmith shop, chicken house, several stock shelters, squeeze chutes, etc. were added to the ranch complex.

E. CIRCULATION NETWORKS

It appears that the first formalized travel routes were associated with immigrant trails used by pioneers. As Montana's cattle industry grew, new roads and cattle trails were developed between grazing ranges and to railheads located east and south of the territory. Transportation of cattle to the eastern markets was necessary to expand the industry. In the early 1880's the railroad was first brought into eastern Montana, and into the Deer Lodge Valley in 1883. The paralleling Milwaukee Railroad was laid adjacent to the home ranch residence just within the eastern boundary of the present-day Grant-Kohrs Ranch N.H.S. in 1907. These tracks are important to the historic scene as it relates to expansion of the cattle industry.

- ROAD
- ▬ RAILROAD
- ~ STREAM
- ~ FOLIAGE
- »»»» DRY CREEK BED
- ○ POWER POLE
- NON-EXTANT STRUCTURES
- FENCE:
- PICKET
- DOUBLE POLE
- POLE
- **** JACK LEGS
- - - BARBED WIRE



NOTE: SEE 1980 GMP FOR LIST OF NUMBERED STRUCTURES ON THIS MAP

HISTORIC BASE MAP

GRANT-KOHR'S RANCH NATIONAL HISTORIC SITE

UNITED STATES DEPARTMENT OF THE INTERIOR/NATIONAL PARK SERVICE

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DEC | DEC

F. VEGETATION RELATED TO LAND USES AND ACTIVITIES

Vegetation at the ranch is influenced by available moisture and by soil types. In their May 1984 Floral and Faunal Survey and Toxic Metal Contamination Study of the Grant-Kohrs Ranch National Historic Site, Peter Rice and Gary Ray identified four zones: 1) riparian zone, 2) meadow zone, 3) bench zone, and 4) creek zone.

Historically all four zones were used for grazing. This was also true of the land outside the present boundaries of the ranch.

Beginning in the late 1800's, the meadow areas were irrigated to increase hay production. Later, species thought to be better for forage were introduced and the meadows were fertilized. Some of these areas were also cultivated for crops. Oats and barley were grown in the Stuart Field, at least for a time, prior to the turn-of-the-century.

G. HISTORIC STRUCTURES AND ARRANGEMENTS

Land provided the economic base which enabled Conrad Kohrs, to become the influential man he was. The "home ranch," which supported the operations, is still intact and is the site's chief resource.

There are 53 historic buildings and/or structures on deeded land at Grant-Kohrs Ranch National Historic Site. These are essentially a complete set of structures necessary for the operation of a cattle ranch and were primarily oriented towards the raising of horses. They include living quarters, barns, storage sheds, outhouses, stock shelters, feed bunks and squeeze chutes. Appurtenances include a scale, beef hoist and manure pit. Structures to the east of the railroad tracks comprise an additional and later set of ranch buildings. Although these are not owned by the National Park Service, they were part of the historic ranch scene, and illustrate the continuum of cattle ranching operations.

The earliest buildings, built circa 1862-1885, are of log construction. The earlier of these, the ranch house, bunkhouse, ice house, oxen barn and draft horse barn, are on the east bench of the Clark Fork River - out of the river flood plain, but near the river. As more structures were added, they spread north and south, and west on lower ground toward the river. The laying of the railroad tracks past the ranch house in 1883 and 1907 limited the spread of the ranch complex to the east for many years.

The second main type of construction, built circa 1875-1907, has board and batten exteriors. It includes additions to log buildings, as well as stock barns and equipment sheds. Several stock shelters with this type of construction were built in the early 1930's.

The third main type of construction, built circa 1932-1935, is frame construction with horizontal siding. It includes a granary, dairy barn, garage/blacksmith shop and chicken and brooder house.

The spread of structures, with the feedlots and stock shelters closest to the river on low ground, encouraged the construction of a new set of structures east of the railroad tracks. The dryer conditions there were better for the feedlot-type of operation going on in the 1950's.

H. SMALL SCALE ELEMENTS

A small historical bridge from the 1930's crosses the Kohrs-Manning Ditch. Two larger bridges, also from the 1930's, cross the slew and the Clark Fork River. They provide access to land west of the river.

The Kohrs-Manning Ditch carries irrigation water from the Clark Fork River and Cottonwood Creek. Within the park boundary, the irrigation company has a diversion structure where the ditch crosses Cottonwood Creek and a flume structure to carry ditch water over Johnson Creek. The park has two diversion structures to deflect the park's share of water to adjacent hay meadows.

The park also has a diversion structure on Johnson Creek at the east edge of the Stuart Field.

Visitor access from the visitor center to the complex of ranch buildings is via a paved trail approximately 1,100 feet long, which passes through walkways under two separate railroad lines.

III. EXISTING LANDSCAPE DESCRIPTIONS

A. VIEWS AND PERCEPTUAL QUALITIES

Views to the west and north from the ranch still maintain an undeveloped quality, which is useful in the interpretation of the frontier cattle era. For the most part, views from the ranch are oriented to the western foothills.



Views to the north and west convey the wide-open spaces and sense of isolation associated with early operations of the ranch.



Ridges to the west provide a good visual break. The foreground of this photo illustrates the intensive resource utilization which is necessary to support ranch operations.



For the most part, land to the west is undeveloped. Irrigated pastures are evident in the middleground on private lands where easements have been purchased by the NPS. Background views show some developments encroaching on the ranch from Deer Lodge.



It is not practical to manage views to the south outside the national historic site. Developments in Deer Lodge can be seen from the ranch and its access trail.



Lands to the east of the national historic site have been intensively developed for commercial and residential purposes.

B. LAND OWNERSHIP

Ownership of lands within the authorized boundary for Grant-Kohrs Ranch National Historic Site is listed below (see Land Ownership Map).

<u>Owner of Record</u>	<u>Acres</u>
Burlington Northern Railroad	57.67
City of Deer Lodge, Montana	69.47
Warren*	939.85
Burlington Northern Railroad**	0.05
Olsen*	165.63
United States of America	265.98
	<u>1498.65</u>

*Scenic easements have been acquired by USA

**Right-of-way easement has been acquired by USA

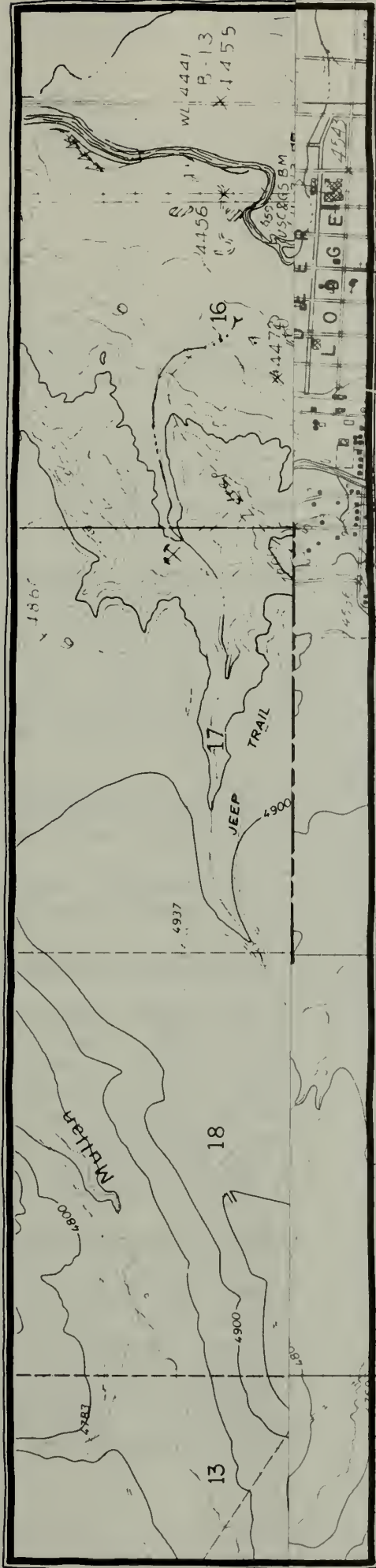
Other lands located outside the authorized park boundary, but within the study area include portions of the following sections: 20, 21, 29, 30, 31, 32, T8N and R9W. The land in section 32 is owned by Warren, land in the remaining sections is owned by Castle Mountain Ranch, Inc.

Lands outside the study area, but still important to the historic scene, are the east slopes of the Flint Creek Range, located some 5 to 10 miles west of the ranch. These lands are owned by the State of Montana (prison) and the United States of America (Deerlodge National Forest).

C. EXISTING LAND USES AND ACTIVITIES

Within the authorized boundary, land use is noted below for each tract (see Existing Land Use and Activities Map).

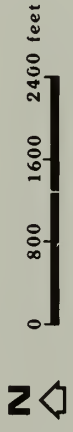
<u>Tract Number</u>	<u>Use</u>
01-103	A unique area of native vegetation, this tract is fenced and has not been used for many years.
01-108	Sewage lagoon operated by the City of Deer Lodge.
01-110	Operating railroad.
01-114, 01-115 & 01-116	Pasture and developed areas with various structures, such as residences, barns, shop, stock shelters and corrals; and the Milwaukee Railroad.



LANDOWNERSHIP

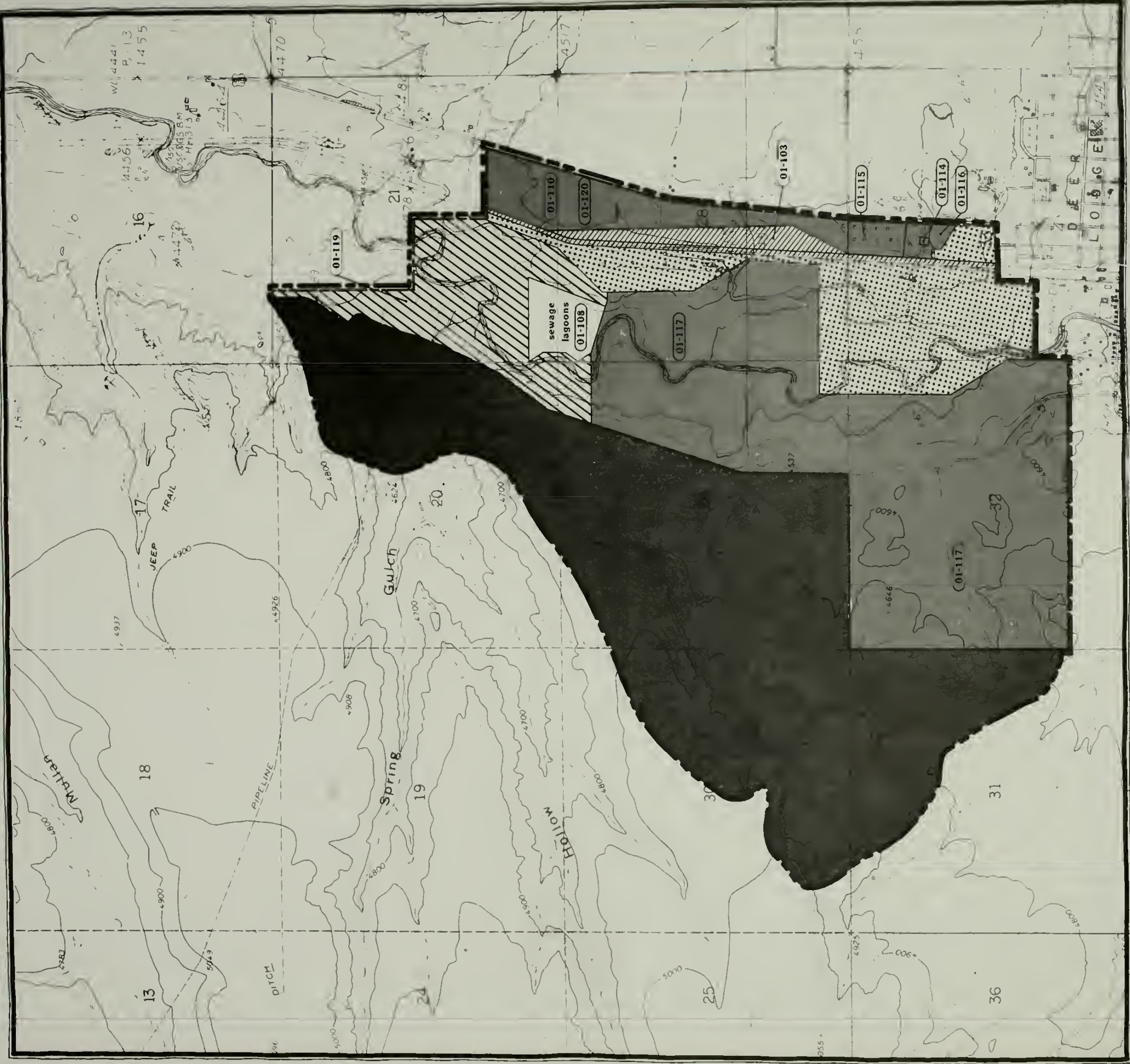
CULTURAL LANDSCAPE ANALYSIS

Grant-Kohrs Ranch National Historic Site - Montana
 United States Department of the Interior - National Park Service



legend

- existing national historic site boundary (1,498.65 acres)
- study area boundary (2,628 acres)
- Castle Mtn. Ranch, Inc.
- Warren (scenic easement acquired by NPS)
- Olsen (scenic easement acquired by NPS)
- Burlington Northern R.R.
- City of Deer Lodge
- NPS
- tract number



LANDOWNERSHIP

CULTURAL LANDSCAPE ANALYSIS

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- ▧ Burlington Northern R.R.
- City of Deer Lodge
- ▤ NPS
- tract number



<u>Tract Number</u>	<u>Use</u>
01-117, 01-119 & 01-120	Areas of open grasslands, meadows or brush used to graze livestock and/or produce hay.
01-118	Visitor access trail under railroad track to ranch.

Land outside the park's authorized boundary, but within the study area in Sections 20, 21, 29, 30, 31 and 32 is all undeveloped grassland used to graze livestock.

West of the study area (but still visible) State of Montana (prison) and U.S. Government (Deerlodge National Forest) lands are used to graze livestock, for timber production and for recreational purposes (hiking, hunting, fishing, skiing, snowmobiling, etc.).

D. EXISTING CIRCULATION/TRANSPORTATION NETWORKS

Business route U.S. 10 parallels the site's eastern boundary. Visitor access to the ranch is via business route U.S. 10 to a parking lot near the site's southeast boundary. From here a trail provides access for most visitors to the ranch complex.

Just east of the ranch house (approximately 250 feet) is an operating railroad line. The abandoned Milwaukee Railroad line which parallels, is owned by the NPS.

Interstate Highway 90, a major east-west route, is located approximately one mile east of the ranch.

E. EXISTING VEGETATION PATTERNS







The Existing Vegetation Patterns Map illustrates the diverse use of vegetation to support ranching operations. Willow thickets occur along riparian bottomlands of the Clark Fork River. Paralleling this zone is a mixture of hay meadows and farmlands which rely on irrigation systems for their existence. A majority of the study area's western lands is range dryland, which is used for grazing operations.

F. POTENTIAL LAND USES AND ACTIVITIES

Potential uses of the private lands both within and outside the park boundary are virtually unlimited. Within the park, uses might include: cross fencing, construction of corrals, feedlots, loading chutes, plowing of hay meadows and planting of other crops, installation of irrigation systems such as center pivots or wheeled systems, power lines, plowing of



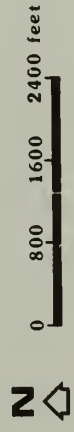
legend

-  existing national historic site boundary (1,498.65 acres)
-  study area boundary (2,628 acres)
-  undeveloped grassland
-  pastures & areas developed for grazing activities
-  fenced area of unique native vegetation
-  developed - structures, parking, etc.

EXISTING LAND USES & ACTIVITIES

CULTURAL LANDSCAPE ANALYSIS

Grant-Kohrs Ranch National Historic Site - Montana
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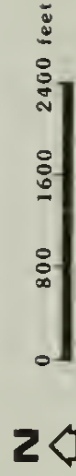


EXISTING LAND USES & ACTIVITIES

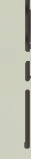





CULTURAL LANDSCAPE ANALYSIS

Grant-Kohrs Ranch National Historic Site - Montana

United States Department of the Interior - National Park Service



legend

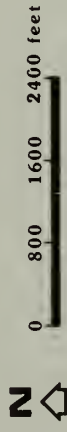
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




EXISTING VEGETATION PATTERNS

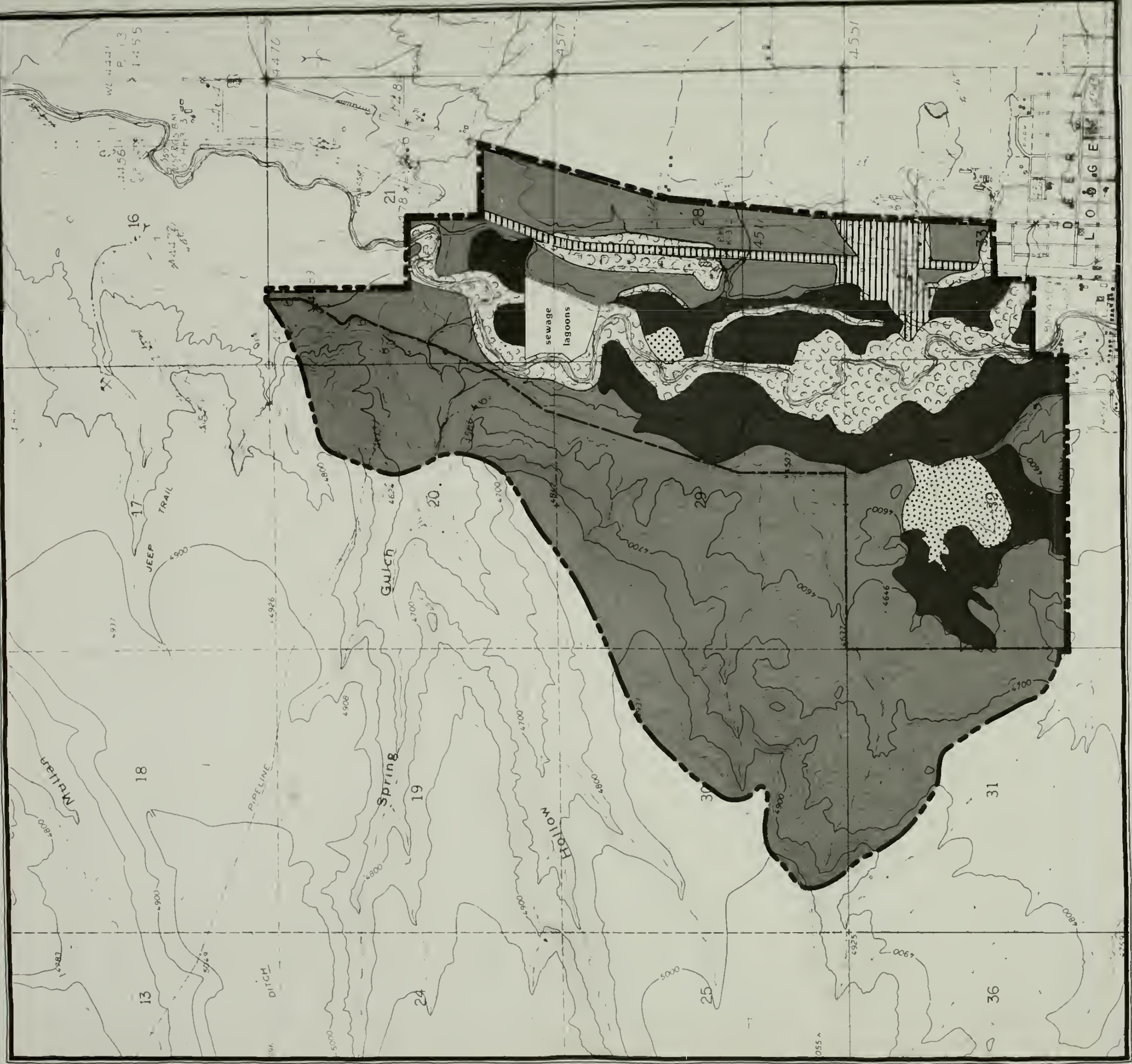
CULTURAL LANDSCAPE ANALYSIS

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legend

-  existing national historic site boundary (1,498.65 acres)
-  study area boundary (2,628 acres)
-  hay meadow
-  thicket/woodlands
-  dry farmland
-  range drylands
-  disturbed/developed areas
-  semiwetlands



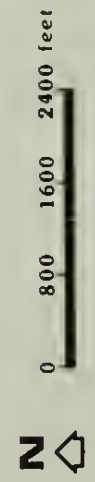
EXISTING VEGETATION PATTERNS

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- hay meadow
- thicket/woodlands
- dry farmland
- range drylands
- disturbed/developed areas
- semiwetlands



grasslands, etc. Outside the park, but within the study area, potential uses in addition to most of those listed above might include: subdivision into 5 to 20-acre family residential units, oil and/or gas exploration and development, commercial development, etc.

Uses of the State and Federal lands further to the west are not likely to change substantially. The amount of timber cut or type of cuts (clear-cut, shelterwood) might change.

IV. SIGNIFICANCE

A. TYPE OF SIGNIFICANCE

The types of significance of landscapes within the Grant-Kohrs Ranch study area are:

- Historic Association with group, person, event
- Important Landmark
- Example of a particular era

B. STATEMENT OF SIGNIFICANCE

Open range and the abundance of prairie grassland greatly influenced the frontier cattle era. The home ranch complex served as a headquarters for a well-dispersed, far-ranging cattle frontier. Landscapes within the study area are limited but critical visual examples of open range grasslands. The ranch and landscape within the study area possess historic landscape significance on local and regional levels, according to National Register criteria A, C, and D:

Under Criterion A: The ranch and study area are closely associated with the open range cattle industry in the Deer Lodge Valley. The ranch commemorates this industry on a regional and national level. The area as a whole, including the buildings, pastures, dry rangelands, irrigation system, and railroad, reflect land-use activities, adaptations, and ranching practices over several generations.

Under Criterion C: The ranch and study area embody a distinct type and method of site organization within the Deer Lodge Valley through site design, materials, setting, feeling, and association. The area as a whole retains a character which differentiates it from the surrounding area.

Under Criterion D: The study area yields important information about settlement patterns in the Deer Lodge

Valley and illustrates a way of life in the western cattle frontier. It illustrates a continuum from open-range cattle to feedlot operations. The site also yields important information about small-scale irrigation development and its relationship to ranch operations.

V. INTEGRITY

- A. LOCATION: All remaining 53 historic structures are in their historic locations, as of 1972 when the ranch was acquired by the National Park Service.
- B. DESIGN: The essential spatial organization of the entire study area is intact.
- C. SETTING: The study area is located within the physical environment of Deer Lodge Valley and retains an undeveloped quality, for views to the north and west from the main ranch house.
- D. MATERIALS: Structures retain most original materials. Some plants used as ornamental materials remain as remnants and pastures still display natural grasses used for grazing operations.
- E. WORKMANSHIP: The buildings, irrigation system, range structural improvements--including fences, gates, and corrals--as well as the layout and organization of pastures, reflect the skilled working of the land and its resources.
- F. FEELING: The study area possesses a separate and distinct presence from the greater landscape context, evoking a feeling of vastness and isolation in the time.
- G. ASSOCIATION: The structures, range and pasture retain direct association with their historic uses and activities.

VI. RECOMMENDATIONS

A. LANDS WITHIN AUTHORIZED BOUNDARY

In May 1985 a Land Protection Plan (LPP) was approved for the national historic site. For all lands within

the park's authorized boundary, recommendations in the LPP (summarized below) should be implemented. The Land Protection Plan map illustrates tract numbers referenced in the text.

Tracts 01-114, 01-115, 01-116, 01-117 - Acquire the 840.85 acres in fee title with a leaseback option. In the interim, continue to enforce the existing scenic easement to the extent necessary to prevent incompatible development.

Tract 01-118 - This easement is for the public access trail under the railroad and must be retained.

Tracts 01-119 and 01-120 - Continue to enforce the existing scenic easement for this 264.68 acres.

Tract 01-110 - This land is a right-of-way for the Burlington Northern Railroad. As long as the existing uses are maintained, no land protection measures are necessary. Should the railroad be abandoned, the land should be acquired in fee.

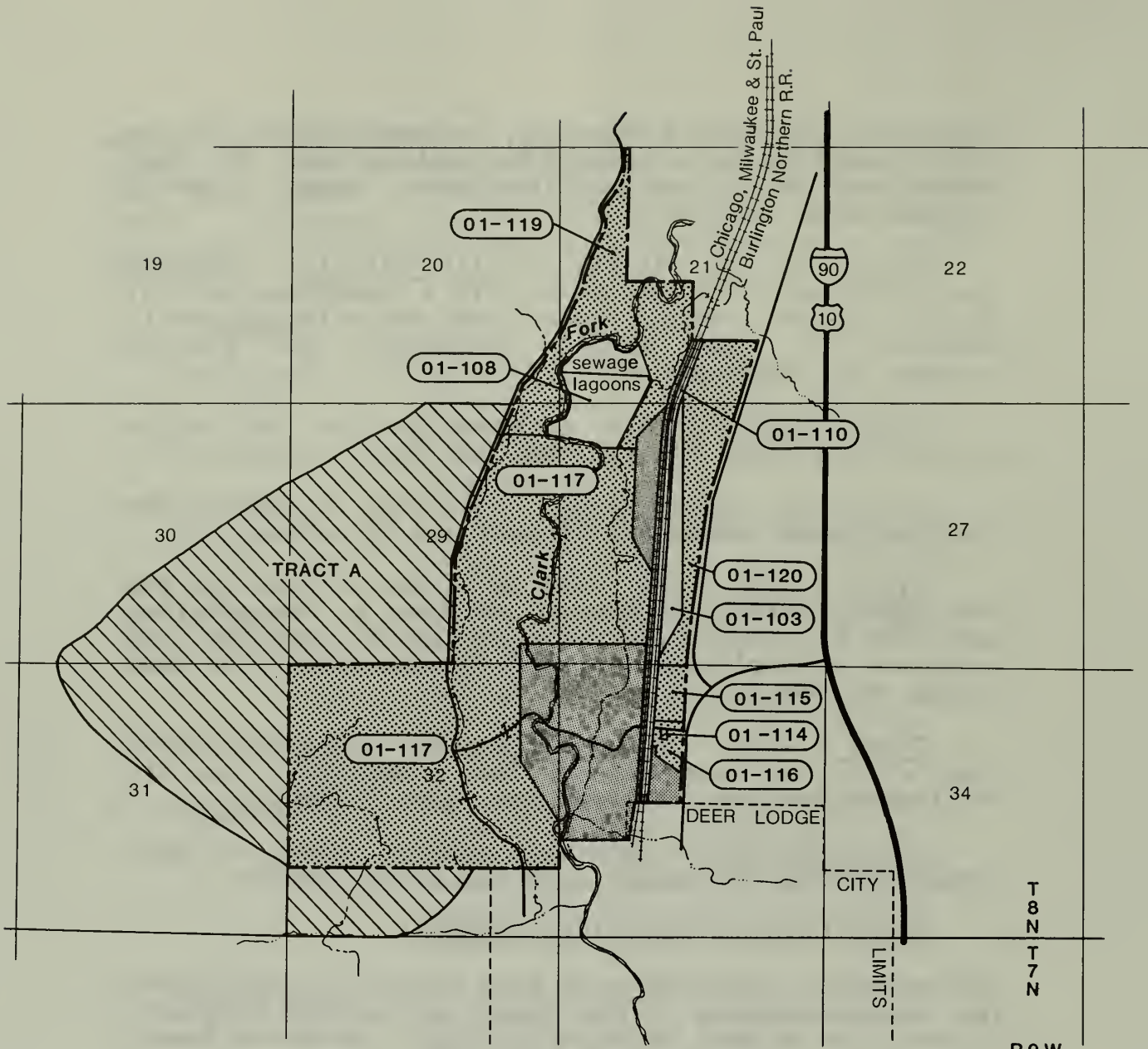
Tract 01-103 - This is a native vegetation parcel that should be acquired in fee. Donation from the Burlington Northern Railroad should be pursued.

Tract 01-108 - Maintain current level of use. Sewage lagoons are unseen from the ranch complex.


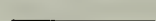


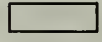

B. LANDS OUTSIDE AUTHORIZED BOUNDARY

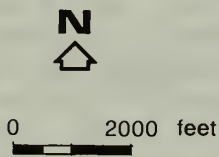
Approximately 1,130 acres of land within the study area are located outside of the park's authorized boundary. Currently this land is owned by Castle Mountain Ranch, Inc. (Rock Creek Cattle Company). Because of the single ownership, opportunities are available for park staff to work with the landowner in developing a means by which the existing open-range character of the landscape can be maintained. The park should pursue development of a cooperative working relationship with Castle Mountain Ranch, Inc. (Rock Creek Cattle Company). This relationship would provide a focus of management that retains the open-range character of the landscape and its undeveloped quality. Landscape conditions as described in Chapter II, Cultural Landscape Descriptions, can be used as a guide to help determine how to manage the lands to insure an open range character.

Landscapes within the study area are significant as they relate to the ranch complex. Integrity of the landscapes have been maintained. The park should pursue possible nomination of the entire study area to



legend

-  national historic site boundary
-  tract boundary
-  federal land (fee)
-  federal land (less than fee)
-  non-federal land
-  tract outside national historic site boundary



Land Protection Plan

Grant-Kohrs Ranch National Historic Site

Powell County Montana

United States Department of the Interior - National Park Service

the National Register of Historic Places. Castle Mountain Ranch, Inc. must be consulted and their approval obtained regarding this nomination.

The park should also consider exploring the possible donation of lands or scenic easements by Castle Mountain Ranch, Inc. to the United States or other government entity. Using this strategy, the land or scenic easement could be accepted by the Secretary of Interior or State of Montana and legislative actions would not be required. Also, current use by Castle Mountain Ranch, Inc. could be retained.

VII. CONCLUSION

The landscape, as it presently exists within the study area, is significantly related to the ranch complex. Maintaining this scene is critical if the National Park Service is to achieve the congressional mandate to "provide an understanding of the frontier cattle era of the Nation's history".

Lands within the present park boundary can be adequately protected by implementing the recommendations contained in the Land Protection Plan for Grant-Kohrs Ranch NHS, which was approved May 5, 1985.

For those lands outside the present park boundary but within the study area, contact should be made with the landowner to see what the potential options might be to retain the existing grasslands.

Prepared by: Division of Planning and Compliance,
Rocky Mountain Regional Office and
Grant-Kohrs Ranch National Historic
Site.

