

PROPOSED ACTION AND ALTERNATIVES

Three alternatives are being considered for management of Grant-Kohrs Ranch. The proposed action provides for rehabilitation and adaptive use of historic structures. Alternative A provides for the rehabilitation of historic structures, while minimizing non-historic uses in the ranch complex. Alternative B (no action) would continue existing management and conditions.

ALTERNATIVES CONSIDERED AND ELIMINATED FROM DETAILED STUDY

The following alternatives were considered and analyzed by the planning team during development of this plan. A description of the alternatives considered and the rationale for their dismissal follows.

Use of an underpass or overpass to cross the Burlington Northern/Montana Western Railroad tracks. The railroad and its present on-grade crossing near the Red Barn are all considered to be integral parts of the ranch's historic setting and use. Construction of an overpass or underpass would significantly affect historic elements and the integrity of the ranch. Because of relatively flat terrain at the crossing site, the amount of vertical change required for an overpass or underpass, and trail grades necessary to accommodate visitors with physical disabilities, substantial construction would be required. Estimates indicate an underpass structure in excess of 450 feet would be needed. Such a structure would intrude upon or might require relocation of historic structures, would also be highly visible to visitors, would adversely affect visitor experience, and would have detrimental effects on historic resources. Because of these impacts, it was felt an on-grade crossing would better serve the needs of park visitors and the historic ranch.

PROPOSED ACTION

The proposed action constitutes the NPS's proposed plan for Grant-Kohrs Ranch National Historic Site. It emphasizes management of the park as a working ranch. The rehabilitation and adaptive use of historic structures will be given priority over new construction, where feasible. Consolidation of administrative, maintenance, and curatorial storage functions in the park proper will be provided. The NPS will pursue cooperative ventures to protect historic landscapes surrounding the park, including donation of, or acquisition of scenic easements by purchase, in an expanded boundary to the west. While interpretation will focus primarily on the frontier, open-range cattle era, it will

secondarily include conditions and events leading up to this period, and subsequent evolution of cattle ranching up to the mechanized feedlot operations, which began in the 1930s and continued until establishment of the park in the 1970s. Initial visitor contact will include a full range of orientation, information, and interpretive services, media, and facilities. Personal service programs such as guided tours, and special activities like demonstrations and costumed interpretation (as staffing levels permit), will be balanced with exhibits, audiovisuals, and other interpretive media, to enhance visitor experience, awareness, understanding, and appreciation of the Grant-Kohrs Ranch National Historic Site.

This alternative was selected as the proposed action because adaptive use of historic structures will better insure long-term protection. Consolidation of park functions will improve operational efficiency and effectiveness. Acquisition of scenic easements on lands west of the park will help preserve historic scenes, while retaining the land's current uses. Improved interpretive media and facilities will present the ranch's periods of use in a more logical order, so that visitors attain a clearer understanding of the ranch's history.

Land Use and Management

The type of management that will be emphasized on lands in the park provides a framework for decisions on use and development. This framework is displayed through management zones. Three management zones have been identified for Grant-Kohrs Ranch: historic zone, development zone, and special use zone. Each zone has been divided into subzones, to help focus on specific types of intended use and development.

The historic zone comprises about 92 percent of lands within the proposed park boundary, it is the largest and most significant. It is managed primarily to preserve cultural resources and settings and to provide public appreciation of their values. Two subzones have been designated within the historic zone. The preservation/adaptive use subzone includes the home ranch area west of the railroad tracks, as well as the mechanized feed operation area to the east. The grazing/hay meadow subzone includes the grazing lands and meadows north and west of the main ranch complex.

The development zone consists of an 11-acre parcel of land near the park's southeast boundary.

The special use zone, about 6 percent of the park's proposed acreage, includes improvements used by other interests. It includes two subzones: a utility subzone in the north part of the park, which contains easements through the park for city of Deer Lodge sewer lines and the sewage lagoons owned and maintained by the city of Deer Lodge;

and a transportation subzone composed of the Burlington Northern/Montana Western Railroad right-of-way.

Land Protection/Adjacent Lands

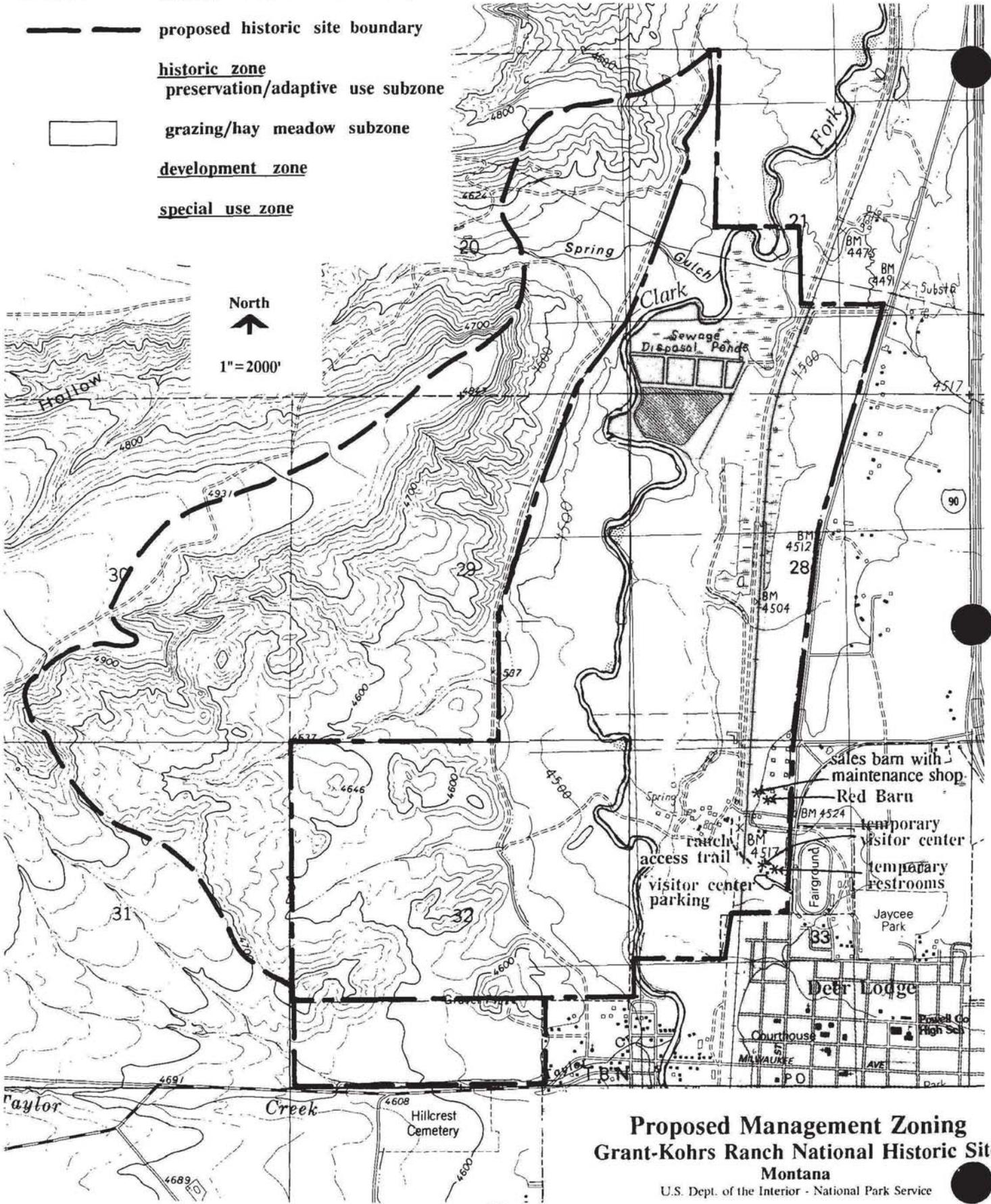
There are 1,498.38 acres of land within the boundary of Grant-Kohrs Ranch. This includes 69.47 acres owned by the city of Deer Lodge; 57.45 acres owned by Union Pacific Railroad and leased to Burlington Northern, who subleases to Montana Western; 165.68 acres of scenic and rights-of-way easements; and 1,205.83 acres of fee ownership land. There are also 120.0 acres owned in fee by the United States and managed by the NPS that are outside of, and adjacent to, the park's southern boundary. These lands were purchased with lands in the park as an uneconomic remnant under authority of P.L. 91-646, Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970. Under this proposal, federal ownership will be retained and a revision of park boundaries to include these lands will be pursued.

Non-federal lands in the park include the previously mentioned 57.45 acres of land owned by Union Pacific. Of this land, 35.76 acres were originally granted for a gravel operation. This 35.76-acre parcel has been fenced by the company and as a result it contains one of the few remnants of the native prairie that once blanketed the Deer Lodge Valley. NPS management of these lands will enhance the park. Potential donation or other acquisition of this land will be explored and pursued. Retention of the lands will help protect the park from encroaching development from Deer Lodge and will help retain uninterrupted landscape scenes.

In January 1991, a *Cultural Landscape Analysis* was completed for the park. That analysis found that lands immediately west of the park are critical to protecting park resources and values, as well as to enhancing the visitor experience. Roughly 1,100 acres, the entire parcel is owned by a single landowner (see boundary and land status map). Current use for livestock grazing complements the park. It is essential that the existing use not change; the "openness" of this land helps support the ranch's theme of the open-range cattle industry. Acquisition of easements to retain existing conditions will ensure long-term viability of the park. The NPS will seek authorization to expand park boundaries to include these lands by acquisition of easements, through donation or purchase.

The NPS is sensitive to retaining the historic integrity of the ranch and recognizes the diverse uses of surrounding lands. The city of Deer Lodge lies adjacent to the park's east and south boundaries. Development and uses of these lands have an impact on the historic scene of the ranch. Through city land-use zoning, impacts to the park can be minimized to help protect the park's integrity and long-term value to local residents.

-  existing historic site boundary
-  proposed historic site boundary
- historic zone
- preservation/adaptive use subzone
- grazing/hay meadow subzone
- development zone
- special use zone

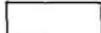


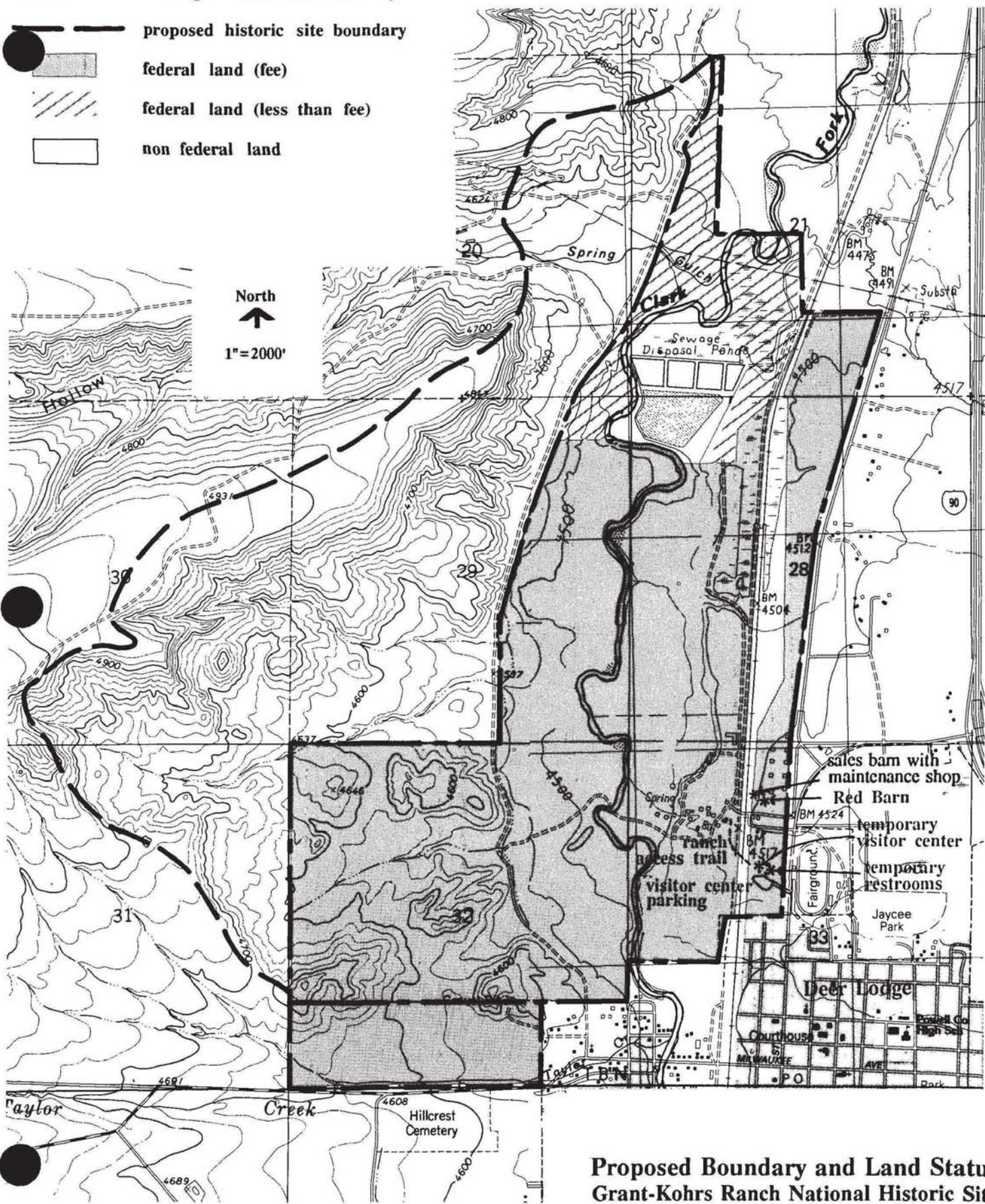
**Proposed Management Zoning
Grant-Kohrs Ranch National Historic Site
Montana**

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

451 | 80,034-A
Mar 93 | RMRO

ON MICROFILM

-  existing historic site boundary
-  proposed historic site boundary
-  federal land (fee)
-  federal land (less than fee)
-  non federal land



**Proposed Boundary and Land Status
Grant-Kohrs Ranch National Historic Site
Montana**

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

451 | 80,030-A
Mar 93 | RMRO

ON MICROFILM

Lands to the west, in the middleground and background, are managed by the USDA-Forest Service and Montana State Prison. Some of these lands are subject to timber harvest and other manipulative practices. Silvicultural and other techniques that maintain characteristic landscapes will contribute to maintaining a quality experience for park visitors. Land use guidelines should be prepared to serve as a tool for the park to cooperate with neighbors, state and local governments, and other agencies.

Cultural Resource Management

This section summarizes overall cultural resource management emphasis provided in the resource management plan that is being prepared for the park. Cultural resource management will emphasize the preservation and use of historic structures and grounds through preservation maintenance, rehabilitation, restoration, and adaptive use. Park curatorial storage requirements will be met through construction of a curatorial storage facility on the 11-acre tract near the park's southern boundary. Retention of the historic landscapes will be pursued, with management oriented towards a variety of time periods.

The "Affected Environment" chapter includes a discussion of historic structures, their materials, builders, and dates of construction. The following table illustrates proposed use of structures, as well as the "management time periods" that appear to be most representative for presentation to the public. These time periods also represent the best documented use of the historic structures.

Table 1 Proposed Use of Structures and Associated Time Periods

Historic Structure/ Building Number	Proposed Use	Time Period
1 - Ranch house	Basement - Display as furnished addition to house museum First Floor - Retain as house museum Second Floor - Minimal curatorial storage	1890-1920
2 - Bunkhouse Row	Retain as furnished museum space	1930s
3 - Garage/Blacksmith shop	Wayside exhibit, retain as public rest rooms, blacksmith demonstrations, multi-use storage	1930s
4 - Coal Shed	Display and museum building	1912-1915
5 - Ice House	Basement - General storage First Floor - Furnished museum space building and wayside exhibit to explain evolution of building use as ice house meat cooler, Chinese cook quarters and tack house	1930s
6 - Granary/Roller Mill	Wayside exhibit and display	1930s

Proposed Action and Alternatives

Historic Structure/ Building Number	Proposed Use	Time Period
7 - Draft Horse Barn	Retain as active horse barn, storage of usable horse tack; wayside to interpret draft horses	1870s
8 - Privy (Roosevelt building)	Display building	1930s
9 - Dairy	Furnished interpretive structure with wayside exhibit	1930s
10- Oxen Barn	Display building	1870s
11- Horse Barn	Displayed building, some stalls used for spring calving, active horse barn	1880s
12- Machine Shed	Display building	1900s
13- Cow Shed	Display and maintenance storage	1900s
14- Stallion Barn	Display building with interpretation as stallion barn	1880s
15- Thoroughbred Barn	Display museum vehicles, wayside to interpret building and horses	1880s (exterior)
16- Stallion Barn	Display building, open interior for interpretation	1880s
17- Buggy Shed	Furnished interpretive building with wayside to explain current location and 1907 Milwaukee Road Railroad	1900s
18- Granary	Display building/storage	1890s
19- Stallion Barn	Wayside exhibit structure, interpret adaptive uses: stallion barn, garage, blacksmith shop	1920s
20- Privy	Display building	1920s
21- Brooding House	Housing fowl and feed storage, display building with wayside	1930s
22- Chicken House	Housing fowl	1930s
23- Metal Granary	Display as early metal granary	c.1910
24- Stock Shelter	Livestock shelter	1930s
25- Stock Shelter	Display building	1933
26- Hay Storage	Display building	1934
27- Stock Shelter	Winter shelter for calves	1933
28- Feed Storage House	Feed storage	1930s
29- Stock Shelter	Livestock shelter	1930s
30- Horse Barn	Display building and hay storage	1880s
31- Feed Storage House	Feed storage	1930s
32, 33- Stock Shelters	Livestock shelter	1930s

GENERAL MANAGEMENT PLAN/EIS/DCP - GRANT-KOHR'S RANCH NATIONAL HISTORIC SITE

Historic Structure/ Building Number	Proposed Use	Time Period
34- Storage Shed	Display structure	1930s
35- Cattle Foot Bath	Display structure	1930s
36, 37, 38- Feed Racks	Feed rack	1900s
39- Manure Pit	Display structure	1930s
40- Beef Hoist	Display structure	1870s
41- Squeeze Chute	Use to work cattle	1930s
42- Feed Rack	Feed rack	1900s
43, 44- Feed Racks	Feed rack	1940s
45, 46- Feed Bunks	Display structure, feed storage	1930s
47- Squeeze Chute	Used to work cattle	1930s
48- Feed Bunk	Use to bunker calf winter hay	1930s
49- Feed Bunk	Display structure, feed storage	1930s
50- Flume, Active	Conveys irrigation water	1940s
51- Flume, Inactive	Previously removed	
52- Feed Bunk	Display structure	1930s
53- Squeeze Chute	Display structure	1930s
54- Bridge	Previously removed	
55- Bridge	Continue use, K-M Ditch Bridge	1930s
56- Railroad	Display structure	1900s
57- Siphon	Display structure	1880s
58- Warren Residence	Park employee residence, display and wayside	1930s
59- Chicken Coop	Park employee resident use	1940s
60- Boathouse	Park employee resident use	1950s
61- Residence Garage	Park employee resident use	1930s
62- Barn	Display building	1950s-1970s
63- Barn	Display building	1950s-1970s
64- Red Barn	First Floor - Visitor center Second Floor - Administrative offices	1950s-1970s

Historic Structure/ Building Number	Proposed Use	Time Period
65- Metal Barn	Maintenance facility	1950s-1970s
66- Scale House	Use as scale	1950-1970s
67- Squeeze Chute	Use as squeeze chute, display structure	1950s-1970s
68- Feed Rack	Feed rack, display structure	1950s-1970s
69- Loading Chute	Active loading chute, display structure	1950s-1970s
70-77- Cow Sheds	Occasional use, display structure	1950s-1970s
78-84 Feed Houses	Occasional use, display structure	1950s-1970s
85- Pump House	Restore for display	1950s-1970s
86, 87- Pump Houses	Use for irrigation	1960s-1970s
88- Pump House	Use for irrigation, stock water	1950s-1970s
89- Clark Fork Bridge	Retain/Use	1930s
90- Slough Bridge	Retain/Use	1930s

Approximately 10,000 square feet are needed to meet existing curatorial storage requirements. A facility will be constructed at the 11-acre site, where new construction will not affect historic scenes or structures. The facility will be compatibly designed to meet requirements of NPS-28. In addition to actual artifact storage, needs include work space for artifact preparation, treatment, and conservation, as well as office space for research purposes. Actual building layouts and designs will strive to complement those of the ranch and other typical western ranch architecture. Actual size will be determined by a collection storage plan.

The park will explore acquisition, by purchase or donation, of the original Conrad and Nell Warren household furnishings and records, located in HS 58. These items could be a valuable addition to the collection as future programs are expanded to more fully interpret the ranch's later years.

A leasing program for the east feedlot will be explored, and, if deemed feasible, implemented to help interpret the mechanized feedlot operation and to help give the visitor a sense of this operation. Any actions that might be taken should be structured to retain park management discretionary decisions and meet any applicable codes, laws, and regulations established by the state or other regulatory agencies governing the operation of feedlots.

The appendix is a cultural landscape inventory and analysis for Grant-Kohrs Ranch. It identifies eight landscape types associated with the ranch's historic use, and provides maps delineating the location of each landscape type. Landscape types and the managed time period(s) are as follows:

Table 2 Landscape Types and Associated Time Periods

Landscape Type	Time period
Home Ranch Complex	1862-1935
East Feed Lot/Warren Hereford Ranch	1950-1972
Residential, Ranch house	1881-1940
Warren House	1934-1972
Pasture/Hayfield	1860s-1972
Upland Pasture	1860s
Riparian/Woodland	1860s
Borrow Pit/Wetland	1907
Railroad Bed	1883-1907

Nearly all of the pasture/hayfield landscape type west of the river is leased through special-use permit for hay production and some grazing, after the final hay cut. This permit provides a viable mechanism to maintain historic scenes, is competitive, and provides funds back to the park based on fair market values. This program or a similar venture will be retained. At the home ranch complex, additional research will be conducted to identify the ranch house's historic landscape. This plan will include provisions for restoration of the landscape.

A number of dumps are scattered throughout the ranch. Archeological surveys will be scheduled and conducted to identify their locations. Research and excavation of these dumps will be undertaken only if their protection in-place cannot be assured.

Natural Resource Management

Natural resource management will support the park's primary purpose of preserving and interpreting a working ranch. Noxious weed control programs, a vegetation injury assessment, agricultural use plan, and entomology studies will be pursued. Also, compilation of resource inventories, preparation of a water resource management plan scoping report, stabilization of streambanks, and removal of old herbicides from recently acquired structures will be accomplished. The agricultural-use plan will address grazing management for the park. Technical assistance will be obtained from the Soil Conservation Service to ensure that Best Management Practices are applied and a monitoring system put in place. Past pollution of the Clark Fork River requires completion of soils analysis for heavy metal contamination, completion of the Superfund assessment of injury, and continued monitoring by the NPS and others.

Pest management for the museum collection is concerned mainly with control of dermestids, cluster flies, and rodents, all of which are detrimental to museum objects. Cluster flies, parasitic with earthworms, are abundant around the ranch house. They enter the house in the fall and emerge through the fall and winter. Dermestid larva feed on dead cluster flies and rodents. Rodents also feed on cluster flies. They have been known to eat flies off insect monitor traps. Integrated pest management is necessary to not increase one pest, while reducing populations of another.

Proposed acquisition of the 35.76-acre parcel of Union Pacific Railroad land will preserve a remnant of Deer Lodge Valley prairie. Management will protect and restore these native species.

The Kohrs-Manning ditch was constructed in 1947. The Kohrs-Manning Ditch Company operates and maintains the irrigation ditch running south to north across the site, and maintains a diversion dam on Cottonwood Creek and a flume crossing Johnson Creek within the park. No written agreement with the National Park Service exists for the ditch's maintenance, but access has been provided to the ditch company to maintain and operate the ditch. Deed Number 3 conveys the land "subject to the rights, if any, of the Kohrs-Manning Ditch Company," and grants the National Park Service 6 miner's inches of water from the Kohrs-Manning Ditch. The National Park Service maintains two headgates on the ditch, to divert water into the site's irrigation ditches. Any efforts made to change the historic character of the ditch will be opposed by the National Park Service.

Visitor Use and Interpretation

The park will continue to be managed as a day-use area. Interpretation will focus on visitor awareness, understanding, and appreciation of the frontier, open-range cattle era

(c. 1860s to 1890s), but it will secondarily include conditions and events leading up to this period (for example, available grasslands, Public Domain, etc.); and subsequent evolution of cattle ranching up to and beyond the mechanized feed lot operations of the 1930s. A variety and evolution of time periods will be interpreted as visitors circulate throughout the ranch and are exposed to structures and scenes from different eras of the ranch's history. The "Cultural Resource Management" section of this plan describes the time periods that will be interpreted for each historic structure and landscape.

Upon entering the park, visitors will travel along the ranch's historic access lane, having a view of the historic ranch, before parking in a former pasture adjacent to the large Red Barn (HS 64) in the more modern part of the ranch. There, wayside exhibits will direct them to the Red Barn, the large first floor of which will be adaptively rehabilitated into a visitor center. In the center, visitors will be exposed to a wide range of orientation, information, and interpretive facilities, media, and services, to prepare them to fully experience and enjoy the historic ranch. The center will include an information lobby/desk, 2,000 square-foot exhibit hall with artifact-rich exhibits, sixty-seat audiovisual theater, and an interpretive literature sales area. Interpretive staff, exhibits, audiovisual program, and publications will orient visitors to the site, help them plan their visit (including scheduling ranger-guided tours), and provide them with a comprehensive overview of the background, setting, and story of Grant-Kohrs Ranch. Support facilities will include public rest rooms, interpretive and administrative staff offices, library, preparation room, and cooperating association office and storage area.

When visitors leave the Red Barn visitor center, they will emerge into the setting of the modern (c. 1950s-1970s) ranch operations of mechanized feedlot, selective breeding, and conservation. This will serve as a point of reference and departure to go back in time. As they cross the railroad tracks, they will enter the world of times past, when ranching was far different from what it is today. Wandering along ranch drives and paths, visitors will be exposed to a wide variety of ranch buildings, scenes, and activities representing several different time periods, focusing on the near mythic, but certainly familiar, era of the 1860s to 1890s. Armed with their introduction from the visitor center, and guided by wayside exhibits self-guiding brochures, and/or park staff (uniformed or costumed, as appropriate), they will imagine and vicariously experience ranching of a far different kind, when the industry boomed, powered and shaped by the open range, and when the home ranch complex served as a headquarters for a far-reaching, million-acre range cattle empire.

In the long-term, a variety of additional buildings or parts of buildings -- currently used for maintenance, curatorial, and other administrative purposes -- will be restored and/or refurbished and interpreted, to further enhance the visitors' understanding of the ranch and the cattle industry. This includes the Dairy (HS 9) and additional portions of the main

ranch house, including the basement. Existing curatorial functions will move to the new facility designed for those purposes on the 11-acre administrative tract.

Interpretive themes and goals associated with this proposal are as follows:

Themes: The open-range cattle industry played a major role in American frontier history and has had a profound effect on American culture and environment, in reality, as well as in romance.

The American cattle industry resulted from unique and interacting environmental, economic, political, and social conditions; and evolved over time to something quite different from its now-mythical heyday - all the while adapting to changes in those same conditions.

The epic drama of the open-range cattle industry required many stages, acts, and players: from the sweeping prairies of central and eastern Montana, to the home ranch; from the headiness of roundup and trail drive, to the comfortable routine of everyday life; from the cattle king, to the common cowboy; each place, each scene, and each character an important part of the whole.

Grant-Kohrs Ranch and its people were unique and fascinating; yet they were also representative of the evolving American cattle industry.

Goals: To provide visitors - at parking lot and visitor center - with initial site orientation and information, so that they can plan and conduct an efficient, comfortable, and rewarding park experience.

To provide visitors - through appropriate visitor center media (exhibits, AV, artifacts) and services - with initial overview interpretation of the story and significance of the open-range cattle industry and Grant-Kohrs Ranch that are difficult to portray on the home ranch itself: for example, John Grant's/Conrad Kohrs' roles; environmental, political, and economic background and consequences; the size and scale of herds, grazing lands, roundups, trail drives; and so forth.

To prepare visitors - with information and materials necessary - to understand and appreciate the activities and firsthand experiences of touring the ranch itself.

To provide appropriate on-site routing, media (wayside exhibits, self-guiding publications) and personal services (guided tours, demonstrations), to enable visitors to fully experience, understand, and enjoy the ranch and its meaning - to the depth and degree of formality each wishes and at his or her own pace.

To protect park historical resources, through careful selection and siting of interpretive activities and through educating visitors about the need for, the process of, and their role in, resource preservation.

To offer visitors the opportunity to acquire free and/or to purchase publications and other educational materials that will provide more in-depth interpretation of the park story and themes, as well as serve as mementos of their visit to Grant-Kohrs Ranch.

By its very nature, Grant-Kohrs Ranch poses numerous challenges to access by the disabled, particularly physical access across dirt and gravel drives and walkways that are historic in appearance, if not actual fabric; and access into the second floor of the main ranch house, as well as numerous historic outbuildings. Under this proposal, the visitor center and administrative offices in the adaptively restored Red Barn will be fully accessible to visitors and employees alike, including associated parking, walkways, and rest rooms. The new curatorial/USDA-Forest Service facilities will be fully accessible to employees and researchers. Interpretive media planning and production will strive for maximum accessibility to all exhibits audiovisuals, and publications, for persons with disabilities.

More complex and sensitive are the questions regarding physical access to historic structures, landscapes, and surfaces, where historic fabric or appearance would be significantly impacted. In many cases, options exist that avoid significant impact, such as viewing interiors from outside, or not opening building interiors at all, when significant fabric would be lost by making them accessible.

In this latter case, wayside exhibits and publications with photographs or artwork can mitigate visitor disappointment at finding buildings closed. In all cases, however, visitors will have the same degree of access regardless of disability.

Because of the number of historic structures involved at Grant-Kohrs Ranch; because of the significant accessibility questions posed by ranch roads, drives, and walks (surfaces, grades, etc., of primary access routes to lower yard, demonstration sites, and other ranch areas); and because of the potentially conflicting mandates of preservation versus access; a special study team will be put together to develop a detailed access plan, to further

guide all planning design, construction and/or adaptive restoration at the park. The team will be multi-disciplinary (engineering, cultural resources, interpretation, access specialties) and will apply state-of-the-art thinking and technology to solving the access challenges of Grant-Kohrs Ranch. Where the solution is elusive, the team and plan will recommend a final action of modifying fabric/appearance in favor of accessibility, or keeping the area closed. Occasionally they could recommend alternative access, but this should be rare, with a primary goal of equal access to all.

Park Operations

The park's headquarters will continue to be in the city of Deer Lodge until funds are available for rehabilitation and adaptive use of the Red Barn. The barn's second floor will be used for park administration. The cow shed (HS 13) will provide 8,300 square feet for maintenance storage. Space for remaining maintenance functions will be provided in a new structure on an 11-acre tract near the park's southeast boundary. In addition to parking space for six vehicles, and a maintenance yard, maintenance facility functions within a 2,500 square-foot facility are as follows: Carpenter shop, welding room, paint booth, electrical/plumbing shop, wash room/showers, storage, and 3 garage stalls.

Site security will be provided by a variety of mechanisms. They could include fire detection, fire suppression, and intrusion alarms in all areas containing museum collections. The mobile home within the historic ranch complex, currently used as a staff residence, will be removed. When available, the Warren residence and associated building will be used as a residence for a park employee, perhaps a ranch hand.

The park has a contract with the city and an agreement with the state and USDA-Forest Service for fire-fighting services. The park does not maintain a structural fire brigade and the existing park truck is too small to respond adequately to structural fires. The park will continue to rely on city-provided services for primary fire protection. A fire truck will be retained for wildland fire and to support the city's response. Access for fire fighting and other emergency actions will be provided by use of the home ranch's access road. Historic vehicular circulation routes in the ranch will be retained for emergency and administrative access to all buildings, structures, and visitor-use areas.

Staffing necessary to implement this proposal follows:

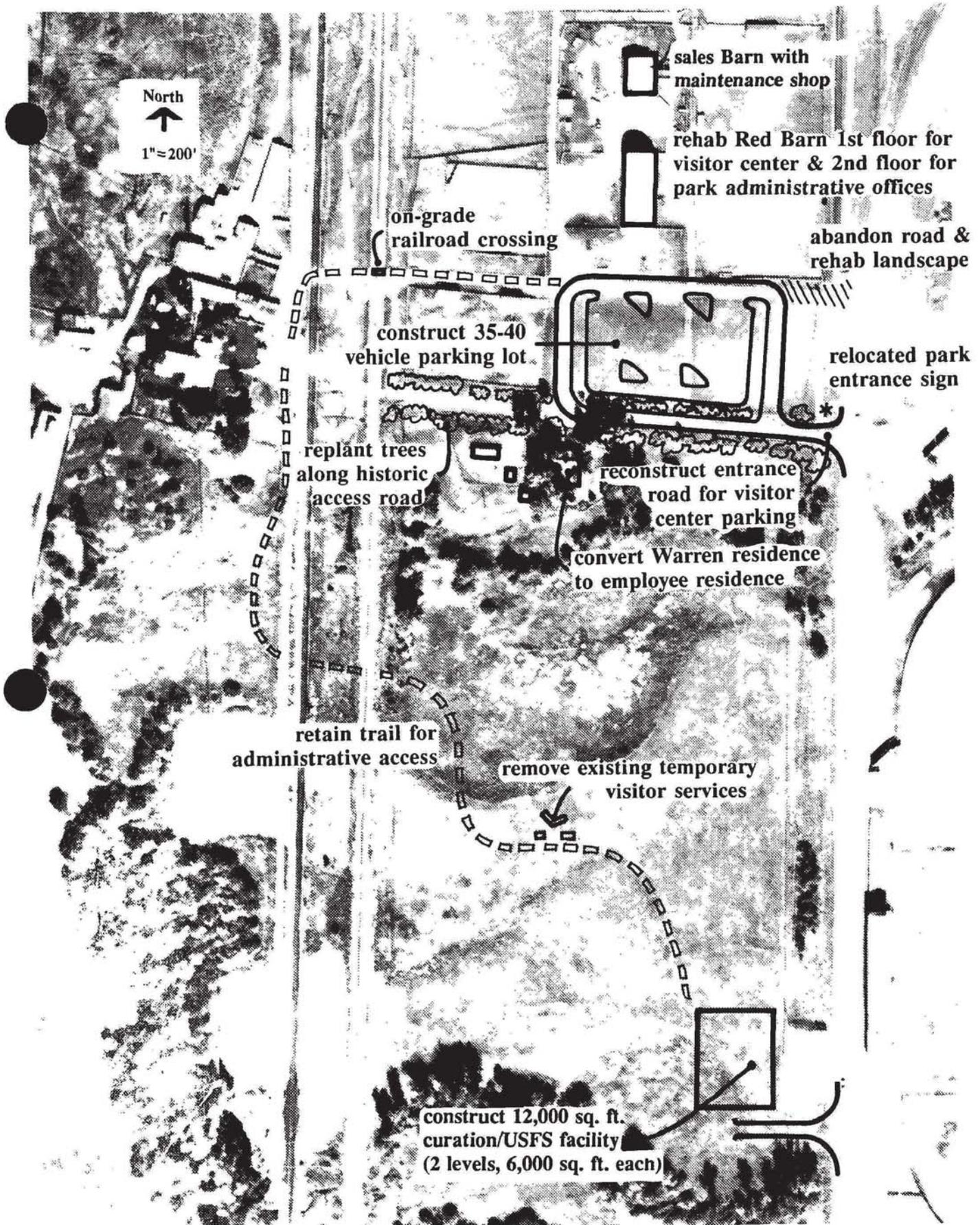
Function	Position	FTEs
Administration	Superintendent	1.0
	Secretary	1.0
	Administrative Officer	1.0
	Administrative Clerk	1.0
Maintenance	Maintenance Foreman	1.0
	Ranch Worker	1.0
	Maintenance Worker	2.0
	Maintenance Mechanic	1.0
Resource Management Protection	Chief Ranger	1.0
	Resource Management Specialist	1.0
	Park Ranger	1.0
Interpretation	Supervisory Park Ranger	1.0
	Park Ranger	3.0
Curation	Curator	1.0
	Museum Technician	3.0
	TOTAL	20.0

Annual operations and maintenance costs associated with this proposal are about \$600,000.

General Development/Development Concepts

This proposal emphasizes the use or adaptive use of historic structures to meet a majority of park visitor and administrative needs. New development will meet maintenance and curation needs.

A visitor center will be provided through adaptive use of the Red Barn's first floor. Approximately 6,000 square feet in size, the visitor center will house a 60-seat auditorium, 2,000 square feet of exhibit space, a lobby/sales area, and support facilities: public rest



**Development Concept
Grant-Kohrs Ranch National Historic Site
Montana**

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

rooms, cooperating association office and storage space, interpretation office, and library. A 35 - 40 space parking lot, including oversize spaces for buses and RVs, will be constructed in the pastures south of the Red Barn. This area was historically used by Con Warren for parking during livestock sales and auctions. Access to the parking lot will be provided from Highway 10 along the home ranch's historic access road. Upon entering the ranch, the visitor will view the ranch house, framed by trees along each side of the access road. A second existing access road just north of the historic access road will be abandoned and the land reclaimed. Park entrance and other information signing will be placed as appropriate.

The Red Barn's second floor will be modified to accommodate park administrative offices. It will include offices for all management functions, filing and copying room, break room, conference room, staff rest rooms, training room and other related uses. Staff will use the visitor center parking lot.

An approximately 12,000 square-foot USDA-Forest Service administrative and NPS curatorial storage facility will be constructed at the 11-acre site, where new construction will not affect historic scenes or structures. To help reduce mass of the building, the 12,000 square feet will be split equally between a first floor and a basement. The facility will be compatibly designed to meet requirements of NPS-28. In addition to artifact storage, needs include work space for artifact preparation, treatment, and conservation, as well as office space for research purposes. Actual building layouts and designs will strive to complement those of the ranch and other typical western ranch architecture, including that found in the city of Deer Lodge. New buildings will be built adjacent to the highway, in order to continue the Deer Lodge street scape. The architecture of the building should suggest commercial rather than ranch use.

Visitor access to the home ranch will require a crossing of the Burlington Northern/Montana Western railroad tracks. The deed conveying the right-of-way to the railway company reserved the right-of-private-way at three crossings in section 28 and three crossings in section 33. Some modifications to the crossing, such as leveling of surfaces and provision of train warning signals, will be pursued to eliminate hazards. The NPS will work with the appropriate railroad companies to establish the on-grade crossing.

Historic structure repair and rehabilitation needs are illustrated under "Development Priorities and Costs."

Development Priorities and Costs

The following is a conceptual phasing program for development of Grant-Kohrs Ranch. Costs presented are class "C" estimates, based on the NPS estimating guide (October 1988 through October 1991).

PHASE I

Item	Gross Construction Costs	Advance/Project Costs	Total
Rehabilitate first floor of Red Barn for visitor center	1,926,000	367,000	2,293,000
Rehabilitate the red barn second floor for park offices	1,009,000	193,000	1,202,000
Construct 35-40-space visitor center parking	94,000	18,000	112,000
Interpretive media for new visitor center	1,927,500	60,000	1,987,500
Parkwide wayside exhibits	135,000		135,000
Reconstruct 1,150 LF of road for visitor center access parking	200,000	38,000	238,000
Abandon and restore 1200 LF of road	29,000	6,000	35,000
Remove existing visitor center parking lot	16,000	3,000	19,000
Subtotal Phase I			6,021,500

PHASE II

Item	Gross Construction Costs	Advance/Project Costs	Total
Construct 10,000 SF curation facility/parking	1,965,000	375,000	2,340,000
Subtotal Phase II			2,340,000

PHASE III

Several historic structures in the park are in need of immediate and long-range repair. The degree of repair, maintenance requirements, and estimated cost are illustrated below.

Scope of Work for Projects

PR= Preservation Maintenance. Preservation maintenance projects are small projects, such as window repair, foundation repair, painting, site drainage, roofing and like-kind replacement of fabric, which impact the structural stability of the building or structure.

R= Restoration. A structure needs major stabilization work in order to maintain its integrity.

The Historic Structure/ Building Number	Estimate Rehabilitation Cost	Scope
1 - Ranch House	\$400,000	Restore terne roof/trim/gutters; repair/repair 2nd floor plaster; complete 1st floor restoration; restore landscape and grounds; restore north addition and basement; PR on building elements
2 - Bunkhouse Row	65,000	Rehab floor of shower room; install lighting system; install fire and security system
3 - Garage/Blacksmith	20,000	Rehab interior for AV; install fire and security system
4 - Coal Shed	25,000	Relocate electrical service
5 - Ice House	5,000	Rehab basement;elect. svce/lights;fire/security syst.
6 - Granary/Roller Mill	6,000	PR; fire/security system
9 - Dairy	40,000	Furnishing study; R; fire/security system
10- Oxen Barn	15,000	PR
11- Horse Barn	10,000	PR
12- Machine Shed	20,000	PR
13- Cow Shed	50,000	PR
14- Stallion Barn	30,000	Fire/security system; PR
15- Thoroughbred Barn	35,000	Fire/security system; R
16- Stallion Barn	10,000	PR
17- Buggy Shed	4,000	PR
18- Granary	3,000	PR
19- Stallion Barn	3,000	PR
20- Privy	1,000	PR
21- Brooding House	3,000	PR
22- Chicken House	10,000	R
23- Granary	6,000	PR
24- Stock Shelter	3,000	PR
25- Stock Shelter	3,000	PR
26- Hay Storage	5,000	PR
27- Stock Shelter	5,000	PR
28- Feed Storage House	6,000	PR
29- Stock Shelter	3,000	PR
30- Horse Barn	10,000	R
31- Feed Storage House	6,000	R
32- Stock Shelter	2,000	PR
33- Stock Shelter	2,000	PR

Proposed Action and Alternatives

The Historic Structure/ Building Number	Estimate Rehabilitation Cost	Scope
34- Storage Shed	4,000	PR
35- Cattle Foot Bath	2,000	PR
36- Feed Rack	1,000	PR
37- Feed Rack	1,000	PR
38- Feed Rack	1,000	PR
39- Manure Pit	3,000	PR; fill in pit
40- Beef Hoist	1,000	PR
41- Squeeze Chute	3,000	PR
42- Feed Rack	1,000	PR
43- Feed Rack	1,000	PR
44- Feed Rack	1,000	PR
45- Feed Bunks	3,000	PR
46- Feed Bunks	3,000	PR
47- Squeeze Chute	2,000	PR
48- Feed Bunks	2,000	PR
49- Feed Bunks	2,000	PR
50- Flume, Active	1,000	PR
52- Feed Bunks	1,000	PR
53- Squeeze Chute	3,000	PR
55- Bridge	2,000	PR
56- Railroad	7,000	Replace railroad ties
57- Siphon	2,000	PR
58- Warren Residence	75,000	Measured dwngs-house; PR; roof replacement
59- Chicken Coop	10,000	PR; R
60- Boat House	45,000	R; stabilization
61- Garage	25,000	Stabilization and reroofing
62- Barn	3,000	PR
63- Barn	3,000	PR
64- Red Barn	75,000	Reroof bldg; PR; R feed chutes
65- Metal Sales Barn	65,000	R chutes and gates; PR building; remove site soils contaminated with oil and other hazards
66- Scale House	4,000	PR
67- Squeeze Chute	7,000	PR; R
68- Feed Rack	5,000	PR
69- Loading Chute	4,000	PR
70- Cow Shed	3,000	PR
71- Cow Shed	3,000	PR
72- Cow Shed	8,000	PR; R
73- Cow Shed	5,000	PR; R
74- Cow Shed	4,000	PR; R
75- Cow Shed	4,000	PR; R
76- Cow Shed	6,000	PR; R
77- Cow Shed	6,000	PR; R
78- Feed House	3,000	PR
79- Feed House	4,000	PR; R
80- Feed House	6,000	PR; R
81- Feed House	8,000	PR; R
82- Feed House	4,000	PR
83- Feed House	7,000	PR; R
84- Feed House	3,000	PR
86- Pump House	3,000	PR
87- Pump House	3,000	PR
88- Pump House	3,000	PR
Subtotal Phase III	\$1,257,000	
TOTAL DEVELOPMENT COSTS		\$9,618,500