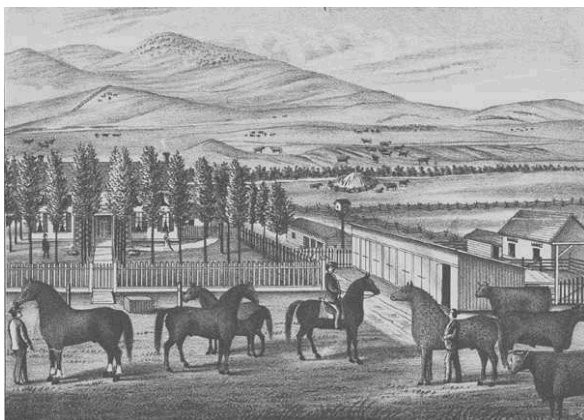


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National Park Service  
Cultural Landscapes Inventory  
2004



Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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## **Inventory Unit Summary & Site Plan**

### **Inventory Summary**

#### **The Cultural Landscapes Inventory Overview:**

##### **CLI General Information:**

###### **Purpose and Goals of the CLI**

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

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

###### **Scope of the CLI**

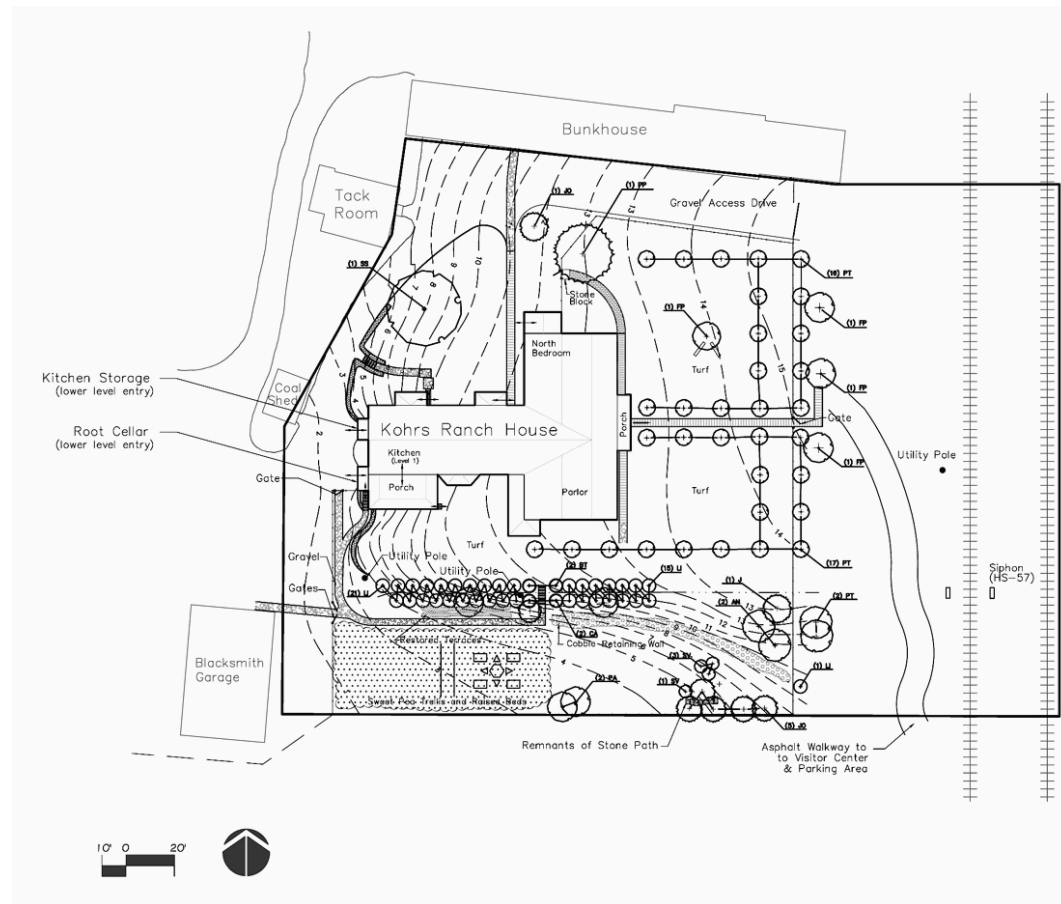
The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the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

treatment guidelines for the cultural landscape.

**Inventory Unit Description:**

Located in the Deer Lodge Valley of Montana, outside the town of Deer Lodge, the 0.2-acre Kohrs Ranch House and Yard is a component landscape of the Grant-Kohrs National Historic Site (NHS). The Ranch House (HS-1) is contained within the “Home Ranch” building cluster, which was primarily constructed by John Grant and Conrad Kohrs between 1860 and 1919, and slightly modified by grandson and ranch manager, Conrad Warren, in the 1930s. The residence, along with its landscaped yard, is closely associated with the home ranch complex. The residential landscape is delineated by white picket fencing that encloses well-maintained turf grass, cottonwood trees, specimen plantings, and a formal garden area. Historically, the yard was divided into three distinct spatial zones – the front lawn, the service area and the lower garden. The Service area was primarily a utilitarian space and functioned as a receiving ground for deliveries and as a secondary entrance to the house. By contrast, the front lawn and lower garden were formal spaces. Grid-patterned cottonwood trees, brick pathways and irrigated turf define the front lawn, while more turf, raised flowerbeds, diverse ornamental plantings and narrow pathways characterize the lower garden. The landscape that envelopes the Ranch House functions as a physical extension of the residence’s interior living space. Moreover, the manicured residential yard provides a “buffer zone” that further delineates the private realm of the Ranch House from the rustic, “public” ranch landscape that lies outside the picket fencing. The imposing nature of the Ranch House and the refined residential landscape represent the Kohrs’ success and pride of accomplishment.

**Site Plan**



*Existing conditions of the Grant-Kohrs Ranch House landscape (Shapins Associates, 2004). (Refer to Supplemental Information for map legend.) Source: Shapins Associates.*

**Property Level and CLI Numbers**

<b>Inventory Unit Name:</b>	Kohrs Ranch House and Yard
<b>Property Level:</b>	Component Landscape
<b>CLI Identification Number:</b>	890242
<b>Parent Landscape:</b>	890194

**Park Information**

<b>Park Name and Alpha Code:</b>	Grant-Kohrs Ranch National Historic Site -GRKO
<b>Park Organization Code:</b>	1586
<b>Park Administrative Unit:</b>	Grant-Kohrs Ranch National Historic Site

### **CLI Hierarchy Description**

The Kohrs Ranch House and Yard is one of several component landscapes within the Grant-Kohrs Ranch NHS Landscape. Given the relatively small acreage of the yard that surrounds the Ranch House, the site is considered one inventory unit and was not subdivided into property levels for this CLI.

## Concurrence Status

**Inventory Status:** Complete

### Completion Status Explanatory Narrative:

An initial Cultural Landscape Analysis was completed for the Grant-Kohrs Ranch NHS in June 1987. Later in 1991, additional research and documentation was carried out in a Cultural Landscape Inventory and Analysis by Tom Keohan. However, neither of these documents received SHPO or park superintendent concurrence.

This CLI was completed by Shapins Associates in 2003-2004. Inventory work for the CLI involved research in the Grant-Kohrs Ranch National Historic Site Archives, a site visit, and data collection from the Denver Service Center Technical Information Center, and the Intermountain Region Library. In June of 2003, Jeffrey Rainwater (Shapins Associates) visited the site and conducted a field analysis of the residential landscape. The CLI document was developed to 100% by Mimi Mather (Shapins Associates) and entered into the CLI Database by Tom Gibney in July 2004.

Previous research and documentation completed by Cathy Gilbert and Kristin Cypher was incorporated into this CLI. CLI data is from the 100% hardcopy CLI provided by Shapins Associates.

### Concurrence Status:

<b>Park Superintendent Concurrence:</b>	Yes
<b>Park Superintendent Date of Concurrence:</b>	08/27/2004
<b>National Register Concurrence:</b>	Eligible -- SHPO Consensus Determination
<b>Date of Concurrence Determination:</b>	09/02/2004

### National Register Concurrence Narrative:

The Montana SHPO concurred with the findings of the CLI on 9/2/2004.

### Concurrence Graphic Information:

Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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Chris Ford  
09/03/2004 08:00 AM  
MDT

To: Jill Cowley/SANTAFE/NPS@NPS  
cc:  
Subject: Fw: Cultural Landscape inventory

GRKO - house near  
the yard  
SHPO 9/2/04

Will this suffice for your annual goal needs ?

Chris Ford  
Curator  
Grant-Kohrs Ranch NHS  
266 Warren Lane  
Deer Lodge, MT 59722  
406-846-2070 x242  
406-846-3962 fax  
email: chris\_ford@nps.gov

"The National Park Service cares for special places saved by the American people, so that all may experience our heritage."

----- Forwarded by Chris Ford/GRKO/NPS on 09/03/2004 07:58 AM -----



"Hampton, Kate"  
<kahampton@state.mt.us>  
09/02/2004 04:58 PM  
CST

To: "chris\_ford@nps.gov" <chris\_ford@nps.gov>  
cc:  
Subject: Cultural Landscape inventory

Dear Chris,

Thank you for sending me excerpts from the revised Cultural Landscape Inventory Report for the Ranch House (HS-1). I understand that the process of evaluating and managing cultural landscapes, with their layers of cultural resources and contexts, is challenging, and I applaud your efforts to do so. I am happy to see that the concerns I expressed in my letter of April 13, 2004 have been addressed. The period of significance has been changed to include the first part of the Warren era, and I like that Augusta's ties to the house and yard are specifically called out and acknowledged through 1934.

Thank you for a well-written, comprehensive document that I am sure will prove extremely useful for many years to come.

Cordially,

Kate Hampton, Historian and



Deputy SHPO, National Register Program [Blank Bkgnd.gif](#)

*Kohrs Ranch and Yard MO SHPO concurrence 9/2/2004.*



Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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*WAX  
Kohrs Hse + Yard  
Supt concurrence  
8/27/04*



Laura Rotegard  
08/27/2004 12:36 PM  
MDT

To: Jill Cowley/SANTAFE/NPS@NPS  
cc: Chris Ford/GRKONPS@NPS  
Subject: Fw: Concurrence with CLI

Jill, thanks for all your hard work on this.  
Laura Rotegard-Superintendent

.....  
Grant-Kohrs Ranch National Historic Site  
266 Warren Lane  
Deer Lodge, MT 59722

(406) 846-2070 x 221

"The National Park Service cares for special places  
saved by the American people,  
so that all may experience our heritage."

----- Forwarded by Laura Rotegard/GRKONPS on 08/27/2004 12:35 PM -----



Chris Ford  
08/27/2004 11:35 AM  
MDT

To: Laura Rotegard/BLRI/NPS@NPS  
cc:  
Subject: Concurrence with CLI

Please forward this on to Jill Cowley if you approve . . .

We concur with the findings and recommendations of the Cultural Landscape Inventory, Kohrs Ranch House and Yard, Grant-Kohrs Ranch NHS, 2004.

I appreciate your clarification of the Period of Significance and your recommendations for future modifications to the National Historic Landmark and National Register of Historic Places in the area of the Period of Significance and Eligibility Criteria.

Chris Ford  
Curator  
Grant-Kohrs Ranch NHS  
266 Warren Lane  
Deer Lodge, MT 59722  
406-846-2070 x242  
406-846-3962 fax  
email: chris\_ford@nps.gov

"The National Park Service cares for special places saved by the American people, so that all may experience our heritage."

*Kohrs Ranch House and Yard CLI Superintendent concurrence, 8/27/2004.*



**Chris Ford**  
08/07/2008 11:11 AM  
MDT

To: Jill Cowley/SANTAFE/NPS@NPS  
cc:  
Subject: Re: Fw: Condition Update - Kohrs Ranch 

A group decision here is that the landscape is still in good condition. I don't think there is an opportunity to put in comments but if there is the Cottonwood Tree restoration project including the underground watering system has been problematic - trees that die due to lack of water from faulty watering system

Chris

Christine Ford  
Integrated Resources Program Manager  
Grant-Kohrs Ranch NHS  
266 Warren Lane  
Deer Lodge, MT 59722  
406-846-2070 x242  
406-846-3962 fax  
email: [chris\\_ford@nps.gov](mailto:chris_ford@nps.gov)  
[www.nps.gov/grko](http://www.nps.gov/grko)

"The National Park Service cares for special places saved by the American people, so that all may experience our heritage."

*Superintendent's designee (Integrated Resources Program Manager) concurrence on the landscape condition update, 8/7/2008.*

**Revisions Impacting Change in Concurrence:**

Other

**Revision Narrative:**

Uploaded CLR to Landscape Documents section and edited text to correct typos, May 2012.

**Geographic Information & Location Map**

**Inventory Unit Boundary Description:**

The 0.2 acre boundary for the Ranch House and Yard landscape encompasses the fenced domestic yard and garden, and secondary peripheral features including the unpaved service drive that bounds the site to the north and the railroad tracks that are located to the east of the residence. These peripheral features were included within the boundary because they relate to the internal and external circulation systems outlying the Ranch House.

The inventory unit boundary begins at a midway point between the southwest fence corner and the east

Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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face of the Blacksmith Garage. The boundary extends northward to northeast corner of the Coal Shed. From this point, the boundary continues in a north-northeast direction to the south face of the Bunkhouse where it then follows the building wall to the southeast corner of the Bunkhouse and continues approximately 100 feet east, thereby including sections of two rail lines. The boundary continues from this location approximately 200 feet to the south, running parallel to the easternmost rail line. The boundary line returns to the originating point, along the fence and retaining wall that delineate the southern extension of the residential landscape.

NOTE: The boundary of the Ranch House and Yard Cultural Landscape lies within the boundary of Grant-Kohrs Ranch National Historic Landmark (NHL), designated in 1960 and approved in January 2002.

**State and County:**

**State:** MT

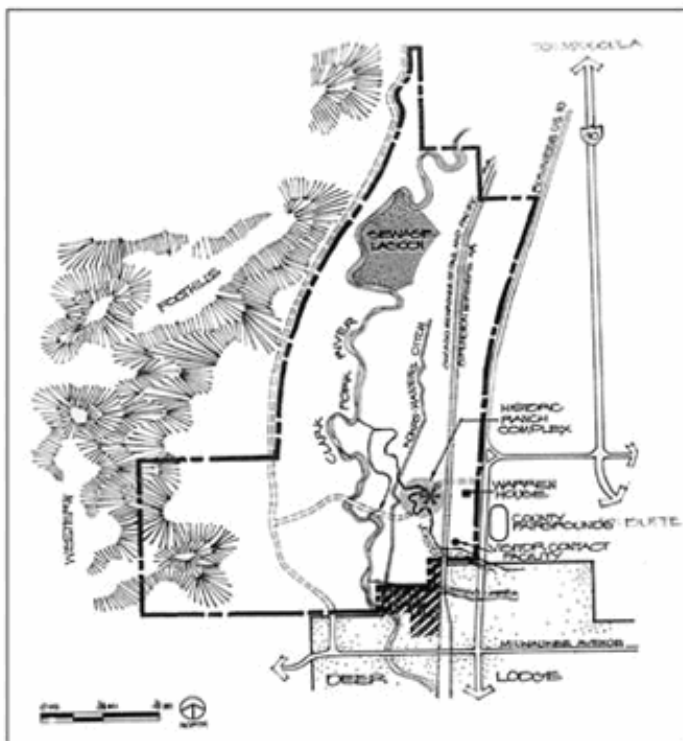
**County:** Powell County

**Size (Acres):** 0.20

**Boundary UTMS:**

<b>UTM Zone:</b>	1
<b>UTM Easting:</b>	366,257
<b>UTM Northing:</b>	5,140,973

**Location Map:**



The Ranch House (915-1) Cultural Landscape is a component of the Grant-Kohrs National Historic Site located in Deer Lodge, Montana. The .2 acre inventory unit is situated within the "Home Ranch" cluster of buildings.

*The Kohrs Ranch House Landscape is a central component of the Grant - Kohrs NHS, located outside the town of Deer Lodge, in the Deer Lodge Valley of Montana. Source: Shapins Associates.*

**Management Unit:** GRKO

**Management Information**

**General Management Information**

**Management Category:** Must be Preserved and Maintained

**Management Category Date:** 08/27/2004

**Management Category Explanatory Narrative:**

The Ranch House and Yard landscape must be preserved and maintained because it contributes to the national significance of the Grant-Kohrs NHS and is located within the Home Ranch Complex, a National Historic Landmark. Also, the inventory unit is related to the park's legislated purpose "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 the present and future generations."

### Agreements, Legal Interest, and Access

#### Management Agreement:

**Type of Agreement:** Cooperative Agreement

**Management Agreement Explanatory Narrative:**

For repair and replacement of city utilities (water and sewer).

**Type of Agreement:** Memorandum Of Agreement

**Management Agreement Explanatory Narrative:**

With Deer Lodge Volunteer Fire Department for structural fire-fighting.

#### NPS Legal Interest:

**Type of Interest:** Fee Simple

#### Public Access:

**Type of Access:** Unrestricted

#### Adjacent Lands Information

**Do Adjacent Lands Contribute?** Yes

## National Register Information

### Existing National Register Status

#### National Register Landscape Documentation:

Entered Inadequately Documented

#### National Register Explanatory Narrative:

The Grant-Kohrs Ranch was designated a National Historical Landmark on 1960, and was later designated a National Historical Site in 1972. Both of these listings were administrative in nature with limited documentation.

The existing National Register period of significance, which applies to the majority of the NHS and includes the Warren period, is 1929-1958. The existing National Historic Landmark period of significance, which applies to the Grant and Kohrs periods, and which does not include the Warren period, is 1862-1919.

This CLI recommends the period of significance as 1862-1934, which was determined by starting at the beginning of the Grant-Kohrs period (1862) and extending to include the first part of the Warren period (up to 1934), which also related to the house and yard. This CLI also recommends the addition of Criterion B to the National Register Criteria, and provides additional landscape information (features and context) not included in either National Register or National Historic Landmark nomination.

#### Existing NRIS Information:

<b>Name in National Register:</b>	Grant-Kohrs Ranch National Historic Site
<b>NRIS Number:</b>	72000738
<b>Other Names:</b>	None
<b>Primary Certification:</b>	Listed In The National Register
<b>Primary Certification Date:</b>	08/25/1972
<b>Other Certifications and Date:</b>	Designated National Landmark - 12/19/1960

#### National Register Eligibility

<b>National Register Concurrence:</b>	Eligible -- SHPO Consensus Determination
<b>Contributing/Individual:</b>	Individual
<b>National Register Classification:</b>	District
<b>Significance Level:</b>	National

**Significance Criteria:** A - Associated with events significant to broad patterns of our history

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

**Significance Criteria:** C - Embodies distinctive construction, work of master, or high artistic values

**Period of Significance:**

**Time Period:** AD 1862 - 1934

**Historic Context Theme:** Developing the American Economy

**Subtheme:** The Cattle Frontier

**Facet:** Ranches

**Other Facet:** None

**Area of Significance:**

**Area of Significance Category:** Agriculture

**Area of Significance Subcategory:** None

**Area of Significance Category:** Exploration - Settlement

**Area of Significance Subcategory:** None

**Statement of Significance:**

Closely tied to the establishment of the range-cattle ranching industry in Montana and associated with the pioneers of western cattle ranching, the Ranch House and Yard landscape at the Grant-Kohrs Ranch National Historic Site (NHS) is a historically significant property that qualifies for the Historic Register under Criterion A, B and C and as a National Historic Landmark under Criterion 1. The site meets the Historic Register and Historic Landmark criterion because of its association with events that have made significant contributions to the broad patterns of United States history (Criterion A and 1) and with the lives of persons significant in our past (Criterion B). Furthermore, the residential landscape embodies the distinctive characteristics of a type and period of construction and landscape design (Criterion C).

As a component landscape of the Grant-Kohrs Ranch NHS, the significance of the Ranch House landscape is directly linked to its broader context. The Ranch House and its associated landscape functioned as the nucleus of business transactions and social functions for the once-extensive ranching operation. In its entirety, the Grant-Kohrs NHS is one of the last remaining great cattle ranches associated with open-range cattle ranching from the turn of the century (1860s – early 1900s) in the

## Kohrs Ranch House and Yard

### Grant-Kohrs Ranch National Historic Site

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United States. The individuals who ran the cattle operations and inhabited the Ranch House; John Grant, John Bielenberg and Conrad Kohrs, were influential in the development of the western agrarian economy. Augusta Kohrs, the wife of “Cattle King” Conrad Kohrs, was instrumental in molding the Ranch House and its landscape’s Victorian style. The order and refinement that she imposed sharply contrasted with the outlying utilitarian ranch landscape. Though intimate in scale, the Ranch House landscape continues to impress upon visitors the success of the cattle enterprises developed by the ranch families.

#### CRITERION A / CRITERION 1 (NHL)

The John Grant, Conrad Kohrs, and John Bielenberg Eras (1862 – 1922)

This early period in the history of the Grant-Kohrs Ranch marks the settlement of the Grant family in the Deer Lodge Valley and the establishment of a range cattle enterprise that Kohrs and Bielenberg would grow into an exceptionally successful operation by the 20th century. The evolution of the residential landscape during this time period corresponds with the growing prosperity of the ranching operation.

In 1862, Grant built the original Ranch House. By contemporary standards, the residence was quite extravagant. Though typical of late nineteenth century urban residences, the architecture of Grant’s residence was unique for a Montana ranch house. In particular, the narrow white clapboard siding facing the hewn logs of Grant’s home was a noteworthy ornamentation. The construction of the large, two-story dwelling was evidence of the thriving cattle enterprise that Grant had established. Though brief, Grant’s stay in Deer Lodge was significant because he was influential in establishing the livestock industry in the valley, a livelihood that would outlast both mining and fur trading.

Grant was largely responsible for pioneering the development of open range cattle ranching on the western frontier and the settlement of the Deer Lodge Valley. An enterprising fur trader, Grant saw the opportunity to generate an active trade in livestock among emigrants on the Oregon Trail in the 1850s. One of the earliest frontier entrepreneurs to partake in the livestock trade; he would barter one fit animal (horses and cattle) for two trail-weary ones. The footsore and tired animals were rested and restored in the grassland valleys of Idaho and southwest Montana. After a year, they would be fit to rejoin the westward train for a profit. Having successfully wintered livestock in the Deer Lodge Valley in 1857, Grant returned to settle in the area in 1859. He persuaded other traders to take up residency in the valley as well thereby giving rise to the town of Deer Lodge.

There is limited documentation that suggests Grant made some attempt to develop the residential landscape of his new home. For example, an anecdotal account indicates that a honeysuckle in the north east corner of the yard was planted by Grant. It is likely that the landscape adjacent to Grant’s house primarily served as a staging ground for business transactions and a receiving site for visitors. Given its utilitarian function, the landscape treatment of this “commons” area was probably not ornamental in nature nor distinctive in terms of spatial organization. A Granville Stuart drawing from 1865 does provide evidence that a jack-leg fence encircled the home ranch during Grant’s residency,



thereby establishing the delineation between the internal domestic landscape and the external agricultural terrain. This distinction is something the Kohrs family would make even more explicit after they moved into the property.

Conrad Kohrs purchased the Ranch from Grant in 1866. Kohrs and his half-brother/business partner, John Bielenberg, profited greatly from grazing their livestock for free on the public open range and by the turn-of-the-century, the two ranchers had built a thriving cattle empire. In the early 1900s, however, drought, harsh winters, homesteading and overgrazing had depleted the resources of the open range. In response to the changing conditions, Kohrs and Bielenberg pioneered the shift to a more contained, scientific approach to managing cattle.

This shift was significant to the western landscape because it altered settlement patterns. The expansiveness of cattle ranches was curtailed as ranchers were forced to fence in range, grow summer hay and provide their livestock with winter feed. Kohrs and Bielenberg successfully adopted this new model of cattle ranching and continued to profit until they withdrew from the business in 1918.

Study of the Ranch House reveals a level of sophistication that reflects the financial successes of the Grant ranching operation. The Kohrs family's development of the residential landscape is also representative of this correlation between profitability and domestic refinement. Design features added to the Ranch House landscape during the Kohrs era were relatively urbane and not commonplace at cattle ranches. They included picket fencing, formal plantings, flower garden, and manicured turf. This degree of sophistication within the vast working landscape attested to the Kohrs' ranching innovations and prosperity, as well the family's pride in its accomplishments.

#### CRITERION B

The John Grant, Conrad Kohrs, and John Bielenberg Eras (1862 – 1922)

The association of John Grant, Conrad and Augusta Kohrs and Johnny Bielenberg with the Ranch House landscape during the period between 1862 and 1922 is important, as these individuals were influential to the economic development of the Deer Lodge Valley and cattle ranching in the west. By 1900, the imposing Ranch House with its formal front lawn and gardens clearly demonstrated that the families associated with the property were outstanding leaders rather than typical participants in the cattle industry.

The innovativeness and scale of the Grant and Kohrs-Bielenberg cattle operations distinguished these gentlemen from other ranchers. Grant pioneered the livestock trade industry and profited considerably off the Oregon Trail and other westward-bound emigrants. Building on Grant's livestock trading model, Kohrs and Bielenberg built a ranching empire that eventually controlled over 10 million acres of grazing land in four states and two Canadian provinces. Kohrs and Bielenberg initially capitalized on the free open range, but as homesteading increased and the range became overstocked and overgrazed, the ranchers were forced to develop new means of supporting their large herds. Adaptable to change, Kohrs and Bielenberg successfully reigned in their livestock and shifted to a more contained ranching

operation as the resources of the open range were depleted (Hubber, et. al, 2002). Once again, the Deer Lodge Valley ranchers had provided a model for the evolution of the western cattle industry.

On account of his ranching accomplishments, Kohrs became one of the most prominent men of his day in Montana. He was also a co-founder of the Montana Stock growers Association and a member of the territorial and state legislatures. Kohrs' contributions and leadership earned him the nickname, "Montana's Cattle King."

While Augusta Kohrs figured less prominently in the shaping of the cattle industry, her impact on the development of the Ranch House and its adjacent landscape is significant. Augusta directly influenced the character of the Ranch House by combining a formal exterior plan with an eclectic Victorian interior design.

#### CRITERION C

##### Augusta Kohrs' Era, Landscape Development & Refinement (1880-1934)

Though the layout and landscape characteristics of the Ranch House property contained an amalgamation of styles, a Victorian sense of formality governed the overall site design. The need to distinguish the residential landscape from the outlying working landscape and to impose a degree of order and elegance within the rugged Montana countryside characterized the development of the Kohrs property throughout the period of significance (1862-1934). Augusta Kohrs was largely responsible for the refinement of the residential landscape during this period. The combination of specimen plantings, picket fencing, irrigated turf grass and colorful ornamentals Augusta created stood in relief against the treeless benches and subtle hues of the surrounding native grasses that typify the Deer Lodge Valley landscape.

While formal Victorian garden design was prominent at the turn-of-the-century in the eastern and Midwestern United States, it was less common at ranch houses. Augusta's Victorian sensibilities, however, were in keeping with her affinity for the arts and her cultured upbringing in a German upper middle class family. After settling in Montana, Augusta made regular trips east to stay in fine hotels and attend the opera (Warren, GRKO 15559, Series 1, Tape 22). Victorian influences on the Ranch House landscape design were most apparent in the layout of the lower garden. Here Victorian era design motifs - brightly colored annuals arranged in geometric designs, a manicured lawn, roses and symmetrical plantings – were employed to provide ornamentation and a sense of order.

Given the unpredictable and oftentimes inhospitable climate Augusta would have had to contend with, her gardening exploits in Montana met with considerable success. Her garden was likely an interesting blend of Victorian styled colors, patterns and formality combined with the more naturalistic form and feel of hardy native plants. Augusta cultivated a number of native species that are better suited to thrive in Montana including Monkshood and Columbine. By the 1890s, nurseries like the State Nursery in Helena, Montana (that Conrad Kohrs helped to finance) made a variety of hardy plant materials readily available.

The formal planting of Black Cottonwoods in the late 1870s or early 1880s marked the first step in the Kohrs family's 40-year endeavor to develop and refine the residential landscape. After a two-year hiatus in Germany (1880-82), Augusta returned to the Ranch in the summer of 1882 and development of the residential landscape accelerated beginning with the construction of a white picket fence.

From 1882 until the construction of the new addition in 1890, it is likely that the Augusta focused primarily on the front entry area that served as a formal receiving ground for visitors. Improvements in this space included the construction of wooden boardwalks and ornate picket gates, both of which established circulation patterns within the landscape. The 1890 brick addition to the Ranch House marked the most dramatic change to the site during the period of significance. The new structure impacted circulation patterns and use immediately around the house and further defined the distinct spatial zones of the upper front lawn, lower garden and service area.

Following the construction of the brick addition in 1890, the lower garden was developed. Augusta built terraces and flowerbeds and developed a carefully ordered and cheerful ornamental garden. At the time of Conrad Kohrs death in 1920, the development of the residential landscape had been completed with the site design clearly defined by planting materials, workmanship and the overall feel of the landscape reflected a Victorian sense of formality and order. Augusta, however, remained active and involved in the upkeep and planting of her garden until her death in 1945. Every Decoration Day, Augusta returned to Deer Lodge to plant the ornamental garden.

Subsequent improvements to the landscape made by Conrad Warren in 1934 mark the close of the period of significance. Warren's modifications to the HS-1 landscape are significant because they permitted Augusta safe and convenient access to her garden and complemented her efforts to maintain the residential landscape. In 1934, for example, Warren constructed rustic style stone stairs and a wooden handrail that bisected the lilac hedge in order to provide Augusta with a more direct route down to her garden.

## Chronology & Physical History

### Cultural Landscape Type and Use

**Cultural Landscape Type:** Designed

**Current and Historic Use/Function:**

**Primary Historic Function:** Trade

**Primary Current Use:** Cabin/Lookout

Kohrs Ranch House and Yard  
 Grant-Kohrs Ranch National Historic Site

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<b>Other Use/Function</b>	<b>Other Type of Use or Function</b>
Historic Furnished Interior	Current
Access/Egress	Historic
Landscape-Other	Historic
RR Trackage	Both Current And Historic

**Current and Historic Names:**

<b>Name</b>	<b>Type of Name</b>
Grant-Kohrs Ranch National Historic Landmark	Current
Warren Hereford Ranch	Historic
Grant-Kohrs Ranch National Historic Site	Current
Grant-Kohrs Ranch/Warren Ranch	Historic
Grant Trading Post	Historic
John Grant Ranch	Historic
Kohrs & Bielenberg Home Ranch	Historic
Kohrs & Bielenberg Land & Livestock Company	Historic
Conrad Kohrs Company Ranch	Historic
CK Ranch	Historic

**Ethnographic Study Conducted:** No Survey Conducted

**Chronology:**

<b>Year</b>	<b>Event</b>	<b>Annotation</b>
AD 1860 - 1862	Built	John Grant builds residential structures in Cottonwood, MT. In 1860, Grant builds the first structures, log cabins that were later expanded into bunkhouse row (1890s). In 1862 he builds the main Ranch House (HS-1) of hewed logs with clapboard siding.  John Grant
AD 1866	Purchased/Sold	Conrad Kohrs purchases the Grant Ranch.  Conrad Kohrs

AD 1866 - 1890	Altered	Initial additions include a formal front entry that enhances the presence of the residence. A small vestibule is built on the northwest corner of the house, outside the kitchen door. In 1890 Kohrs builds a two-story brick addition and conservatory.
		Kohrs
AD 1868 - 1920	Inhabited	On Feb. 23, 1868, Kohrs marries Augusta Kruse in Davenport, IA. Augusta returns to the ranch with Conrad in June. Over the next 52 years, Augusta contributes significantly in shaping the Ranch House landscape and gardens.
		Kohrs
AD 1870	Built	Kohrs builds a log ice-house, HS-5, just north of HS-1 in the service area.
		Kohrs
AD 1880	Planted	Black Cottonwoods ( <i>Populus trichocarpa</i> ) are planted in the front lawn. The trees distinguish the residential landscape from its surrounding environment and frame views of the Ranch House. The planting represents the first landscape improvements to HS-1.
		Kohrs
AD 1880 - 1881	Damaged	A devastating winter (1880-1881) takes a serious toll on the residential landscape. Many of the young cottonwoods are killed and are subsequently replanted.
		Kohrs
AD 1882	Inhabited	Augusta Kohrs returns to the Ranch after a two-year hiatus in Germany. Upon her return, development of the residential landscape accelerates.
		Kohrs
	Built	A picket fence is constructed to enclose the landscape. The fence is set at grade and painted white.
		Kohrs
	Built	It is likely that the construction of the fence precipitated the construction of wooden boardwalks within the front lawn.

		Kohrs
AD 1883	Built	An irrigation system for watering the front lawn is installed. Water from Johnson Creek east of the property is drawn through a siphon and empties into a wooden watering trough that is used to flood the sloping front lawn.
		Kohrs
	Built	Northern Pacific tracks are built through Garrison, MT. The rail line runs north-south approximately 250' east of HS-1. An at-grade crossing is constructed to provide access to the Ranch, but elsewhere the rail bed is elevated.
AD 1890	Built	The two-story addition to the original Grant House is constructed.
		Kohrs
	Established	State Nursery and Seed Company is established in Helena, Montana. Conrad Kohrs is a major stockholder and Augusta regularly purchases plants for her garden at the nursery.
AD 1900 - 1920	Purchased/Sold	The Kohrs buy a home in Helena that becomes their permanent residence. The Kohrs continue to spend summers at the Ranch until Conrad Kohrs dies in 1920. Following Conrad's death, Augusta still visits the Ranch during summers.
		Kohrs
AD 1905	Paved	About 1905, the boardwalk paths within the residential landscape are replaced with brick pavers.
		Kohrs
AD 1915	Built	A coal shed is built to the west of HS-1.
		Kohrs
AD 1918 - 1940	Purchased/Sold	Kohrs and Bielenberg withdraw from the cattle industry. After the deaths of Conrad Kohrs (1920) and John Bielenberg (1922), Augusta continues to visit the Ranch during the summers and work in the garden into her 80s.
		Kohrs

AD 1929 - 1972	Altered	<p>Conrad Warren begins working on the ranch and assumes the position of ranch manager in 1932. In 1940, Warren purchases the Conrad Kohrs Co. Ranch. He makes changes to the residential landscape related to general maintenance and garden improvements.</p> <p>Conrad Warren</p>
AD 1934	Built	<p>The Warren residence (HS-58) is built.</p> <p>Warren</p>
	Built	<p>The picket fence is replaced. The new picket is of a different “straight style” design and configuration. The replacement fence extends further west, enclosing the service and the laundry areas.</p> <p>Warren</p>
	Altered	<p>Fill is added to the service area to create a side lawn area in place of the bare-ground buggy turnaround.</p> <p>Warren</p>
	Built	<p>Warren builds rustic style stone stairs and a wooden railing to provide Augusta more convenient access to her garden. The stairs bisect the lilac hedge. The stairs are built from stones quarried east of the ranch.</p> <p>Warren</p> <p>Augusta Kohrs</p>
	Built	<p>Approximately 1934, retaining walls are constructed along the western edge of the property, north and south of the Kohrs addition.</p> <p>Warren</p>
	Planted	<p>About 1934, Conrad Warren plants a black willow (<i>Salix scoulerana</i>) north of the house for his grandmother, Augusta Kohrs.</p> <p>Warren</p>
AD 1935	Built	<p>A blacksmith garage is built to the southwest of the main house (HS-1).</p> <p>Warren</p>

Kohrs Ranch House and Yard  
 Grant-Kohrs Ranch National Historic Site

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AD 1940	Altered	About 1940, the open porch overlooking the garden is fully enclosed.
		<b>Warren</b>
AD 1950	Altered	In an effort to eliminate cheat grass from the residential landscape, approximately 6" of fill are added to the lawn area. The new soil is then reseeded with turf grass. The fill obscures the historic watering troughs.
		<b>Warner</b>
AD 1960	Established	The Ranch is designated a National Historic Landmark.
		<b>National Historic Landmarks Program</b>
AD 1970	Land Transfer	The National Park Foundation acquires the Ranch
		<b>National Park Foundation</b>
AD 1972	Established	The Ranch becomes a National Historic Site. Enabling legislation is public law 92-403.
		<b>National Park Service</b>
AD 1974	Removed	The historic garden is surveyed. The garden is overgrown, many plants have been lost to environmental conditions and age, and trees are removed because they are dead or hazardous.
		<b>National Park Service</b>
AD 1975	Restored	The brick entry path and the north-south walk in front of the main house are replaced with wooden boards. Regional Architect, Peter Snell, directs the work. The new boardwalks replicate the original circulation system established in the early 1880s.
		<b>Peter Snell/National Park Service</b>
	Planted	The NPS salvages remnant plants that were left to the wild in an herb box on the Bunkhouse and in the formal garden. The plants, possible descendants of Augusta's plantings, are replanted in the formal garden.
		<b>National Park Service</b>



Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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AD 1976	Restored	Following Peter Snell's plans, the NPS plants sweet peas and other flowers identified as historic plantings. Jean Griggs directs the plant restoration project, which is limited to the western half of the garden, where photographic records exist.  National Park service
AD 1977	Established	Dedication of Grant-Kohrs Ranch National Historic Site.  National Park Service
AD 1980	Restored	In the 1980's the park develops raised wooden flowerbeds. The construction and design is based on historic photographs of the lower garden. Lanette Thompson King (a GRKO employee in charge of historic grounds) directs the restoration project.  National Park Service
AD 1982 - 1987	Maintained	Parts of the picket fence are repaired.  National Park Service
AD 1982	Reconstructed	In the 1980's, landscape features of the internal circulation system are reconstructed and/or maintained. The double gate that serves as a western access to the garden is rebuilt in 1982.  National Park Service
AD 1983	Maintained	Deteriorated boards in boardwalks around HS-1 are replaced.  National Park Service
AD 1982 - 1983	Restored	The porch overlooking the garden is restored to its original Victorian design.  National Park Service
AD 1983	Restored	Stone terraces in garden are cleared, restored, and replanted about 1983.  National Park Service

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AD 1984	Reconstructed	A sweet pea trellis is constructed within the flowerbed of the lower garden. The trellis construction is based on historic photographs and Conrad Warren's statements.  National Park Service
AD 1986	Reconstructed	Boardwalks east and north of HS-1 are reconstructed.  National Park Service
	Maintained	The garden double gate is repaired.  National Park Service
AD 1987	Maintained	The stone garden steps and the rustic handrail are restored. Damaged stones in the stairs west of the main house (HS-1) are replaced.  National Park Service
AD 1988	Purchased/Sold	The National Park Service purchases an additional 1300 acres from Warren.  National Park Service
AD 1997 - 1998	Built	Flagstone paths are built in the lower garden area.  National Park Service
AD 2001 - 2002	Planned	NPS (Kristen Cypher) develops restoration plans for the residential landscape to address: replanting of dead willows, installation of an irrigation system, and restoration of the picket fence.  National Park Service
	Planted	Thirty-three balled and burlapped cottonwood trees ( <i>Populus nigra</i> 'Cottonless') that range in caliper from 1.5" to 3" are planted in the front lawn, along the historic grid pattern.  National Park Service

Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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AD 2003

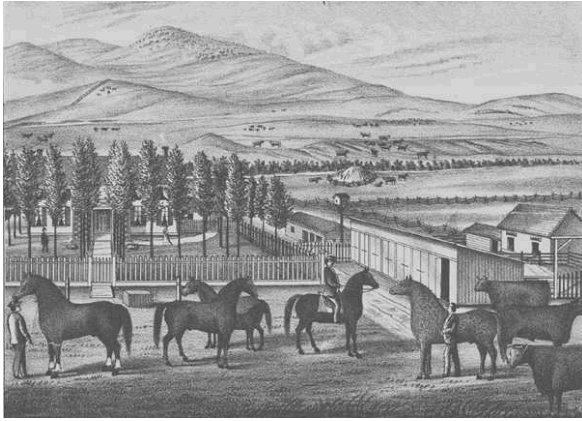
Restored

Warren-era wire mesh gate in the access drive is replaced with a wooden double-hung gate. The portion of the restored picket fence that enclosed the service area is removed.

National Park Service

**Physical History:**

Conrad and Augusta Kohrs' Early Residency (1866-1881)



*This drawing from the 1880s reveals the framed entry corridor vista of the Ranch House, and the distant views of the ranch operations, grasslands and mountains (GRKO 15668).*

## Analysis & Evaluation of Integrity

### Analysis and Evaluation of Integrity Narrative Summary:

Study of the Ranch House landscape reveals an impressive degree of sophistication and refinement amidst the greater agrarian landscape. Overall, the historic integrity of the landscape characteristics remains intact, and the site serves as a valuable representation of the private lives of the ranching families that shaped agricultural traditions in the west. Fenced off from the Montana “wilds” and the ranching operations, the residential landscape was an ordered and dignified space. The sophistication of the garden is a direct testimony to the prosperity of the Kohrs-Bielenberg cattle enterprises. Many of the landscape characteristics are also representative of Augusta Kohrs’ Victorian sensibilities and her success in refining the residential landscape. The historic integrity of the eleven landscape characteristics and their contributing features are summarized here. The remainder of the Analysis and Evaluation section describes each landscape characteristic in greater detail and outlines how they contribute to the historic character of the HS-1 landscape.

### NATURAL SYSTEMS AND FEATURES

The natural features and systems that influenced the siting of the original Grant residence have retained their integrity. Despite the Town of Deer Lodge's growth and expansion, the natural context of the valley and the Ranch’s agrarian setting are relatively unaltered. The location of the Ranch House within an expansive and rugged terrain continues to impress visitors and convey associations with the pioneering heritage of the West. The surrounding open lands and mountain backdrop and the house’s location on a peninsular bench are contributing natural features.

### SPATIAL ORGANIZATION

The existing spatial organization of the landscape is in keeping with the historic layout defined during the period of significance. The design and feel of the service area were compromised during the Warren era, when this area was fenced, regraded and seeded with turf grass. Though less utilitarian in feel, the service area still functions as a secondary entrance and receiving area for deliveries. The feel and design of the front entry zone was compromised following the loss and/or removal of the cottonwoods. However, this impact is not irreversible and the NPS’s recent (2002) cottonwood plantings will reinstate the entrance’s formal character over time. The pattern of a residential landscape divided into three distinct zones; a semi-public front yard, a utility area and an ornamental garden is a contributing feature.

### LAND USE

The Ranch House setting remains representative of a domestic dwelling amidst a vast ranching operation. The Ranch House landscape’s function as a domestic sanctuary is reinforced by the presence of green lawn, shade trees, ornamental plantings and fencing. Although the feel of the landscape has changed due to considerable loss of vegetation, it is still apparent that the site is residential in design, and that it is associated with a prosperous ranching family. The Ranch House

landscape remains an integral tool for interpreting the lives of people who inhabited the Ranch and for educating visitors about the challenges of preservation and restoration. The clear juxtaposition between the residential use of the landscape and the outlying working landscape is the contributing land use feature.

#### CULTURAL TRADITIONS

The refinement and uniqueness of the Ranch House landscape has been preserved over time and continues to represent the successes of the Grant and Kohrs families. It remains evident that additional resources were invested in the landscape to set it apart from both the working agricultural setting and the natural environment in which it lies. Restoration efforts in the lower garden have been particularly valuable in reinstating the influences of Victorian gardening traditions on the Ranch House landscape. The restoration of raised beds and the rehabilitation of the stone terraces has created opportunities to display the festive, eclectic plantings that were favored by Augusta Kohrs. The landscape's Victorian Era refinement is a contributing feature, characterized by a front lawn of turf, raised flowerbeds in geometric patterns and colorful ornamental plantings.

#### TOPOGRAPHY

Overall, the topographic features of the landscape retain integrity. The natural sloping topography of the site remains integral to the spatial organization and continues to define the lower garden as a separate zone from the front lawn. The sloping lawn and the garden's southern aspect both contribute to the landscape's significance by providing excellent exposure, enclosing the garden to the north and requiring retaining features.

#### VEGETATION

The historic integrity of the vegetation has diminished over time. The loss of ornamental plantings throughout the landscape has altered the design and feel of the site. The landscape now has a more open and exposed feel without the shade and structure of the mature cottonwoods in the front lawn. The changes to the vegetation, however, are not irrevocable and have not jeopardized the historic character of the site. The remaining mature deciduous and evergreen trees and turf grass within the fenced yard continue to contribute to the landscape's character and distinguish the residential property from outlying grasslands and rangeland. Ongoing restoration efforts have been instrumental in reinstating the historic character of the Ranch House landscape and restoring the integrity of the vegetation. Contributing vegetation features include: front lawn turf grass; cottonwood trees planted in a grid pattern; diverse plantings in the lower garden (including sweet peas, antique roses, assorted ornamentals in raised beds, and a mixture of annuals, perennials, natives, and bulbs); lilac hedges and junipers in the lower garden (functioning historically as a gateway to the garden); and Blue Spruce and Black Willow to the north of the house, planted by Warren for Augusta.

#### CIRCULATION

The integrity of internal and external circulation patterns has been retained. Access to and from the Ranch House landscape continues to be clearly defined by the picket fence. The fence remains particularly important in conveying the sense of segregation between the internal and external circulation systems. Internally, the front lawn, the service area and the lower garden remain linked spaces. Externally, the service drive and the railroad lines provide outside connections and frame the landscape. Contributing features related to circulation include: narrow garden paths, remnant stone path in the lower garden, stone path connecting service area and the bunkhouse, access drive, railroad beds, stone garden stairs and wooden handrail, stone service area stairs, front yard paths, the short stone path spur leading south from the front lawn boardwalk, the granite block marking the terminus of the front lawn path to the service area, and the alignment of the front lawn boardwalks.

#### BUILDINGS AND STRUCTURES

The most imposing building, the Ranch House, retains its integrity, while the integrity of the historic irrigation system has been lost. The scale and visual contributions that the Ranch House and its porches and conservatory make to the landscape are unaltered. A model for the preservation and restoration of the landscape, the main house continues to impress visitors with its authenticity. Modern irrigation materials replaced the open trough watering system during the Warren era (1934), and a siphon on either side of the railroad bed is the only remnant of the original irrigation system. With the modern sprinkler system now in place, the NPS will be able to create a visual representation of the historic landscape. However, replica irrigation structures, even if not used, would help visitors understand how irrigated lawn and trees were possible during the period of significance in the arid Deer Lodge Valley. The Ranch House (HS-1) and its front and kitchen porches are contributing features. The siphon (HS-57) is also a contributing feature.

#### VIEWS AND VISTAS

The undeveloped foothills west of the Ranch preserve the open range character of the frontier cattle era and are critical to the visitor's impression of the historic western settlement. The growth and expansion of the Town of Deer Lodge threatens this element of the landscape's integrity, but the NPS has been proactive in securing conservation easements and protecting the view shed. While distant views from the Ranch retain a high degree of historic integrity, changes in circulation and vegetation have significantly altered views of the Ranch House upon entry. By reintroducing cottonwoods to the front lawn, however, the NPS has taken steps to recreate the framed vista of the main house. Similarly, restoration of the lower garden has recreated internal garden views from the lawn and the kitchen porch. Views and vistas that contribute to the significance of the residential landscape include the entry corridor vista framed by rows of cottonwoods, open views to surrounding landscape and to outlying ranch buildings, kitchen porch views to the lower garden and cemetery, and distant views to grasslands and mountains.

#### SMALL-SCALE FEATURES

The majority of the small-scale features within the Ranch House landscape retain integrity in terms of

design, workmanship and materials. The NPS restoration efforts to repair damages incurred during periods of neglect, particularly in the lower garden, have maintained the integrity of many small-scale features that are representative of the formality and orderliness of Victorian design. Small-scale features that contribute to the significance of the landscape include: the jack-leg fence, stone terraces, the river cobble wall, wooden bases (a birdbath and a pedestal, which are in the collection), the picket fence alignment and enclosure of the residential landscape, and the geometric patterning and style of the raised planter beds.

#### ARCHEOLOGICAL SITES

At this time, there are no records to indicate that the Ranch House landscape is historically significant because of its archeological resources. Given the cultural history of the Deer Lodge Valley, it is possible that future archeological and ethnographic study will uncover prehistoric settlement and migration patterns that directly relate to the area within the boundaries of the inventory unit. No contributing features related to archeology have been identified.

#### HISTORIC INTEGRITY EVALUATION

Given the continuum of patterns and uses since the Ranch House landscape's development in the late 1800s, the inventory unit has historic integrity. The NPS efforts to restore the historic cottonwood plantings and the lower garden are key steps in reinstating the true character of the turn-of-the-century design. The extant landscape features, both historic and restored elements, clearly articulate the distinct design, workmanship and materials of the Victorian era order imposed on the landscape during the period of significance. Similarly, the feel, setting and location of the inventory unit continue to highlight the contrast between the formal, domestic landscape and the outlying utilitarian ranch lands. The restored landscape remains evocative of a refuge where the Grant and Kohrs families retreated from the ranch operations.

The National Register recognizes a property's integrity through seven aspects: location, design, setting, materials, workmanship, feeling and association. The Ranch House landscape's integrity is summarized below with regards to these seven aspects:

#### LOCATION - Integrity Retained

The inventory unit's location has not changed and the landscape remains the nexus of the ranching operations.

#### DESIGN - Integrity Retained

While the loss of vegetation within the front entry and lower garden and the neglect of landscape features have threatened the integrity of the design, the NPS' ongoing restoration efforts (1975 – present) have insured preservation of the design's form and structural elements. The formal design elements including the front lawn and lower garden remain representative of Victorian order and

refinement.

#### SETTING - Integrity Retained

The setting of the inventory unit, amidst the expansive working landscape, continues to illustrate the formal, refined and private character of the Ranch House and its residential landscape. The distant views of rolling foothills and mountain peaks and internal views to ranch lands and out buildings have been preserved and contribute to the integrity of the setting.

#### MATERIALS - Integrity Retained

Through NPS restoration efforts, planting materials and other construction materials remain in keeping with the historic design from the period of significance. Many extant (e.g. the garden stone stairs, the cobble retaining wall) and restored landscape features (e.g. wooden boardwalks, raised garden beds) remain representative of the materials in the landscape during the period of significance.

#### WORKMANSHIP - Integrity Retained

Features and patterns in the landscape remain representative of Victorian style workmanship. The restoration of both the raised flower beds and the plantings in the lower garden have been particularly valuable in reinstating the influences of Victorian gardening traditions.

#### FEELING - Integrity Retained

The semi-public and formal feel of the front yard, the utilitarian function of the service area and the intimate and decorative attributes of the lower garden remain evident.

#### ASSOCIATION - Integrity Retained

The inventory unit's association with the successful ranching enterprise remains clear. Given the integrity and recent restoration of design details and plantings, the landscape is also evocative of Augusta Kohrs' devotion to refining her home and garden.

### **Landscape Characteristic:**

#### **Natural Systems and Features**

The Ranch is situated in Montana's Deer Lodge Valley, a grassland river basin enclosed by the Deer Lodge Mountains to the east and the Flint Creek Range to the west. The Clark Fork River, forested mountains, low rolling hills, meadows and rangeland characterize the semi-arid valley. Given the agricultural heritage of central Montana, the natural systems and features outlying the Ranch have been manipulated by humans over time. The impacts of settlement are apparent within the valley setting as the pine, spruce and fir forests give way to grazed grasslands and ultimately, the turf grass and ornamental plantings within the Ranch House's landscape.



## NATURAL RESOURCES

The natural environment supplied many of the building materials for the construction and ongoing maintenance of the ranching operations. Grant recounted that he, “hailed lumber from the Flathead Reserve which was one hundred fifty miles away” to build his house in 1862 (Kohrs quoted in Albright, 1976). The utilitarian infrastructure such as barns and fencing around the home complex were typically made from timber or pole that was obtained from forests surrounding the Ranch. Similarly, locally harvested stone (porphyry) was used to build the house foundation and several of the stairs, paths and walls in the yard.

The prosperity of the Kohrs/Bielenberg operation, combined with the conveniences afforded by a regional transportation system, marked a shift from sole reliance on local building materials. During the Kohrs and Warren years, imported materials such as brick, concrete and metals were intermixed with native wood and stone.

## CONTRIBUTING FEATURES INCLUDE:

- \* Surrounding open lands and mountain backdrop.
- \* Ranch House location on a peninsular bench in proximity to water sources.

## **Spatial Organization**

The Ranch House and the adjacent stock buildings within the Home Ranch district served as the nucleus of the ranching operations during the period of significance (1862-1934). The Ranch House landscape is a component landscape of the greater Grant-Kohrs Ranch and functioned as a refuge for the family. The Ranch House landscape includes three primary spatial zones; the front entry and lawn, the service area and the garden area. The surrounding buildings, as well as the interior layout of the main house, factor into the shape of these spatial zones, and the circulation system directly corresponds with the different uses and users of each area.

## FRONT ENTRY AND LAWN

The front lawn is distinguished from the service area and garden by its formal feel and semi-public function. It is defined by the front and side elevations of the original Grant house and enclosed by the picket fence. During the Kohrs era, the family routinely entered the house through the back-hall vestibule along the house’s northern side, thereby leaving the front entry and lawn as a formal entrance and receiving ground for visitors (Warren, GRKO 15599, 1980). Historic images of children at play and tea parties in the front lawn, suggest that the family used this space informally.

A line of cottonwoods was planted along an east-west axis, accentuating the formality of the front entry zone. The cottonwoods were planted in the early 1880s, prior to the development of the other spatial zones. By 1883 the front and sides of the yard of the main house had been defined by black cottonwoods. There is no record of the purpose for planting so many trees, but the effects of the design would have been desirable. The mature trees planted on a grid pattern

formed an impressive canopy, created cooling shade and lent the front lawn a formal feel.

#### SERVICE AREA

Following the construction of the addition, the north yard between the bunkhouse and the main residence was developed as a service area (1890). Deliveries were concentrated in this area. The area also served as a “buggy turnaround” and as a parking area for carriages.

During the Kohrs era, the service area was an extension of the service drive, where as today, the service drives wraps around the service area, framing its western edge. In 1934, during the Warren years, the picket fence was extended approximately 60’ to the west and the northwestern lawn and the service area was regraded to slope gently toward the access drive. The formerly bare-dirt service area was seeded with turf grass. Enclosed by the fence, regraded and covered with turf, the service area became an extension of the front lawn rather than a distinct utilitarian space.

#### LAUNDRY YARD

During the period of significance, the laundry yard was located outside the picket fence, southwest of the Kohrs addition.

#### LOWER GARDEN

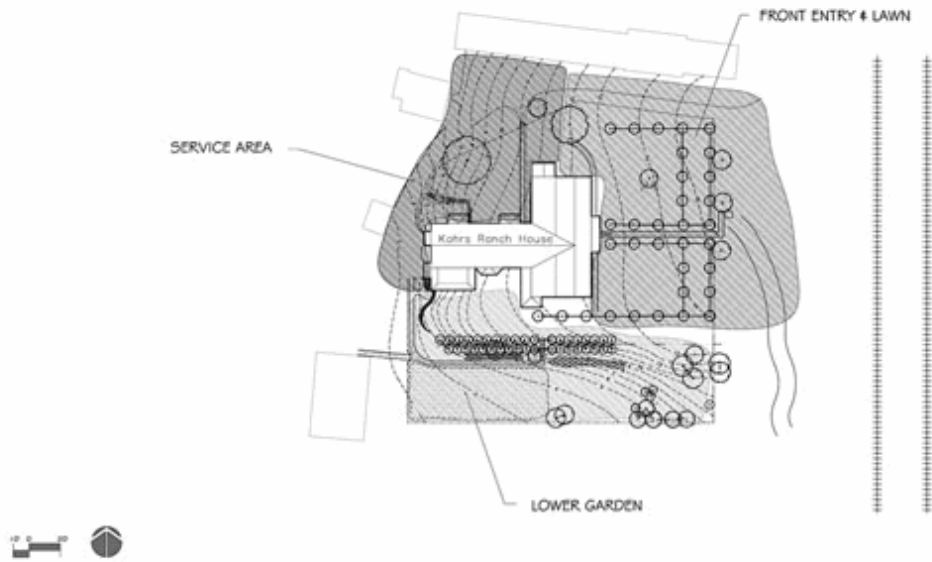
A lower garden was developed south of the house. The overall organization of the lower garden was likely planned by Augusta Kohrs and only slightly modified over the years. In summers, during the period of significance, gardening became Augusta’s focus and daily activity (Warren, GRKO 15600, 1984). The main features of the lower garden included a large flowerbed, a lawn area, a cobble rock wall, stone terraces stepping up the slope and sand walkways between raised beds. Two 16-foot wooden sweet pea trellises running north to south divided the flower bed (Warren, GRKO 15600, 1984). Lilac hedges, two rows of lilac shrubs flanking the irrigation ditch, contributed to the spatial organization of the garden by forming a divide between the formal, semi-public front lawn and the smaller, more intimate space of Augusta’s garden to the south. Color and fragrance were supplied by a variety of perennials that filled the beds.

Historically, the garden was accessed from the east, at the base of the sloping lawn in the property’s southeastern corner. This access route was altered during the Warren era with the construction of a set of stone stairs through the middle of the lilac row.

#### CONTRIBUTING FEATURES INCLUDE:

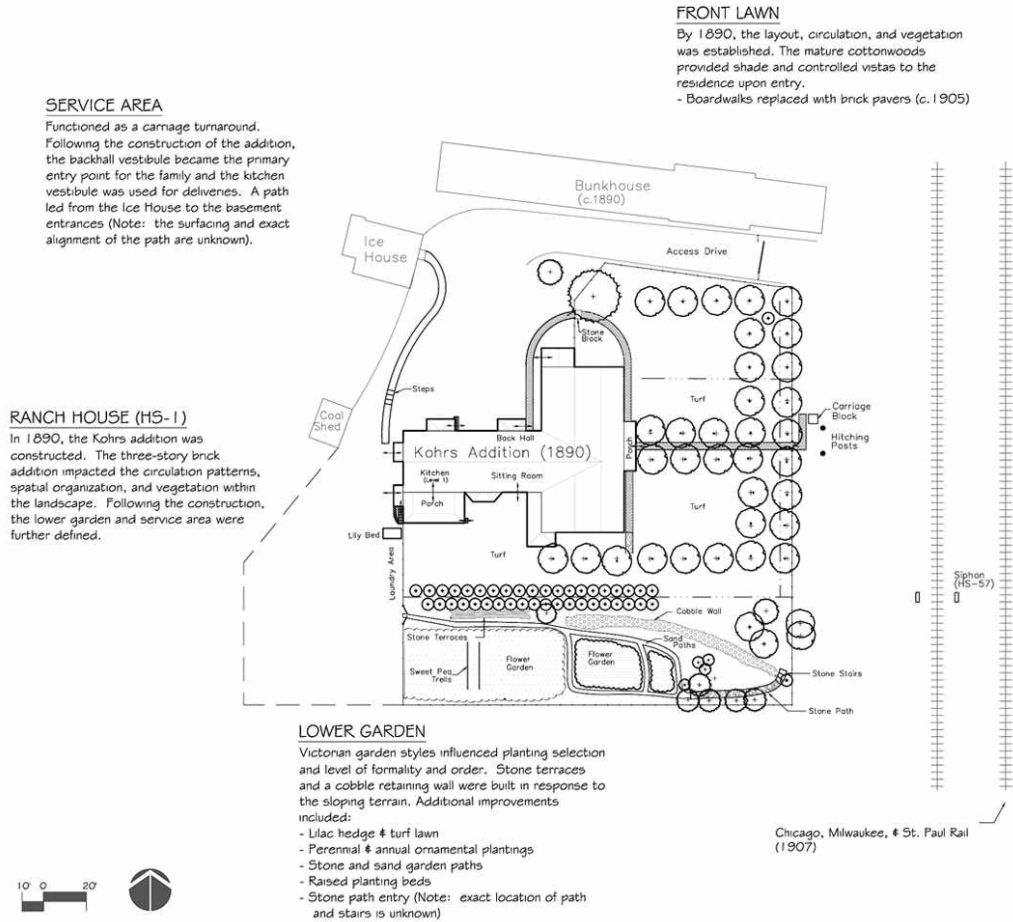
\* A residential landscape divided into three distinct spatial zones – a semi-public front lawn, a utilitarian service area and an ornamental garden.

#### **Landscape Characteristic Graphics:**



*Spatial Organization: The Ranch House landscape includes three primary spatial zones: the front entry and lawn, service area and garden (Shapins Associates, 2004). (Refer to Supplemental Information for map legend.)*

Kohrs Ranch House and Yard  
 Grant-Kohrs Ranch National Historic Site



*Landscape Refinement, Grant-Kohrs Ranch House: 1890-1920. (Shapins Associates, 2004)*  
 (Refer to Supplemental Information for map legend.)

**Land Use**

The Ranch House landscape is characterized by residential uses. Diminutive in size compared to its neighboring hay fields and grazing pastures, the residential landscape is evocative of the day-to-day lives of the Grant and Kohrs families.

The Ranch House landscape served as a buffer between the industrial ranch operations and the family’s private activities. Similar in function to the corrals and fencing used to segregate ranch activities, the white picket fence surrounding the Ranch House delineated the transition from agricultural to residential land uses. Isolated from the more “public” ranch setting, the residential landscape served as a physical extension of the main house’s living spaces.

**CONTRIBUTING FEATURES INCLUDE:**

- \* A residential landscape clearly distinguished from the outlying working landscape.

### **Cultural Traditions**

The desire to establish order and civility on rugged western lands at the turn-of-the-century shaped the development of garden landscapes in rural properties throughout the West. The refinement of the Ranch House landscape draws from Victorian era design styles and stands in stark contrast to Montana's rugged natural landscape. It represents order and graciousness juxtaposed to the roughness of a working cattle ranch. The design of ranch buildings is dictated by their function. Similarly, the organization of the greater ranch landscape is ordered by utilitarian purposes. By contrast, the intricacies of scale and design in the Greek Revival style Grant residence, the spacious brick addition and the sophisticated landscape were based on aesthetic conventions and spoke directly to the wealth of the owners.

### VICTORIAN ERA GARDEN DESIGN

The Victorian style was equated with ornamentation, detail and formality. Patterns and textures were generously applied to the landscape and the home's interior. Flowerbeds were typically planted with brightly colored, low-growing annuals that could be changed as seasons progressed. Augusta cultivated hardy Montana perennials along with cheerfully hued annuals. In keeping with Victorian planting schemes, she placed her plants in raised beds in the shapes of triangles, squares or diamonds (GRKO 15600, Bache, 1978). The NPS has restored the garden beds and ornamental plantings.

In addition to the garden beds, the expanse of turf grass in the front lawn was characteristic of Victorian era design. The dirt access road, bare ground service area and surrounding cultivated and grazed lands would have accentuated the lushness and formality of the lawn. Today modern irrigation ensures a well-kept lawn.

Although the formal grid patterning of the cottonwoods represented the Victorian era ideal of order and symmetry, the trees were antithetical to this Victorian design style because their size and massing diminished the size of the house, the usual focal point. Yet planting cottonwoods was a regional tradition – they were frequently planted as shelterbelts and shade trees because they were available at nurseries and well suited to the area's climate.

### CONTRIBUTING FEATURES INCLUDE:

- \* Front lawn turf grass
- \* Colorful ornamental plantings

### **Topography**

Topographic relief within the Ranch House landscape was advantageous and likely contributed to the health of the garden, turf and trees. The sloping terrain of the peninsular bench and its proximity to water made irrigation possible. This allowed the Kohrs' ornamental landscape to survive in the semi-arid valley. The lawn slopes gently from east to west, allowing gravity to pull water along an irrigation ditch that drew from Johnson Creek and fed the front lawn, trees and garden plantings.

While the front lawn slopes gently to the west, the slopes are more dramatic to the south of the Kohrs' addition. The drop in elevation from the house to the southern edge of the residential landscape is punctuated by steps, terraces and retaining walls. In the 1930s, Warren constructed additional retaining features to compensate for topographical changes, combat erosion problems and provide convenient garden access.

In 1934, the service area was regraded and seeded with turf. The topography of the service area and the rest of the lawn was modified further in 1950 with additional fill. Efforts to restore the topography of the service area to a working/parking area would be hampered by the presence of the Black Willow within the spatial zone. The tree is significant because it was planted by Warren especially for Augusta in the mid 1930s.

The lawn area drops dramatically down to the lower garden. This topographical change of approximately 6' exposes a south-facing slope that was well suited for cultivation. The garden location at the base of the slope also afforded the area a sense of isolation from the upper portions of the landscape.

**Character-defining Features:**

Feature: The sloping lawn and the garden's southern aspect provide excellent exposure, enclose the garden to the north and require retaining features.

Feature Identification Number: 101883

Type of Feature Contribution: Contributing

**Vegetation**

Prior to European settlement, vegetation in the Deer Lodge Valley was characterized by native grasses interspersed with riparian and wetland species along the Clark Fork River.

The primary vegetative elements of the Ranch House landscape include a formal arrangement of cottonwood trees, specimen trees and shrubs, turf grass and ornamental garden plantings. Due to the NPS' conscientious preservation and restoration work, the vegetation within the Ranch House landscape today reflects the cultural preferences of Augusta Kohrs.

**TREES AND SHRUBS**

Planting rows of black cottonwoods in the front lawn was probably the first landscape improvement undertaken by the Kohrs (c.1880). The trees were a dominant structuring element in the landscape, lending a sense of formality to the entry. None of the historic cottonwood trees are extant today. The NPS has embarked on a project to restore the vegetation regime of the Ranch House landscape.

In addition to the careful patterning of cottonwoods in the front lawn, plantings of specimen tree and shrub species were interspersed throughout the Ranch House landscape during the period

of significance. Stumps offer clues about the type of vegetation planted onsite in historic times, such as a honeysuckle and weeping birch. Two specimen trees of note include the large black willow and a blue spruce north of the main house.

Extant trees and shrubs in the lower garden are primarily specimen groupings dating from the period of significance. These include junipers, box elder and honeysuckle. Additional shrub plantings located near the bottom of the terraced garden include two gooseberry shrubs and a cotoneaster. Lanceleaf cottonwoods along the south perimeter were planted outside the period of significance and are not contributing.

The lilac hedge running east-west along the steep southern slope between the front lawn and the lower garden is another significant feature. Warren's construction of the stairs within the lilacs (1934) altered this circulation pattern and the shrubs became a gateway feature that opened to the lower garden. Four barberry shrubs were planted to flank the steps, and the change in vegetation reinforced the feeling of a garden entry point.

#### GROUNDCOVER AND VINES

The areas to the east and south of the Ranch House were historically lawn while the service area north of the addition was used as a bare ground buggy turnaround. Typical of the Victorian era designs, vines were incorporated into the landscape. Virginia creeper climbed up the columns and roof of the kitchen porch and engulfed a bay window on the ranch house.

#### FLOWER GARDEN

A variety of flowers were grown within the flower garden and the stone terraces set into the slope. The flowers presented a colorful display of both perennials and annuals. Sand pathways crisscrossing the area shaped individual garden rooms that most likely featured different plantings. The lilac hedge that abutted the stone terraces would have provided a beautiful backdrop for the garden when in bloom, while at the same time, segregating it from the upper lawn and house. Peonies planted along the southern fence line also enclosed the garden space. Gardening was a passion of Augusta Kohrs, and she clearly devoted a great deal of effort to the design and maintenance of her garden:

#### VEGETABLE GARDEN

There is scant documentation that suggests Augusta also grew vegetables in her garden. Maps drawn of the garden based on interviews with Pat Warren, suggest that the sweet pea trellis divided the lower garden in two; to the east were the ornamental plantings and to the west were rows of vegetables (P. Warren, interviewed by C. Gilbert, 1993). Typical of kitchen gardens, the foods cultivated within the residential landscape included string beans, rhubarb, red potatoes, scallions, white and yellow onions, leaf lettuce, carrots, radishes, yellow corn, squash (hubbard), parsnips and strawberries.

## PLANT MATERIAL

In 1890, the State Nursery in Helena was established with Conrad Kohrs as a major stockholder. Ranch records indicate regular transactions between the nursery's proprietor, John Mills, and Kohrs. While it is unclear whether these transactions were for garden plants or other business dealings, Conrad and Pat Warren alluded to the fact that Augusta would seasonally purchase large amounts of plants from the nursery in Helena and bring them to the Ranch. Every spring, on Memorial Day, Augusta would return to the Ranch from Helena to plant her garden (Warren, GRKO 15599, 1980).

Historic plant records suggest that Augusta preferred traditional ornamental plantings such as "Granny's Bonnet", "Johnny Jump-Ups", "Monkshood" and "Heart's Ease". (P. Warren, with C. Gilbert, 1993). Many of the old species are difficult, if not impossible, to locate today. After a long and bitter winter, the Ranch was brightened in the spring by bulbs such as daffodils, hyacinths, tulips and Crocus. For sustained summer color, Augusta would have most likely filled her geometric shaped beds with annuals of garish hues. Roses were a typical feature in a Victorian garden, and Augusta used them to enrich the Ranch House landscape. Another garden feature dating from the period of significance was a lily planter (see GRKO 16282).

## MAINTENANCE

The residents of the Ranch struggled with pests, disease and unexpected climatic changes. Before the days of pesticides and chemical fertilizer, the Kohrs family made do with the ever plentiful cow manure to maintain a colorful array of flowers from May until snowfall. Warren reported that each fall six wagons loads of manure were dumped in the garden and were raked in the following spring (Warren, GRKO 15600 1983).

### **Character-defining Features:**

Feature: Front lawn turf grass

Feature Identification Number: 101888

Type of Feature Contribution: Contributing

Feature: Cottonwood trees planted on a grid pattern

Feature Identification Number: 101886

Type of Feature Contribution: Contributing

Feature: Diverse lower garden plantings: sweet peas, antique roses, assorted  
ornamentals in raised beds, and a mixture of annuals, perennials, native plants,  
and bulbs

Feature Identification Number: 101887



Type of Feature Contribution: Contributing

Feature: Lilac hedges

Feature Identification Number: 101890

Type of Feature Contribution: Contributing

Feature: Junipers in lower garden (historic gateway to garden)

Feature Identification Number: 101889

Type of Feature Contribution: Contributing

Feature: Blue Spruce (north of house)

Feature Identification Number: 101885

Type of Feature Contribution: Contributing

Feature: Black Willow in service area (planted by Warren for Augusta)

Feature Identification Number: 101884

Type of Feature Contribution: Contributing

**Landscape Characteristic Graphics:**



*Augusta Kohrs was largely responsible for the development and refinement of the Ranch House landscape. Note the stone stairs and rustic wooden handrail, built by Conrad Warren for Augusta in the 1930's (GRKO Bache 2).*

**Circulation**

The circulation system within the residential landscape was established when the Ranch House was constructed in 1862 and evolved as the Kohrs developed the landscape. In 1890, following the construction of the addition, circulation patterns shifted in order to accommodate the newly created access points to the grounds from the north, west and south aspects of the residence.

The external transportation network that connected the family and resources (cattle and

horses) to the local, regional and national community evolved throughout the period of significance and remains largely intact.

#### EXTERNAL TRANSPORTATION NETWORK

##### RAILROAD:

In 1883 the first railroad, the Northern Pacific Railroad, was brought to the Deer Lodge Valley. In 1907 a parallel rail, the Chicago, Milwaukee & St. Paul Railroad, was laid. The elevated railroad beds are approximately 10' wide and separated by a 50' wide right of way. In front of the Ranch House the track is at grade allowing for two ranch access roads to provide east/west connections.

##### VEHICULAR ACCESS:

Historically, access to the Ranch came from the east, off of Montana Highway 10. The access road was generally centered on the main house. After 1934, this alignment also provided access to the Warren residence, and it is still used today by park staff. During the period of significance, the access drive led directly to a drop-off area outside the front gate of the picket fence that contained a carriage block and two hitching posts. From the drop-off location, the road veered north and tightly followed the fence to the west. Contained on the north by the bunkhouse buildings, the service drive extended to the service area.

##### VISITOR PARKING AND ACCESS:

South of the Warren Ranch, the NPS has developed a small visitor contact station, comfort station and parking lot. The parking area is connected to the Ranch House landscape via an asphalt walkway that passes under the railroad beds. The 6' wide path extends to the Ranch House and aligns with the historic east-west entrance axis at the front lawn gate.

#### INTERNAL PEDESTRIAN CIRCULATION

##### ACCESS:

During the period of significance, guests to the Ranch unloaded their carriages at the terminus of the front entry walk, just east of the picket fence. A carriage block and hitching posts were available for their convenience (see GRKO 16281). This point of entry remains today and is used by visitors. The front entry was clearly the formal one with a secondary access in the rear of the house.

##### PATHS:

The original pathway system, established shortly after Kohrs purchased the Ranch, consisted of 3' wooden planks set flush in the ground. The boardwalks were later replaced with brick pavers laid in sand with no mortar (c. 1905). In 1975, the NPS replaced the brick pavers with a reproduction of the original wooden boardwalks. One portion of the brick path between the

front boardwalk and the service area remains and terminates at a granite block set flush in the ground. A path of stone pavers, built in the 1930s, is also extant and leads from the side gate to the bunkhouse.

#### GARDEN PATHS:

Access to the garden has changed significantly over time. Prior to Warren's construction of the stone garden stairs in 1934, the lower garden was accessed by traversing the lawn, passing through a grove of junipers, and descending the slope to a stone path leading into the garden. There is no historical documentation of the exact route to the garden, but it is likely that a few stone stairs were set in the slope, just east of the cobble retaining wall that stretched across the slope and framed the garden. This circulation pattern changed significantly in the 1930s when Warren built a set of stone stairs through the lilac rows.

Additional modifications to garden circulation patterns were made in 1997-8. At this time, a flagstone pathway was constructed. It extends south from the kitchen porch steps along the base of the retaining wall, where it meets with a path that parallels the garden, running from the stone stairway to the blacksmith shop.

#### STAIRS:

The long staircase off the kitchen porch was outside the picket fence prior to the Warren era and served as a service entrance. In 1930, the fence was moved slightly to the west to enclose the stairs. This section of the fence was not realigned when the fence was restored in 2001. The stairs continue to serve as an access point to the garden. Another extant stair located on the eastern side of the kitchen porch led to a nook between the porch and the conservatory and provided access to the lawn and garden below.

In 1934 Warren constructed a simple set of garden stairs from a pile of stones found on the west side of the house (Warren, GRKO 15600, 1984). Nine rectangular cut stone treads were placed on stacked risers dry-laid into the slope and aligned along a slight curve. A rustic style wooden handrail was built on the east side of the steps (1934). Also simple in construction, the handrail consisted of three wooden posts supporting a wooden railing and thin, decoratively crossed wooden balusters. While the extant stairs are original, the handrail is a reconstruction (1987).

Additional stone stairs and a stone path were constructed in 1934 to connect the access drive with the pathway leading to the kitchen vestibule.

#### Character-defining Features:

Feature:	Railroad beds
Feature Identification Number:	101412
Type of Feature Contribution:	Contributing
IDLCS Number:	100004
LCS Structure Name:	Railroad

Kohrs Ranch House and Yard  
Grant-Kohrs Ranch National Historic Site

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LCS Structure Number: HS-56

Feature: Alignment of the front yard boardwalks and brick path

Feature Identification Number: 101052

Type of Feature Contribution: Contributing

Feature: Narrow garden paths

Feature Identification Number: 101055

Type of Feature Contribution: Contributing

Feature: Remnant stone path in the lower garden

Feature Identification Number: 101870

Type of Feature Contribution: Contributing

Feature: Stone path connecting the service area and the bunkhouse

Feature Identification Number: 101873

Type of Feature Contribution: Contributing

Feature: Granite block marking the terminus of the front lawn path to the service area

Feature Identification Number: 101054

Type of Feature Contribution: Contributing

Feature: Drop off area outside front gate with carriage block

Feature Identification Number: 101053

Type of Feature Contribution: Contributing

Feature: Stone garden stairs and wooden handrail

Feature Identification Number: 101872

Type of Feature Contribution: Contributing

Feature: Stone service area stairs

Feature Identification Number: 101874

Type of Feature Contribution: Contributing

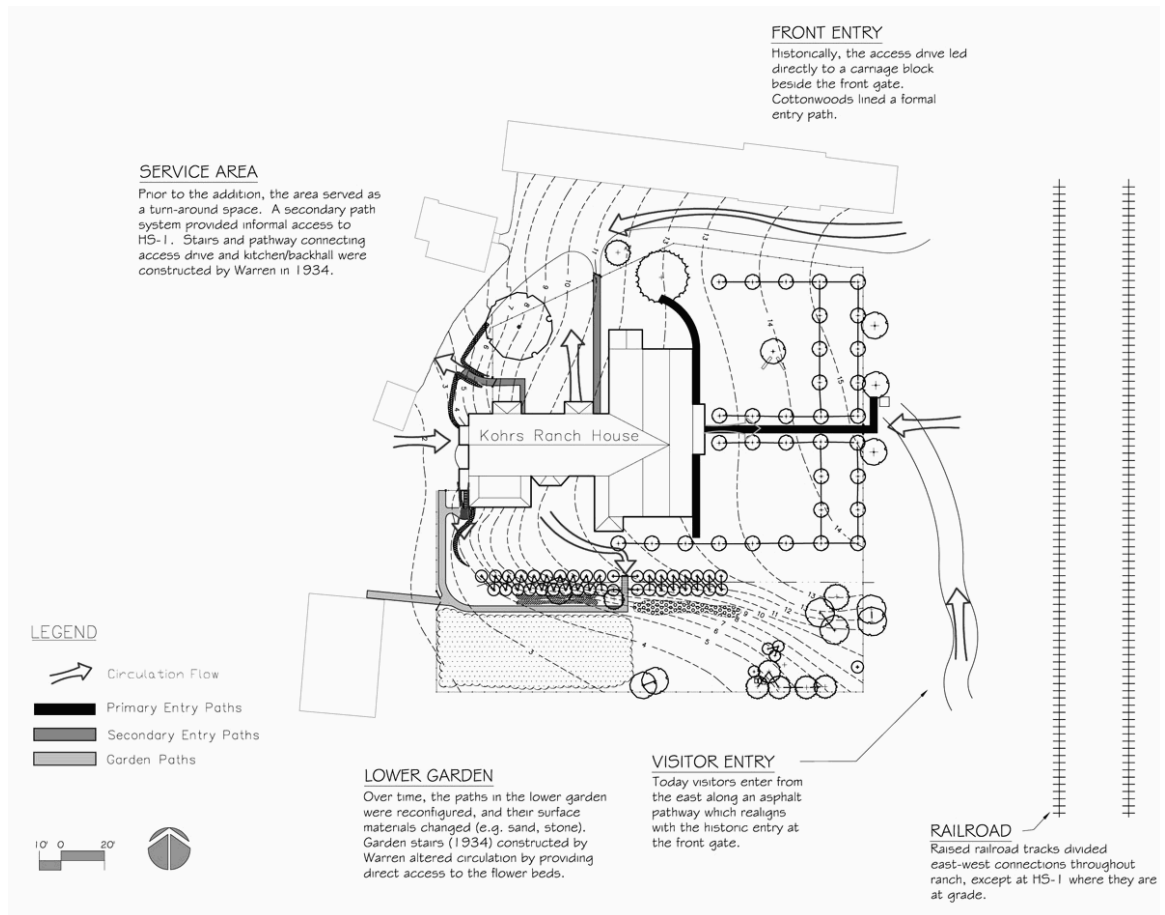
Feature: Short stone path spur leading south from the front walk

Feature Identification Number: 101871

Type of Feature Contribution: Contributing

Feature: Access drive  
 Feature Identification Number: 101051  
 Type of Feature Contribution: Contributing

**Landscape Characteristic Graphics:**



*The integrity of internal and external circulation patterns has been maintained. (Shapins Associates, 2004). (Refer to Supplemental Information for map legend.)*

**Buildings and Structures**

The Ranch House is the focal point of the residential landscape. The irrigation system is the only other structure of historic importance that directly contributed to the character of the Ranch House landscape. Its integrity, however, has been lost. See the Cultural Landscape Report (John Milner Architects, Part 1, 2004) for details of the Ranch House, HS-1.

**PORCHES**

The front and kitchen porches of the Ranch House complement the landscape. The covered

front entry adds to the stature of the house on the landscape. Square wood columns support the flat porch roof and a decorative balustrade in a geometric pattern frames the roof and mimics the Greek Revival characteristics of the residence.

The open kitchen porch topped with a wood balustrade contributes to the imposing south elevation of the Kohrs addition. Victorian style detailing of the porch includes elaborately turned columns, spindle work detailing under the eaves and a turned balustrade with top and bottom rail. A mansard roof with decorative fish-scale shingles covers the porch. In 1982-3 the NPS restored the porch to its original, open Victorian specifications (Hubber, et.al. 2002).

#### CONSERVATORY

The conservatory is lined with windows from eave to foundation, which contrasts with the simple fenestration and massing of the main buildings (both the Grant and Kohrs era buildings). Built for Augusta Kohrs to house her houseplants and garden starts, the conservatory wraps the southwest corner of the original Grant residence.

#### IRRIGATION SYSTEM

An open trough system built in 1883 drew water from Johnson Creek to irrigate the front lawn, trees and lower garden. The irrigation system was a significant improvement that facilitated the development of a relatively lush landscape amidst the arid Montana grasslands. The ditch tapped the creek and carried water from behind Warren's house, and wrapped around the western edge of the property. It crossed under the Burlington Northern railroad tracks and surfaced briefly before entering a siphon (HS-57) and passing under Milwaukee line. The water then spilled into a ditch that flowed along the southern border to the picket fence.

The ditch then crossed through the fence and emptied into a wooden surface box or watering trough that ran north along the east line of the picket fence with an additional spur leading west along the north side of the lawn. The ditch continued west from its junction with the watering box, paralleled the south side of the house, passed between the double row of lilac bushes, turned south through the lower garden and out into the pasture.

The irrigation system was in use until 1934 when a pipe was run from the house, providing water for the yard. The siphon still exists, but the watering box and ditch were obscured by fill added to the landscape during the Warren era to control cheat grass (Cypher, 2000).

\*The structural engineering on site is minimal, therefore, retaining features will be discussed in the small-scale features section.

#### **Character-defining Features:**

Feature:	Ranch House
Feature Identification Number:	101050
Type of Feature Contribution:	Contributing

IDLCS Number:	010651
LCS Structure Name:	Ranch House
LCS Structure Number:	HS-01
Feature:	Irrigation siphon (HS-57)
Feature Identification Number:	101049
Type of Feature Contribution:	Contributing
IDLCS Number:	100005
LCS Structure Name:	Siphon
LCS Structure Number:	HS-57
Feature:	Front and kitchen porches
Feature Identification Number:	101048
Type of Feature Contribution:	Contributing

### **Views and Vistas**

The Ranch House setting remains pastoral and views to and from the landscape play an important role in establishing the character of the Grant-Kohrs Ranch NHS. Beyond the barns and other utilitarian structures clustered in the home ranch district, the grass covered foothills and distant peaks enclosing the valley dominate the view. Over time, changes in vegetation and road alignment have altered views of the Ranch House and landscape for visitors entering the property.

#### **ENTRY CORRIDOR VISTA**

Historically, the visitor's initial glimpse of the Ranch House was deliberately contrived. The grid-patterned cottonwoods framed the house for guests entering the picket fence gate and walking along the tree lined pathway to the front entry. During the Warren era (c.1940s) cottonwood trees were planted along the access drive, thereby extending the framed vista to the east. Nowadays, initial impressions do not match those of the Ranch's early visitors. The 1993 General Management Plan identified visitor orientation as a problem, and recommended moving the parking area to a place that would be more legible to the visitor. (GMP, 1993)

Without the tree allee along the front walk, the effect of the controlled entry vista is lost. Nevertheless, the house remains a captivating presence on the landscape, and the open view of it upon entry is impressive and feels authentic. The NPS' recent cottonwood plantings (2002) will restore the entry vista over time.

#### **GARDEN VIEWS**

Both internal and external views of the garden are important components of the landscape. The ornamental plantings boasted a wide variety of shapes, sizes and colors that would have offered captivating internal views. The garden itself was a decorative feature in the landscape that could be viewed from the front lawn, main house and outside the confines of the residential landscape.

#### VIEWS TO THE SURROUNDING LANDSCAPE

The building clusters within the home ranch district occupy the forefront of views from the Ranch House landscape. These human-scaled focal points including the bunkhouse, ice house, coal shed and blacksmith garage are offset by the dramatic mountain setting. The backdrop of the Ranch House is still characterized by an agrarian feel, as surrounding lands remain open and continue to support cattle operations. The views of grasslands giving way to rolling foothills and distant views of the mountain peaks remain evocative of the open range cattle ranching era.

#### SCENIC CONSERVATION

To counter the visual impacts of growth and the proliferation of land uses that no longer contribute to the broader spatial organization and visual character of cattle ranching in the Deer Lodge Valley, the NPS has purchased lands to the west of the Ranch (1988). The NPS recognized the importance of adjacent sloping benches and crest grasslands that appear in the middle ground of all western views from the Ranch.

The NPS is also concerned with the impact of timber harvesting in the national forests that provide a backdrop to the Ranch. The NPS intends to work with the Montana State Prison and USDA Forest Service on the timber harvest plans and silviculture to maintain the visual character of the surrounding landscape (GMP, 1993).

#### **Character-defining Features:**

Feature: Entry corridor vista – framed by rows of cottonwoods

Feature Identification Number: 101892

Type of Feature Contribution: Contributing

Feature: Open views to surrounding landscape and to outlying ranch buildings

Feature Identification Number: 101894

Type of Feature Contribution: Contributing

Feature: Kitchen porch views to lower garden and cemetery

Feature Identification Number: 101893

Type of Feature Contribution: Contributing

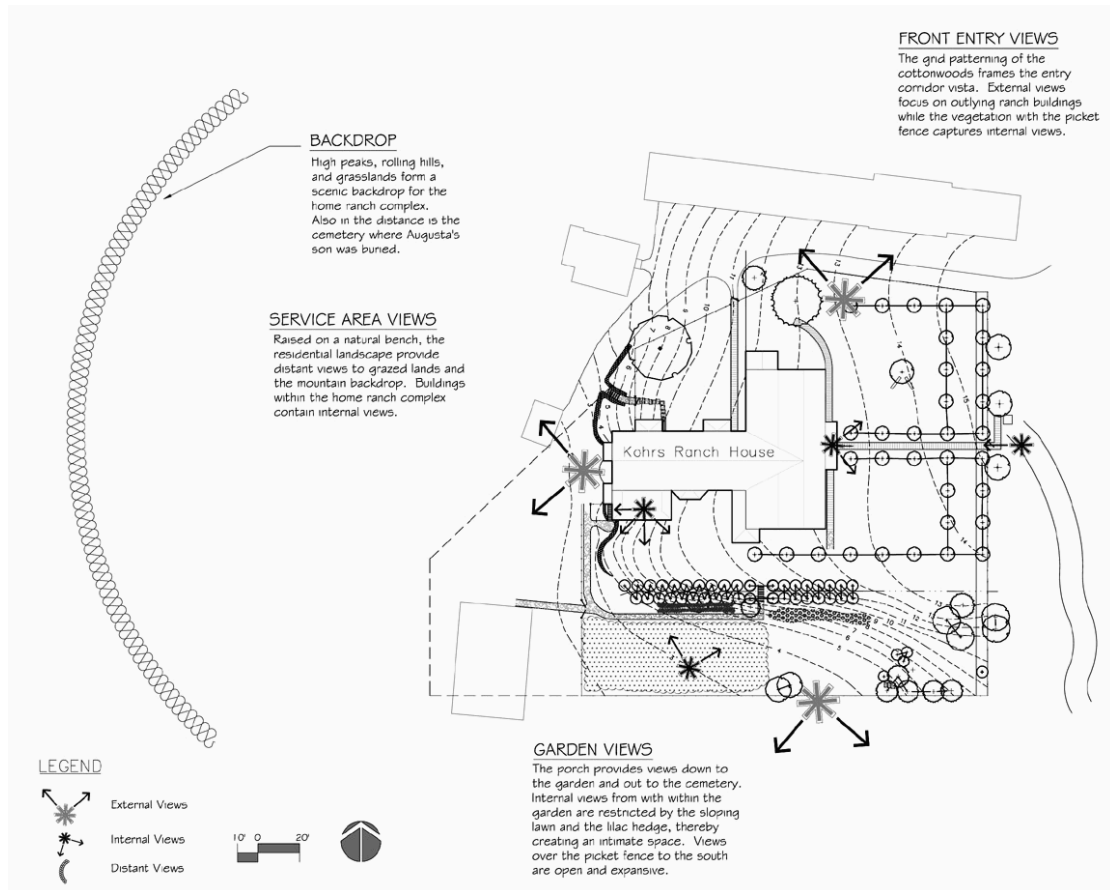


Feature: Distant views to grasslands and mountains

Feature Identification Number: 101891

Type of Feature Contribution: Contributing

**Landscape Characteristic Graphics:**



*Views and Vistas: Views to and from the surrounding landscape, and within the Ranch House complex, contribute to the significance of the residential landscape (Shapins Associates, 2004). (Refer to Supplemental Information for map legend.)*

**Small Scale Features**

The small-scale features established during the period of significance contribute to the overall organization and character of the residential landscape. Fencing is instrumental in segregating the residential landscape from the outlying ranching operations. Other features in the lower garden, such as the stone terraces, raised beds, and cobble wall, are representative of Augusta's efforts to refine the Ranch House landscape by creating spaces for ornamental plantings.

**FENCING**

Historically, two fence types have defined the Ranch House landscape. A traditional jack-leg

fence was the first fence used to offset the residential landscape from agricultural operations. A white picket fence was later installed, which worked in conjunction with the jack-leg fence to further delineate the family's private residential space.

The jack-leg fence was the dominant fencing type in the first years of settlement in the western region, and the fence style came to symbolize the homesteader's frontier (Daugherty, 1999). The construction was simple, with Lodgepole Pine logs resting on crossed logs or bucks at each end of a panel of logs.

By 1883, the main house landscape was enclosed. In contrast to the rugged jack-leg fence, the neat picket fence added a formal feel to the residential landscape. The picket fence around the Ranch House and a later picket fence added to the Warren house (HS-58) were the only decorative fences on the Ranch. Today, a reconstructed jack-leg fence outlines the picket fence along the Ranch House landscape's southern border. In 2001, the NPS restored the Kohrs-era decorative picket fence design and alignment.

#### GATES

Gates in the picket fence depict craftsmanship and dictate patterns of circulation. The gates provided the transition points between the Ranch House landscape and the outlying working terrain. A picket gate directly east of the front door provided a formal entry to the Ranch House landscape. The front gate was restored when the NPS built the replica fence in 2001. Another picket gate crossed the access drive, between the northeast corner of the fence and the bunkhouse. Warren later (c.1934) changed the gate to a wire panel design. In 2003, the NPS restored the double hung wooden gate.

Prior to the realignment of the fence to encompass the service area in 1934, a gate in the picket fence provided a connection from the front lawn pathway north of the house to the service area. Following the enclosure of the service area, a gate was added north of the spatial zone in order to provide pedestrian access to the bunkhouse from the back hall vestibule. NPS restoration efforts have included the restoration of the side gate. A third gate led to the lower garden from the laundry area.

#### CARRIAGE STEP AND HITCHING POSTS

A carriage step was located just east of the picket fence outside the front yard entry gate. The raised wooden box allowed visitors to unload from their carriages or horses comfortably. Hitching posts were another feature of the entry area.

#### BENCHES

Benches that replicate the two in the park's museum collection are set at various locations around the ranch for visitor comfort.

#### RETAINING FEATURES

To address the slopes in the southwest corner of the property, stone terraces and a retaining wall were employed as both ornamental and functional design elements during the Kohrs era. Warren constructed additional retaining features along the western edge of yard in the 1930s.

#### STONE TERRACES:

Stone terraces constructed of dry laid river cobbles set into the slope formed two flower beds. The beds were approximately 4' wide and 25' long. Located at the western edge of the cobble retaining wall, at the base of the lilac rows, the beds were used for ornamental plantings. In c.1983, the NPS cleared, restored and plated the original stone terraces.

#### STACKED RIVER-COBBLE RETAINING WALL:

A stacked river-cobble wall situated below the eastern wing of the lilac row is extant. Used as a rockery, the wall also held the southern slope and allowed for the manipulation of the grade below to create a more level gardening area. The wall was made with river cobbles that were dry laid into the slope forming a barrier that extended across the northern edge of the lower garden. Prior to the NPS restoration efforts, the cobble wall was badly overgrown. Though the wall has been cleared, it remains dilapidated and in need of restoration.

#### STONE RETAINING WALLS:

When the picket fence and the lawn area were extended west in 1934, two walls were built to address the property's sloping western edge. These two retaining walls are simple structures, constructed of dry laid native stone, set into the slope.

#### RAISED FLOWERBEDS

Raised flowerbeds set in a geometric pattern are representative of the Victorian aesthetic that shaped the development and refinement of the lower garden. The beds were constructed of wooden boards and embedded slightly on their edge, so that they were elevated above the garden's sand pathways. According to Warren, the raised beds were laid out in diamonds and squares (Warren, GRKO 15599, 1980). Ongoing garden restoration has also included the reconstruction of the raised beds. NPS restoration efforts have utilized 2"x 4" wooden boards to construct replicas of the geometrically shaped raised beds in the eastern half of the flower garden.

#### WOODEN BASES

Family histories suggest that one of the wooden bases in the park's museum collection may have been a birdbath that stood by a traditional entry into the garden.

#### **Character-defining Features:**

- Feature: The picket fence alignment and enclosure of the residential landscape  
Feature Identification Number: 101880  
Type of Feature Contribution: Contributing
- Feature: Jack-leg fence  
Feature Identification Number: 101875  
Type of Feature Contribution: Contributing
- Feature: Sweet pea trellis  
Feature Identification Number: 101878  
Type of Feature Contribution: Contributing
- Feature: The geometric patterning and style of the raised flower beds  
Feature Identification Number: 101879  
Type of Feature Contribution: Contributing
- Feature: Stone terraces  
Feature Identification Number: 101877  
Type of Feature Contribution: Contributing
- Feature: River cobble wall  
Feature Identification Number: 101876  
Type of Feature Contribution: Contributing
- Feature: Warren-era stone retaining walls (in service area and south of kitchen porch)  
Feature Identification Number: 101882  
Type of Feature Contribution: Contributing
- Feature: Two wooden bases which historically framed the garden entrance (currently in the park's collection)  
Feature Identification Number: 101881  
Type of Feature Contribution: Contributing

### **Archeological Sites**

A remote sensing study revealed no archeologically significant materials within the landscape. Future archeological work may discover more remnants of human occupancy and provide us

with a better understanding of land uses and activities prior to the settlement of John Grant.

## Condition

### Condition Assessment and Impacts

**Condition Assessment:** Good

**Assessment Date:** 06/01/2003

**Condition Assessment Explanatory Narrative:**

A considerable amount of restoration work has been completed, thereby limiting deterioration of landscape characteristics and preserving the landscape's cultural integrity.

**Condition Assessment:** Good

**Assessment Date:** 08/07/2008

**Condition Assessment Explanatory Narrative:**

E-mail from Chris Ford, park Integrated Resources Program Manager, reports that a discussion among park staff (including the Superintendent) reached the conclusion that this component landscape is still in good condition, in spite of some problems with a faulty watering system that caused some die back of Cottonwoods within the Cottonwood Tree restoration project.

### Impacts

**Type of Impact:** Operations On Site

**External or Internal:** Internal

**Impact Description:** Impacts related to development of the site and installation of utilities (water, sewer, electrical).

**Type of Impact:** Structural Deterioration

**External or Internal:** Internal

**Impact Description:** River cobble wall in the lower garden has been cleared of vegetation as part of the NPS restoration efforts. The structure, however, is crumbling and in need of stabilization and further restoration.

### Stabilization Costs

**Landscape Stabilization Cost:** 0.00

**Landscape Stabilization Cost Explanatory Description:**

No landscape stabilization costs are identified at this time.

## Treatment

### Treatment

**Approved Treatment:** Preservation  
**Approved Treatment Document:** Cultural Landscape Report  
**Document Date:** 02/01/2009

#### **Approved Treatment Document Explanatory Narrative:**

The overall landscape treatment for the entire Grant-Kohrs Ranch cultural landscape is preservation, with selected rehabilitation and restoration as needed, as outlined in the CLR Part 2, page 14.

Additionally, some treatment recommendations were identified in the General Management Plan, dated March 1993. Page 14 states, "Cultural resource management will emphasize the preservation and use of historic structures and grounds through preservation maintenance, rehabilitation, restoration, and adaptive use." Page 18 mentions maintaining historic scenes in the landscape, and a future plan for the Ranch House historic landscape which will include provisions for restoration of the landscape.

**Approved Treatment Completed:** No

### Approved Treatment Costs

**Cost Date:** 02/01/2009

## Bibliography and Supplemental Information

## Bibliography

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Grant-Kohrs Ranch /Warren Ranch Hubber, Ann, Dawn Bunkyak  
and Christine Whitacre

**Citation Title:** National Register of Historic Places Nomination Form,  
Grant-Kohrs Ranch /Warren Ranch

**Year of Publication:** 2002

**Source Name:** Other

**Citation Type:** Both Graphic And Narrative

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**Citation Author:** NPS

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System

**Year of Publication:** 2001

**Citation Publisher:** U.S. Department of Interior, NPS

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**Citation Type:** Both Graphic And Narrative

**Citation Location:** DSC-TIC

**Citation Author:** Hubber, Ann, Dawn Bunkyak and Christine Whitacre

**Citation Title:** National Historic Landmark Nomination, Grant-Kohrs Ranch NHS

**Year of Publication:** 2001

**Citation Publisher:** U.S. Department of Interior, NPS

**Source Name:** Other

**Citation Type:** Both Graphic And Narrative

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**Year of Publication:** 2000  
**Citation Publisher:** U.S. Department of Interior, NPS  
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**Citation Publisher:** WY: Grand Teton National Park  
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**Citation Location:** Grand Teton NP

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**Year of Publication:** 1997  
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**Source Name:** Other

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**Year of Publication:** 1997  
**Citation Publisher:** Historical Research Associates, Inc.  
**Source Name:** Other  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** Intermountain Region NPS Library

**Citation Author:** Ford, Christine  
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**Year of Publication:** 1996  
**Citation Publisher:** U.S. Department of Interior, NPS  
**Source Name:** Other  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** Intermountain Region NPS Library

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**Citation Title:** Grant-Kohrs Ranch General Management Plan, Development  
Concept Plan, Environmental Impact Statement  
**Year of Publication:** 1993  
**Citation Publisher:** U.S. Department of Interior, NPS  
**Source Name:** DSC/TIC  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** DSC - TIC

**Citation Author:** NPS  
**Citation Title:** Revised Land Protection Plan  
**Year of Publication:** 1991  
**Source Name:** DSC/TIC  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** DSC - TIC

- Citation Author:** NPS  
**Citation Title:** Collection Management Plan Grant Kohrs Ranch NHS  
**Year of Publication:** 1991  
**Source Name:** DSC/TIC  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** DSC – TIC
- Citation Author:** Keohan, Thomas G.  
**Citation Title:** Cultural Landscape Inventory and Analysis; Grant-Kohrs Ranch National Historic Site, Deer Lodge Montana  
**Year of Publication:** 1991  
**Citation Publisher:** Division of Cultural Resources, Rocky Mountain Regional Office NPS, U.S. DOI  
**Source Name:** Other  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** Intermountain Region NPS Library
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**Citation Title:** Cultural Landscape Analysis  
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**Citation Publisher:** U.S. Department of Interior, NPS  
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**Citation Location:** DSC - TIC

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**Citation Publisher:** U.S. Department of Interior, NPS  
**Source Name:** Other  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** Intermountain Region NPS Library

**Citation Author:** Gordon, Paul R.  
**Citation Title:** “Grant Kohrs Ranch – A Look into the Past at One of Montana’s Great Old Ranches”  
**Year of Publication:** 1976  
**Citation Publisher:** Montana Cattleman  
**Source Name:** Other  
**Citation Number:** May-June 1976  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** Intermountain Region NPS Library

**Citation Author:** Williams, Lance R.  
**Citation Title:** Classified Structure Field Inventory Report – Grant-Kohrs Ranch NHS  
**Year of Publication:** 1976  
**Citation Publisher:** Unpublished material  
**Source Name:** Other  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** Intermountain Region NPS Library

**Citation Author:** NPS  
**Citation Title:** Grant-Kohrs Ranch Interim Interpretive Prospectus  
**Year of Publication:** 1975  
**Citation Publisher:** U.S. Department of Interior, NPS  
**Source Name:** DSC/TIC  
**Citation Type:** Both Graphic And Narrative  
**Citation Location:** DSC - TIC

**Citation Author:** Gilbert, Cathy  
**Citation Title:** Pat Warren interview (7/24/93)  
**Year of Publication:** 1993  
**Citation Publisher:** Vol I, Grant-Kohrs Ranch NHS – Historic Resource Notebooks  
**Source Name:** Other  
**Citation Type:** Narrative  
**Citation Location:** Intermountain Region NPS Library

**Citation Author:** Interviewed by Meikle, Lyndel  
**Citation Title:** Interview with Conrad Warren  
**Year of Publication:** 1984  
**Source Name:** Other  
**Citation Type:** Narrative  
**Citation Location:** GRKO 15600, 1984

**Citation Author:** Interviewed by Bry, R., Taylor, J., Clemmenson, C.  
**Citation Title:** Interview with Conrad Warren  
**Year of Publication:** 1983  
**Source Name:** Other  
**Citation Type:** Narrative  
**Citation Location:** GRKO 15600, 1983

**Citation Author:** Interviewed by Myers, Rex C.  
**Citation Title:** Interview with Conrad Warren  
**Year of Publication:** 1980  
**Citation Publisher:** Grant-Kohrs Ranch NHS  
**Source Name:** Other  
**Citation Type:** Narrative  
**Citation Location:** GRKO 15599, Series 1, Tape 12, 1980

**Citation Author:** Interviewed by Wheaton, Rodd  
**Citation Title:** Interview with Anna Warren Bache  
**Year of Publication:** 1978  
**Citation Publisher:** U.S. Department of Interior, NPS  
**Source Name:** Other  
**Citation Type:** Narrative  
**Citation Location:** GRKO 15600, 1978

**Citation Title:** Augusta in garden  
**Year of Publication:** 1930  
**Citation Publisher:** c. 1930  
**Source Name:** Other  
**Citation Number:** GRKO Bache 2  
**Citation Type:** Graphic  
**Citation Location:** DOC-TIC

**Citation Title:** Conrad and Augusta

**Year of Publication:** 1900

**Citation Publisher:** c. 1900

**Source Name:** Other

**Citation Type:** Graphic

**Citation Location:** GRKO 16281

**Citation Title:** Back Garden Fence

**Year of Publication:** 1890

**Citation Publisher:** c. 1890

**Source Name:** Other

**Citation Type:** Graphic

**Citation Location:** GRKO 16282

**Citation Title:** Site Visit

**Year of Publication:** 2003

**Citation Publisher:** June 2003

**Source Name:** Other

**Citation Type:** Graphic

**Citation Location:** Shapins Associates

**Citation Author:** John Milner Associates, Rivanna Archaeological Consulting, Susan Maxman & Partners Architects

**Citation Title:** Grant-Kohrs Ranch National Historic Site, Deer Lodge, Montana: Cultural Landscape Report, Part 1, Landscape History, Existing Conditions, and Analysis and Evaluation (draft)

**Year of Publication:** 2004

**Source Name:** Other

**Citation Type:** Both Graphic And Narrative

**Citation Location:** GRKO

## Supplemental Information

**Title:** Supplemental Information for Maps

**Description:** NOTES FOR ALL MAPS:

The locations of landscape features illustrated on the maps included in this CLI are approximate.

Location plan of Black Cottonwood and Irrigation System Shown on the Site Plan was developed prior to planting in 2001. As-Built plan is on file at the City of Deer Lodge/MT GIS Services

Topography shown on the Site Plan is for illustrative purposes only. A survey would be required to portray accurate elevation contours. Contours shown are at approximately 1-foot intervals. Contour No. 15 is the highest elevation shown.

### PLANT INFORMATION FOR SITE PLAN

Symbol (where appropriate), Botanical Name, Common Name

#### TREES

PP *Picea pungens* -- Blue Spruce  
AN *Acer negundo* -- Boxelder  
FP *Fraxinus pennsylvanica* -- Green Ash  
JO *Juniperus occidentalis* -- Juniper  
PA *Populus acuminata* -- Lanceleaf Cottonwood  
PT *Populus trichocarpa* -- Black Cottonwood  
SS *Salix scoulerana* -- Scouler (or Black) Willow

#### SHRUBS

BT *Berberis thunbergii* 'Atropurpurea' -- Barberry  
CA *Cotoneaster acutifolius* -- Cotoneaster  
LI *Lonicera involucrata* -- Twinberry Honeysuckle  
SV *Syringa vulgaris* -- Lilac

#### PERENNIALS (Lower Garden)

Aconitum napellus -- MonksHood  
Aquilegia ranunculaceae -- Rocky Mountain Columbine  
Bellis compositae -- Daisy  
Brunnero macrophylla -- Forget-me-not  
Campanula rotundifolia -- Harebell  
Centaurea cyanus -- Bachelors Buttons  
Delphinium elatum -- Delphinium (Blue)  
Hemerocallis hybrids -- Hemerocallis



*Lathyrus odoratus* -- Sweet pea (Trellis)  
*Paeonia paeoniaceae* (Red) -- Peony (Red)  
*Paeonia paeoniaceae* (Pink) -- Peony (Pink)  
*Pelagonium geranium* -- Geranium  
*Phlox maculata* -- Sweet William  
*Phlox paniculata* -- Summer Phlox  
*Ranunculus asiaticus* (Yellow) -- Ranunculus (Yellow)  
Rhubarb -- Rhubarb  
*Rosa* spp. -- Tea Rose  
*Saponaria lempergii* -- Soapwort  
*Sempervivum montanum* -- Hens and Chicks  
*Solidago compositae* -- Godenrod

ANNUALS (Lower Garden)

*Crocus liliaceae* -- Crocus  
*Gysophilia caerulea* -- Babies Breath  
*Hyacinthus orientalis* -- Hyacinth  
*Iris iridaceae* -- Iris (Purple and Yellow)  
*Iris iridaceae* 'Dwarf' -- Iris, Dwarf  
*Lilium asiatic* -- Lilies, Asiatic  
*Narcissus amaryllidaceae* -- Daffoldils

(Conservatory Area)





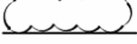
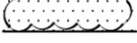











*Papaveraceae orientale* (Orange) -- Oriental poppy

(Porch, East)

*Tulipa acuminata* -- Tulip

### LEGEND FOR ALL MAPS

#### LANDSCAPE & BUILDING FEATURES:

	Brick Masonry Unit Walk
	Stone Path
	Stone Retaining Wall
	Boardwalk
	Flower Garden
	Restored Garden
	Stacked River Cobble Retaining Wall
	Stone Terrace
	Hitching Post
	Gate Feature
	Picket Fence
	Jack-leg Fence
	Exterior Entry Dooway
	Irrigation Structure
	Utility Pole
	Bench
	Inventory Unit Boundary

*Legend for All Maps (Shapins Associates 2004).*