

**Note on AMK National Register nomination form  
June, 2011**

The AMK Ranch in Grand Teton National Park was listed on the National Register of Historic Places in 1990. However, the nomination considered only the buildings and not the site as a whole. In 2005 the Grand Teton National Park cultural resources manager determined that a cultural landscape study was needed to determine what features of the landscape contribute to the significance of the property. That summer, the University of Wyoming American Studies Program received a grant from the UW/NPS Research Center to thoroughly document and evaluate the landscape following the guidelines of the National Register Bulletin: *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, and to prepare a revised nomination for the AMK Ranch.

The following nomination was prepared by the University of Wyoming American Studies Program in fulfillment of a contract with the National Park Service. It was reviewed by NPS staff at Grand Teton but has not yet been submitted to the Wyoming State Historic Preservation Office. Therefore it should be considered a draft document.

--Mary Humstone

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name AMK Ranch

other name/site number Merymare Ranch, Pinetree Ranch, Mae-Lou-Lodge

**2. Location**

street & number Grand Teton National Park  not for publication

city or town Moran  vicinity

state Wyoming code WY county Teton code 039 zip code 83013

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

Wyoming State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____	_____	_____

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
15	2	buildings
_____	_____	sites
_____	_____	structures
2	1	objects
17	3	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

Grand Teton National Park Multiple Property Submission

15

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

- Domestic - single dwelling
- Domestic - secondary structure
- Agriculture - animal facility
- Agriculture - agricultural outbuilding

**Current Function**  
(Enter categories from instructions)

- Education - research facility
- Education - research facility
- Education - research facility
- Education - research facility

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Other - Rocky Mountain Rustic Style

**Materials**  
(Enter categories from instructions)

- foundation** stone; concrete
- walls** log
- frame
- roof** asphalt, wood shingle
- other**

**Narrative Description**  
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

Exploration/settlement \_\_\_\_\_

Entertainment/recreation \_\_\_\_\_

Architecture \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1890 - 1955 \_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1926, 1936 \_\_\_\_\_

\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

George Kosmak; Paul Colbron \_\_\_\_\_

\_\_\_\_\_

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

AMK Ranch  
Name of Property \_\_\_\_\_

Teton County, Wyoming  
City, County and State \_\_\_\_\_

## 10. Geographical Data

**Acreage of Property** \_\_\_\_\_ acres

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1           
Zone Easting Northing

2           
Zone Easting Northing

3           
Zone Easting Northing

4           
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No. \_\_\_\_\_

### Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Mary Humstone, Research Scientist; Sarah Schill, Graduate Student

organization American Studies Program date August 2005

street & number Cooper House, University of Wyoming telephone 307-766-3898

city or town Laramie state WY zip code 82071

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

### Property Owner

name/title National Park Service, Grand Teton National Park

street & number P.O. Drawer 170 telephone 307-739-3310

city or town Moose state WY zip code 83012

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AMK Ranch, Teton County, WY

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## Narrative Description

### Summary

The AMK Ranch is located in Grand Teton National Park at the northern end of the Jackson Hole valley in Wyoming. The ranch lies on a 143-acre peninsula defined by Jackson Lake to the west and Sargents Bay to the east. Oriented toward Jackson Lake and the Teton Range, the ranch has relied on these physical features for survival, income, recreation, and scenic pleasure. Originally homesteaded in 1890, AMK Ranch has also been a year-round residence and a vacation home before it became National Park Service (NPS) property. The ranch presently serves as the University of Wyoming-National Park Service Research Station, a private/public partnership. The University of Wyoming runs the research station under a Memorandum of Understanding with the park. Associated landscape features include the buildings composing the present research center campus, the original homestead site, graves and memorials of several inhabitants, shooting ranges, a series of log benches, two boat docks, a disintegrating fence line, and several abandoned two-track roads. The name AMK comes from the Berols, the last private owners of the ranch.

### Methodology

The AMK Ranch was listed on the National Register of Historic Places in April 1990. Re-examination of the AMK Ranch as a cultural landscape was undertaken by the University of Wyoming American Studies Program under a contract with the University of Wyoming-National Park Service Research Station. A cultural landscape survey was completed, and further research undertaken to evaluate the significance of the site and specific landscape features. Thorough descriptions of each contributing building and landscape feature were prepared.

### Cultural Landscape Characteristics

The following landscape characteristics define the AMK Ranch Historic District.

#### Physical Development

Two major geologic forces – mountain building and glaciation – shaped the Jackson Hole valley and the Teton Range. At five to ten million years old, the Tetons are the youngest range within the Rocky Mountains. The Tetons are a fault-block mountain range, “created by the concurrent uplift and down-drop of blocks in the earth’s crust. They rise along a series of faults that run in a north-south direction at the base of the range” (Daugherty, 15). Periods of glaciation have left their mark on the mountains and valleys in the region. Glacial flow and retreat ground out canyons and cirques within the mountains and left piedmont lakes at the base of the Tetons.

The Yellowstone Park Timber Reserve, created by President Benjamin Harrison in 1891, removed the northern end of the Jackson Hole valley from settlement (Daugherty, 120). The creation of Grand Teton National Park in

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1929, the Jackson Hole National Monument in 1943, and the merging of the two in 1950 further defined the landscape of the AMK Ranch as protected federal lands.

### Natural Systems and Features

The AMK Ranch occupies a 143-acre peninsula oriented north-south and defined by Jackson Lake to the west and Sargents Bay to the east, with the Teton Range rising sharply along the western side of the lake. Eight miles across at its widest point and sixteen miles long, Jackson Lake is an area landmark, offering opportunities for entrepreneurs and vacationers alike. The peninsula is located at the northern end of Jackson Lake on the east side. Currently measuring approximately one mile long by one-half mile wide, the peninsula has existed only since the construction of Jackson Lake Dam, built in 1906 and rebuilt in 1911. Before the dam, the tip of the present peninsula connected directly with land farther north that is now under water. Sargents Bay was created with the flooding of the lake at the time of dam construction.

The AMK Ranch buildings sit on relatively flat terrain with major slopes to the west down to the lakeshore and east upward to a ridge. The land is heavily forested except for the cluster containing the buildings. The historic buildings at AMK Ranch are log, a practical and practiced response to the natural environment, as timber was often free and plentiful and had to be cleared for construction anyway.

### Spatial Organization

The AMK Ranch is organized in several clusters along the peninsula. The present research station campus occupies the main cluster, which consists of seventeen structures oriented southwest toward Jackson Lake and Mount Moran. To the north, and connected by a two-track road, is the site of John Sargent's original homestead on a knoll in the center of the peninsula. Spread out along the roughly north-south axis of the peninsula are two shooting ranges, three gravesites, and an abandoned two-track road. A boat dock sits on the bay side with a two-track running from the campus out to it. Apart from this east boat dock, which faces across Sargents Bay, and the two-tracks, the ranch landscape is oriented to take advantage of the striking views of Jackson Lake and the Tetons.

Under the ownership of William Lewis Johnson, who owned the property from 1926 to 1936, the center of activity shifted from the Sargeant homestead south to what is now the main cluster of buildings oriented toward Jackson Lake. The overall spatial organization of the peninsula has not significantly changed from the period of significance (1890 – 1955), and is a character-defining feature of the cultural landscape.

### Land Use

The first human inhabitants arrived in the region by 11,500 B.C.E. “These early Indians left clues of their coming and going, such as rings of rock to anchor their tepees, projectile points, and various handmade tools” (Righter, 2). The Jackson Hole region offered hunting, fishing, and gathering grounds to many surrounding nomadic tribes though “there is no evidence to suggest that any stayed for extended periods” (Righter, 3).

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The first recorded owner of the property was John Sargent, who homesteaded it in 1890. Sargent used the land for survival as well as to eek out an economic base. "Sargent classified his property as best suited for grazing and farming. Accordingly, he started a small cattle ranch, turning his six milk cows loose on the public domain and raising a family garden" (Daugherty, 96). Sargent operated a small store on his property. He also housed travelers in his ten-room house and offered boating trips, but his property never developed into a full-fledged dude ranch like other settlers' homesteads did to make ends meet. Sargent hunted and fished in the area, activities that continued when Slim Lawrence and his wife, Verba, later lived on the property as year-round caretakers. The Lawrences also enjoyed winter recreation such as snowshoeing and cross-country skiing.

Sargent's homesteading of the property in 1890 and subsequent use for farming and tourism is especially significant because it resulted in the property's exclusion from the Yellowstone Park Timber Reserve of 1891, and thus remained a private property until its sale to Grand Teton National Park in 1976.

With his purchase of the property in 1926, the next owner/resident, William Lewis Johnson, changed the primary use of the property to a vacation home, a use continued by Alfred Berol when he bought the property in 1936. Both Johnson and Berol hunted game on the property.

All three owners took advantage of Jackson Lake. The lake offered Sargent both income and practical necessities. He rented his boat and acted as a guide to tourists in the summer, cut ice blocks in the winter, and drew water from the lake year-round. Nothing remains of the original homesteader's boathouse and dock. Johnson and Berol used the lake for recreation instead of livelihood. The west boathouse and ramp, built by Johnson and enlarged and modified by Berol, allowed the owners and their guests to enjoy the lake. The east boat dock was installed under Berol.

Physical evidence remains of ways the land was used during the Berol era. In addition to building a grand lodge and guest cabins, the Berols established a trap shooting range east of the original homestead site and a rifle range by the east boat dock.

"In 1976, [Alfred] Berol's heirs sold to the National Park Service for more than \$3,000,000 and a life estate" (Daugherty, 264). Currently the ranch is used as the University of Wyoming-National Park Service Research Center. Although the use of the property has changed, it still has the feeling and association of a vacation retreat.

The historic land uses, both vacation retreat and homestead, are character-defining features of the cultural landscape.

### Cultural Traditions

The AMK Ranch demonstrates a cultural shift from using the land to satisfy basic daily needs as well as economic sufficiency, to a more dominant appreciation of land as scenery and a place for recreation. Sargent depended upon the immediate environment for his livelihood, drawing water from the lake, hunting area wildlife, and offering services to passersby to supplement his income. In these various tasks, Sargent belongs to



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a cultural tradition of homesteading in the West. The Homestead Act of 1862 allowed any citizen or foreigner who had filed for citizenship the right to lay claim to 160 acres of “unappropriated public lands.” People flocked west in hopes of improving their lot in life.

Proper eastern families sometimes took this opportunity to send away the “black sheep” of the family. “One of the more mysterious characters to settle in the valley, Sargent was a remittance man – distinctive western figures paid to go west because they were real or perceived embarrassments to wealthy families” (Daugherty, 96). The son of a wealthy family in Machias, Maine, rumors circulated around John Sargent before and after he settled in Jackson Hole.

Sargent’s brief foray into the dude ranching business also fits into the cultural traditions of Jackson Hole. Instead of a simple homestead dwelling, Sargent and his partner, Hamilton, designed a ten-room log structure to house each man as well as future guests.

Another cultural tradition exemplified by the AMK Ranch is the vacation home. “After World War I, increased publicity of the Grand Teton region, escalating national appreciation for wilderness recreation, improved transportation, and increased leisure hours led to construction of a number of private vacation homes...The choicest sites were those near Jackson Lake” (Grand Teton National Park Multiple Property Submission [MPS], 30). William Lewis Johnson purchased the Sargent homestead in 1926, hired an architect, and had a two story log house built on the south end of the peninsula. When Alfred Berol purchased the property in 1936, he too used the property as a vacation home and had a lodge designed in the popular Rocky Mountain Rustic style.

In design and setting, the major contributing buildings on the AMK Ranch follow the traditional concept of Rustic architecture in the West, with local materials (log and stone), crafted in a traditional manner to imitate the pioneer structures of the Jackson Hole valley and the West. With wilderness fast disappearing through homesteading, railroad, and land deals, Americans viewed the log cabin through the lens of nostalgia, connecting it with simpler times and a vanishing way of life. The literal connection to the environment through tree and stone as well as the nostalgic qualities of log architecture led to the domination of this style throughout the West.

### Topography

The Tetons, ragged and marked by glaciers and snow pack, rise abruptly from the western shore of Jackson Lake. At the north end of the lake, the grand peaks are more subdued; mountains green with aspen and pine sprout from the shoreline. The landscape east of Jackson Lake is gentle by comparison. A pebbled shoreline gives way to lodgepole pine forests interspersed with aspen. The terrain rises steeply at the lake’s edge, then more gradually as it forms a small crest along the northwest corner of the peninsula. The AMK Ranch buildings sit on relatively flat terrain with major slopes to the west down to the lakeshore and east upward to a ridge. A ravine separates the Berol Lodge from the rest of the buildings.

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### Vegetation

The AMK Ranch is located on a glacial moraine. The present landscape consists of a lodge pole pine forest sprinkled with aspen, sub-alpine fir, and Engleman spruce. The peninsula has been free from fire since 1879, creating a relatively unique ecosystem within the fire-prone park. Lodge pole pines are typically the first trees to take over after a fire, and these grow in abundance on the peninsula. The young trees, however, are mainly spruce and fir, species that adapt to fire by escaping. Spruce and fir, in other words, prefer cooler, moist habitats less prone to fire. Their presence on the peninsula speaks to the infrequent burns thereon.

An outbreak of mountain pine beetle occurred in the 1970s, thinning the canopy. The forest understory consists of a variety of low shrubs such as elksedge, spiraea, and common grouse whortleberry. Both striped and spotted coralroot orchids can be found on the peninsula. There are also microclimates of meadow and wetlands with vegetation such as balsamroot, lupine, scarlet gilia, and yellow fritillary. Sedges are found in the isolated wetlands, especially along the bay, and back brush and sagebrush dominate the driest areas.

Many plants found on the peninsula were used by American Indians and early settlers for medicinal and cooking purposes. These include hops, heart-leaved arnica, yellow mule's ears, and mint (Hill, 6/26/05).

When the property was adapted for vacation use, and lodges and ancillary buildings were constructed, the land overlooking the lake at the site of the current research campus was partially cleared to allow good views of Jackson Lake and the Tetons, and lawns were planted to create a more domestic setting. The vegetation surrounding the buildings remains much the same today.

Due to current fire management practices, all dead and downed timber within two hundred yards of buildings and structures has been removed, leaving the landscape surrounding the research station campus free of large underbrush and opening the views of the lake and mountains. It is likely that this landscape closely resembles that of the historic period when the area was actively used for vacation and recreation.

Specific vegetation features add to the significance of the AMK Ranch landscape. These include the "violin tree" where John Sargent's wife Edith played the violin, two clumps of Aspen trees that mark the presumed location of the original ten-room homestead house, the cleared areas that mark the trap shooting range and the rifle range, and the two enormous fir trees flanking the Johnson Lodge on the lake side, which frame the view of Jackson Lake and the towering mountains beyond.

### Circulation

The present research station is accessed via a mile-long, limited-access road, beginning at Leeks Marina. Approximately one-half mile down this road, a short gravel section veers off to the west and becomes a dirt two-track road, now abandoned. This road, built by Slim Lawrence, was the original entrance to Johnson's Mae-Lou Ranch (the name given to the ranch by Johnson). A circular drive veered off from this track and headed west-southwest down to the boathouse on Jackson Lake, while the main road continued on toward the end of the peninsula. The current entry road, built by Berol, runs east of the original road, and connects up with it in front

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of the Johnson barn, where there is a large, open parking area. From the parking area one drive leads east to the Boise-Cascade house and other cabins, while the main drive leads to the Berol Lodge and terminates in a circle at the entrance.

Another two-track (referred to here as the east two-track) heads northeast from the barn, leading to a rifle range. A section of this track leads to Sargents Bay, to a boat ramp used by the Berols. The two-track follows the rifle range clearing north to an abandoned log structure (ruin), then veers west to connect with the north two-track, which leads north from the Berol driveway past the graves and to the tip of the peninsula. It is possible that this two-track follows or parallels the Fort Washakie Military Road, or Army Road. The north two-track passes the likely site of Sargent's original homestead, just east of the Johnson memorial, and Sargent would have needed to be near this main artery for access to his store and tourist services. All of the aforementioned two-track roads are now abandoned, and vehicular circulation is limited to the main road which terminates at the Berol Lodge.

Within the research station campus, a network of paved and gravel roads link the buildings. Dirt paths, edged with small rocks, connect the line of three small cabins (the Shop, Double, and Tack) to the driveway. A footpath crosses the ravine to connect the Boise-Cascade House with the Berol Lodge. Barrier logs, set on shorter lengths of log and notched at each end for stability, line the driveways of the campus.

The existing circulation system does not contribute significantly to the cultural landscape.

### Buildings and Structures

Seventeen buildings and ancillary structures comprising the research station campus of the AMK Ranch group around a gravel circle at the end of the entrance road. Originally the buildings were used for residential and agricultural purposes. Presently, nine are inhabited seasonally while the remaining eight serve as storage and/or lab space. The buildings are predominantly log, and the more recent frame structures are painted or stained brown to blend in with the campus and the lodgepole pines. All major buildings and structures are described below, under "Individual Building Descriptions" (page 10). Small structures that contribute to the cultural landscape are described below, under "Small-scale Features" (page 8).

### Cluster Arrangement

Five clusters exist on the peninsula. They include the research station campus, the graves and the original homestead site, the trap shooting range, the rifle range and east boat ramp, and a series of log benches known as the "Verba benches." The research station campus includes 15 buildings presently on the National Register as well as the stock ramp, the non-contributing Boise-Cascade pre-fabricated house and the non-contributing Lawrence house. The campus cluster is grouped around the main entrance road, with buildings to the north, south, and northwest. The buildings face southwest looking across Jackson Lake, and include a log boathouse and ramp located southwest of the Johnson House.

John Sargent's grave, enclosed within a log fence and demarcated by a stone, sits on a knoll in the center of the peninsula. A tall lodgepole pine marks the place on the north two-track where one turns to reach Sargent's

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grave. Below this tree is a rock carved with the Masonic symbol by onetime caretaker Bruce Adams. Northwest of Sargent's grave sits the Johnson memorial and Slim and Verba's grave. The original homestead site belongs spatially to this cluster, as its likely location is approximately twenty-five yards east of the Johnson memorial. Photographic evidence places the original ten-room homestead house between two extant clumps of Aspen trees.

The trap shooting range, located to the east of the graves/homestead cluster, consists of a largely open meadow with a concrete bunker towards the southern end and locking cabinets and a gun table twenty-five yards south of that.

Another cluster, consisting of the east boat ramp and the rifle range, exists along Sargents Bay and is accessed by the east two-track. The rifle range lies just west of the boat ramp, up a slight rise. The rifle range shooting line follows the east two-track, and terminates in a log ruin.

The Verba benches are scattered in an area east and south of the Lawrence house at the southwest corner of the research center campus cluster, between the house and the lakeshore.

### Views and Vistas

A paved entrance road leads north from Leeks Marina through pine forests and meadowed hills to the AMK Ranch. The wide blue waters of Jackson Lake beckon as the road descends a slight hill and approaches the main campus of the research station. Across the lake, the Tetons jut from the shoreline. This view, of towering mountains and a glacier-fed lake framed by evergreen and aspen and topped with an ever-changing array of clouds and sky, has long drawn people to the peninsula.

The only signs of human habitation visible from the ranch are recreational boats on the lake and Leeks Marina, just down the shoreline. The views are much the same now as they were when Sargent arrived here in 1890, although the lake level has changed, isolating the ranch on a peninsula, and the trees have grown, blocking some of the view of the lake and mountains.

Sargent selected the highest point on this stretch of land on which to build his ten-room house. Pictures from the Sargent era (1890 - 1913) show exceptional views of the lake and mountains beyond. A fire burned the area in 1879, leaving the landscape largely free of trees and brush when Sargent homesteaded.

The Berol Lodge commands an outstanding view of Jackson Lake and the Tetons. Located on a small rise, the building takes advantage of the view of the Tetons, with windows in the main section of the lodge facing southwest across the lake. The living and dining areas, as well as the former master bedroom, are situated in a line on the west side of the building to provide each with a lake view. Large picture windows and a five-sided bay in the dining room further capture the scene. A terraced lawn to the south and west offers a break in the trees to open the view from the lodge.

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Two enormous fir trees flank the Johnson Lodge on the lake side, buffering the wind and framing a view of Jackson Lake and the towering mountains beyond. A screened porch on the west elevation of the lodge invites relaxation and appreciation of the magnificent surroundings.

The residential research station campus buildings all take advantage of this view as well. Current fire management practices necessitate the burning of all dead and downed timber within two hundred yards of buildings and structures. This leaves the landscape surrounding the research station campus free of large underbrush and opens the views of the lake and mountains.

The views and vistas remain largely unchanged from the period of significance, and are a character-defining feature of the cultural landscape.

### Constructed Water Features

Three wells exist on the property, all within the research station campus. One occupies the well house north of Johnson Lodge, one is in the garage of the Berol Lodge, and the other is in the former chicken house. Each well has a 500-gallon storage tank and is linked with the others through underground water lines. The wells are operational. Dates of installation are not known.

The wells are not character-defining features of the cultural landscape.

### Small-scale features

Numerous small-scale features contribute to the understanding of the history of the AMK Ranch. Some of these are described in detail under "Individual Building Descriptions" (page 10). The following text describes all of the man-made features recorded in the landscape survey, and notes which of them are considered contributing to the cultural landscape of the AMK ranch.

A buck-and-rail fence, largely fallen and disintegrating, though still visible, runs east of the research campus and turns west to the lake a few hundred yards north of the Berol Lodge. This fence at one time extended in a rectangle encompassing the present campus. The fence can be picked up again on its north/south axis and is visible to either side of the entrance drive. At the southeast corner of the fence sits a wooden bench, possibly used to climb over the fence. Just north of this bench is a honeybucket toilet buried in the understory. It appears to date from the early- to mid-twentieth century. Due to its deteriorated condition and lack of integrity, the fence is not a contributing feature of the cultural landscape.

A stock ramp sits just south of the Two-room cabin. Constructed of logs and rocks and built into the slope of the hill, the stock ramp dates to the Berol era, and is a contributing feature.

The Verba benches are a series of six extant wood benches and a few possibly missing/destroyed benches heading east and south from the Lawrence house to the lakeshore. Slim Lawrence built these for his wife Verba to enable her to take walks even when debilitated by cancer. The benches are contributing features.

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Two graves, a memorial and two carved rocks exist on the peninsula. The graves are described individually under "Individual Building Descriptions" (page 10). One marker lies along the north two-track just past Sargent's grave. Carved by Bruce Adams, caretaker after Slim Lawrence, this rock approximates a one-foot cube and is inscribed with the Masonic symbol and the year 1963. The other rock, this one carved by Slim Lawrence, sits in the northwest corner of the yard surrounding the Director's cabin. This rock bears Lawrence's initials, WCL, and the year 1930. Both Lawrence and Adams were members of the Masonic Lodge. The carved rocks are contributing features to the landscape.

The trap shooting range, which lies across the north two-track from the graves, consists of a largely open meadow with a concrete bunker towards the southern end and locking cabinets and a gun table twenty-five yards south of that. The cabinets and table are of wood construction and have been left open to the elements. Pieces of clay pigeons are found scattered throughout the meadow. In spite of the deteriorated condition of the cabinets, the trap shooting range is still a recognizable feature. It is a contributing feature to the landscape due to its importance as part of the recreational use of the property during the Berol era.

Three hundred yards northwest of the likely site of Sargent's homestead house, a spruce tree with a perfect curve to sit in, grows above a cliff overlooking the lake. Presently known as the "violin tree," this was Edith Sargent's favorite spot to come and play the violin. A nail protrudes where Edith used to hang her bow. The "violin tree" is no longer living, and has been set in concrete to keep it standing in its original location. The violin tree is a contributing feature from the Sargent era.

Three significant features appear along the east two-track. A boat ramp, referred to as the east boat ramp, lies at the end of the two-track where it descends to Sargents Bay. Similar to the boat ramp in the campus cluster, the east boat ramp is a concrete ramp with iron rails. A rolling boat bed sits above the ramp on a cleared and flat section of land. Two wooden cabinets, which likely stored lifejackets and boating gear, are deteriorating west of the boat bed.

A rifle range lies on the east two-track just above the east boat ramp. Two shooting decks and several dilapidated cabinets mark the southern edge of the range. The rifle range shooting line follows the east two-track. Where the east two-track turns and heads up the hill to the trap shooting range, lie the remains of a log structure. Though dilapidated, there is evidence of a window, and it is possible that this was the cabin Sargent used for his small store. The boat ramp and associated features, and the rifle range are considered contributing features. Due to its lack of integrity, the remains of the log structure is not contributing.

Power lines follow the top of the ridge east of the entrance road then swing west to provide electricity to the research station campus. The power lines break into a "Y" just before reaching the campus. One arm diverts power south while the other continues north and west. Underground power lines provide electricity to the three small log cabins east of the Johnson Lodge, the boathouse, and the former chicken house (now a workshop) and Boise-Cascade House. The power lines are non-contributing features.

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To prevent lakeshore erosion, Berol had riprap installed along the west shore of the peninsula in the 1940s. All that remains at present are sections of rusted chain-link fence, sharp cut-off parts of which are hazardous for people and animals walking along the shore. The riprap is a non-contributing feature.

### Archeological Sites

The area surrounding the present research station campus and extending north approximately a quarter-mile up the peninsula has been surveyed for archeological resources by the National Park Service (GTNP Archaeologist's Office). Other than the graves, the survey map notes no significant archaeological sites. However, Slim Lawrence, an amateur archeologist, found and collected thousands of American Indian artifacts in the north Jackson Lake area, including the peninsula where AMK Ranch is located. Lawrence started the history museum in Jackson with his personal collections, including the artifacts he collected in the valley. These artifacts are presently kept in the Jackson Hole Historical Society and Museum in Jackson.

The probable location of Sargent's ten-room homestead house has not been surveyed, though it merits investigation. An examination of the area between two clumps of aspens just east of Johnson's memorial would be necessary to determine whether or not this is the true location of the house.

### **Individual building descriptions**

#### 1. Berol Lodge, HS-1345, 1938. Contributing (exterior and interior).

Berol Lodge sits apart from the other buildings atop a small rise, overlooking Jackson Lake. Designed by New York architect George Kosmak with help from local Wyoming architect Paul Colbron, Berol Lodge is a stunning example of a Rustic-style log vacation home in Grand Teton National Park.

Generally "L" in shape, the lodge is a single story, linear log house built on a hillside. Because of the uneven topography, the height of the exposed concrete foundation varies from nearly seven feet on the west, downhill side, to less than two feet on the east. The high foundation along the main, southwest-facing section of the lodge is formed to resemble lapped siding.

The main portion of the "L" faces generally southwest towards Mount Moran, while the intersecting section projects east/west. Where the two stems meet, a projecting polygonal bay topped with a pyramidal roof defines the south end of what was historically used as the dining room. A screened porch adjoins the dining room to the west. Intersecting gables of varied heights and lengths form the rest of the roofline, with the central, main living spaces defined by a higher roofline. Gray-brown asphalt shingles, designed to look like the original wood shingles, cover the roof. The northern end of the lodge is angled slightly to the northwest, maximizing lake and mountain views from what was historically the bedroom area. Peeled, saddle-notched logs, harvested locally and stained a natural color, tie Berol Lodge into the lodgepole pine setting. The log walls feature lath chinking and concrete daubing. Exposed purlins in the gable ends add to the rustic appearance.

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Local rock further connects Berol Lodge to the landscape. The lodge features six chimneys, two brick and four constructed with fieldstone. Three massive interior chimneys, each of local stone, protrude from the main, southwest-facing section. A fourth stone chimney rises from the northeast corner of the lodge, by the utility room. The two brick chimneys penetrate the east/west leg of the lodge.

Enhancing the low, horizontal quality of the lodge are the windows, many of which are divided into three horizontal lights. The windows are largely sliding sash or casement sash, though fixed picture windows enhanced with a transom and sidelights dominate the west façade, providing framed views of Jackson Lake. The windows feature plain wood molding, lugsills, and wood screens. The standard exterior door contains a lower panel topped by three horizontal lights to match the windows. French doors with five horizontal lights provide access into the dining room from the screened porch.

The main entrance to the lodge is located on the east elevation. Approached by a central circular drive and flagstone walk, this entrance features a high pitched, projecting gable. Giant log pillars, two feet in diameter, support the roof of the entrance porch at either side. The door is composed of tongue-and-groove paneling of varying widths, set in a herringbone pattern, with an inset diamond containing a horseshoe door knocker. Casement windows flank the door. The purlins of the entranceway rest on log trusses, and a cylindrical light fixture featuring cutouts of evergreen trees draws attention to the high pitched gable and rustic logs.

Logs chinked with split poles form the main interior walls while partitions, hallways, closets and small rooms feature tongue-and-groove fir or knotty pine. Interior doors are constructed of vertical knotty pine paneling. Ceilings in the great rooms and dining room are open to the roof structure, exposing peeled log trusses and purlins and tongue-and-groove fir.

The focus of the interior is on the rooms at the southwest corner – the great room, dining room, and screened porch. From the front entrance, a small entry hall, with a guest bathroom to the north side, leads to the great room, which occupies the main section of the lodge. The room is distinguished by its high ceilings, rustic log finish, and matching massive rock fireplaces with log mantles, one at either end of the north-south axis of the room. Two moose-antler chandeliers hang from the ceiling, and trophy heads decorate the walls.

From the great room, a door on the east side of the south fireplace leads to the dining room, the south end of which terminates in a polygonal bay. The two wrought-iron chandeliers feature a pencil-point motif, a nod to Berol's position as president of the Eagle Pencil Company. Similar light fixtures can be found in the master bedroom, which is now used as the director's office. A screened porch adjoins the dining room to the west.

Berol designated the east/west wing for the kitchen and servants' quarters, while he and his family slept in the north wing bedrooms. The east wing consists of a kitchen, pantry and four additional rooms, which have been converted to laboratory space and lack historic integrity. The north wing consists of three rooms, originally bedrooms for the Berol family, and two bathrooms. The rooms are now used as the director's office, the library and a guest bedroom and small kitchen. These rooms retain their historic integrity in spite of the change of use.



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The Berol Lodge retains its exterior and interior integrity, with the only changes being the interior of the kitchen and servants' quarters. The interior as well as the exterior contributes to the historic significance of the AMK Ranch.

### 2. Woodshed, HS-1352, c.1928. Contributing.

Across from the Johnson Lodge, in the space between the road to the Berol Lodge and the north driveway, sits a frame woodshed. Built as a barn by Johnson in 1928, the woodshed is primarily open to the east, with a small storage room on the south end. The roof, sheathed in red asphalt roll roofing, is a medium-pitched gable with a short extension at the south end of the east slope, which terminates in a narrow shed roof. The north, south and west elevations are sheathed in board and batten siding stained a golden brown. The south elevation contains a Dutch door and a sliding-sash window. The east wall of the storage room is constructed of logs and contains a single, boarded-up window. Log posts define the four open bays of the east elevation. No foundation is visible.

### 3. Boise-Cascade House, #1347, 1975. Non-Contributing.

Following the rise east of the woodshed is the former caretaker's house, a pre-fabricated Boise-Cascade home. Moved to the site in 1975 by Berol, the structure is rectangular in plan, and is capped with a low pitched gable roof covered with brown asphalt roofing.

### 4. Chicken House, HS-1357, c.1928. Contributing.

Just northwest of the Boise-Cascade House is the chicken house. A 12-by-22-foot log building with concrete chinking, the chicken house was built by Johnson, and like his other log buildings, features saddle notching and tapered log ends with faces painted medium blue. A low, poured-concrete foundation supports the structure, which is topped with a shed roof sloping down from south to north, covered in asphalt roll roofing. A band of four double, sliding-sash windows lights the south elevation. The entrance door, on the west elevation, is a five-panel wood door, with wood surround, approached by a single concrete step. The door and window trim, as well as the door itself, is painted white. The chicken house is presently functioning as a workshop, and has an attached 9-by-12-foot open log woodshed with a shed roof extending to the east. The woodshed was added after the period of significance (c. 1980).

The chicken house itself retains its exterior integrity. However, the attached woodshed detracts from the integrity of the chicken house and should be removed.

### 5. Barn, HS-1356, c.1938. Contributing.

The 21-by-54-foot barn sits on a concrete foundation just east of the three cabins at the top of the rise. Built by Berol to house horses for his family and guests, the barn is presently used for storage. The barn is a frame building covered in board-and-batten siding stained a golden brown, and capped with a medium-pitched gable roof sheathed in galvanized (and partially rusted) corrugated metal. The roofing material appears to be original. The west-facing, eave-front façade consists of two open bays alternating with enclosed spaces. The enclosed

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spaces are accessed by doors which blend into the board-and-batten siding. The only other opening is on the east elevation; a single cross-braced door, painted white, sits three feet off the ground.

The barn retains its exterior integrity, with no evident changes.

### 6. Outhouse, HS-1345A, c.1935. Contributing.

An outhouse sits just northeast of the barn. The 6-by-9-foot outhouse is similar to other log structures on the property with saddle notching, concrete chinking, and log ends painted a medium blue. The east elevation contains a wood door with a row of three small lights. The gable roof is sheathed with gray-brown asphalt shingles, designed to look like the original wood shingles. Given the fact that the outhouse lacks a foundation, it may have been moved from another location. It now sits vacant, though its exterior walls are used to display antique farm and ranch implements found on the property.

The outhouse retains its exterior integrity, with no evident changes.

### Shop, Two-Room, and Tack Cabins

Three small log cabins line the north driveway leading to the barn. From west to east, proceeding up the hill, they are the Shop cabin, the Two-Room cabin, and the Tack cabin. Though all are similar one-story, gable-front, log structures, they were built at different times. Johnson had the Shop cabin built as a blacksmith shop in the late 1920s. Later he brought in the Two-Room cabin from the Hogan homestead. The Two-Room was used for paint storage and butchering. Berol had the Tack cabin built in the mid-1930s to store gear and tack for horses and riding.

All three cabins are constructed of logs peeled and finished with a natural stain and chinked with concrete and lath. The cabins sit on low, poured concrete foundations and face west towards the lake and the mountains. Shop cabin is constructed with corner posts, while the other two cabins have saddle-notched corners and tapered ends with faces painted a medium blue. The windows, six-light horizontal sliders (except where noted), sit in plain wood surrounds and have wood-frame screens. Windows, doors and trim are painted pale yellow. Narrow, rock-lined paths connect the cabins to the main drive.

The three cabins retain their exterior integrity, with no evident changes with the exception of metal storm doors. Although it is not known whether or not the roofing materials are original, they do not detract from the historic integrity of the buildings.

### 7. Tack Cabin, HS-1355, c.1938. Contributing.

The Tack cabin, last in the line of three, measures 12-by-21 feet with a 6-foot-wide porch. A replacement brown aluminum storm door set into a wood frame is centered on the west elevation. A solid wood door is added in the winter. A window is centered on the south elevation. The low pitched gable roof is sheathed in galvanized corrugated metal. A metal pipe for the wood stove exits the cabin on the east elevation. The porch construction matches that of the Two-Room cabin.

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### 8. Smokehouse, HS-1355A (c.1928) – Contributing

A 9-by-6-foot smokehouse, now used for storing paint, sits just west of the Tack cabin along the drive. The smokehouse matches the other Johnson-era log buildings, with saddle-notched logs with tapered ends and faces painted medium blue, and exposed ridgepole and purlins. Entrance to the smokehouse is on the west elevation, through a five-panel, white-painted wood door with decorative hinges. The one-story smokehouse has a medium-pitched gable roof covered in grey-brown asphalt shingles. A chimney, sided and covered with grey-brown asphalt shingles, extends just above the ridge of the roof. On the north side of the smokehouse, a wood stand supports a galvanized metal drum. About six feet in front of the door to the smokehouse sits a 3-by-4-foot, 2-foot high concrete bunker, which was the former fire pit for the smokehouse. A west-facing iron door accesses the concrete bunker.

The smokehouse retains its exterior integrity, with no evident changes.

### 9. Two-Room Cabin, HS-1354, 1931. Contributing.

The Two-Room cabin, which measures 22-by-15 feet with a 9-foot-wide front porch, faces west with an asymmetrical façade pierced with a three-panel, white-painted wood door with a single light. Two sliding windows composed of six-light sash, one for each room, pierce the south elevation. The east elevation contains a door of vertical wood planks with an exterior screen. The cabin is capped with a low pitched gable roof sheathed in grey-brown asphalt shingles with exposed rafter ends. The porch supports are similar to those of the Shop cabin, except that three vertical logs rise from the cross beam, and end posts rise slightly above the cross beam to support the extended sill logs.

### 10. Shop Cabin, HS-1351, c.1927. Contributing.

The Shop cabin measures 15-by-18 feet with a 6-foot-wide porch across the front. The log walls terminate in corner posts. A wood, single-panel door with three vertical lights centers the façade. A solid wood panel, under the same enframing, sits to the south side of the door. Six-pane awning windows pierce the north and east elevations, while a chimney of brick topped with red-painted concrete block rises from the south slope of the medium pitched gable roof. The roof is sheathed in gray-brown asphalt shingles and features exposed purlins and ridgepole. The gable end of the porch is supported by log end posts, connected by a log beam, with seven vertical logs rising from the beam to support the purlin ends.

### 11. Power House/Well House, HS-1353, 1927. Contributing.

The well house stored the generator powering the Johnson Lodge until the late 1930s, when a diesel electric generator was installed in the barn. It is now used for storage. The structure matches the Johnson Lodge, with a concrete foundation, saddle-notched logs, concrete chinking, and a medium-pitched gable roof sheathed in wood shingles which appear to be the original roofing material. The log ends are tapered as they rise, with faces painted medium-blue. A solid wood door, painted pale yellow, is centered on the south façade. A narrow, shed-roofed extension connects the building with the well housing, a ground-level structure clad in red asphalt rolled roofing. Stepping stones connect the building to the north kitchen entrance to Johnson Lodge.

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The power house/well house retains its exterior integrity, with no evident changes.

### 12. Johnson Lodge, HS-1346, 1927. Contributing (exterior and interior).

The large log building at the west end of the entrance drive is the Johnson Lodge, built by William L. Johnson in 1927. Johnson Lodge consists of two gable-roofed sections, with eave ends facing east and west, connected by a third section topped by an intersecting gable. Wood shingles cover the roof, which features exposed rafter ends painted a medium blue. The low concrete foundation of the east portion changes to stone rubble in the middle and west sections. In the west portion, which contains the main living area of the lodge, the stone foundation rises to four feet at the corners. At the southeast corner, where the gable roof evolves into a hip, is a covered breezeway linking the house to a 38-by-19-foot, 1.5 story barn, which is now used for storage on the ground floor, with seasonal housing on the second story.

The Johnson Lodge measures 40-by-75 feet, and is mostly single story, rising to two stories in the west portion. The house is constructed of peeled logs, stained a natural color, with saddle-notched corners, chinked with lath and daubed with concrete. Log ends, which taper slightly as they rise, are painted a medium blue, aesthetically linking the Johnson Lodge and barn with other log buildings in the southern section of the campus. The gable ends are sheathed with vertical log slabs, the lower ends of which are pointed. Porches feature log posts with braces of burlled and irregularly curved logs.

The roof line is punctuated with two interior brick chimneys and two exterior fieldstone chimneys. The stone chimneys flank the gable ends of the west portion of the lodge while the brick chimneys are located in the central and east sections. Windows are predominantly sliding sash of four, six, or eight lights. Exterior doors are predominantly panel style with five horizontal panels. Windows, doors and trim are painted pale yellow.

The west elevation, which contained the Johnsons' main living area, faces Jackson Lake. A one-story screened porch spans this elevation, offering views of the lake and the Tetons. Accessed by central stone steps, the porch features log posts with burlled brackets, framing floor-to-ceiling wood-framed screens. The main entrance door to the lodge from the screened porch is offset to the left, flanked by a pair of six-light sliding-sash windows. The second story of this elevation, above the screened porch roof, is pierced by an off-center hopper window flanked by a pair of six-light sliding-sash windows.

Looking at the north elevation of Johnson Lodge, one sees the two-story west section to the right and the one-story intersecting gable roof masses to the left. The gable end of the two-story section features a massive fieldstone chimney that gently tapers as it ascends to its full height. Four-light, sliding-sash windows flank the chimney. The gable end is finished with vertical log slabs. The east slope of the gable roof extends slightly to cover the projecting second floor bathroom.

The midsection of the north elevation features a cross-gable roof which extends at its east end to cover a projecting section housing a bathroom. The north-facing gable end of the east section of the house is finished

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with vertical log slabs. A lower, shed-roofed addition projecting to the north accommodates the service entry to the east kitchen and bathroom. Two brick chimneys pierce the roof, one at the mid-section and the other at the conjunction of intersecting gables. Windows on this irregular elevation are six-light, sliding sash, except for three, two-light hopper windows in the section between the gable end and the service entry.

On the east elevation, the eave of the gable roof evolves into a hip at the intersection of the cross-gable and then diminishes in height and extends into a lower, gable-roofed breezeway that connects with the eave-front barn. Log posts with burlled braces support the breezeway. Two six-light, sliding sash windows are symmetrically located in the east wall of the house.

Identical to the north elevation, the south elevation of the Johnson Lodge contains a massive fieldstone chimney bisecting the gable end of the westernmost section. The foundation at this section of the house, however, has experienced differential settlement. The corners have settled more than the chimney causing the log walls at either side of the chimney to slope down toward the corners. At the one-story midsection of the house, the eave line of the cross-gable is irregular with shed-roof extensions to shelter a porch at the kitchen entry and at the breezeway. The windows here are six-light sliding sash, centered in the log walls.

Inside, Johnson Lodge is finished with logs chinked with split poles. The first-floor bathroom in the kitchen/service area is an exception to this, as it was remodeled to facilitate researcher use and is finished with plywood and wallboard. Flooring is predominantly tongue and groove hardwood with a natural finish. The ceilings are predominantly open to the roof structure, enhancing the rustic lodge feel with beaded fir or tongue and groove boards revealed behind the log structural supports. Finished ceilings are white-painted beaded fir.

Two-stories tall with a massive stone fireplace at the south end, the living room is one of the outstanding features of the Johnson Lodge. A chandelier of spiraling elk and moose antlers is suspended from the center of the cathedral ceiling. The stair railing is also noteworthy, consisting of a single irregular log nearly 6 inches in diameter with a natural curve at the lower end to join the tread. Burlled posts make up the balustrade. The screened porch is on the west side of the living room.

North of the living room is a bedroom with a matching massive stone fireplace rising all the way to the ceiling. Near the ceiling, the stonework corbels out to support the fireplace in the bedroom above. The stair ascends to a second bedroom with a balcony overlooking the living room. This bedroom contains a stone fireplace similar to the one in the living room, which tapers to the height of the ceiling beams. A third bedroom and a bathroom are also one the second floor. There is no formal dining room in the lodge.

The kitchen/service area, which occupies the eastern portion of the Johnson Lodge, is now used for seasonal housing of researchers. It consists of two kitchens and a dining area (formerly the living room of Slim and Verba Lawrence, who lived in the house as caretakers), as well as two bedrooms and two bathrooms.

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The Johnson Lodge retains its exterior integrity, with no evident changes. The interior living quarters (west end) is also significant and contributes to the historic significance of the AMK Ranch.

### 13. Johnson Lodge Barn/Garage, HS-1346A, 1927. Contributing.

At the southeast corner of the Johnson Lodge, connected by a breezeway, sits the log Johnson barn/garage. Originally designed to serve as both a barn and garage, this arrangement proved odorous and a separate barn, now the woodshed, was built. Presently, the garage serves as a storage area on the ground floor with seasonal housing on the second floor. Architecturally in line with the Johnson Lodge, the garage is constructed of saddle-notched logs, chinked with concrete, with tapered log ends, painted medium blue. It rests on a partial foundation of concrete piers, partially infilled with stone, and has a concrete floor. A medium pitched gable roof sheathed in wood shingles, with exposed rafter ends and boxed eaves, caps the structure. The gable ends of the building feature vertical split-log siding with the bottom ends pointed. Windows are either casement or sliding sash of six or eight lights. All doors are solid wood with cross bracing and iron strap hinges. Windows, doors and trim are painted pale yellow. A standard door centers the façade, which faces north. Six-light sliding windows flank the door. At each corner of the façade, the first-story walls are stepped back ten feet, creating inset porches. There are two doors in the west inset, and one in the east. Two nine-light single casement windows and one eight-light double casement window pierce the second-story gable section of the façade.

Three large sliding garage doors constructed of boards with cross braces make up the bulk of the east and west elevations. The west elevation has corner piers constructed of fieldstone. The south elevation features a door just east of center, with another door at the east corner and a double, six-light casement window at the west. Two double, eight-light casement windows pierce the second story gable section of the south elevation. A brick chimney rises from the center of the ridgeline.

The Johnson barn/garage retains its exterior integrity, with no evident changes.

### 14. Director's Cabin, HS-1349, c.1931, remodeled 1972. Contributing.

The Director's cabin and the Sunroom cabin sit just south of the main entrance road. Johnson bought the Director's cabin from the Hogan homestead around 1930, and had it moved to the ranch. Originally three rooms arranged in an "L" formation and called the Three-Room cabin, the building was enlarged by Berol in 1972 to house his son, Kenneth, and his family. It is now used to house the University of Wyoming director of the research station and family during the summer months.

The original portion of the cabin is L-shaped, and is discernable by its log walls finished with concrete chinking and saddle notches. A large screened porch, with log posts and exposed purlins and ridgepole, projects from the south end of the west façade forming one leg of the L. Frame additions extend to the north and to the east of the original cabin, creating a T-shaped building. An intersecting gable roof sheathed in wood shingles connects the sections. The additions are clad in wide, wood lap siding painted a dark brown. A fieldstone chimney rises from the east intersection. The standard window is a single-light replacement sliding sash and the standard door a

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wood three-panel with a single light. Doors have wood screen doors, painted brown. The cabin rests on a concrete foundation.

With the 1972 additions and the replacement windows, the Director's cabin has undergone more changes than the other historic buildings on the AMK Ranch. However, due to their simple construction and dark color, the additions do not destroy the exterior integrity of the Director's cabin. The interior has been remodeled, and does not retain historic integrity.

### 15. Sunroom Cabin, HS-1350, c.1931; remodeled c. 1940. Contributing.

The Sunroom Cabin was also moved from the Hogan homestead by Johnson, and was later modified by Berol to include electricity, running water, and an enclosed sun porch. Resting on a low concrete foundation, the cabin is built of logs chinked with concrete and joined by saddle notching. The log ends are painted brown instead of medium blue, and doors, windows and trim are also brown, matching the Director's cabin next door. The porch walls are sheathed with wood lap siding, similar to that of the Director's cabin, and its gable resembles those of the Shop, Two-room, and Tack cabins, with vertical logs rising from a cross beam to support the purlin ends.

The enclosed porch makes up the west elevation, with a picture window flanked by double single-light casements. Glazing has also been installed between the vertical logs of the gable end. The entrance is through a wood door on the north side of the porch. The north elevation also has a single, 6-light casement window. The south side of the porch consists of two, single-light, double-sash casement windows. There is also a double, eight-light casement in the south wall. The east elevation has a single, six-light awning window. The roof is a low-pitched gable sheathed with galvanized, corrugated metal roofing. A brick chimney rises from the center of the south roof slope.

The interior is unremarkable except for the pencil-motif light fixture which hangs from the center of the porch ceiling.

The Sunroom cabin was modified from the original by the glazing of the front porch. However, it retains its exterior integrity.

### 16. Lawrence House, #1348, 1968. Non-Contributing due to age.

Built in 1968 as a home for Slim and Verba Lawrence, the frame-construction Lawrence house is essentially rectangular with a slight protrusion at the southeast section. A large carport, contained under the same low roofline, completes the north end. The brown, asphalt-covered roof is a low-pitched gable with wide, overhanging eaves and exposed lumber purlins. The standard fenestration includes one-over-one awning windows and picture windows. Picture windows, set three across, pierce the west elevation to take advantage of the lake and mountain views. Awning windows, often paired, adorn the remaining elevations. The house is sheathed with plywood sheeting with battens, painted a dark brown to blend into the surroundings. A door with a single light opens into the carport and another on the west elevation accesses the living room.

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### 17. Boathouse and Dock, HS-1358, c.1927, remodeled c.1938. Contributing.

The boathouse and dock sit at the southern curve of the peninsula. Supported by a concrete retaining wall and log pilings, the 18-by-20-foot boathouse faces west across the lake, above the pebbled beach. Like the majority of the log buildings on the ranch, the boathouse features saddle notching, log-end faces painted medium blue, and exposed purlins and ridgepole. A medium pitched gable roof sheathed in grey-brown asphalt shingles caps the structure. The boathouse contains three rooms, all of which are presently used as lab space. The south room spans the length of the structure with double doors opening to both the east and west to facilitate boat access. The doors are solid wood, with cross-bracing and substantial iron strap hinges. On the west façade, a thick, wood-plank door leads to one of the north rooms. Carved with the initial S, it is rumored that this door once belonged to Sargent's ten-room homestead cabin. On the north elevation, a beadboard door accesses this same room, and a small, 6-pane stationary window provides light. A six-light sliding window centers the south elevation. Doors, windows and trim are painted a pale yellow.

A wood-plank deck connects the boathouse and dock. Built by Berol in the 1930s to replace an earlier dock used by Johnson, the rolling dock rests on two giant iron wheels running on rails set in a concrete wedge. A wooden ramp connects the concrete base, which is sunk into the beach, to the boathouse deck. A cable attached to a winch on the deck raises and lowers the rolling dock. The dock is still operable.

The boathouse and dock retains their exterior integrity, with no evident changes.

### Graves and Memorial

Two graves and one memorial lie at the midpoint of the peninsula and are accessed from the north two-track. Because of their importance to the history of the property, and their integrity, the Sargent Grave and the Johnson Memorial are considered contributing resources. Although the Lawrences played a significant role in the history of the AMK Ranch, the Lawrence Grave is beyond the period of significance and therefore is non-contributing due to age.

### 18. John Sargent Grave, 1913; c. 1930. Contributing

John Sargent's body was found by a party of riders in the summer of 1913, a few days after he had shot himself with his rifle. He was buried in a grave south of his cabin. A stone, carved and placed by Slim Lawrence in the 1930s, serves as a grave marker for Sargent, and a log fence (also built by Lawrence) surrounds the grave.

### 19. Johnson Memorial, c. 1930. Contributing

Northwest of Sargent's grave sits the Johnson memorial which contains the ashes of Mr. and Mrs. Johnson. Encompassed by a sturdy metal railing, the memorial is a large white stone donated by the Miller Manual Labor School and contains a dedication to Mr. Johnson.



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20. Slim and Verba Lawrence Grave, 1970 and 1986. Non-contributing due to age.

Slim and Verba Lawrence are buried in a single grave at the foot of the Johnson memorial. A low, metal railing encloses their granite headstone. Their inscription reads, "Resting together eternally in the area they cherished and loved."

### STATEMENT OF INTEGRITY

As a cultural landscape, the AMK Ranch possesses integrity of location, setting, materials, workmanship, design, feeling and association. The peninsula has remained largely unchanged since Sargent first arrived on the property in 1890. Protected within the boundaries of Grand Teton National Park, few man-made encroachments have found their way onto the peninsula. Although the purposes of the ranch have shifted over the years, from homesteading to vacation home to research station, the setting has remained constant. The buildings and structures are overwhelmingly of rustic log architecture and connect visually and literally to the setting. Despite interior alterations to accommodate researchers, the buildings retain integrity of design and materials. The overall feeling of the AMK Ranch is one of light human impact on a beautiful natural setting.

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## Narrative Statement of Significance

### Summary

The AMK Ranch is eligible for listing in the National Register of Historic Places at the local level, with significance in settlement and architecture (criteria A and C). The district's period of significance extends from John Sargent's original homestead in 1890 to the 1950s when it was used as a vacation home for the Berol family. Significant dates include 1926, when William Lewis Johnson acquired the property and built his own log home at the southern end of the peninsula, and 1936, when Alfred Berol bought the property and began planning an elaborate rusticated log vacation home. In 1976, the Berol family sold AMK Ranch to the National Park Service and it was dedicated as the University of Wyoming-National Park Service Research Station in July, 1978.

With its history of sustained human habitation extending back to 1890, the AMK Ranch represents two important phases of settlement in the Jackson Hole valley: homesteading and vacation homes. The property demonstrates a cultural shift from using the land to satisfy basic daily needs, as well as economic sufficiency, to a more dominant appreciation of land as scenery and a place for recreation. Sargent's tenure on the land is significant under the category of exploration/settlement. Like many other settlers in the Jackson Hole Valley, Sargent used his 160-acre homestead appropriation not only to farm but also to attempt several small, tourist-related businesses including a store and a small dude ranch. This type of settler was probably more of a land speculator than a homesteader. "Speculation was usually suspected when someone filed on land that was ill-suited both for farming and ranching" (MPS, 18).

Although the homestead and other buildings that Sargent built during his tenure on the land are no longer extant, the Sargent era is an important and well documented foundation of the history of the ranch. In evaluating the property as a cultural landscape, it is impossible to ignore Sargent's contributions. In the most basic sense, the AMK Ranch as seen today would not exist if Sargent had not homesteaded this particular 160-acre property. In March of 1891, President Benjamin Harrison created the Yellowstone Park Timber Reserve, consisting of more than one million acres including the northern end of the Jackson Hole valley. This act closed the area to settlement, but Sargent's preemption papers, filed in July 1890, before the creation of the Reserve, enabled him to secure a land patent (Daugherty, 120). Had it not been for Sargent, this peninsula would have come under federal ownership in 1891, and would not have been developed by private property owners.

Furthermore, Sargent's grave, the approximate location of the homestead, the "violin tree" where Sargent's second wife Edith played the violin and the old military road to Yellowstone, which passed by Sargent's homestead, are features of the cultural landscape, providing a visual link to this era of the peninsula's history.

The purchase of the property by Johnson, and later, Berol, marks the transition to another category of settlement: vacation home; and another area of significance – entertainment/recreation. The Johnsons and the Berols added

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buildings to transform the property into a summer retreat. Barns were built to accommodate horses, and cabins added to house family and friends. The boat docks enabled lake access for fishing and pleasure, and Berol built trap and rifle ranges to accommodate his favorite pastimes. The vacation home is the primary settlement context of the AMK Ranch.

AMK Ranch is also eligible under Criterion C, with excellent and well preserved examples of Rustic style vacation homes, designed by prominent architects, and ancillary structures that conform to the norms of the vernacular Rustic style.

### Criterion A

#### Homesteading era: exploration and settlement

The Jackson Hole valley, with its stunning topography and abundant wildlife, has long drawn people for seasonal use, settlement, recreation, and vacation. The history of the AMK Ranch encompasses the various stories that have drawn people to this area, from basic subsistence to vacation. The AMK Ranch is significant under criterion A because it is a cultural landscape comprising human settlement on Jackson Lake from 1890 to the modern era, with significant buildings and cultural landscape features that tell the story of the development and use of the peninsula, and represent the larger story of the development of the Jackson Hole valley.

The highpoint of the AMK Ranch peninsula marks the site of John Dudley Sargent's original homestead, built in 1890. Forest fires burned extensively in this area in 1856 and 1879 (UW-NPS Site Plan, 11), leaving the peninsula largely uninterrupted by trees when Sargent arrived with his partner, Robert Ray Hamilton. Originally from Machias, Maine, Sargent had traveled back and forth between the East Coast and the West for five years before he settled on Jackson Lake. Hamilton, an independently wealthy New York lawyer, ventured to Wyoming on a hunting trip in May, 1890. Although it is unclear how the two men met, they decided to combine Sargent's experience in the West and Hamilton's connections, both economic and social, to form a partnership and start a dude ranch on the peninsula during the summer of that same year. Sargent seems to have been closer to a land speculator than a farmer, although he did engage in subsistence farming. His partnership with Hamilton is a familiar one. "Many who came on hunting trips, bought their own ranches and remained, sometimes in partnership with an accompanying guide from the trip" (MPS, 19).

By 1891, Sargent had completed a ten-room log house with a sod roof, which he called Marymere, to house his family and the future guests. He also built a barn and corrals, woodshed, chicken house, and boathouse, none of which are extant. Disaster befell Hamilton in August of 1890, before the ten-room cabin could be completed. Returning alone from an antelope hunt, Hamilton drowned fording the Snake River. Though no evidence supports it, many suspected Sargent of having a hand in the death of his partner. A search party looking for Hamilton finally discovered his body on September 2<sup>nd</sup> and lit a fire on Signal Mountain, memorializing the event in the name of the mountain.

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Sargent's arrival in the Jackson Hole valley coincided with the federal government setting aside land in the greater Yellowstone area to protect the resources. In March of 1891, President Benjamin Harrison created the Yellowstone Park Timber Reserve, consisting of more than one million acres including the northern end of the Jackson Hole valley. This act closed the area to settlement, but Sargent's preemption papers, filed in July 1890, before the creation of the Reserve, enabled him to secure a land patent (Daugherty, 120). The Sargent family spent the next six years moving back and forth between Idaho, Wyoming, and Maine, often wintering away from Marymere and spending summers along the shores of Jackson Lake.

Typical of early settlers, Sargent depended upon the immediate environment for his survival, drawing water from the lake, hunting area wildlife, and offering services to passersby to supplement his income. Although Sargent did house travelers and offer boating trips, Marymere never flourished as the intended dude ranch. Instead, Sargent made money where he could, renting out his boat and land for camping, as well as operating a small store. The store, located not far from the homestead on the Army road that ran north to Yellowstone, was likely a "self-serve establishment with a limited inventory" (Diem, *Community of Scalawags*, 25-26).

Tragedy struck the family again in 1897 with the death of Sargent's wife, Adelaide. Controversy surrounds her illness and eventual death, with speculation about Sargent's possible role therein. Whether Adelaide Sargent suffered a lengthy and debilitating illness or broke her leg is impossible to know. Sargent was variously described as too proud, too unfeeling and brutish, or too ignorant of the severity of the illness/break to fetch help (Diem, 17). Eventually, Jackson Hole residents moved the ill Mrs. Sargent from Marymere to D.C. Nowlin's ranch on the present Elk Refuge where she remained until her death two weeks later. Sargent was tried for second degree murder in the death of his wife, though the judge dismissed the case for lack of evidence. The court of public opinion, however, had no doubt that Sargent was an eccentric character at best and a two-time murderer at worst. Sargent's father took custody of the children and severed all ties to John Sargent.

Sargent himself fled east, not returning to Marymere until 1899. He remained largely alone at the ranch for the next six years, operating his small store for supplemental income. He also served as an agent for the Victor Talking Machine Company around 1910 (Diem, *Tale of Dough Gods*, 26). Sargent's multiple sources of income are typical of the early homesteader; "a number of homesteaders survived economically by diversifying their sources of income" (MPS, 22). Sargent mortgaged his ranch for \$1,300 in 1905 in order to purchase a new herd of milk cows and to marry a woman he met in New York in 1899 during his eastern sojourn (Diem, *Tale of Dough Gods*, 29).

Edith Drake Sargent, John's second wife, would bring no end to the mysteries and suspicion surrounding Sargent and Marymere. "After the wedding, rumors persisted that Edith was mentally ill and that Sargent was being paid by her family to take care of her" (Diem, *Tale of Dough Gods*, 29). Money did pass between Sargent and the Drake family. Edith's brother, Herbert Drake, paid off the \$1,300 mortgage and loaned the couple money. In 1910, Sargent signed the ranch over to Drake (Diem, *Tale of Dough Gods*, 29).

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Rumors circulated of strange behavior on the ranch. Edith made periodic appearances in the nude and this, coupled with her talent as a violinist, led to one of the more colorful stories associated with the ranch. Three hundred yards northwest of the homestead cabin, a spruce tree with a perfect curve to sit in, grew above a cliff overlooking the lake. Presently known as the "violin tree," this was Edith's favorite spot to come and play the violin. A nail protrudes from the tree where Edith used to hang her bow. Rumor has it that Edith played the violin in the nude, either by preference or because John took her clothes to keep her from straying off the peninsula.

The isolation brought on by the physical remoteness of the ranch and the long, harsh winters may have intensified any mental illness suffered by John or Edith. Edith commented on her husband's condition: "he was never unbalanced except by melancholia... This trait was inherited and made him live the life of a recluse on his ranch... living alone as he did, so long before our marriage was sufficient to render him, or any man unbalanced" (as quoted in Diem, *Tale of Dough Gods*, 31). In a possible effort to erase ties to the past, Sargent changed the name of the ranch from Marymere to Pinetree Ranch and took to using his mother's maiden name, Hemenway, instead of Sargent (Diem, 31).

Edith, having left the ranch in 1912 for California, worried about Sargent's depression and loneliness. These fears proved well founded in the summer of 1913. A party of riders found Sargent dead in his cabin after having shot himself with his rifle some days earlier. Several men buried Sargent in a grave south of his cabin, now surrounded by a log fence. Slim Lawrence constructed this fence in the 1930s and carved a rock to act as a grave marker for Sargent's burial. Edith eventually died poor in New York City, having spent the last three years of her life hospitalized in the Manhattan State Hospital. Much to Edith's dismay, her brother Herbert Drake was the sole beneficiary of Sargent's estate.

After Drake failed to pay property taxes on the ranch, the County Treasurer sold the property. Between 1918 and 1926, the ranch passed through five different owners. Trappers, including William Cecil "Slim" Lawrence (the eventual caretaker), camped out in Sargent's cabin where they sometimes encountered itinerant livestock. William Lewis Johnson, an executive of the Hoover Company, bought the property in 1926 "for \$1 'and other good and valuable considerations'" (Diem, *Tale of Dough Gods*, 39).

### **Vacation home era: entertainment and recreation**

The arrival of William Lewis Johnson marked the beginning of the vacation home era at what had been Sargent's homestead. "After World War I, increased publicity of the Grand Teton region, escalating national appreciation for wilderness recreation, improved transportation, and increased leisure hours led to construction of a number of private vacation homes on lands leased from the United States Forest Service. The choicest sites were those near Jackson Lake and the perimeter of the 1929 Grand Teton National Park" (MPS, 30). Sargent's homestead was an exceptional site, not only for the views it afforded, but also because it was a privately owned holding within the eventual park boundaries.

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Johnson, orphaned at the age of ten, had been sent to live at the Miller Manual Labor School in Batesville, Virginia. The school offered free education to a small number of students, many poor or orphaned. The pupils, all male, were also trained in wood and ironwork, the use of steam, and technical drawing (Diem, *Tale of Dough Gods*, 35). Though expelled for hazing at the age of sixteen, Johnson apparently felt no ill will towards the school and vowed to “repay the school for all the great things it had done for him” (Diem, *Tale of Dough Gods*, 37).

After leaving Miller School, Johnson worked for Bausch and Lomb Optical Company in Syracuse, New York. He left this position at the beginning of World War I to take a job as division manager at Hoover Suction Sweeper Company where he made his fortune. Johnson married Mae Eastman in 1915 and continued to work for Hoover until his retirement in 1926.

Johnson first saw Jackson Hole while vacationing at Brooks Lake Lodge near Dubois, Wyoming, in the summer of 1923. He fell in love with the area, and stayed in Moran every summer from that point until he bought the Sargent homestead in 1926. Sargent’s ranch, “the only private land in the northern end of Jackson Hole,” became the site for Johnson’s second home (Daugherty, 264).

Between 1927 and 1931, Johnson improved his property with numerous log structures. In addition to the main lodge (#12) (extended to two stories at the request of Mrs. Johnson, who was afraid of bears) with an attached barn and garage (#13), Johnson bought three structures from a nearby homestead to serve as outbuildings. The Sunroom cabin (#15), the Three Room/Director’s cabin (#14), and the Two Room cabin (#9) all came from the Hogan homestead and were (#10), smokehouse (#8), and boathouse/icehouse (#17), all of which remain today. A small log generator house (#11), just north of the lodge, provided electricity.

Slim Lawrence and his wife, Verba, caretakers for the Johnsons beginning in 1930, lived in the east section of the Johnson Lodge, which contained its own kitchen, living area, bedroom, and bathroom. The east section has since been converted to house two kitchens, a dining area (formerly the Lawrences’ living room), two bedrooms and two bathrooms.

The Johnsons named the property Mae-Lou-Lodge, a combination of Mrs. Johnson’s first name and William’s middle name. Johnson was passionate about outdoor activities and took advantage of the location of his second home to pursue hunting and fishing. He enjoyed riding and kept about seven horses at the ranch. Arriving in early spring and staying until November allowed Johnson to hunt elk, sage grouse, bighorn sheep, and mule deer. Johnson, often guided by Slim, traveled all over Teton County to hunt. Two Ocean Pass proved good elk hunting ground, and Granite Canyon was home to bighorn sheep. “In between big game trips, Johnson would hunt blue grouse, ruffed grouse and waterfowl around the Jackson Lake area. [Johnson and Slim Lawrence] had blinds set up near Berry Creek where they primarily shot Canada Geese and Canvasback ducks” (Diem, *Tale of Dough Gods*, 43). Johnson especially enjoyed bear hunting and made use of Slim’s bait stations around Arizona Lake. Johnson placed many of his hunting trophies in the lodge.

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Mae Johnson always accompanied her husband to the ranch. Unfortunately, she was only able to enjoy the property for a brief time as her health deteriorated in the late 1920s. Mrs. Johnson died of cancer at a private hospital in Ohio in the fall of 1930 (Diem, *Tale of Dough Gods*, 44). Johnson did not live much past his wife. On his way home after a big game hunting trip along the Salmon River with Slim, Johnson fell ill due to a heart disorder. He passed away a month later, on December 8<sup>th</sup>, 1931 (Diem, *Tale of Dough Gods*, 44).

In his will, Johnson left \$400,000 of his nearly one million dollar estate to the Miller Manual Labor School. The Irving Trust Company administered this bequest, as well as the rest of Johnson's estate. In gratitude for all that Johnson had done for them throughout the years, the Miller School dedicated a stone memorial containing the ashes of Mr. and Mrs. Johnson. This memorial, which was dedicated on July 31, 1932, sits just west of the site of Sargent's homestead and north of Sargent's grave (Diem, *Tale of Dough Gods*, 44).

The Irving Trust Company held the property from 1931 to 1936, retaining Lawrence as caretaker. During this period, acting on the orders of the Irving Trust and the threat of being fired, Slim Lawrence dismantled and burned the Sargent homestead cabin. "It was the feeling of the Irving Trust that the cabin detracted from the appearance of the site they had selected for the Johnson grave" (Diem, *Tale of Dough Gods*, 45).

Slim Lawrence and his wife Verba were the only long-term, year-round residents of the peninsula. Born in 1899, Lawrence grew up in Laramie, Wyoming, helping his father who drove a section of the Laramie-to-Walden stage line. A job with the Lander-Yellowstone Transportation Company brought him to the Jackson Hole area. Slim drove tourists and mail all over Jackson Hole and worked numerous other odd jobs in the off-season until 1930 when he and Verba went to live and work at Mae-Lou-Lodge as caretakers under the Johnsons.

Slim and Verba spent the next forty years at the ranch on the shores of Jackson Lake, their lifestyle more akin to Sargent's during his homesteading years than that of later owners Johnson and Berol. Year-round living on the remote peninsula presented challenges. The early years, 1930-42, were especially difficult, "characterized by marked winter isolation and heavy physical exertion" (Diem, *Tale of Dough Gods*, 70). After turning off the water in December, the Lawrences had to melt snow or haul lake water to provide their water supply. It was not until Berol reworked and winterized the water system in 1936 that indoor plumbing became a year-round option.

The couple often traveled fifteen to twenty miles every day on skis or snowshoes to haul supplies, pick up and receive mail, and trap animals. As travel to town was such a laborious chore, the Lawrences hunted, canned their own food, and chopped ice from the lake for refrigeration. Jackson Hole had not yet achieved the immense popularity as a tourist destination that it would after World War II, and there were few residents and visitors, especially at the north end of Jackson Lake. The Lawrences enjoyed the isolation afforded by the ranch and the sparse population, but this would soon change.

In 1936, Alfred Berolzheimmer (changed to Berol during World War II) purchased the 142-acre ranch from the Irving Trust for \$24,300 (Diem, *Tale of Dough Gods*, 47). Berol made his fortune in the family business, the

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Eagle Pencil Company, and brought a life of upscale parties and recreation to the property. Berol and his wife, Madeline, spent vacations in Wyoming and Montana and enjoyed hunting and wilderness activities. "During one of Alfred's visits to the Montana Miller Ranch, he learned that the Sargent-Johnson property was for sale" and soon purchased it (Diem, 47). The Berols called their new property AMK Ranch, selecting the first letter of each of their names (Alfred, Madeline, and their son, Kenneth).

Both Alfred and Madeline grew up accustomed to a life with servants and prestigious prep schools, and brought certain expectations with them to Jackson Hole. Upon acquiring the peninsula, the Berols immediately hired an architect, George Kosmak of New York, and began plans for an impressive lodge. Construction of the Berol Lodge began in the spring of 1937 and was finished the following fall. Logs came from Arizona Lake meadows, just east of the property. Most of the fireplace rocks came from the Gros Ventre Canyon, with the exception being the master bedroom fireplace, constructed with pink volcanic rock from Idaho.

The 5,200-square-foot Berol Lodge (#1) was designed for entertaining, with a large living room with a soaring cathedral ceiling supported by heavy logs, and a long dining room terminating in a polygonal bay, an idea Berol got from a lodge in Canada. Dramatic views of Jackson Lake and Mt. Moran are visible through the large picture windows on the west side of the lodge. Berol Lodge furniture maintained a Western and Southwestern feel. Pine furnishings and American Indian rugs and pottery predominated, and big game trophies hung on the walls. The wing to the north of the living room contained bedrooms for the family members, while a wing extending to the east from the dining room housed the kitchen and servants' quarters. Caretakers looked after the ranch year-round while a cook, two or three maids and a chauffeur-handyman were employed for the summer.

The Berols established a new era of sophistication at the ranch, and a change in emphasis from recreation to entertaining. The family entertained friends and visitors from July to the first of October each year. Guests stayed in the Mae-Lou-Lodge or in the remodeled space above the garage, and then walked, possibly over a boardwalk to protect clothing, to the Berol Lodge for meals and parties. The early years at the ranch were a busy time, with "six to eight parties per month with 12 – 22 people in attendance" (Diem, *Tale of Dough Gods*, 53).

The Berols added other ranch buildings in the mid 1930s to accommodate their recreation needs. A new pole and frame barn (#5) and a log tack cabin (# 7) were built for the many horses kept for the Berols and their guests. Berol acquired a horse grazing permit in Teton National Forest, just south of Arizona Lake in order to pasture his ten to fifteen horses. In order to provide more accommodations for his hired help and guests, Berol remodeled the upper floor of the Johnson garage and the caretaker's quarters in the Johnson Lodge. Berol added a rolling dock and remodeled the boat house, then built an additional rolling boat dock on Sargents Bay.

Storms on Jackson Lake often eroded sections of shoreline. One such storm occurred just before the completion of the Berol Lodge, instigating a long battle between Berol and the Bureau of Reclamation. Berol wanted the Bureau to lower the maximum level of the lake or to construct cribbing to prevent further erosion; the Bureau



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and the National Park Service refused. Instead, Berol spent thousands to construct riprap devices along the west shoreline, many of which washed away in a severe storm. “The erosion problem was never resolved but only deferred to the future” (Diem, *Tale of Dough Gods*, 51).

Berol pursued his love of hunting in Wyoming and on the AMK Ranch itself. He had a trap shooting range built in the clearing east of Sargent’s grave and the Johnson memorial and a rifle range built down by the east dock on Sargents Bay. Berol and his guests made extensive use of these ranges until Berol joined the Jackson Hole Trap Club in the 1960s. Big game hunting also appealed to Berol, and Slim Lawrence would often take him to hunt in the same places he had taken Johnson.

The nature of the Lawrences’ work as caretakers changed with the arrival of the Berol family. Slim and Verba still spent the off-season trapping, hunting, horseback riding, searching for American Indian artifacts, and fishing, but summers were taken up with catering the parties at the Berol Lodge and taking care of the Berols’ guests. With the 1950 enlargement of Grand Teton National Park, roads were plowed year-round, eliminating much of the hard winter labor. The Lawrences’ years of service to the Berols were rewarded with a house and an acre of land at the ranch. Located southwest of the Director’s and Sunroom cabins, the Lawrence house (#16) was built in 1968. “Slim and Verba worked hard clearing out trees and brush at their homesite in the spring [of] 1968” (Diem, *Tale of Dough Gods*, 86).

Unfortunately, Verba did not live in the house for long. She suffered a stroke in that same year and was afflicted with cancer. When she became too weak to take her favorite walks down to the lakeshore, Slim built Verba a series of benches enabling her to rest along the way. Unable to cope with the debilitating disease, Verba shot herself in the bedroom of the Lawrence house in July of 1970. She is buried next to her husband, who passed away in 1986, by the Johnson memorial (#20), on the ranch they loved and lived on for forty years.

After 38 years of continuous summer residency at the ranch, Alfred Berol died in 1974. Kenneth, as executor of his father’s estate, sold AMK Ranch to the National Park Service in 1976 for \$3.3 million. Kenneth Berol still vacations in the area as of the writing of this nomination, though he no longer stays at AMK, which is now a research station.

### Criterion C

AMK Ranch also meets the National Register requirements for significance as an example of rustic architecture. As described in the GTNP-MPS, the Rocky Mountain Rustic style evolved from the pioneer vernacular, and is characterized by the use of native timber and stone, crafted by local craftsman using traditional techniques. “Rustic architecture represented the deliberate attempt – usually an architect’s deliberate attempt – to convey historical images and to meld man-made resources with their wilderness environment” (MPS, 41).

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Western log architecture is characterized by diverse construction techniques originating in several European countries including Germany, England, France, and Sweden. Settlers carried traditional building techniques with them from Europe and the East Coast of the United States. The most common adaptations to the arid Western climate were the gable entrance and increased roof slope. These alterations accommodated the large snowfalls. Because the majority of settlers arrived in the West in the late nineteenth and early twentieth centuries, the iron stove, which was widely available after the mid-1800s, almost completely replaced the fireplace for heating and cooking.

Log homestead architecture, meant to be replaced by more durable and elaborate dwellings, soon came to symbolize the nascent and transitory qualities of life in the American West. With wilderness fast disappearing through homesteading, railroad, and land deals, Americans viewed the log cabin through the lens of nostalgia, connecting it with simpler times and a vanishing way of life. The literal connection to the environment through tree and stone as well as the nostalgic qualities of log architecture led to the domination of this style throughout the West.

Between 1927 and 1931, William Johnson improved his property with numerous log structures. His log home was built by local contractor Charlie Fox in the Rocky Mountain Rustic style, which evolved from the pioneer vernacular (MPS, 40). Rustic architecture is “characterized by the use of native timber and stone...constructed by local craftsmen using traditional building techniques” (MPS, 41). Round logs with saddle notched corners and tapered log ends, massive stone fireplaces, knotty pine paneling, burlled log brackets and stair banisters and wrought iron hardware are all elements of this popular style.

In addition to the Johnson Lodge and its attached barn and garage, Johnson bought three structures, the Sunroom cabin, the Three Room/Director’s cabin, and the Two Room cabin from the nearby Hogan homestead, a practice that was common throughout the Jackson Hole valley. “Vernacular buildings from the early period were also preserved out of practical concerns. Log cabins in particular have often been ‘recycled’ for other uses...A cabin once lived in might become a saddle house, a chicken coop, or a storage shed” (MPS, 39-40). Johnson also built a chicken house, woodshed, workshop, smokehouse, and boathouse/icehouse, all of which remain today. These vernacular additions to the ranch, all of them similar in architectural style to the Johnson Lodge, create a visually cohesive complex.

The Berols added other ranch buildings to accommodate their recreation needs. A new pole and frame barn was built for the many horses kept for the Berols and their guests, as well as a log tack cabin. In order to provide more accommodations for his hired help and guests, Berol remodeled the upper floor of the Johnson garage and the caretaker’s quarters in the Johnson Lodge. Berol added a rolling dock and remodeled the boathouse, then built an additional rolling boat dock on Sargents Bay. The vernacular log buildings that Berol added to the complex blend so well with the Johnson-era buildings that it is difficult to tell them apart.

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The most opulent and luxurious architectural touches were reserved for the Berol Lodge. Berol, used to the comforts of an upper-class lifestyle, built a lodge to reflect his status. Though only one story in height, the lodge contains 5,200 square feet and maintains a rustic yet airy atmosphere to capture the beauty of the setting. The living room impresses the visitor with towering ceilings supported by heavy logs and large picture windows overlooking Jackson Lake and Mt. Moran. Abiding by the dictates of formal Rustic architecture, the Berol Lodge uses materials both natural and local. Logs came from Arizona Lake meadows, just east of the property. Fireplace rocks were local as well, coming from the Gros Ventre Canyon. The logs represent a visual connection to the vernacular past, recalling the log cabins of early homesteaders. Rustic architecture “represented the deliberate attempt – usually an architect’s deliberate attempt – to convey historical images and to meld man-made resources with their wilderness environment” (MPS, 41). Imitating the building restrictions of early settlers, Rustic architecture highlights local materials, supplementing them with more luxurious items, such as indoor plumbing. Through Rustic architecture, “comfort and luxury coexisted with a vague concept of ‘roughing it’” (MPS, 41). Massive stone fireplaces, the enormous logs at the entrance, and detailed wrought-iron work express the Rocky Mountain Rustic ideal. The Berol Lodge interprets “western elements in sophisticated ways, . . . through integration of architecture, interior design, and furnishings” (MPS, 42).

The buildings at AMK Ranch retain integrity of materials, workmanship, design, feeling, association and setting, and meet the registration requirements for criterion C as specified in the Grand Teton National Park Multiple Property Submission (MPS, 77). The setting is relatively unchanged from the period of significance. The cultural landscape of the property as a whole, including the landscape characteristics described in Section 7, contributes to the integrity of feeling, association and setting, and to the understanding of the history of this significant property.

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AMK Ranch, Teton County, WY

Research sources:

Grand Teton National Park Archaeologist's Office, Moose, Wyoming.

Grand Teton National Park Historian's Office, Moose, Wyoming.

Jackson Hole Historical Society, Jackson, Wyoming.

Teton County Assessor's Office, Jackson, Wyoming.

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AMK Ranch, Teton County, WY

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## Geographical Data

## National Register of Historic Places Continuation Sheet

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AMK Ranch, Teton County, WY

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### Common Label Information:

1. AMK Ranch Historic District
2. Teton County, Wyoming
3. Photographer: Mary Humstone
4. Date: June 2005
5. Digital images on file at Grand Teton National Park, Historic Buildings File

### Photo No. 1:

East façade of Berol Lodge. Camera facing southwest.

### Photo No. 2:

East façade of Berol Lodge. Camera facing south.

### Photo No. 3:

South and west elevations of Berol Lodge. Camera facing north.

### Photo No. 4:

West elevation of Berol Lodge; library close-up. Camera facing east.

### Photo No. 5:

Interior of Berol Lodge Great Room. Camera facing north.

### Photo No. 6:

North and west elevations of Johnson Lodge. Camera facing east.

### Photo No. 7:

North elevation detail of Johnson Lodge. Camera facing southwest.

### Photo No. 8:

Johnson Lodge porch burl detail. Camera facing east.

### Photo No. 9:

East elevation of Power House/Well House. Camera facing west.

### Photo No. 10:

Johnson breezeway between lodge and garage burl detail. Camera facing northeast.

### Photo No. 11:

South elevation of Johnson Garage. Camera facing north.

### Photo No. 12:

East and south elevations of Woodshed. Camera facing west.

### Photo No. 13:

South and east elevations of Boise-Cascade House. Camera facing west/northwest.

### Photo No. 14:

West and south elevations of Chicken House. Camera facing north.

### Photo No. 15:

West and south elevations of Shop Cabin. Camera facing northeast.

### Photo No. 16:

West and south elevations of Two-Room Cabin. Camera facing northeast.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 35

AMK Ranch, Teton County, WY

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**Photo No. 17:**

North and west elevations of Tack Cabin. Camera facing east.

**Photo No. 18:**

West façade of Smokehouse. Camera facing east.

**Photo No. 19:**

West and south elevations of Barn. Camera facing north.

**Photo No. 20:**

East façade of Outhouse. Camera facing west.

**Photo No. 21:**

West elevation of Director's Cabin. Camera facing east.

**Photo No. 22:**

West elevation of Sunroom Cabin. Camera facing east.

**Photo No. 23:**

West elevation of Lawrence House. Camera facing east.

**Photo No. 24:**

North elevation of Boathouse. Camera facing south.

**Photo No. 25:**

North elevation of Boat Dock. Camera facing south.

**Photo No. 26:**

Camera facing west.

**Photo No. 27:**

North two-track. Camera facing north.

**Photo No. 28:**

Gate and buck and rail fence on North two-track. Camera facing west.

**Photo No. 29:**

Grave of John Sargent. Camera facing northwest.

**Photo No. 30:**

Rock carved by Bruce Adams. Camera facing south.

**Photo No. 31:**

Johnson Memorial. Camera facing northwest.

**Photo No. 32:**

Grave of Slim and Verba Lawrence. Camera facing northeast.

**Photo No. 33:**

Probable site of Sargent's ten-room homestead house. Camera facing east.

**Photo No. 34:**

Concrete bunker at Trap shooting range. Camera facing south.

**Photo No. 35:**

Trap shooting range. Camera facing north.

**Photo No. 36:**

Gun Table at Trap shooting range. Camera facing east.



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 36

AMK Ranch, Teton County, WY

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**Photo No. 37:**

East two-track. Camera facing east.

**Photo No. 38:**

East Boat Ramp. Camera facing west.

**Photo No. 39:**

Rolling boat bed by East boat ramp. Camera facing west.

**Photo No. 40:**

Storage cabinet by East boat ramp. Camera facing southeast.

**Photo No. 41:**

Shooting benches for Rifle range. Camera facing east.

**Photo No. 42:**

Former storage cabinets for Rifle range. Camera facing west.

**Photo No. 43:**

Abandoned log structure, possibly Sargent's store. Camera facing north.

**Photo No. 44:**

One in a series of "Verba benches." Camera facing southwest.

**Photo No. 45:**

Entrance road with Johnson garage on left and Shop Cabin on right. Camera facing west.

**Photo No. 46:**

View of Mt. Moran across Jackson Lake from Berol Lodge. Camera facing southwest.

# National Register of Historic Places Continuation Sheet

Section No. ADDITIONAL DOCUMENTATION Page 1

(Name), (City), (County), WY

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## Additional Documentation